

Auction Procedure: 99.26± total tax 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, cashier's check or personal check to account designated by Seller's attorney by 4:00 p.m. the day of the auction. Balance due upon closing. Seller shall provide and pay for title insurance to the buyer(s).

Property Location: Part of Sections 28 and 29, Granville Township 32N, Range 1W, Putnam Co., IL. There is a small shed of no value located on the property.

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

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: The farm is being sold based upon tax acres. Owner/Seller will provide a survey for the entire farm on or before closing. 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.

Online Registration: All bidders must be registered through Proxibid. If a potential bidder has difficulty registering, they may contact either Proxibid or Capital Agricultural Property Services, Inc. for assistance. CAPS reserves the right to deny registration.

Seller's Attorney: Michael English
Russell, English, Scoma & Beneke
10 Park Avenue W
Princeton, IL 61356
Ph: 815-875-4555 Email: menglish@resblaw.com

Seller: Churchill Living Trust

Auctioneer: Timothy A. Harris, Designated Managing Broker, Illinois Auctioneer Lic. #441.001976
Ph: 815-875-7418 Email: timothy.a.harris@pgim.com

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

Disclaimer: All acres noted in this brochure are +/-, and all boundary lines are approximate. The farm will be sold on taxable acres but will close based upon surveyed acres to be determined on or before closing.

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

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.

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