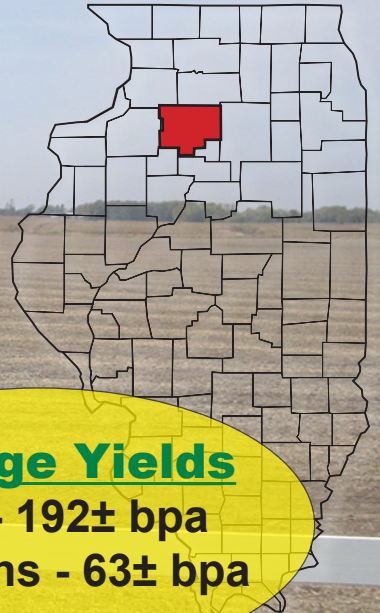


FARMLAND AUCTION

Bureau County, Illinois

154.08+/- TOTAL TAX ACRES

150.54+/- FSA CROPLAND ACRES



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

Average Yields
Corn - 192± bpa
Soybeans - 63± bpa

Offered in 1 Tract

Farmland along with house and outbuildings

Seller: Joann E. Johnson Family Trust

Thursday
December 3, 2020
1:00 p.m.

Online: www.capitalag.com



Click on image to register



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

Bureau County Farm Auction Information

Auction: Thursday, December 3, 2020, at 1:00 p.m.
Online Information: www.capitalag.com
Online Bidding Powered by: Proxibid

Procedure: 154.08± total tax acres of farmland, house and out-buildings 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 successful bidder will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 P.M. the day of the auction. A personal or cashier's check for 10% of the purchase price delivered to the Seller's attorney by 4:00 PM on December 4, 2020. If you prefer to wire the deposit to the Seller's attorney, you must contact his office for wire transfer instructions which can only be faxed to you, or sent via encrypted e-mail. Wire instructions cannot be sent to you by regular e-mail for security reasons. The wire must be received by the same time the next business day. The balance of the purchase price is due at closing, which will occur on or before December 31, 2020 at the Seller's attorney's office. The property is being sold as a single tract and if you wish to split it into smaller parcels, and convey the same to multiple buyers, all expenses related to the division are the sole responsibility of the buyer.

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., December 4, 2020. 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 December 31, 2020, subject to rights of the current tenant.

Survey: The farm is being sold based upon real estate tax acres. Owner/Seller will not provide a survey.

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 Bureau County Treasurer's Office, the total 2019 pay in 2020 real estate / drainage taxes were \$4,247.24. The farm is located in the Manlius 1 Drainage District, Bureau Valley School Dist. #340, and Sauk Valley JC Dist. #506.

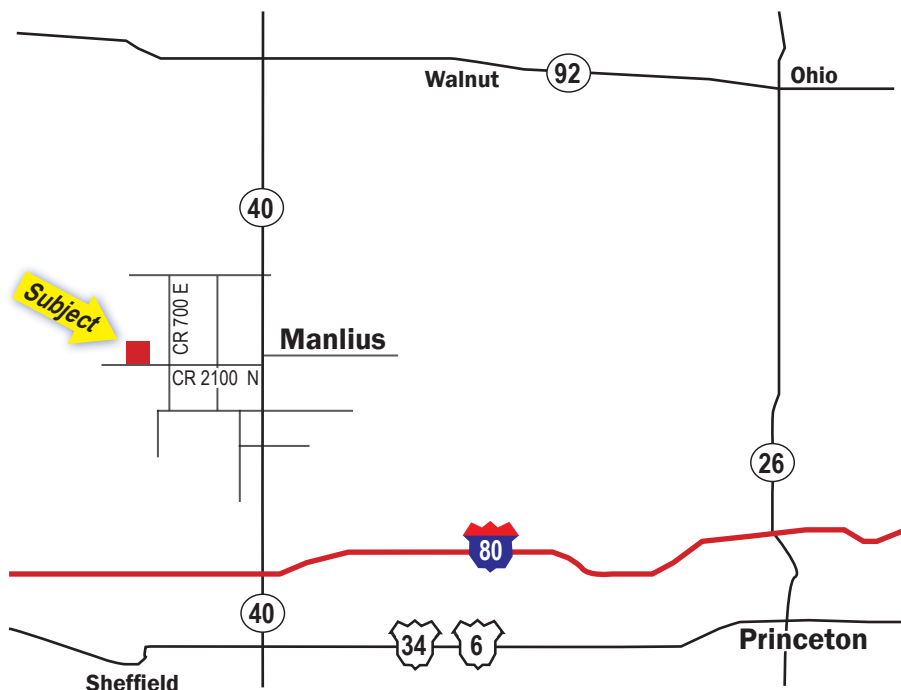
Improvements: 1,100± sq. ft., 2 bedroom, 1 bath house, central air conditioning, 225 amp electric service, 2 car detached garage, machine shed, barn, and several outbuildings.

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

Seller: Joann E. Johnson Family 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.



For more information, contact:

Timothy A. Harris
815-875-7418

timothy.a.harris@pgim.com

Farm Location:

Joann E. Johnson Family Trust:

Approx. 3.5 mi. west of Manlius
6377 2100 N Avenue, Sheffield, Illinois

Directions to Farm:

From Interstate 80 to Route 40 (exit 45). Proceed towards Manlius to CR 2100 N, turn west. The farm is approximately 1/2 mile west of CR 700 E.

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

Joann E. Johnson Family Trust Farm

154.08 TOTAL TAX ACRES
150.54 FSA CROPLAND ACRES

Property Location:

Section 18 in Manlius Twp 17N, Range 7E, Bureau Co., Ill.

Improvements: 1,100± sq. ft, 2 bedroom, 1 bath house, central air conditioning, 225 amp electric service, 2 car detached garage, machine shed, barn, and several outbuildings.

FSA Information: Farm #1639 - Tract #1024

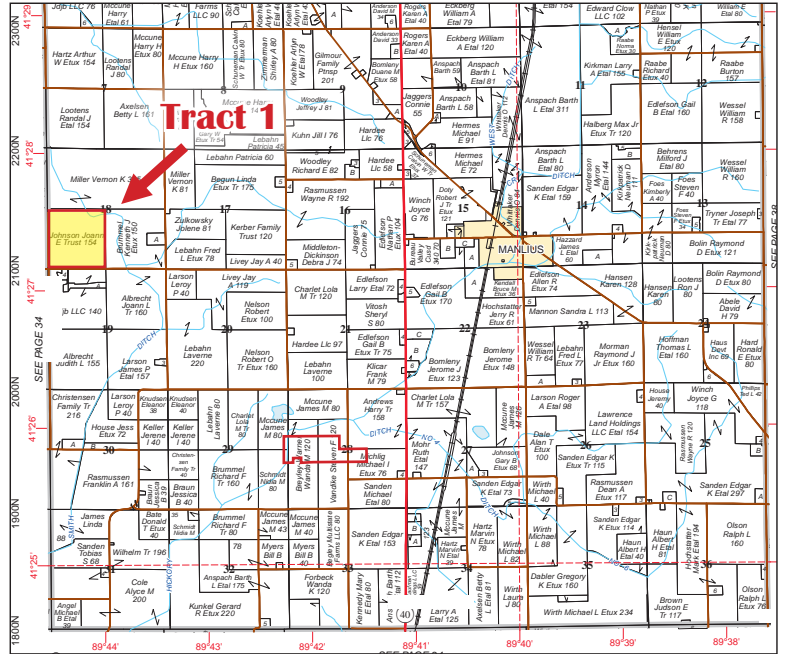
Crop	Base Acres	Tract Yield	Program
Corn	109.83	139	PLC
Soybeans	28.67	41	ARC Co

Parcel Real Estate/Drainage Taxes for 2019 paid in 2020:

Parcel No.	Tax Acres	Total Taxes	Tax Per Ac.
08-18-300-001	154.08	\$4,247.24	\$27.57

The farm is located in the Manlius 1 Drainage District, Bureau Valley School District #340, and Sauk Valley JC District #506.

Winning Bid: \$



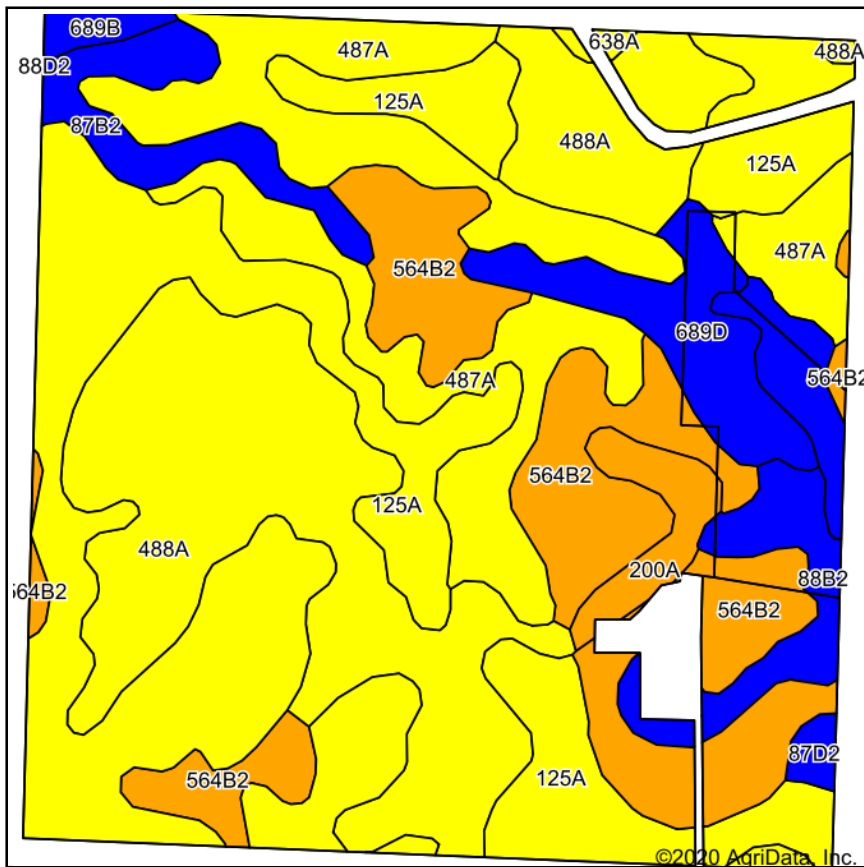
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

*Tax Acres provided by Bureau 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.

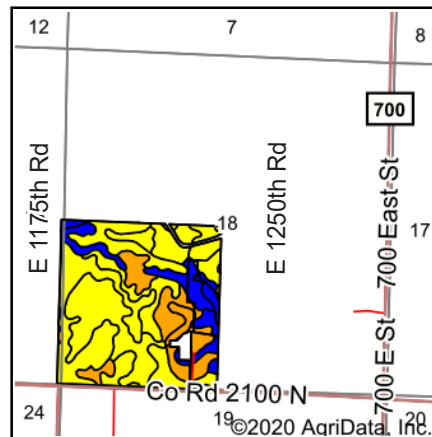
Joann E. Johnson Family Trust Farm

154.08 TOTAL TAX ACRES
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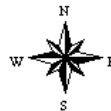
Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bureau**
Location: **18-17N-7E**
Township: **Manlius**
Acres: **149.79**
Date: **10/16/2020**



Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
125A	Selma Loam	0 to 2	45.68	30.5%		176	57	129
488A	Hooppole Loam	0 to 2	34.78	23.2%		163	54	121
487A	Joyce Silt Loam	0 to 2	23.44	15.6%		180	57	132
564B2**	Waukegan Silt Loam	2 to 5	22.85	15.3%		**154	**50	**113
689D**	Coloma Sand	7 to 15	6.42	4.3%		**95	**30	**71
87B2**	Dickinson Sandy Loam	2 to 7	4.83	3.2%		**135	**44	**99
88B2**	Sparta Loamy Sand	2 to 6	4.47	3.0%		**113	**39	**87
200A	Orio Loam	0 to 2	2.81	1.9%		147	48	110
88D2**	Sparta Loamy Sand	6 to 12	2.60	1.7%		**111	**38	**86
689B**	Coloma Sand	1 to 7	.94	.6%		**101	**32	**75
87D2**	Dickinson Sandy Loam	7 to 15	.68	.5%		**126	**41	**93
638A	Muskego Muck	0 to 2	.29	.2%		169	54	125
Weighted Average						161.2	55.4	119

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

Joann E. Johnson Family Trust Farm

154.08 TOTAL TAX ACRES
150.54 FSA CROPLAND ACRES



Farmland Auction in 1 Tract 154.08+/- total tax acres of Bureau Co. Farmland, House and Outbuildings

Thursday, December 3, 2020, at 1:00 p.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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22263 1365 N Avenue
Princeton, IL 61356

Bureau Co., IL 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