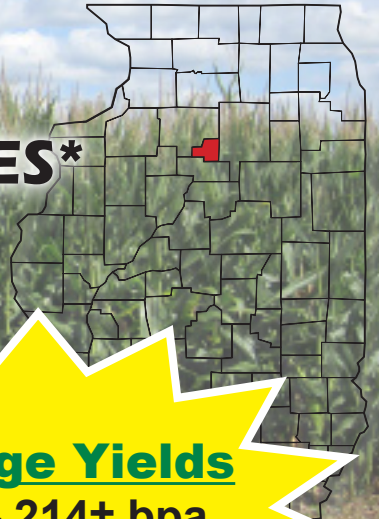


FARMLAND AUCTION

Putnam County, Illinois

100.24+/- TOTAL SURVEYED ACRES*

94.46+/- EST. CROPLAND ACRES



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

Average Yields

Corn - 214± bpa

Soybeans - 68± bpa

Offered in 1 Tract

Seller: Churchill Living Trust

**Tuesday
October 27, 2020
10:00 a.m.**



Online: www.capitalag.com



Click on image to register

**UPDATED ACRES! Final purchase price will be based upon surveyed acres. Survey is now available.*

For more information, contact:

**Timothy A. Harris, IL Licensed Auctioneer
815-875-7418 timothy.a.harris@pgim.com**

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



www.capitalag.com

Putnam County Farm Auction Information

Auction: Tuesday, October 27, 2020, at 10:00 a.m.

Online Information: www.capitalag.com

Online Bidding Powered by: Proxibid

Procedure: 100.24± total SURVEYED acres will be offered in one tract. The farm will be offered only once during the auction. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed. Further divisions are the responsibility of the buyer(s). Property is being sold on an "as is/where is" basis.

Bidder(s) should arrange financing prior to the auction and should be prepared to enter into purchase contract following the auction. The purchase contract will be signed and returned to the Seller's attorney either by email, fax or delivered to attorney's office by 4:00 p.m. the day of the auction. Bidder(s) assume(s) all responsibility for obtaining any financing for the purchase of property and neither Owner/Seller nor Broker/Auction Company assumes any responsibility for Buyer's inability to obtain financing.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either via wire transfer or by check to account designated by Seller's attorney delivered by 4:00 p.m. the day of the auction. Balance due upon closing.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer.

Lease: Lease is open for 2021.

Closing & Possession: Closing to occur on or before November 30, 2020, subject to rights of the current tenant.

Survey: Survey has been completed, and the farm is being sold based upon surveyed acres. Final purchase price will be based upon surveyed acres.

Real Estate Taxes: Seller will be responsible for the 2020 real estate taxes payable in 2021. Buyer will be given a credit at closing for the 2020 real estate taxes payable in 2021, based upon the most current and available information. According to the Putnam County Treasurer's Office, the total 2019 pay in 2020 real estate taxes were \$3,652.90.

Seller's Attorney: Michael English
Russell, English, Scoma & Beneke

Seller: Churchill Living Trust

Auctioneer: Timothy A. Harris, Designated Managing Broker
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc. and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

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

For more information, contact:

Timothy A. Harris
815-875-7418

timothy.a.harris@pgim.com

Farm Location:

Churchill Living Trust:

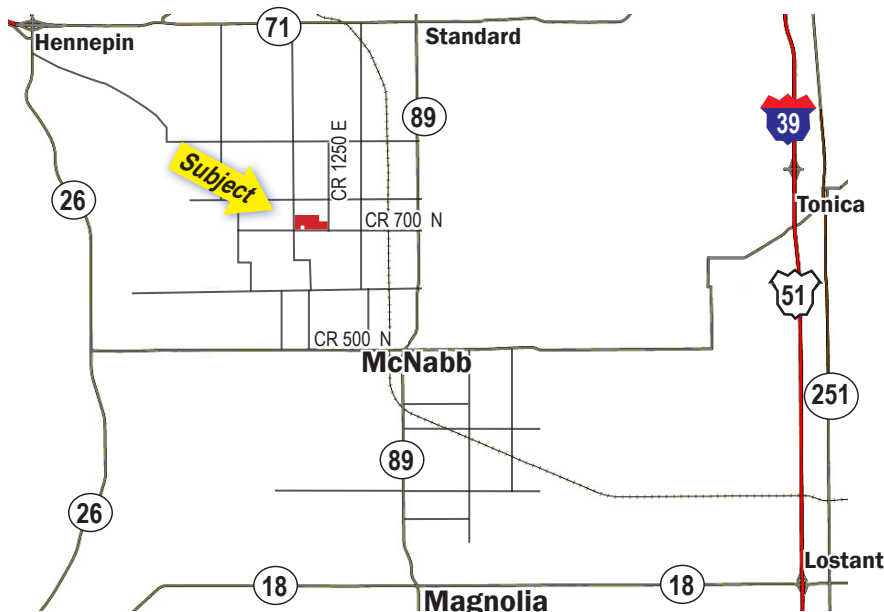
Approx. 2.5 mi. northwest of McNabb on CR 700 N and CR 1250 E

Directions to Farm:

Interstate 39 / US 51 to exit 41 (Route 18). Go west towards Magnolia, then north on Route 89 to McNabb. Continue north to CR 700 N, turn west to farm.

From the West:

IL Route 26 to County Road 500 East to McNabb. Turn north on Route 89 and continue to CR 700 N, turn west to farm.



Churchill Farm

100.24 TOTAL SURVEYED ACRES
94.46 EST. CROPLAND ACRES

Property Location:

Part of Sections 28 & 29, in Granville Twp 32N, Range 1W, Putnam Co., Ill.

Improvements: Small shed - no value

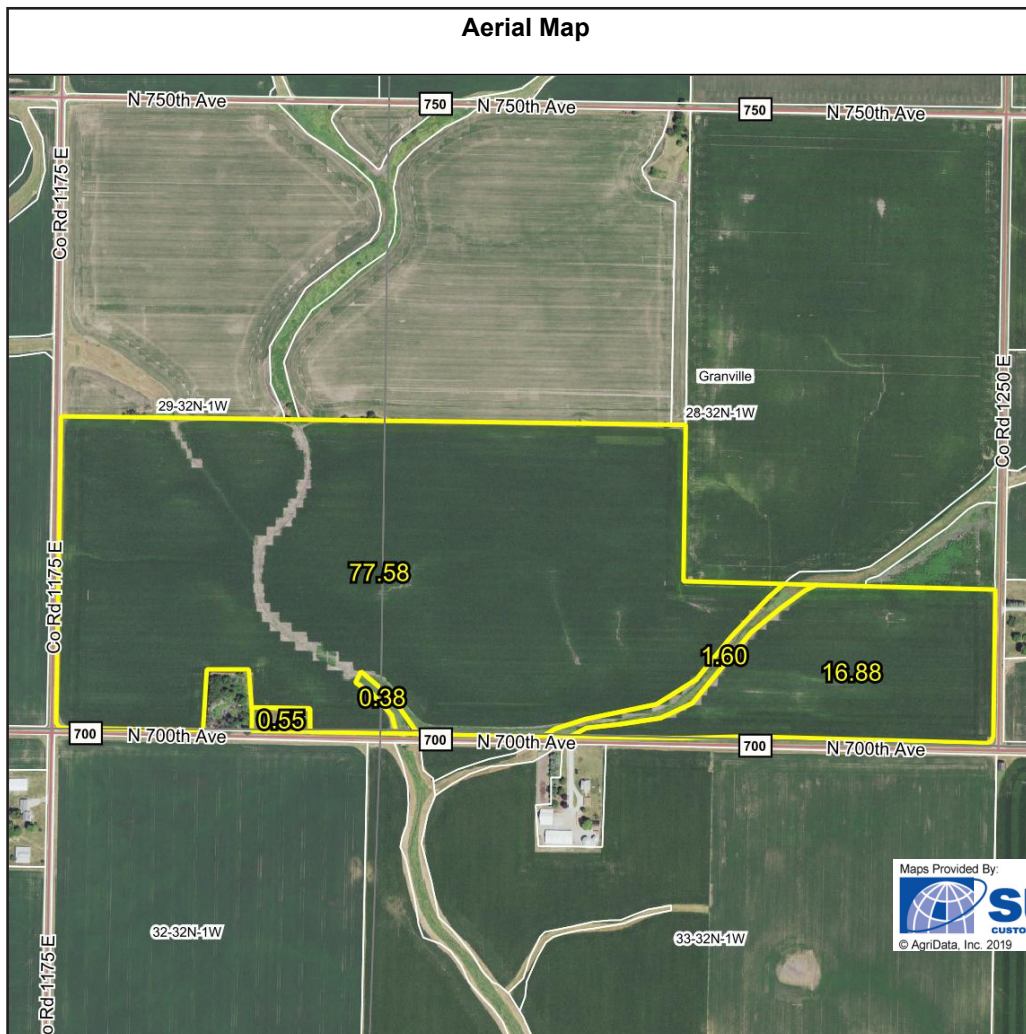
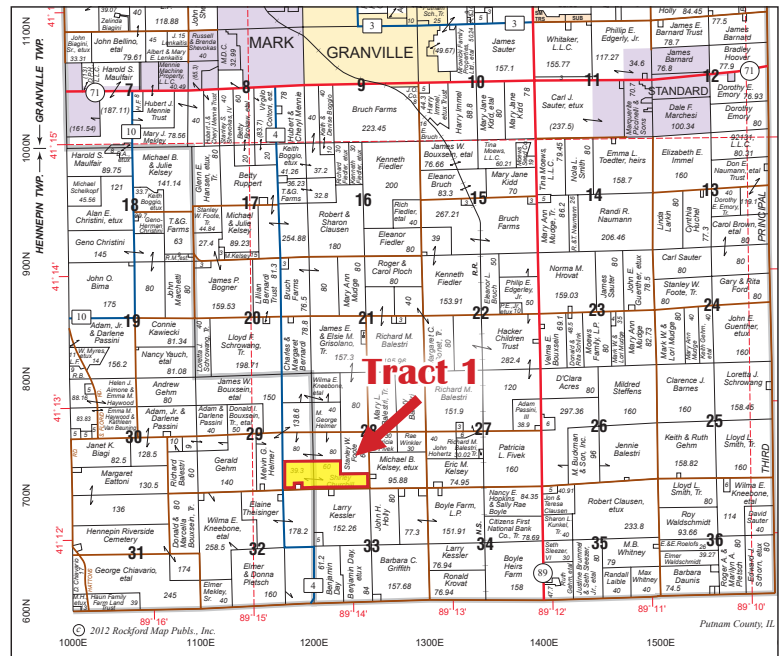
FSA Information: Farm #224 - Tract #333

Crop	Base Acres	Tract Yield	Program
Corn	96.4	143	PLC

Parcel Real Estate Taxes for 2019 paid in 2020:

Parcel No.	Tax Acres	R/E Tax	Tax Per Ac.
01-02-150-000	39.26	\$1,377.68	\$35.09
02-18-200-000	40.00	\$1,528.50	\$38.21
02-18-220-000	<u>20.00</u>	<u>\$746.72</u>	<u>\$37.34</u>
Total	99.26	\$3,652.90	\$36.80

Winning Bid: \$



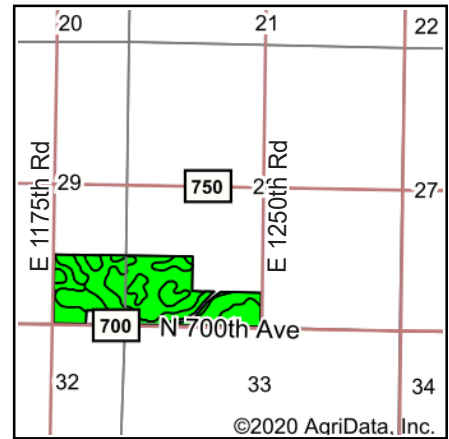
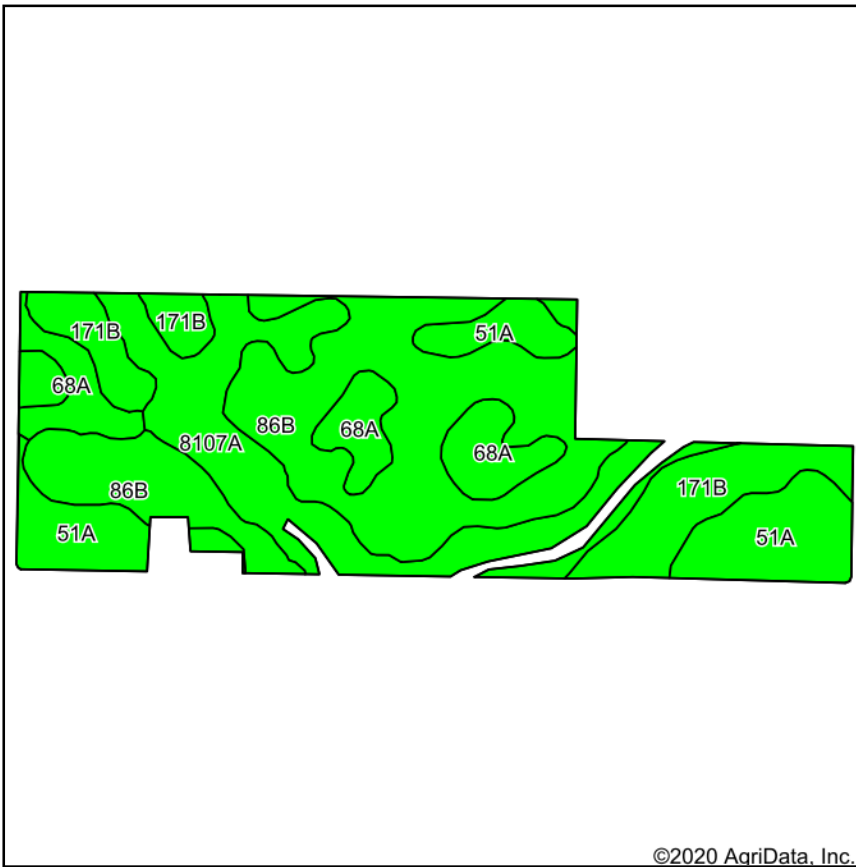
Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com

*Tax Acres provided by Putnam County Assessor's Office. Soils data provided by University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

Churchill Farm

100.24 TOTAL SURVEYED ACRES
94.46 EST. CROPLAND ACRES

Soils Map



State: **Illinois**
 County: **Putnam**
 Location: **28-32N-1W**
 Township: **Granville**
 Acres: **94.38**
 Date: **8/31/2020**



Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
86B	Oscos Silt Loam	2 to 5	34.91	37.0%		**189	**59	**140
8107A	Sawmill Silty Clay Loam	0 to 2	19.45	20.6%		189	60	139
51A	Muscataune Silt Loam	0 to 2	16.83	17.8%		200	64	147
171B	Catlin Silt Loam	2 to 5	12.98	13.8%		**185	**58	**137
68A	Sable Silty Clay oam	0 to 2	10.21	10.8%		192	63	143
Weighted Average						190.7	60.4	141

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

Farmland Auction

100.24+/- Total Surveyed Acres

in 1 Tract in Putnam County, Illinois

Tuesday, October 27, 2020, at 10:00 a.m.

Online: www.capitalag.com - follow link to register at proxibid.com



Click on image to register

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

DISCLAIMER

All acres noted in this brochure are +/-.

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CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests. This offering is subject to prior sale, matters of title, or requirements the seller may impose, and it may be withdrawn from the market without advance notice.



22263 1365 N Avenue
Princeton, IL 61356

Putnam Co. Farmland Auction

Further Information
and Auction services by:

Timothy A. Harris, AFM

Managing Broker
Licensed Illinois Auctioneer
#441.001976

timothy.a.harris@pgim.com

Call: 815-875-7418