



AG SERVICES

FARMLAND AUCTION

June 21, 2022 at 11AM

Norma J. Scott Trust Farm

79.47 +/- Acres

BLUE MOUND TOWNSHIP

MCLEAN COUNTY, ILLINOIS



6 Heartland Dr. Suite A, P.O. Box 1607

Bloomington, IL 61702-1607

www.firstmidag.com

Michael Rhoda, Broker

(309) 665-0059

David Klein, Designated Managing Broker, Auctioneer

Auctioneer License #441.001928

(309) 665-0961

GENERAL INFORMATION

SELLER: Vicki Griffin, Trustee of the Norma J Scott Trust, March 1, 2021.

DESCRIBED AS: The East Half of the Northwest Quarter of Section 3, Township 24 North, Range 4 East of the Third Principal Meridian, McLean County, Illinois

LOCATION: 2 miles north and 1 mile west of Cooksville, Illinois on Twp Rd 2000N
9 miles east and 4 miles north of Bloomington-Normal, IL

TIME AND

PLACE OF SALE: LIVE/ONLINE AUCTION: 11:00 a.m. – June 21, 2022

Location: The Parke Regency Hotel
1413 Leslie Drive
Bloomington, IL 61704

ATTORNEY: John L. Pratt
Pratt & Pratt, PC
217 E. Washington St.
Bloomington, IL 61701

AGENCY: Michael Rhoda, Broker, and David Klein, Auctioneer, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.



Disclosures and Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. By bidding on the real estate, the Buyer agrees that Buyer has had ample opportunity to inspect the property. This sale may be recorded and/or videotaped with the permission of the auctioneer. Seller and Seller's agent disclaim any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. **All announcements at live auction will take precedence over printed material.** The Auction Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Announcements will be allowed on auction day ONLY with prior approval from First Mid Ag Services.

TERMS AND CONDITIONS

SALE METHOD: Registrations for bidders are due at 11:00 am on the day of the auction. All bidding is on a “per-acre” basis. All bidders will have the opportunity to raise their bids at an auction on June 21st, 2022 to determine the final high bidder through live, in-person, or online bidding. For bidders concerned about live, in-person bidding, we will provide an alternative online bidding option. Details below.



Online bidding is conducted at <https://firstmidag.bidwrangler.com/ui> or download the First Mid Ag App from the App store on your mobile device! **See Addendum for further details and online bidding instructions.**

CONTRACT: Buyer will enter into a contract with a 10% down payment, and the balance due on or before July 21st, 2022. All property will be sold “as is.”

FINANCING: Bidding is not conditional upon financing. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.

TITLE: A title insurance policy in the amount of the sale price, subject to standard and usual exceptions to be furnished to the Buyer.

LEASE & POSSESSION: Seller shall assign the 2022 cash rent lease with Ron Brucker to the Buyer. Buyer shall receive the second installment of the 2022 cash rent. Seller is retaining the first installment. Landowner’s tenant shall receive all 2022 crop sales and government payment proceeds, if any. Landowner possession to be granted upon completion of the 2022 cash rent lease.

FERTILIZER, LIME & TILLAGE: No reimbursements will be due to the Seller. Buyer will be responsible for any reimbursements in the 2022 cash rent lease if the tenant is not retained in 2023. (Any pro-rated limestone applied in the past four years.)

MINERALS: All mineral rights owned by the Seller will be conveyed at closing. To the best of our knowledge, we believe the mineral rights are intact.

REAL ESTATE TAXES: 2021 real estate taxes payable in 2022 to be paid by Seller prior to closing. Buyer shall be responsible for one-half of the estimated 2022 real estate taxes due in 2023 based upon the most recent real estate tax information available. 2023 real estate taxes payable in 2024 and all future year’s real estate taxes to be paid by Buyer.

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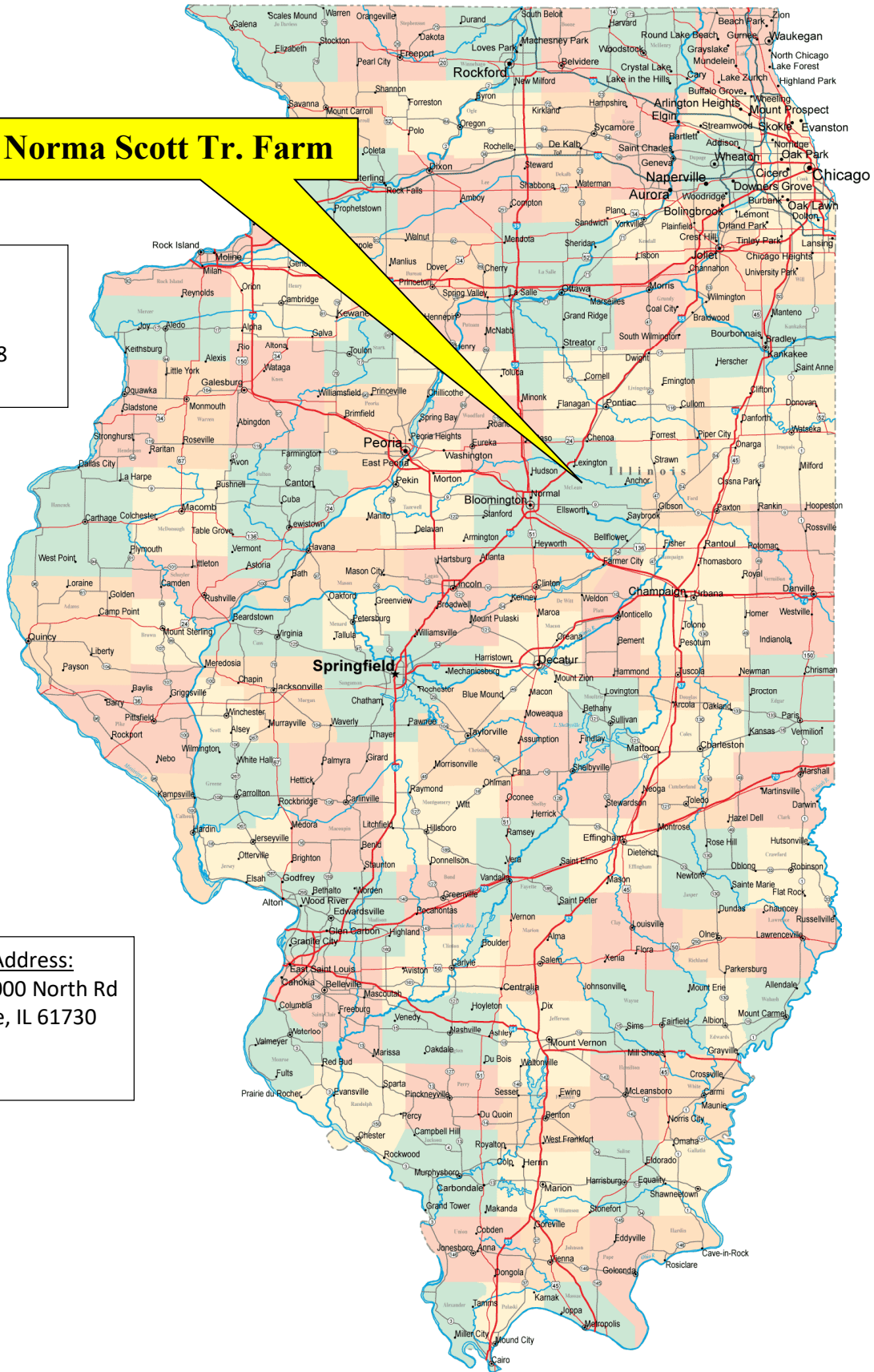


STATE MAP

Norma Scott Tr. Farm

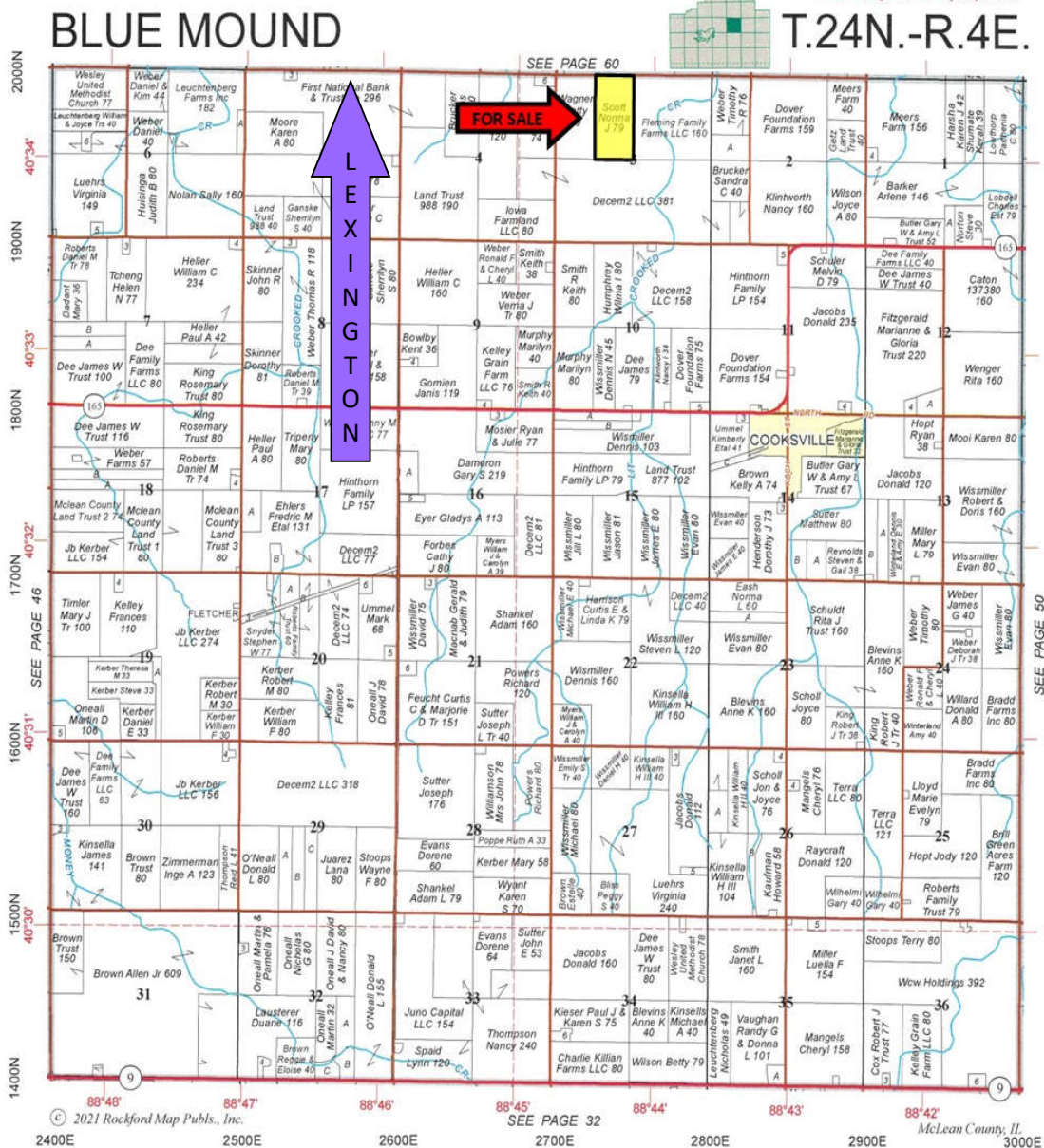
Latitude:
40.571824
Longitude:
-88.738018

Physical Address:
3530 E 2000 North Rd
Cooksville, IL 61730



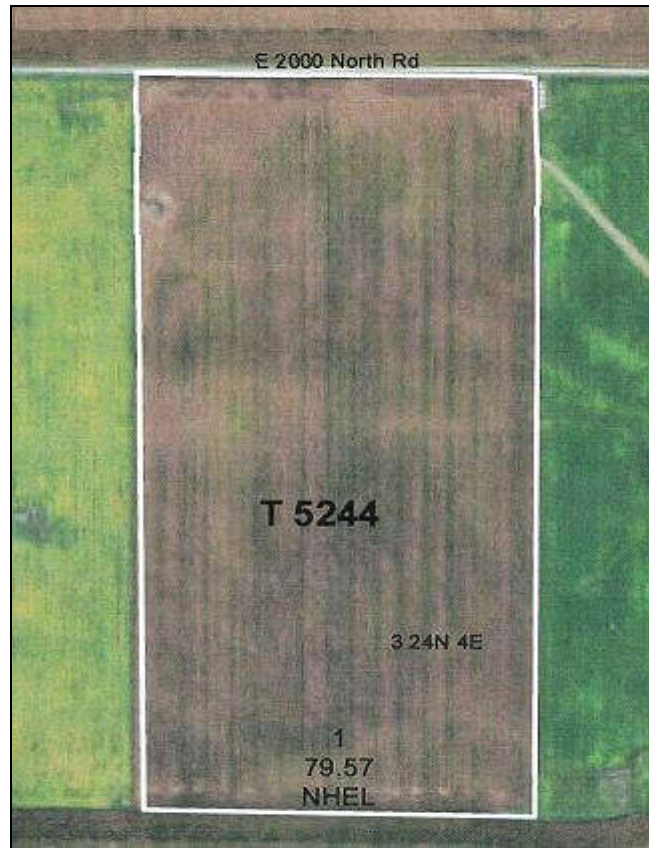
PLAT MAP

Refer to page 83 for keyed parcels



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AERIAL PHOTO



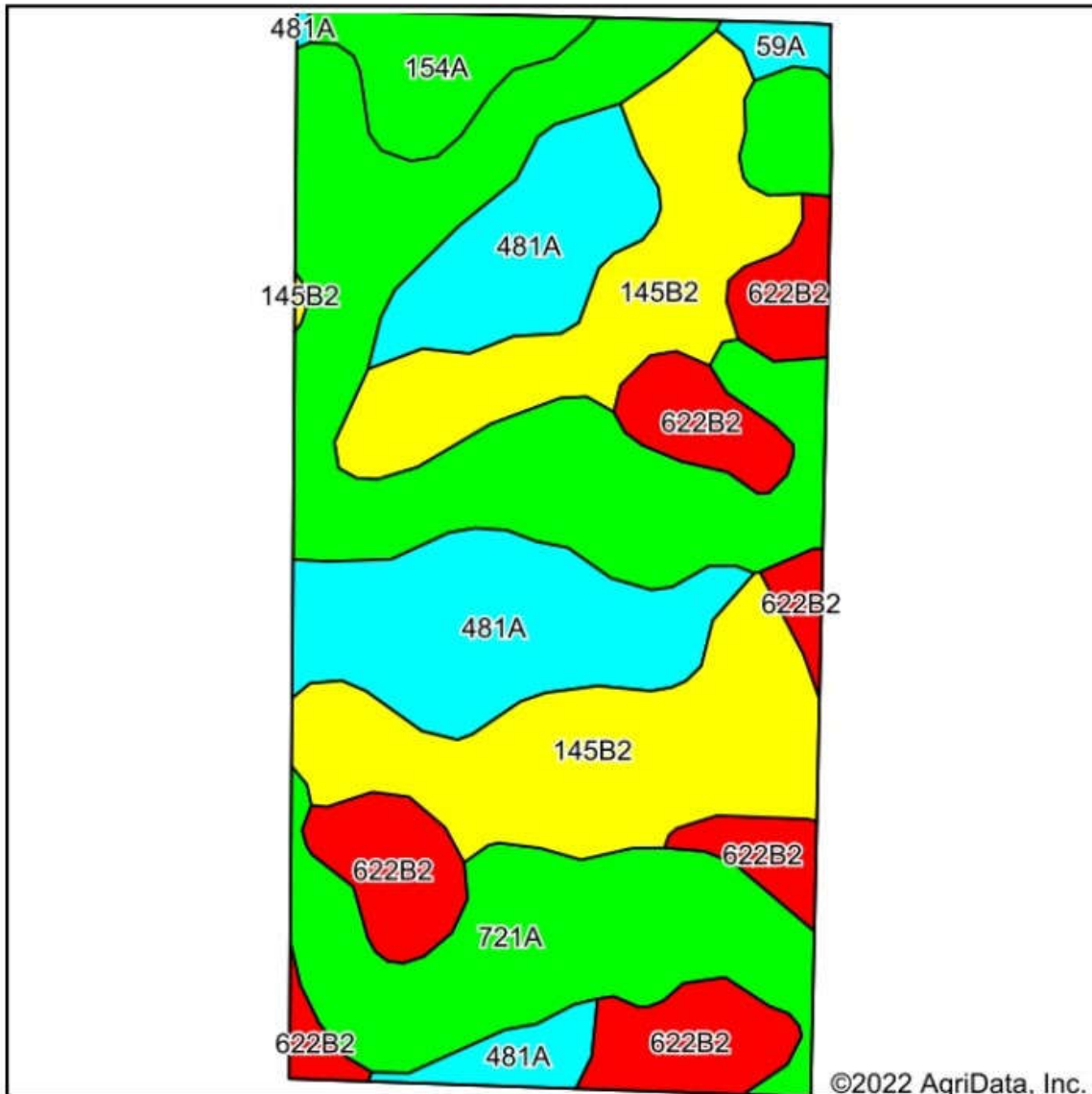
Note-there is one lattice 345KV tower structure on the northwest side of the farm.

FSA INFORMATION

FSA / TRACT#	1068
HEL (Highly Erodible) STATUS	NHEL
WETLANDS PRESENCE	Tract does not contain a wetland
FSA FARMLAND ACRES	79.57
DCP CROPLAND ACRES	79.57
CORN BASE ACRES	39.8
PLC YIELD CORN	164
SOYBEAN BASE ACRES	39.8
PLC YIELD SOYBEANS	56
2021 PROGRAM ELECTION ON CORN AND SOYBEANS	Corn – PLC Soybeans – ARC County

Source: McLean, Illinois USDA FSA Office. All division lines are approximate.

SOIL MAP



Soils data provided by USDA and NRCS.

Source: AgriData, Inc.

Soil Name	Soil #	Acres	Corn Bu/A	Soybeans Bu/A	Soil Productivity 811	Approx.% Soil
Drummer & El Paso silty clay loam, 0-2% slopes	721A	29.65	194	63	143	37.3%
Saybrook silt loam, 2-5% slopes, eroded	145B2**	19.51	170	54**	125**	24.5%
Raub silt loam, 0-2% slopes	481A	15.3	183	58	134	19.2%
Wyanet silt loam, 2-5% slopes, eroded	622B2**	11.21	153**	50**	114**	14.1%
Flanagan silt loam, 0-2% slopes	154A	3.23	194	63	144	4.1%
Lisbon silt loam, 0-2% slopes	59A	0.67	188	59	136	0.8%
Estimated Weighted Soil Productivity using Bulletin 811:					132.8	100%

The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. The highest possible SOIL P.I. is now 147. For those that prefer to use the weighted corn yield PI, AgriData estimates 180.2 weighted average and 58.0 on soybean yield PI for this entire farm.

*** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3.*

ADDITIONAL INFORMATION

REAL ESTATE TAXES:

Tax Parcel #	Tax Acres	2020 Assessed Value	2020 Tax Rate	2020 Taxes Paid in 2021
16-03-100-007	79.47	\$40,525	8.65593%	\$3,507.82
Totals:	79.47	\$40,525		\$3,507.82

Ridgeview School District #19, McLean County, Blue Mound Twp Road, Octavia Fire, Heartland Junior College #540, Blue Mound Township, Towanda Library District

YIELD HISTORY:

Source: Tenant's Crop Insurance APH Records- to come.

Year	Corn (bu/acre)	Soybeans (bu/acre)
2017		
2018		
2019		
2020		
2021		
Average:		

SOIL FERTILITY TESTS:

The average of 24 GPS samples pulled by Pro-Ag Consulting in October, 2020

pH: 6.5

P: 38 lbs/acre

K: 340 lbs/acre

OM: 3.3

Actual tests available to review upon request.

ADDENDUM

PLEASE READ AND REVIEW THE FOLLOWING TERMS PRIOR TO BIDDING ON PROPERTY OFFERED BY FIRST MID AG SERVICES. BIDDING ON THIS ONLINE PLATFORM OBLIGATES YOU AND THE SELLER TO CERTAIN LEGAL AGREEMENTS. IF YOU HAVE NOT READ AND DO NOT UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING THROUGH THIS APP/WEBSITE YOU AGREE TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE TERMS AND CONDITIONS LISTED OR REFERENCED BELOW.

Terms and Conditions

Seller: Vicki Griffin, Trustee of the Norma J. Scott Trust, March 1, 2021.

Sale Method: Registrations for bidders are due by 11:00 am on the day of the auction. All bidding is on a “per acre” basis. All bidders will have the opportunity to raise their bids at an auction on June 21, 2022 to determine the final high bidder through live, in-person, or online bidding. For bidders concerned about live, in-person bidding, we will provide an alternative online bidding option. Call 309-665-0059 or 309-665-0961 for details.

Contract: Buyer will enter into a contract with a 10% down payment, and the balance due on or before July 21, 2022. All property will be sold “as is.”

Reimbursements: There will be no reimbursements due.

Financing: Bidding is not conditional upon financing. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.

Title: A title insurance policy in the amount of the sale price, subject to standard and usual exceptions to be furnished to the Buyer.

Lease & Possession: The 2022 verbal cash rent lease with Ron Brucker will be effective through the completion of harvest. Ron has agreed to release his lease after harvest of the 2022 crop in writing. Buyer shall be entitled to the second rent installment for 2022 crop through a credit provided from the Seller at closing.

Minerals: All mineral rights owned by the Seller will be conveyed at closing. To the best of our knowledge, we believe the mineral rights are intact.

Real Estate Taxes: 2021 real estate taxes payable in 2022 will be paid by Seller prior to closing. 50% of the estimated 2022 real estate taxes due in 2023 will be provided by the Seller to the Buyer via a credit at closing based upon the most recent real estate tax information available. 2022 real estate taxes payable in 2023 and all future year's real estate taxes to be paid by Buyer, including any and all drainage taxes associated with the annual real estate taxes.

Bidder Registration: All potential bidders must register with First Mid Ag Services and receive a bidder number prior to bidding. This is completed through our online registration process. A bidder must meet satisfactory identification in order to be authorized to bid in person or online. We reserve the right to require you to satisfy us of your legal capacity and financial ability to perform on this transaction prior to or after bidding has occurred. As an online bidder, you consent to receiving phone calls, text messages or emails from First Mid Ag Services personnel.

As an online bidder, if you are the successful buyer, you are agreeing to return a signed contract to purchase property and pay the required stated down payment in the form of a personally delivered good check, certified cashier's check or wire transfer of funds by 4:00 PM the day following the end of the auction.

Technology Use: Technology in a post COVID-19 world has provided us with many benefits and many challenges. We provide our best effort to make technology easy to use. However, we are not responsible for technology failures and cannot be held liable if your bids are not accepted. In the event of a technology failure, internet outage on our part or other technical difficulties related to the server, software, or any other online related technology, First Mid Ag Services reserves the right to extend, continue or close bidding. Neither the software provider, nor First Mid Ag Services shall be held responsible for a missed bid or failure of the software to function properly for any reason.

Online Bidding Procedure: This is a one tract auction. All bids on this tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. Auctioneer reserves the right to set the increments at which bids may be advanced. Any bid you place during the auction is a legally binding offer to purchase real property being auctioned. Your bid may be accepted by the auctioneer and the terms and conditions for the auction will be part of the foregoing agreement. All bids shall be deemed "pending" unless and until they are accepted by the auctioneer and no bid shall be deemed a valid bid unless and until it is accepted by the auctioneer. This includes the discretion to reject any bid which the auctioneer believes does not advance the auction or is injurious to the auction. Bids that appear to the auctioneer to be nominal, suspicious or suspect may be rejected by the auctioneer.

Approval of Bids: All bids are being taken on a per acre basis unless otherwise noted. The multiplier will be price bid x total acres stated to equal the total purchase price and amount due from the successful buyer's accepted bid. Final sale is subject to the Seller's approval or rejection of the final bid price.

Remedies for Not Completing Contract and Down Payment Requirements: If a successful bidder/Buyer does not execute and return the completed contract and down payment deposit by 4:00 PM Central Time the day after the auction the Buyer will be considered to be in default. Such default by the successful bidder/Buyer will result in that Bidder's liability to both the Seller and First Mid Ag Services. Seller shall have the right to take one of the following actions: 1. Declare this contractual agreement cancelled and recover full damage for the breach. 2. To elect to affirm to contractual agreement and enforce specific performance or 3. Seller can resell the property either publicly or privately with First Mid Ag Services and in such an event, the Buyer shall be liable for payment of any deficiency realized from the contingent sale, plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and First Mid Ag Services. In addition, First Mid Ag Services also reserves the right to recover any damages separately from the breach of the Buyer. Both the successful bidder and Seller shall indemnify and hold harmless First Mid Ag Services from any costs, losses, liabilities, or expenses including attorney fees resulting from First Mid Ag Services being named as a party to any legal action resulting from either Bidder's or Seller's failure to fulfill any obligations and undertakings as set forth in this contractual agreement. Closing shall be set within 30 days of the conclusion of the auction and the balance of funds to purchase the property due at that time. The Seller will provide a preliminary title search prior to the auction, and a complete title insurance policy in the amount of the purchase price at closing, subject to usual and customary exceptions.

Agency: Michael Rhoda, Broker and David Klein, Auctioneer, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction. The successful bidder is acknowledging that they are representing themselves in their bidding and any necessary steps to complete the transaction.

Disclaimers: Information provided herein was obtained from sources deemed to be reliable, but neither First Mid Ag Services, nor the Seller makes any guarantees or warranties either expressed or implied as to its condition or accuracy. This sale is subject to all leases, covenants, easements and restrictions of record. All potential bidders are urged to inspect the property, its condition and to rely on their own conclusions. By bidding you acknowledge and agree that you have had a full and fair opportunity to inspect the property and that you are relying solely on, or that you have waived, such inspection and investigation, in determining whether to bid, an amount to bid and in bidding. All sketches, dimensions and acreage figures are approximate or "more or less" and the property is being sold in "As-is" "Where-is" and "with all faults" condition. First Mid Ag Services and the Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Seller reserves the right to reject any and all bids.

**REGISTRATION SHEET
NORMA J. SCOTT TRUST FARM
FARMLAND AUCTION
11:00 A.M. – THURSDAY, JUNE 21, 2022
PARKE REGENCY HOTEL
1413 LESLIE DRIVE
BLOOMINGTON, IL 61704**

In order to participate in this sale, you must register to bid and be approved by the Auctioneer.

I wish to participate in the auction of the Norma J. Scott Trust Farmland located in the East ½ of the Northwest ¼ of Section 3, Blue Mound Twp. McLean County, Illinois; being 79.47 +/- acres:

Registration to Bid:

NAME: _____
ADDRESS: _____
CITY/STATE: _____
PHONE NO: _____
EMAIL: _____
SIGNATURE: _____

If I am the successful bidder, I agree to the terms provided, will sign the Seller provided real estate contract and pay the non-refundable 10% down payment immediately following the auction. I understand I am bidding by the acre and this auction is not contingent upon my ability to obtain financing.

Registration forms can be sent to:



Attn: Michael Rhoda, Broker, or David Klein, Auctioneer
6 Heartland Drive, Suite A, Bloomington, IL 61704

www.firstmidag.com

Phone:309-665-0959 or 309-665-0966 Fax

By placing this bid I understand Michael Rhoda, Broker, and David Klein, Auctioneer, are the designated agents with First Mid Ag Services, representing the Seller only in this transaction and they are not acting on my behalf. Auctioneer License #441.001928. This notice of no agency is being provided as required by state law.