First Mid

AG SERVICES

Guthrie Farmland Auction

80.00 +/- Acres

Sidell Township

Vermilion County, Illinois

1317 Charleston Ave
Mattoon, IL 61938
www.firstmidag.com

Cory Kauffman, Broker — **(217)-258-0498**, **ckauffman@firstmid.com**

Bailey Reynolds, Broker — **(217)-421-9619**, **breynolds@firstmid.com**

Justin Wheeler, Auctioneer — **(217)-421-9615**, **jwheeler@firstmid.com**
Auctioneer License #441.002548

David Klein, Designated Managing Broker — **1-800-532-5263**, **dklein@firstmid.com**

GENERAL INFORMATION

SELLER: Donna R. Young, Lou A. Guthrie, Brenda L. Cheney, Community Foundation of East Central Illinois, Max E. Guthrie, Mark E. Guthrie, Jon E. Guthrie, and Wade W. Smith

DESCRIBED AS: The South One-Half of the North One-Half of the Northwest Quarter and the North One-Half of the South One-Half of the Northwest Quarter of Section 25, Township 17 North, Range 14 West of the Second Principal Meridian, situated in Vermilion County, Illinois.

TIME AND PLACE OF SALE: **November 10th, 2022 at 10:00 AM Central Time**
Virtual Online Only Auction

ONLINE BIDDING: Bid anytime from October 27th through November 10th @ 10:00AM C.S.T. @ https://firstmidag.bidwrangler.com or download the First Mid Ag App from the App store on your mobile device.
Live Virtual Online Auction begins @ 10:00AM C.S.T on November 10th.

ATTORNEY: FOR SELLER
Thomas B. "Tuck" Meyer
Acton & Snyder, LLP
220 N. Vermilion Street
Danville, IL 61832
P: (217) 442-0350
E: thomasbmeyer@acton-snyder.com

AGENCY: Cory Kauffman (Broker), Bailey Reynolds (Broker) Justin Wheeler (Auctioneer), and David Klein (Designated Managing Broker), are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction.

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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 day of sale 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. Flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from First Mid Ag Services.

TERMS AND CONDITIONS

SALE METHOD: **This is a VIRTUAL LIVE-ONLINE AUCTION.** Bids can be made online to First Mid Ag Services at https://firstmidag.bidwrangler.com or by downloading the First Mid Ag App from October 27th 10:00AM, C.S.T. through November 10th, 2022 by 10:00AM C.S.T. A virtual live-online auction will be conducted at that time. All bidding is on a "per acre" basis.

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 at closing on or **before December 15th, 2022**. The property will be sold "as is, where is", based on 80.0 +/- acres.

FINANCING: Bidding is not conditional upon financing, or any Buyer or lender inspections. 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.

LEASES & POSSESSION: Seller will grant full possession at closing, subject to the tenants' rights that terminate with the severance of the 2022 crop.

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 the Seller. 2022 Real Estate Taxes payable in 2023 will be credited to Buyer at closing by Seller based upon the most recent available data. 2023 Real Estate Taxes payable in 2024 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.

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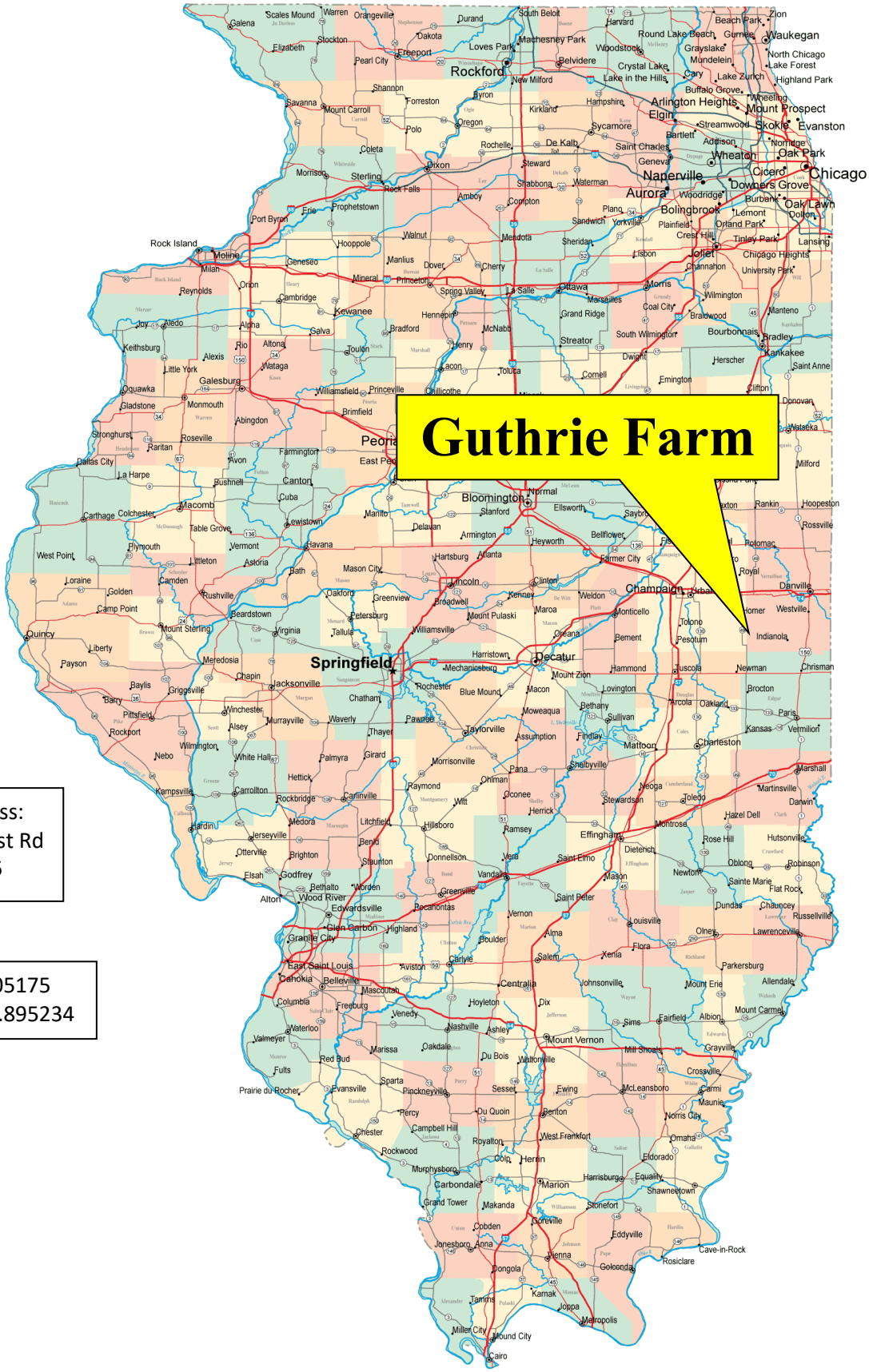
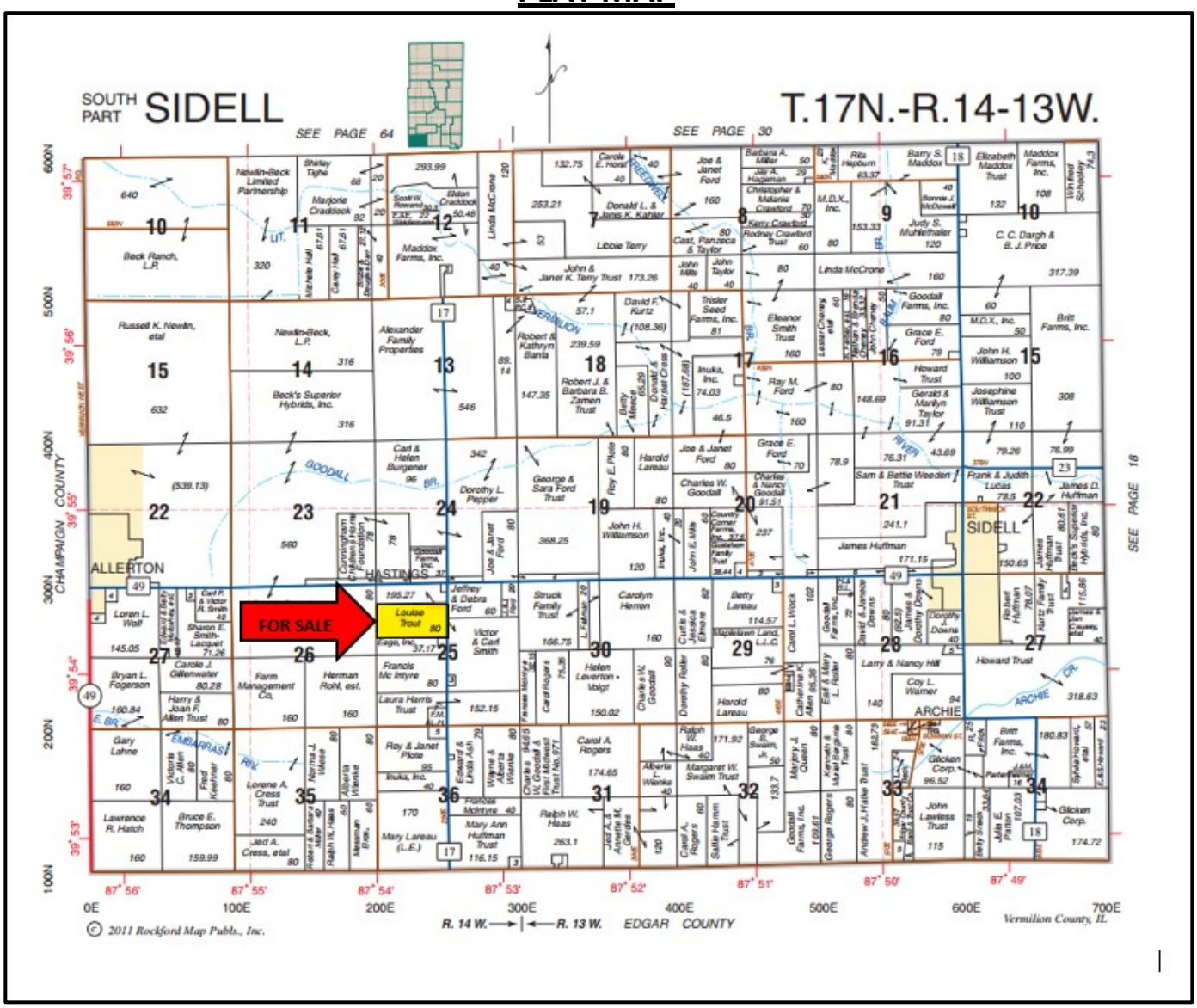
STATE MAP



Physical Address:
2750 N 250 East Rd
Sidell, IL 61876

Latitude: 39.905175
Longitude: -87.895234

PLAT MAP



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AERIAL PHOTOGRAPH

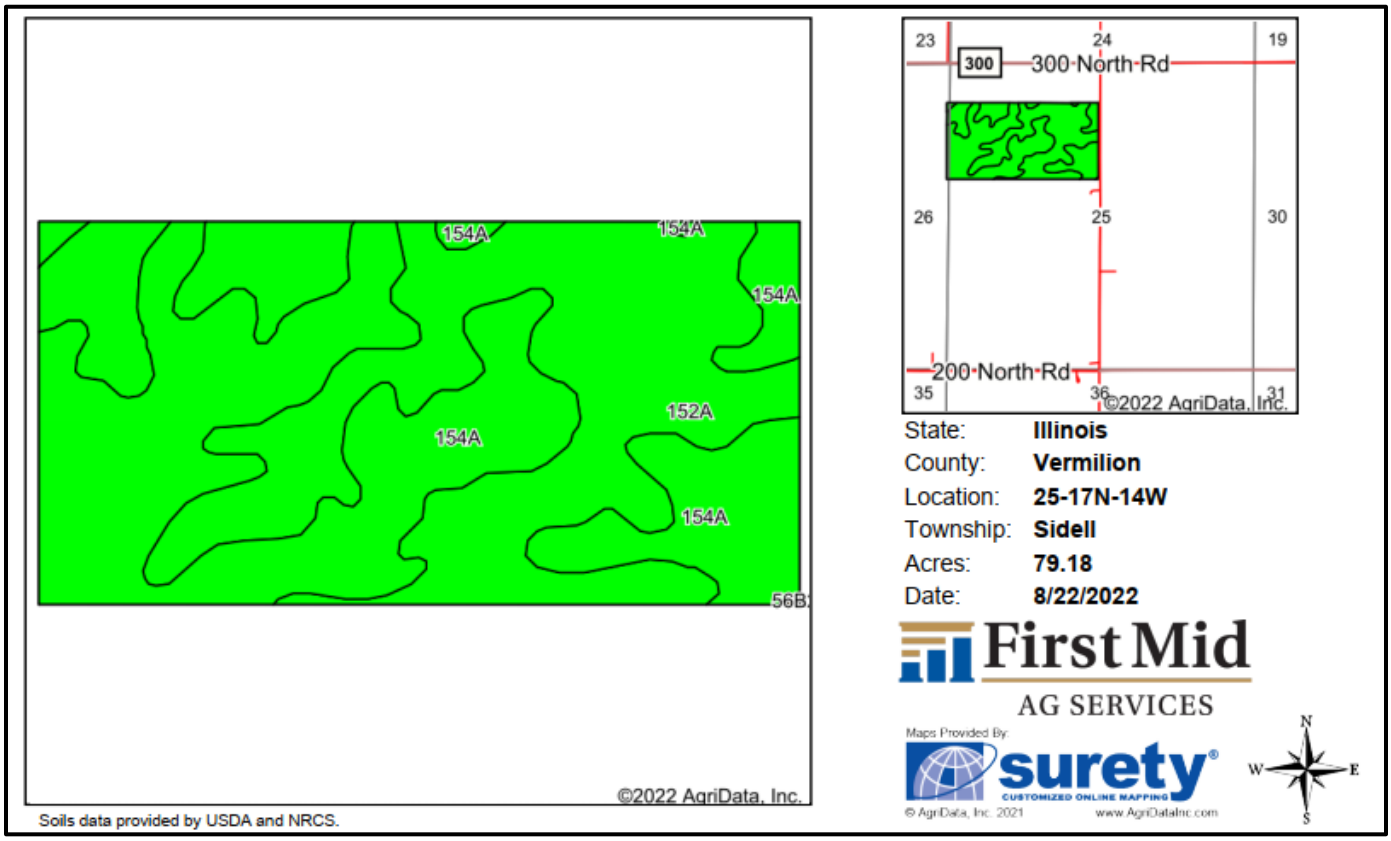
Source: Agridata, Inc.

FSA INFORMATION

AUCTION TRACT	1 of 1
FSA#	3203
TRACT #	4367
HEL (Highly Erodible) STATUS	NHEL
WETLANDS PRESENCE	Wetland determinations not complete
FSA FARMLAND ACRES	79.18
DCP CROPLAND ACRES	79.18
CORN BASE ACRES	76.8
PLC YIELD CORN	150
CORN PROGRAM ELECTION	PLC

Source: Vermilion Co, Illinois USDA FSA Office.

SOIL MAP



Source: Agridata, Inc. - Cropland Soils

Soil Name	Soil #	Acres	Corn Bu/A	Soybeans Bu/A	Soil Productivity 811	Approx. % Soil
Flanagan silt loam, 0 to 2 percent slopes	154A	40.40	194	63	144	51.0
Drummer silty clay loam, 0 to 2 percent slopes	152A	38.78	195	63	144	49.0
Estimated Weighted Soil Productivity using Bulletin 811:					**144**	**100%**

The University of Illinois updated Soil Productivity Ratings for Illinois in January 2012 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 194.5 weighted average and 63 on soybean yield PI for this entire farm.*

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

ADDITIONAL INFORMATION

REAL ESTATE TAX INFORMATION:

Tax Parcel #	Tax Acres	2021 Assessed Farmland Value	2021 Tax Rate	2021 Taxes Paid in 2022
GIS PIN: 30-25-100-003 Assessor PIN: 30-25-100-002	80.0	$60,017	8.256230	$5,275.14

YIELD HISTORY: Yields reported to the Vermilion County FSA office.

Year	Corn (bu/acre)	Soybeans (bu/acre)
2017	242	-
2018	-	91
2019	231	-
2020	-	89
2021	245	-

SOIL FERTILITY: Precision Agronomics, Inc Soil Test Report Dated 10/16/2020

pH	Phosphorous	Potassium
6.3	88	339

From the southeast corner looking northwest

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: Donna R. Young, Lou A. Guthrie, Brenda L. Cheney, Community Foundation of East Central Illinois, Max E. Guthrie, Mark E. Guthrie, Jon E. Guthrie, and Wade W. Smith

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Contract: Buyer will enter into a contract with a 10% down payment, and the balance due at closing on or **before December 15th, 2022**. The property will be sold "as is, where is", based on 80 +/- tax acres. Bidding is calculated by your bid price times the tax acres being sold.

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: This farm will be sold free of lease for the 2023 growing season. Seller to retain Landowner's share of 2022 crops and government payment proceeds, if any. Possession to be granted following the completion of the 2022 farm lease terms.

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: 2022 real estate taxes payable in 2023 shall be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. All future year's real estate taxes to be paid by Buyer. No adjustments will be made after closing.

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 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 on November 10th, 2022, to Vermilion County Title.

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: 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.

The farm will be sold as one tract (see the brochure for complete detail) based upon 80 +/- tax acres.

Bid price X 80 +/- acres will equal the total consideration due.

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 on November 10th, 2022, 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: Cory Kauffman (Broker), Bailey Reynolds (Broker) Justin Wheeler (Auctioneer), and David Klein (Designated Managing Broker) 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.