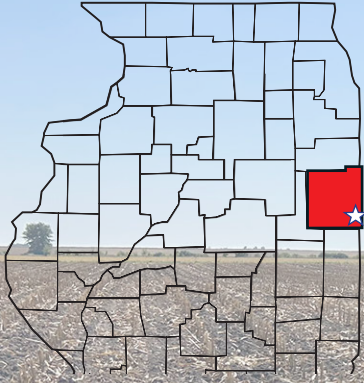


FARMLAND AUCTION

190.39± Iroquois County, IL
Total Tax Acres in 3 Tracts



Tuesday, October 28, 2025
at 10:00 a.m.

Virtual Online Only Auction!

Selling in 3 tracts

Tract 1 - 32.00± Tax Ac., 28.79± FSA Cropland Ac., Soil PI 131.9
Tract 2 - 40.00± Tax Ac., 38.80± FSA Cropland Ac., Soil PI 131.1
Tract 3 - 118.39± Tax Ac., 114.34± FSA Cropland Ac., Soil PI 126.5

Click to view Video of the
Finch-Pearson Farm



**Click Here to CREATE an
account, REGISTER to Bid and
VIEW Auction & Additional
Farm Information!**

Click below for instructions on how to

Create an Auction Account

Bid On-Line

View an Auction

No buyer's premium to bid online

Seller: M. June & Robert A. Pearson Family Trust

Boundary lines are approximate.

For more information, contact:
Christopher S. (Scott) Johnson, AFM
Designated Managing Broker
217-369-7046 christopher.johnson@pgim.com

601 E. Main St., Suite 210, Mahomet, IL 61853



Iroquois County Farm Auction Information

Auction: Tuesday, October 28, 2025, at 10:00 a.m.
Online Information: www.capitalag.com
Online Bidding Powered by: BidWrangler

Procedure: 190.39± total acres offered in **3 tracts** to be sold based upon tax acres. Each tract will be auctioned individually. Buyers interested in the entire farm will need to bid on each tract. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. All bidding will be on a per acre basis. The final purchase price will be calculated by multiplying the per acre price times the tax acres. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed per tract. Property is being sold on an "as is/where is" basis.

The successful bidder(s) will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check or wire transfer for 10% of the purchase price to be delivered to account designated by the Seller's attorney by 4:00 p.m. on October 29, 2025. The balance of the purchase price is due at closing, which will occur on or before December 3, 2025. The property is being sold in 3 tracts.

Financing: Bidders must have arranged financing prior to the auction and should be prepared to enter into purchase contract following the auction, and pay cash at closing. Bidding is not subject to financing, appraisal or inspection contingency.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price to be transferred either by personal or cashier's check or wire transfer to account designated by the Seller's attorney delivered by 4:00 p.m., October 29, 2025. Balance due upon closing.

Closing & Possession: Closing to occur on or before December 3, 2025. Possession at closing. Seller will provide title insurance to buyer equal to the contract purchase price at closing. Title to be conveyed via a Trustee's Deed.

Property Location: Part of Sections 26 & 36, Prairie Green Twp. 24N, Range 11W, and Part of Section 30, Prairie Green Twp. 24N, Range 10W, all in Iroquois County, IL.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer(s) at closing.

Lease: Open for 2026

Survey: No survey is being provided for any parcels. The farm is being sold based upon tax acres.

FSA Information:	Crop	Base Ac.	Tract Yield	2025
				Program
Tract 1-F7180 T3993	Corn	12.40	137	ARC-Co
	Soybeans	12.40	53	ARC-Co
Tract 2-F3643 T3991	Corn	24.15	157	ARC-Co
	Soybeans	11.37	48	ARC-Co
Tract 3-F3643 T3992	Corn	71.17	157	ARC-Co
	Soybeans	33.51	48	ARC-Co

Real Estate Taxes: The Seller has paid the 2024 real estate taxes due in 2025. The 2025 real estate taxes for all parcels, due in 2026, to be paid by buyer(s). Seller will give a credit to the buyer(s) at closing for the 2025 payable 2026 real estate taxes, based upon the most current and available information. The 2024 taxes paid in 2025 were:

	Parcel Number	Tax Acres	Total Taxes	Tax Per/Ac.
Tract 1	41-26-300-002	32.00	\$1,219.90	\$38.12
Tract 2	41-36-200-001	40.00	\$1,634.32	\$40.86
Tract 3	42-30-400-001	118.39	\$4,700.18	\$39.70

Zoning: A-1 Agricultural

Improvements: None

Easement: Natural gas pipeline easement(s) on Tract 3

Drainage: Portions of Tracts 1 & 3 have drainage tile installed.

Seller's Attorney: David Thies, Webber & Thies, P.C.
217-367-1126

Seller: M. June & Robert A. Pearson Family Trust

Auctioneer: Timothy A. Harris, Designated Managing Broker
Capital Agricultural Property Services, Inc.
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc.,
Christopher S. (Scott) Johnson and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

For more information, contact:
Christopher S. (Scott) Johnson, AFM,
Designated Managing Broker

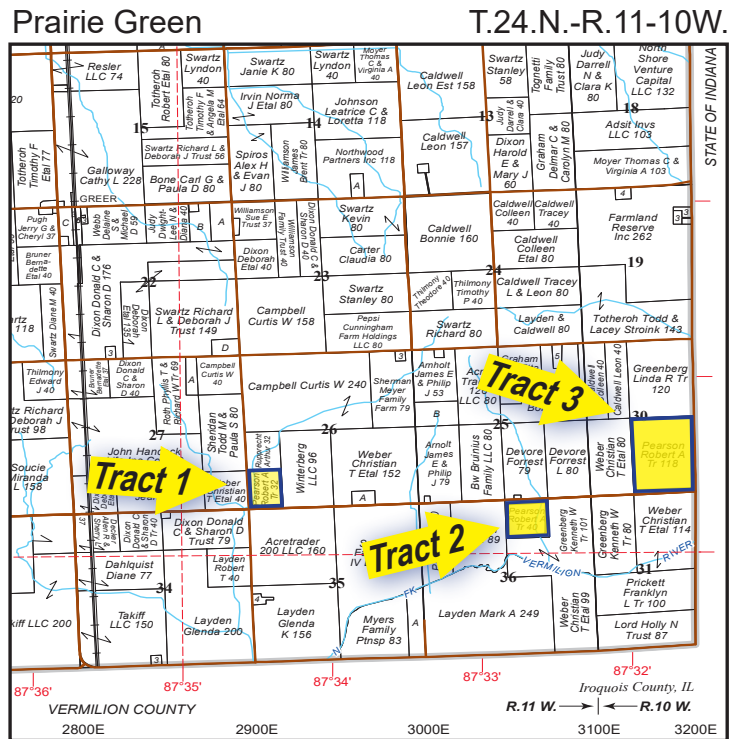
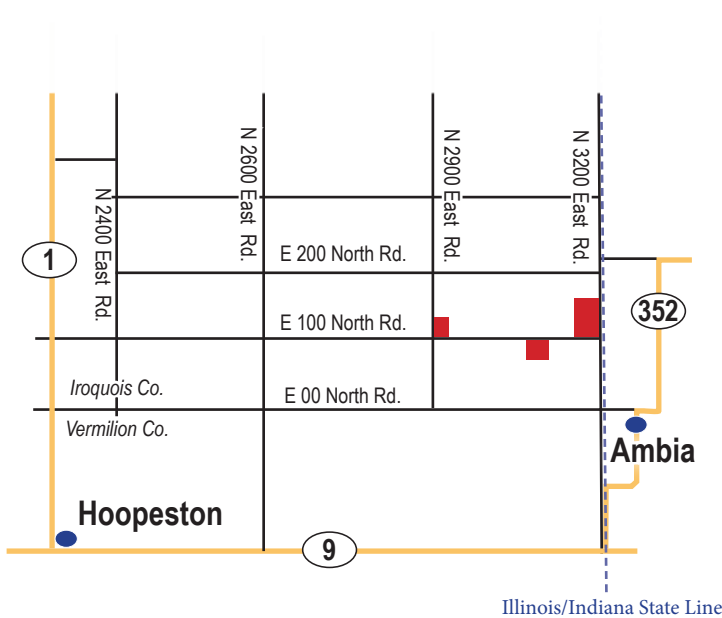
217-369-7046 christopher.johnson@pgim.com



All announcements made the day of auction take precedence over any prior advertising, either written or oral.

Finch-Pearson Family Farm Iroquois County, IL

190.39± TOTAL TAX ACRES
181.93± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS



Property Location:

- 9± miles east & north of Hoopeston, IL
- 3± miles west of Ambia, IN
- 28± miles south & east of Watseka, IL
- 31± miles north of Danville, IL
- 40± miles west of Lafayette, IN

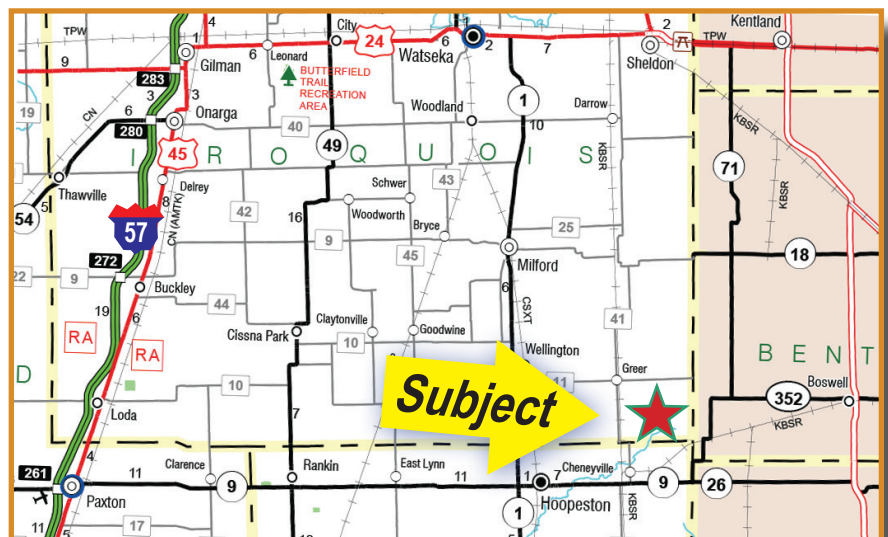
Directions to Property:

From Interstate 57 take Exit #261 - IL Route 9 East towards Paxton. Continue east towards Hoopeston and turn north on Route 1. Proceed north 2 miles to E 100 North Road, then turn east 6 miles to property. Each tract is marked with auction signs.

Tract 1 is located at E 100 North Road and N 2900 East Road.

Tract 2 is located on E 100 North Road one and one-half miles east of Tract 1 on south side of road.

Tract 3 is located on E 100 North Road and N 3200 East Road.



Map courtesy of IDOT.Illinois.gov

All boundary lines are approximate

Finch-Pearson Family Farm Iroquois County, IL

190.39± TOTAL TAX ACRES
181.93± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 40° 30' 25.95, -87° 33' 4.12

25-24N-11W
Iroquois County
Illinois

0ft 2218ft 4437ft



9/11/2025

All boundary lines are approximate

Finch-Pearson Family Farm Iroquois County, IL

190.39± TOTAL TAX ACRES
181.93± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS



Tract 1



Tract 2



Tract 3



All boundary lines are approximate

Finch-Pearson Family Farm

Iroquois County, IL

190.39± TOTAL TAX ACRES
181.93± FSA CROPLAND ACRES
OFFERED IN 3 TRACTS

ILLINOIS
IROQUOIS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

 United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7180
Prepared : 9/18/25 2:53 PM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
31.57	28.79	28.79	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	28.79	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	12.40	0.00	137	0
Soybeans	12.40	0.00	53	0
TOTAL	24.80	0.00		

NOTES	

Tract Number : 3993

Description : PRAIRIE GREEN SEC 26

FSA Physical Location : ILLINOIS/IROQUOIS

ANSI Physical Location : ILLINOIS/IROQUOIS

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : RP & MP REVOCABLE FAMILY TRUST

Other Producers : None

Recon ID : None

TRACT 1

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
31.57	28.79	28.79	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	28.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	12.40	0.00	137
Soybeans	12.40	0.00	53
TOTAL	24.80	0.00	

NOTES	

ILLINOIS
IROQUOIS

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

 United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3643
Prepared : 9/18/25 2:53 PM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.35	153.14	153.14	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	153.14	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	95.32	0.00	157	0
Soybeans	44.88	0.00	48	0
TOTAL	140.20	0.00		

NOTES	

Tract Number : 3991

Description : PRAIRIE GREEN SEC 36

FSA Physical Location : ILLINOIS/IROQUOIS

ANSI Physical Location : ILLINOIS/IROQUOIS

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : RP & MP REVOCABLE FAMILY TRUST

Other Producers : None

Recon ID : None

TRACT 2

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.99	38.80	38.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.80	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	24.15	0.00	157
Soybeans	11.37	0.00	48
TOTAL	35.52	0.00	

NOTES	

Tract Number : 3992

Description : PRAIRIE GREEN SEC 30

FSA Physical Location : ILLINOIS/IROQUOIS

ANSI Physical Location : ILLINOIS/IROQUOIS

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : RP & MP REVOCABLE FAMILY TRUST

Other Producers : None

Recon ID : None

TRACT 3

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.36	114.34	114.34	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	114.34	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	71.17	0.00	157
Soybeans	33.51	0.00	48
TOTAL	104.68	0.00	

NOTES	

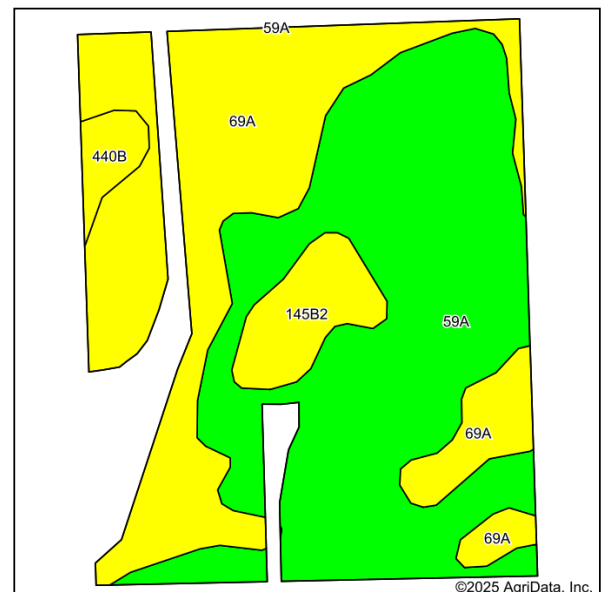
Finch-Pearson Family Farm

Iroquois County, IL

TRACT 1
32.00± TOTAL TAX ACRES
28.79± FSA CROPLAND ACRES

USDA United States Department of Agriculture
Iroquois County, Illinois

Unless Noted: All crops are Non-Irrigated
All Crops Intended Use is for Grain



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact

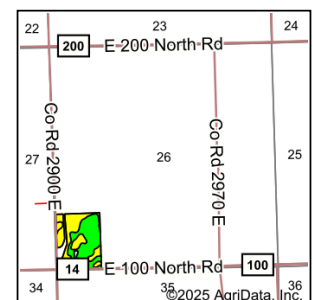
Area Symbol: IL075, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
59A	Lisbon silt loam, 0 to 2 percent slopes	15.17	52.7%		188	59	136
**69A	Milford silty clay loam, 0 to 2 percent slopes	11.25	39.1%		**171	**57	**128
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	1.71	5.9%		**168	**54	**124
**440B	Jasper loam, 2 to 5 percent slopes	0.66	2.3%		**170	**55	**126
Weighted Average					179.8	57.8	131.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG



State: Illinois
County: Iroquois
Location: 26-24N-11W
Township: Prairie Green
Acres: 28.79
Date: 9/19/2025



All boundary lines are approximate

Finch-Pearson Family Farm

Iroquois County, IL

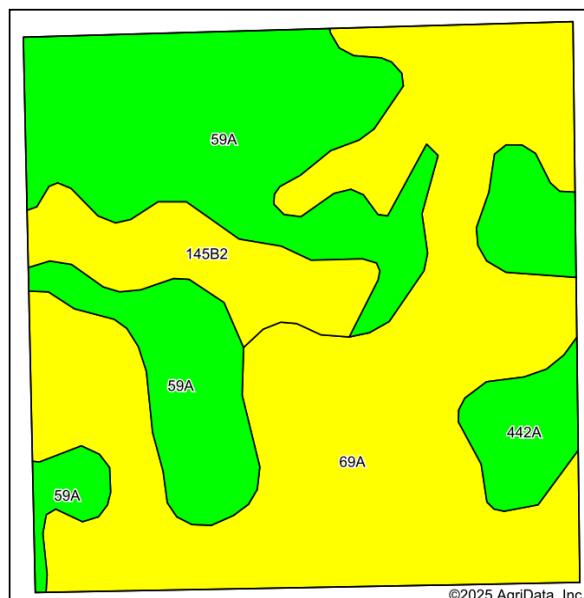
TRACT 2
40.00± TOTAL TAX ACRES
38.80± FSA CROPLAND ACRES



United States
Department of
Agriculture

Iroquois County, Illinois

Unless Noted: All crops are Non-Irrigated
All Crops Intended Use is for Grain



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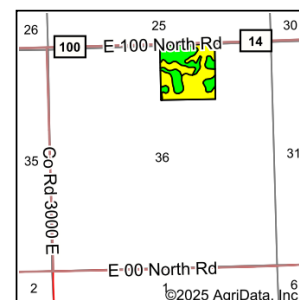
Area Symbol: IL075, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	19.75	50.9%		**171	**57	**128
59A	Lisbon silt loam, 0 to 2 percent slopes	12.85	33.1%		188	59	136
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	3.29	8.5%		**168	**54	**124
442A	Mundelein silt loam, 0 to 2 percent slopes	2.91	7.5%		188	60	138
Weighted Average					177.7	57.6	131.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG



State: Illinois
County: Iroquois
Location: 36-24N-11W
Township: Prairie Green
Acres: 38.8
Date: 9/19/2025



All boundary lines are approximate

Finch-Pearson Family Farm

Iroquois County, IL

TRACT 3
118.39± TOTAL TAX ACRES
114.34± FSA CROPLAND ACRES



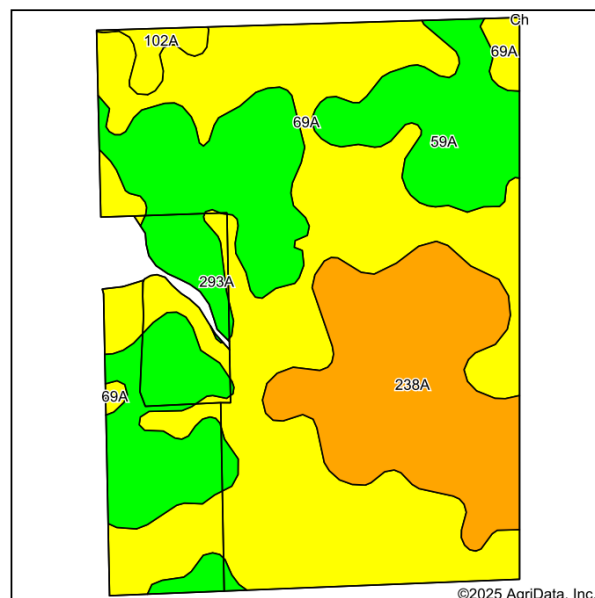
United States
Department of
Agriculture

Iroquois County, Illinois

Unless Noted: All crops are Non-Irrigated
All Crops Intended Use is for Grain



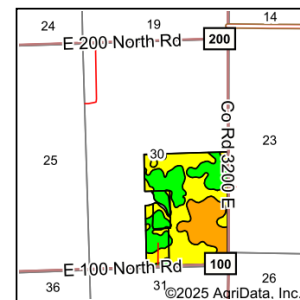
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	54.71	47.9%		**171	**57	**128
**238A	Rantoul silty clay, 0 to 2 percent slopes	22.77	19.9%		**143	**48	**109
59A	Lisbon silt loam, 0 to 2 percent slopes	20.85	18.2%		188	59	136
293A	Andres silt loam, 0 to 2 percent slopes	14.53	12.7%		184	59	135
**102A	La Hogue loam, 0 to 2 percent slopes	1.48	1.3%		**162	**52	**121
Weighted Average					170.1	55.8	126.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG



State: Illinois
County: Iroquois
Location: 30-24N-10W
Township: Prairie Green
Acres: 114.34
Date: 9/19/2025



All boundary lines are approximate

Farmland Auction in 3 Tracts

190.39+/- total tax acres of

Iroquois Co., IL Farmland

Tuesday, October 28, 2025, at 10:00 a.m.

Online: Follow link to register at capitalag/bidwrangler.com

Virtual Online Only Auction!
No buyer's premium to bid online

October						
				1	2	3
45	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



Mark Your CALENDAR

**Further Information
and Auction Services by:**

Christopher S. (Scott) Johnson, AFM
Desg. Managing Broker
christopher.johnson@pgim.com
Call: 217-369-7046

Timothy A. Harris, AFM, Desg. Managing Broker
Licensed Illinois Auctioneer
#441.001976
timothy.a.harris@pgim.com
Call: 815-875-7418



**Click Here to CREATE an
account, REGISTER to Bid and
VIEW Auction & Additional
Farm Information!**

DISCLAIMER All acres noted in this brochure are +/-.

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