

Auction Terms and Conditions

Procedure: The farm will be offered at public auction using the choice and privilege method of bidding. Bidding shall remain open until the auctioneer announces the bidding is closed.

BIDDING IS NOT CONDITIONAL UPON FINANCING. SALE IS SUBJECT TO RESERVE. OWNER RETAINS THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDS.

Online Bidding Procedure: Online bidding registration must be completed within 24 hours prior to the time of the auction. The online bidding opens Tuesday, November 18th, 2025, at 10:00 AM. All bidding ends Tuesday, November 18th, 2025, at the end of live the event. All bids on the tracts will be visible online, the identity of the bidders is confidential. To Register and Bid on this Auction, go to: WWW.AGEXCHANGE.COM

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Ag Exchange reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Ag Exchange shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Ag Exchange.

Acceptance of Bid Prices/Contracts: All successful bidders will sign a sale contract at the auction site immediately following the close of the bidding.

Down Payment: A 10% earnest money deposit of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, or cashier's check. The balance of the contract purchase price is due at closing.

Closing: Closing shall take place 33 days after the auction day, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before Thursday December 18th, 2025.

Possession: Buyers shall receive possession to all fields following the 2025 fall harvest.

T1 and T2 are subject to CRP contracts. T1 and T2 buyers will assume the landowner's CRP contracts. Buyers will receive 100% of the CRP payment issued in the fall of 2026. For T4 the current farm tenant retains possession of the grain storage bin through April 1st, 2026.

Real Estate Taxes and Assessments: The buyer shall be responsible for paying 100% of the 2025 real estate tax due and payable in 2026.

Buyer will receive a real estate tax credit from seller at closing in the amount of:

T1: \$2,998.56; **T2:** \$1,740.10; **T3:** \$2,924.58; **T4:** \$4,483.74; **T5:** \$2,763.80; **T6:** \$3,651.56; **T7:** \$3,522.84

Survey: Seller shall not provide a survey, and the sales shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller.

Agency: Ag Exchange Inc. and their representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the sales contract.

ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

The property is being sold on an "as is" basis, and no warranty or representation either expressed or implied, concerning the condition of the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning this property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The sellers and the auction company reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. All decisions of the auctioneer are final.

Sellers: Janet Mettam Siegfried, Gracie Mettam Ayers, and Julia Mettam Pickard

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-304-1686

www.AgExchange.com

Tuesday, November 18th • 10:00 am (CST)

Auction will be held at the Bloomfield Barn in Chrisman, IL



FARMLAND AUCTION

±546.72

acres Offered in 7 Tracts

PSRT STD
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Danville, IL
Permit No. 234

Tuesday, November 18th • 10:00 am (CST)

FARMLAND AUCTION

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Live in Person Public Auction with Online Internet Bidding!

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**Located in Part of Sections 3, 9 and 11
Young America TWP., Edgar County, IL**

Tuesday, November 18th • 10:00 am (CST)

FARMLAND AUCTION

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Offered in 7 Tracts

- Prime Edgar County Farm Ground
- Open Farm Tenancy for 2026
- Buyers Choice and Privilege

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**Located in Part of Sections 3, 9, and 11
Young America TWP., Edgar County, IL**

Travis Selby
Land Broker and Auctioneer
IL Auction Lic# 441001485
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Travis@AgExchange.com

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Stephanie Spiros
Owner and Managing Broker
Mobile Phone: 217-304-0404
Stephanie@AgExchange.com

Tuesday, November 18th • 10:00 am (CST)

±546.72 acres
Offered in 7 Tracts

Auction Date:

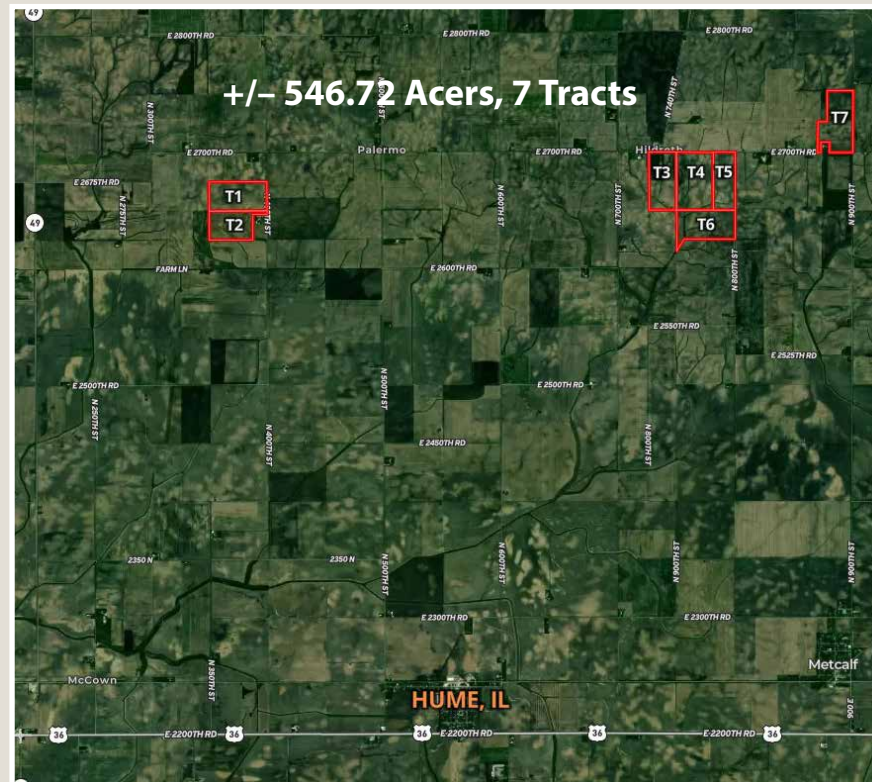
Tuesday, November 18th, 10:00 am (CST)

Auction Location:

Bloomfield Barn
18444 N 1600th Street, Chrisman, IL 61924

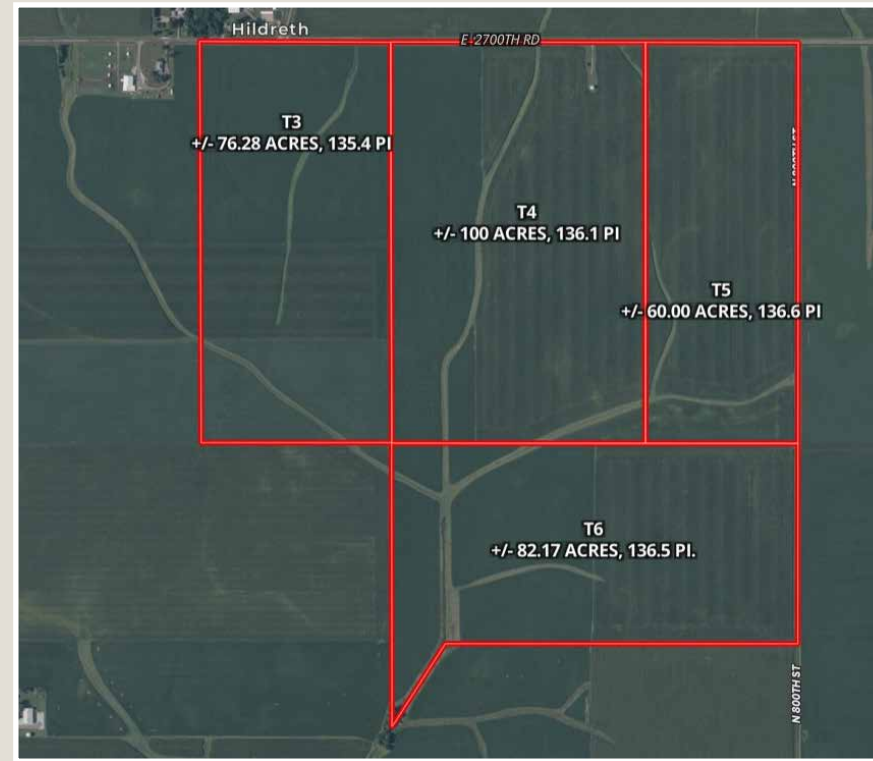
ONLINE BIDDING AVAILABLE: Online bidding registration must be completed within 24 hours prior to the time of the auction. Online pre-bidding begins Tuesday, November 18th, 2025, at 10:00 am, closing Tuesday, November 18th, 2025, at the close of the live event. To Register and Bid on this Auction, go to: WWW.AGEXCHANGE.COM

- **Prime Edgar County Farm Ground**
- **Open Farm Tenancy for 2026**
- **Buyers Choice and Privilege**



T1: +/- 80.00 acres in total, +/- 79.08 tillable acres, 129.7 PI and .09 CRP acres paying \$26.53 annually, expiring the fall of 2034. The S ½ of the NE ¼ of section 11, T16N-R14W Young America Twp., Edgar County, IL. PIN: 15-01-11-200-003 (80.00 acres) 2024 payable 2025 real estate tax: \$2,998.56 = \$37.48 per acre tax.

T2: +/- 62.69 acres in total +/- 58.31 tillable acres, 119.2 PI, and +/- 3.81 acres CRP paying \$1,123.34 annually, expiring 2034. Part of the N ½ of the SE ¼ of section 11, T16N – R14W Young America Twp., Edgar County, IL. PIN: 15-01-11-400-009 (62.69 acres) 2024 payable 2025 real estate tax: \$1,740.10 = \$27.27 per acre tax.



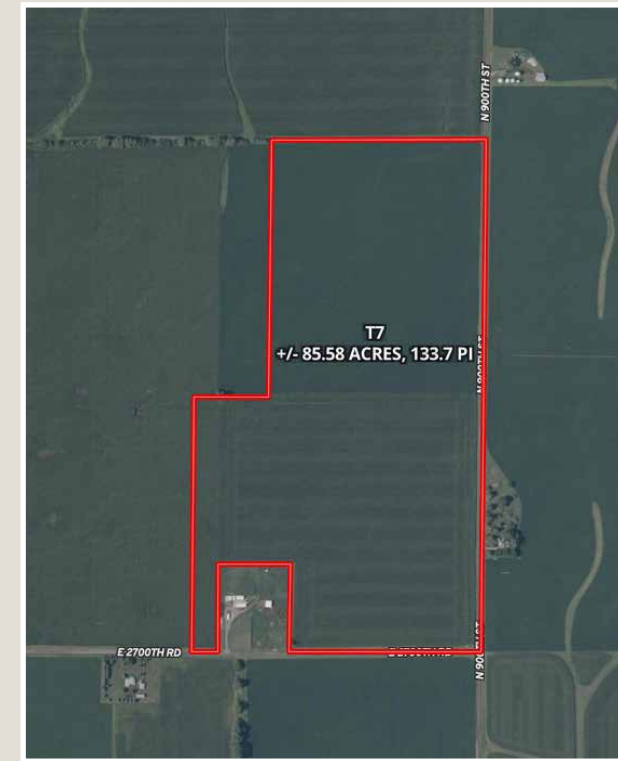
T3: +/- 76.28 acres in total, +/- 73.40 tillable acres, 135.4 PI Part of the E ½ of the NW ¼ of section 9, T16N – R13W Young America Twp., Edgar County, IL. Part of PIN: 15-02-09-100-008 and others. 2024 payable 2025 real estate tax: \$2,924.58 = \$38.34 per acre, estimated tax. Legal description to be determined by final plat of survey.

T4: +/- 100 acres in total, +/- 96.00 tillable acres, 136.1 PI. Part of the NE ¼ of section 9, T16N – R13W Young America Twp., Edgar County, IL. PIN: 15-02-09-200-001 (100 acres) 2024 payable 2025 real estate tax: \$4,483.74 = \$44.84 per acre tax. 7,500 bushel storage bin with fan dryer. The current farm tenant retains possession of the grain storage bin through April 1st, 2026.

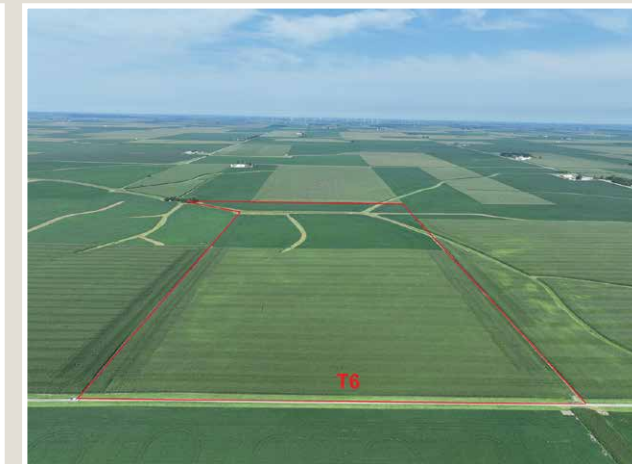
T5: +/- 60.00 acres in total, +/- 59.23 tillable acres, 136.6 PI. Part of the E ½ of the NE ¼ of section 9, T16N – R13W Young America Twp., Edgar County, IL. PIN: 15-02-09-200-002 (60 acres). 2024 payable 2025 real estate tax: \$2,763.80 = \$46.06 per acre tax.

T6: +/- 82.17 acres in total, +/- 77.07 tillable acres, 136.5 PI. .50 CRP acres paying \$150.00 annually, expiring the fall of 2034. Part of section 9, T16N – R13W Young America Twp., Edgar County, IL. PIN: 15-02-09-400-001 (82.17 acres) 2024 payable 2025 real estate tax: \$3,651.56 = \$44.44 per acre tax.

Contact Travis Selby for
additional property information
Cell: 217-304-1686
Travis@AgExchange.com
visit www.AGEXCHANGE.com



T7: +/- 85.58 acres in total, +/- 84 Tillable acres, 133.7 PI. Part of section the SE ¼ of section 3, T16N- R13W Young American Twp., Edgar County, IL. 15-02-03-200-003, (4 Acres) 2024 payable 2025 real estate tax: \$230.84. 15-02-03-400-003 (81.58 Acres) 2024 payable 2025 real estate tax: \$3,292.00. \$3,522.84 real estate tax total = \$41.16 per acre tax. Legal description to be determined by final plat of survey.



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