



IL Auction Firm License No.: 444.000399
909 E Main St., Teutopolis, IL 62467

111.7 +/- ACRE LAND AUCTION

Live and In-person, w/ Online Bidding Available
Ste. Marie, Illinois Jasper Co.

Wednesday, November 19, 2025 • 6:00 P.M.



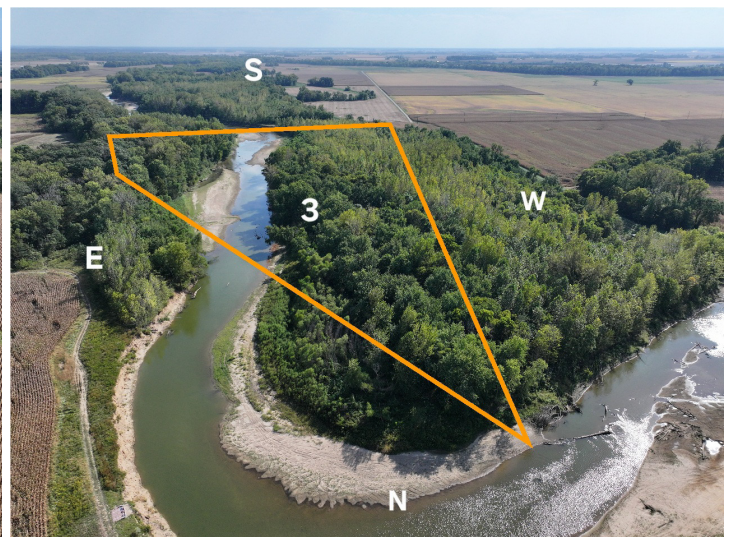
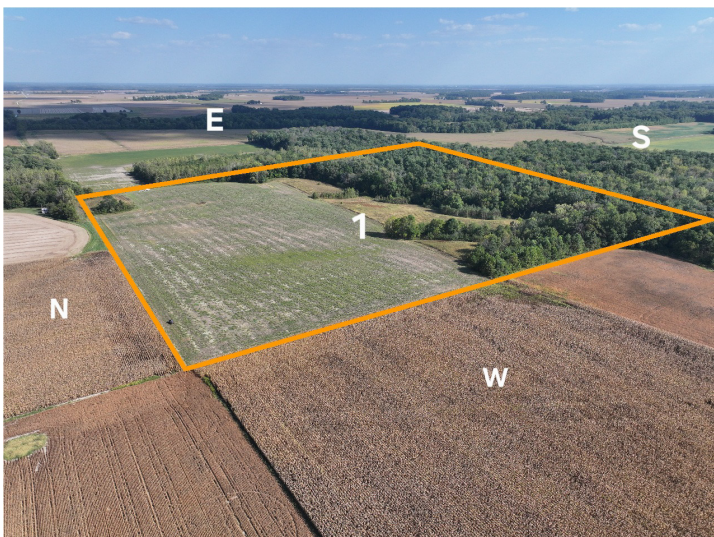
Auction Site: Knights of Columbus Hall, 707 S. Van Buren St. Newton, IL 62448

Tract 1- 40+/- Acres (20.07 tillable) (took preventive planting in 2025), 7.66 Acres of CRP (Pollinator Program) annual payment of \$1,488.00 per year expires 2033 & 12.27 + or – acres of woods (natural spring in woods) large trees, incredible hunting! Tax ID. 75-15-20-400-001 Located in Sec 20. Ste. Marie North Township, Jasper County IL (Prime Farmland, Hunting & CRP) Access to this tract is on a Non-Exclusive easement for ingress and to and from the property.

Tract 2- 31.5+/- Acres (21.34+/- tillable), Tax ID. 75-13-12-400-0017 Located in Sec 12, Ste. Marie North Township, Jasper County, IL (Prime Farmland & Hunting!)

Tract 3- 40.2+/- Acres, 9.6+/- Acres of CRP Annual Payment \$2,173 (Tree Program) Tax ID. 94-14-07-300-0027 Located in Sec 7, Willow Hill Township, Jasper County, IL (incredible Whitetail Deer Hunting & the Embarras River running through the property)

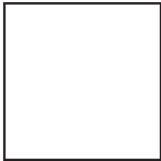
Donald Ochs Family Trust



Auction Terms & Conditions

All of the Seller's mineral, oil, and gas rights, if any, will transfer without warranty of title or title evidence. Bidding is by the acre. Final purchase price will equal the high bid multiplied by the total acres for each tract. Purchase agreements will reflect the total tract price (not per-acre price). Pre-Bidding increments \$100.00 per acre. The auctioneer will dictate the bid increments at the auction. 10% of the total purchase price is due on auction day or the following day. The remaining balance is due at closing, approximately 40 days following the auction. Down payment is held in escrow with the title company. Successful bidders must sign purchase agreements on Wednesday Nov 19th or Thursday Nov 20th. (in person or via DocuSign). New owners gain possession at closing. Harvest is complete. Real estate sells "As Is." Buyers are encouraged to conduct independent inspections and due diligence. Maps, brochures, and field markers are approximate and for guidance only. Auction day announcements take precedence over printed materials. If any amount of land in the future is taken out of USDA CRP programs, the new owner or owners are liable to refund the USDA for past payments. Schmid Auction is not responsible for accidents.

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