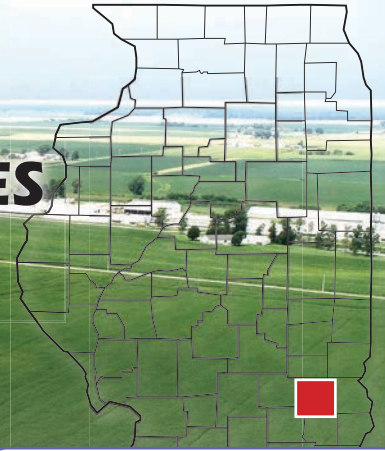


FARMLAND AUCTION

Jasper County, Illinois

325.02+/- TOTAL SURVEYED ACRES
296.75+/- FSA CROPLAND ACRES

Offered in 2 Tracts



5-yr. Average Yields

Corn - 190± bpa
Soybeans - 55± bpa

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

Tuesday, November 15, 2022
at 10:00 a.m.

Online: www.capitalag.com

Seller: Art Schultz Farms Partnership

Click on image
to register



Click here to view
video of the Schultz Farm



Boundary lines are approximate.

For more information, contact:
Christopher S. (Scott) Johnson, AFM
Designated Managing Broker
217-369-7046 christopher.johnson@pgim.com

601 E. Main St., Suite 210, Mahomet, IL 61853



Jasper County Farm Auction Information

Auction: Tuesday, November 15, 2022, at 10:00 a.m.
 Online Information: www.capitalag.com
 Online Bidding Powered by: Proxibid

Procedure: 325.02± total acres of farmland offered in 2 tracts to be sold based upon surveyed acres. Each tract will be auctioned individually. Buyers interested in the entire farm will need to bid on each tract. 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 per tract. Property is being sold on an "as is/where is" basis.

The successful bidder(s) 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 or wire transfer for 10% of the purchase price delivered to the Seller's attorney by 4:00 p.m. on November 15, 2022. The balance of the purchase price is due at closing, which will occur on or before December 15, 2022. The property is being sold in 2 tracts.

Financing: Bidders must have arranged financing prior to the auction and should be prepared to enter into purchase contract following the auction, and pay cash at closing.

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., November 15, 2022. Balance due upon closing.

Closing & Possession: Closing to occur on or before December 15, 2022, subject to rights of the current tenant.

Property Location: Part of Section 2, Fox Twp. 5N, Range 10E, Jasper Co., IL, at 400th Avenue and 1600th Street.

Mineral Rights: There is an existing oil & gas lease in place. Any mineral rights owned by Seller will be conveyed to Buyer(s) at closing.

Lease: Open for 2023

Survey: The farm is being sold based upon surveyed acres.

FSA Information: Farm #2864, Tract #5564

Crop	Base Ac.**	Tract Yield**	Program
Corn	149.75	140	ARC-Co
Soybeans	149.75	42	ARC-Co

**Exact base acres and yield to be determined after reconstitution from the Jasper County FSA Office. There are 46.81 acres in the north field of Tract 2 classified as "highly erodible land," according to FSA.

Real Estate The Seller has paid the 2021 real estate taxes due in 2022. Seller will give a credit to the buyer(s) at closing for the 2022 payable 2023 real estate taxes, based upon the most current and available information. The 2021 taxes paid in 2022 were:

Parcel Number	Tax Acres	Total Taxes	Tax Per/Ac.
29-18-02-100-001	308.69	\$5,290.34	\$17.14

***Exact tax acres and total taxes to be determined after split from the Jasper County Assessor's & Treasurer's Offices. According to the Jasper County Treasurer's Office, the farm is located in the Jasper Unit School District and IECC Junior College Dist. 529.

Seller's Attorney: Aaron Leonard, Taylor Law Offices, P.C.
 100 W. 6th Street, Flora, IL 62401
 ph. 618-662-6022

Seller: Art Schultz Farms Partnership

Auctioneer: Timothy A. Harris, Designated Managing Broker
 Capital Agricultural Property Services, Inc.
 Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc.,
 Christopher S. (Scott) Johnson and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

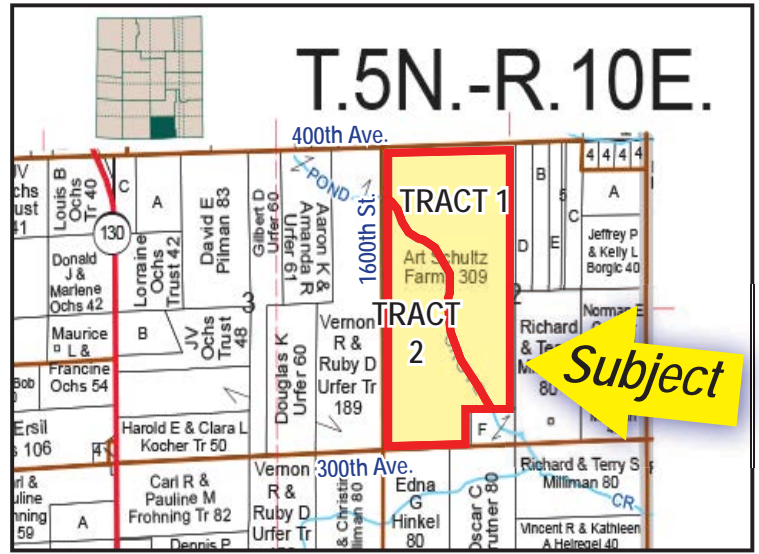
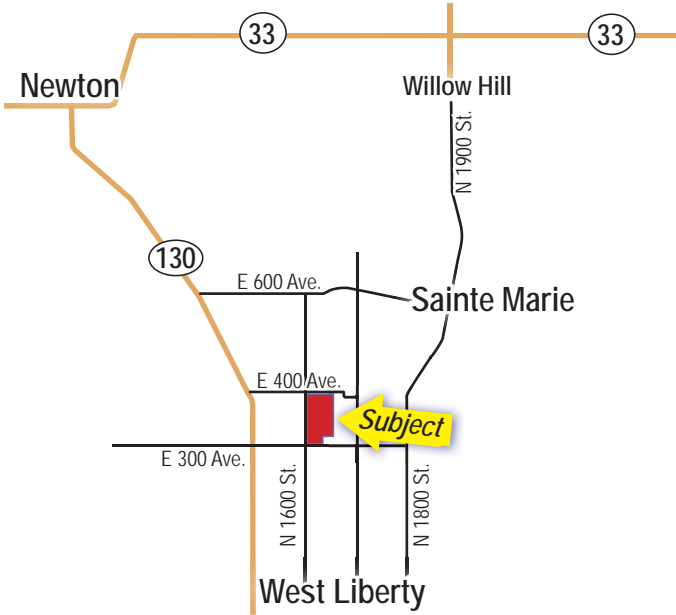


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 217-369-7046 christopher.johnson@pgim.com

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

Art Schultz Farms Jasper County, IL

325.02± TOTAL SURVEYED ACRES
296.75± FSA CROPLAND ACRES
OFFERED IN 2 TRACTS



Plat Map courtesy of Rockford Map Publishers.

Property Location:

400th Ave. & 1600th St., Newton, IL

7± miles southeast of Newton, IL

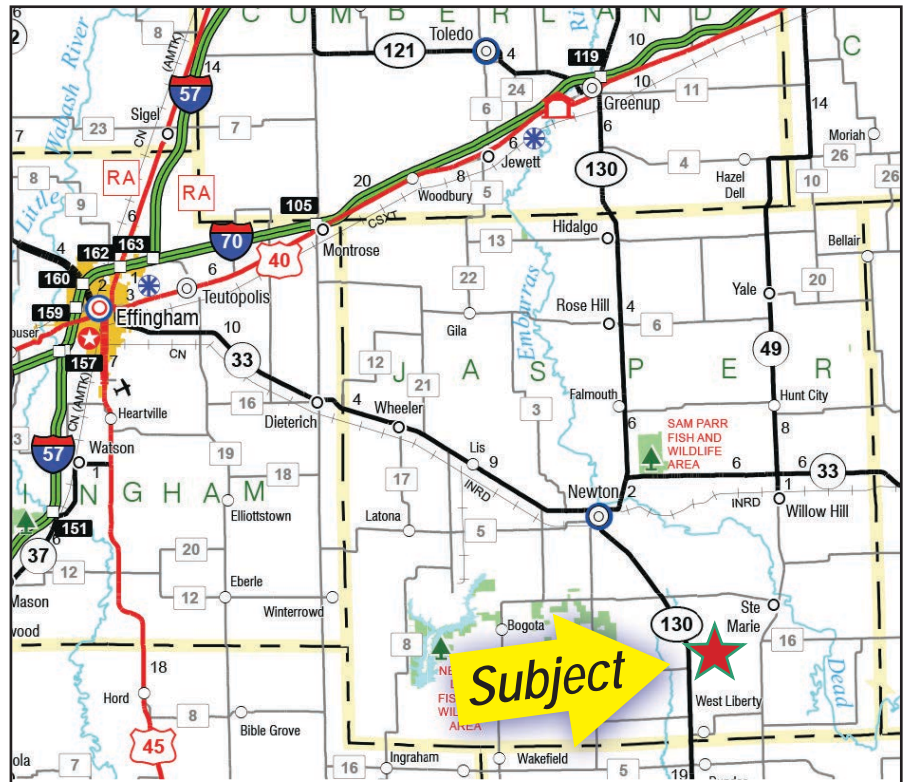
12± miles north of Olney, IL

31± miles southeast of Effingham, IL

Directions to Property:

IL Route 33 in Newton, then south on IL Route 130 to 400th Ave. Go east one mile and the farm is located on the southeast corner of 400th Ave. and 1600th St.

From Interstate 57 exit US 40 east (Effingham) to IL 33 (S. Willow St.) appx. 23 miles to Newton, then south on IL 130 to 400th Ave. Go east one mile and the farm is located on the southeast corner of 400th Ave. and 1600th St.

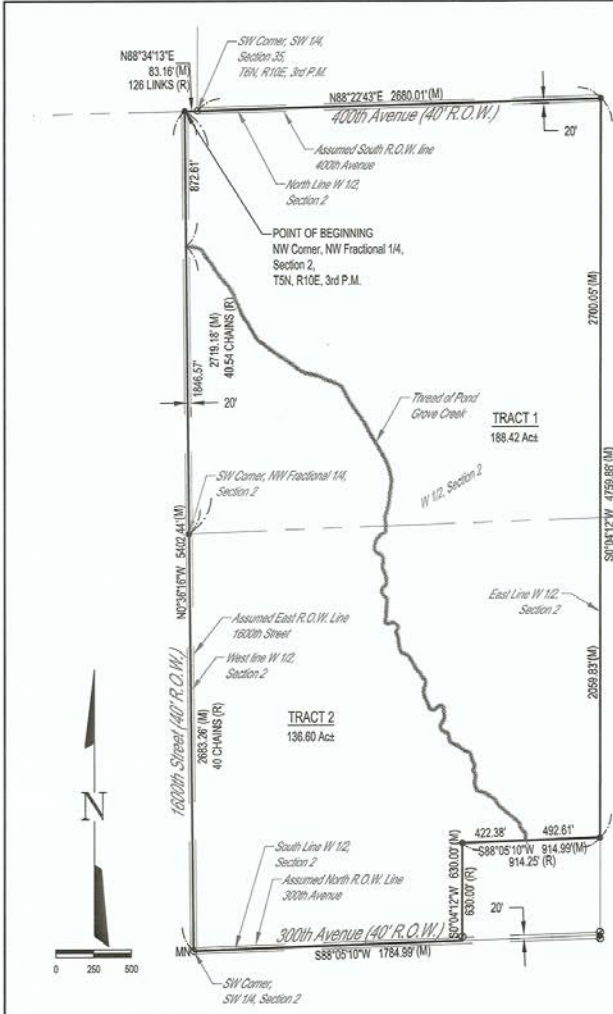


Map courtesy of IDOT.Illinois.gov

All boundary lines are approximate

Art Schultz Farms Jasper County, IL

325.02± TOTAL SURVEYED ACRES
296.75± FSA CROPLAND ACRES
OFFERED IN 2 TRACTS



- LEGEND**
- IRON PIN FOUND
 - MN ○ MAG NAIL FOUND
 - ⊙ WOOD POST FOUND
 - IRON PIN SET
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE
 - THREAD OF POND GROVE CREEK

Referenced to the Illinois State Coordinate System East Zone Datum of NAD83(2011) Epoch 2010.00 ORTHO HEIGHT: NAVD 88(GEOD128)

LEGAL DESCRIPTION

TRACT 1
A part of the West Half of Section 2, Township 5 North, Range 10 East, of the Third Principal Meridian, Jasper County, Illinois, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northwest Fractional Quarter of said Section 2, being an iron pin;

Thence, N 88° 34' 13" E, all bearings are referenced to the Illinois State Plane Coordinate System East Zone Datum of 1983, along the North line of the West Half of said Section 2, to the Southwest corner of the Southwest Quarter of Section 35, Township 6 North, Range 10 East, of the Third Principal Meridian, Jasper County Illinois, a distance of 83.16 feet, to an iron pin;

Thence, N 88° 22' 43" E, continuing along the North line of the West Half of said Section 2, to the East line of the West Half of said Section 2, a distance of 2,680.01 feet, to an iron pin;

Thence, S 00° 04' 12" W, along the East line of the West Half of said Section 2, a distance of 4,759.88 feet, to an iron pin;

Thence, S 88° 05' 10" W, to the Thread of Pond Grove Creek, a distance of 492.61 feet, to a point;

Thence, Northwesterly, along the Thread of Pond Grove Creek, to the West line of the West Half of said Section 2, to a point;

Thence, N 00° 36' 16" W, along the West line of the West Half of said Section 2, a distance of 872.61 feet, to the POINT OF BEGINNING, and containing 188.42 acres, more or less.

TRACT 2
The West Half of Section Two (2), Township Five (5) North, Range Ten (10) East of the 3rd P.M., except a tract in the Southeast corner more particularly described as follows: Beginning at a point which is the Southeast Corner of the Southwest Quarter of said Section 2, thence North along the East line of said Southwest Quarter, a distance of 630 feet, thence West a distance of 914.25 feet to a point, thence South a distance of 630 feet to the South line of said Southwest Quarter of Section 2, and thence East along the South line of said Southwest Quarter of 914.25 feet more or less to the point of beginning.

EXCEPTING THEREFROM

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Thence, N 00° 36' 16" W, along the West line of the West Half of said Section 2, a distance of 872.61 feet, to the POINT OF BEGINNING, and containing 136.60 acres, more or less.

State of Illinois)
County of Jasper) SS

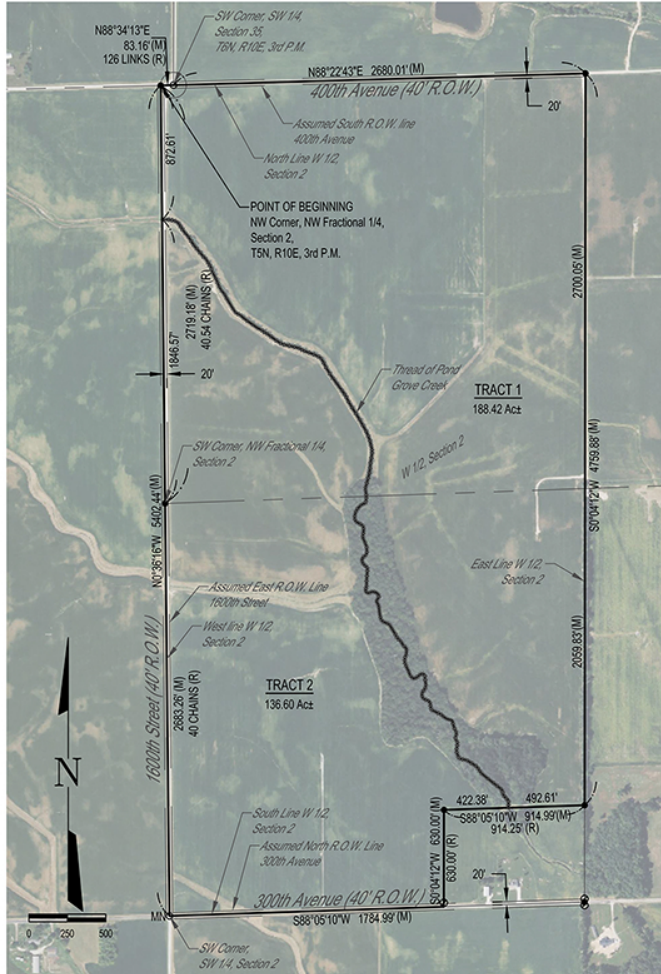
Douglas C. Grunloh
Douglas C. Grunloh, P.L.S. No. 3696 My License Expires 11-30-22

I, Douglas C. Grunloh, Illinois Professional Land Surveyor No. 3696, employed by Milano & Grunloh Engineers, LLC, do hereby state that this is a just and correct survey and as so plotted hereon. This professional service conforms to the current Illinois minimum standards for a boundary survey. In witness whereof, I have hereunto set my hand and affixed my Illinois Land Surveyor's Seal this 4th day of October, 2022 A.D.

JOB # 22192	PLAT OF SURVEY	 MILANO & GRUNLOH ENGINEERS, LLC 114 W. WASHINGTON AVE. PO BOX 897 EFFINGHAM, IL 62401 Phone: (217) 347-7262 (800) 677-2714 Email: mgengineers@mgengineers.com Web: www.mgengineers.com Design Firm #184-003108	DRAWN BY JCS
	PART OF THE W 1/2, SECTION 2 TSN, R10E, 3RD P.M. JASPER COUNTY, ILLINOIS		CHECKED BY CWP
			FIELD BOOK 819
			FILE LOCATION S:\2022\22192\DWG\22192B52.DWG
			SAVE DATE 10/3/2022 15:14

Art Schultz Farms Jasper County, IL

325.02± TOTAL SURVEYED ACRES
296.75± FSA CROPLAND ACRES
OFFERED IN 2 TRACTS



LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- WOOD POST FOUND
- IRON PIN SET
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- THREAD OF POND GROVE CREEK

Referenced to the Illinois State Plane Coordinate System East Zone Datum of NAD(83)(2011) Epoch 2010.00 ORTHO HEIGHT: NAVD 88(GEOID128)

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State of Illinois)
County of Jasper) SS

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Douglas C. Grunloh, P.L.S. No. 3696 My License Expires 11-30-22

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	PART OF THE W 1/2, SECTION 2 T5N, R10E, 3RD P.M. JASPER COUNTY, ILLINOIS		CHECKED BY	CWP
			FIELD BOOK	819
			FILE LOCATION	S:\2022\22192\DWG\22192BG2.DWG
			SAVE DATE	10/5/2022 11:44

Art Schultz Farms Jasper County, IL

325.02± TOTAL SURVEYED ACRES
296.75± FSA CROPLAND ACRES
OFFERED IN 2 TRACTS

ILLINOIS JASPER FARM : 2864
 Form: FSA-156EZ Prepared: 9/15/22 7:19 AM
 See Page 2 for non-discriminatory Statements. Abbreviated 156 Farm Record Crop Year: 2022

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data										
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts	
320.88	296.75	296.75	0.00	0.00	0.00	0.00	0.00	Active	1	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod	
0.00	0.00	296.75	5.00		0.00		0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	149.75	0.00	140	
Soybeans	149.75	0.00	42	
TOTAL	299.50	0.00		

NOTES

Tract Number : 5564
 Description : SEC2 T5N R10E
 FSA Physical Location : ILLINOIS/JASPER
 ANSI Physical Location : ILLINOIS/JASPER
 BIA Unit Range Number :
 HEL Status : HEL field on tract. Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : ART SCHULTZ FARMS
 Other Producers : None
 Recon ID : None

Tract Land Data										
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane			
320.88	296.75	296.75	0.00	0.00	0.00	0.00	0.00			
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod			
0.00	0.00	296.75	5.00	0.00	0.00	0.00	0.00			

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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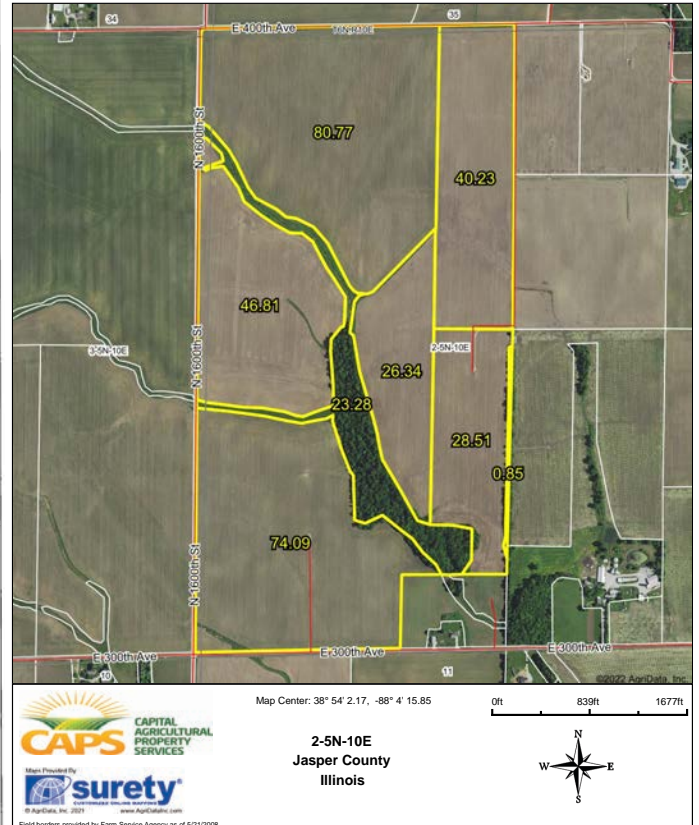
NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/beneficial status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

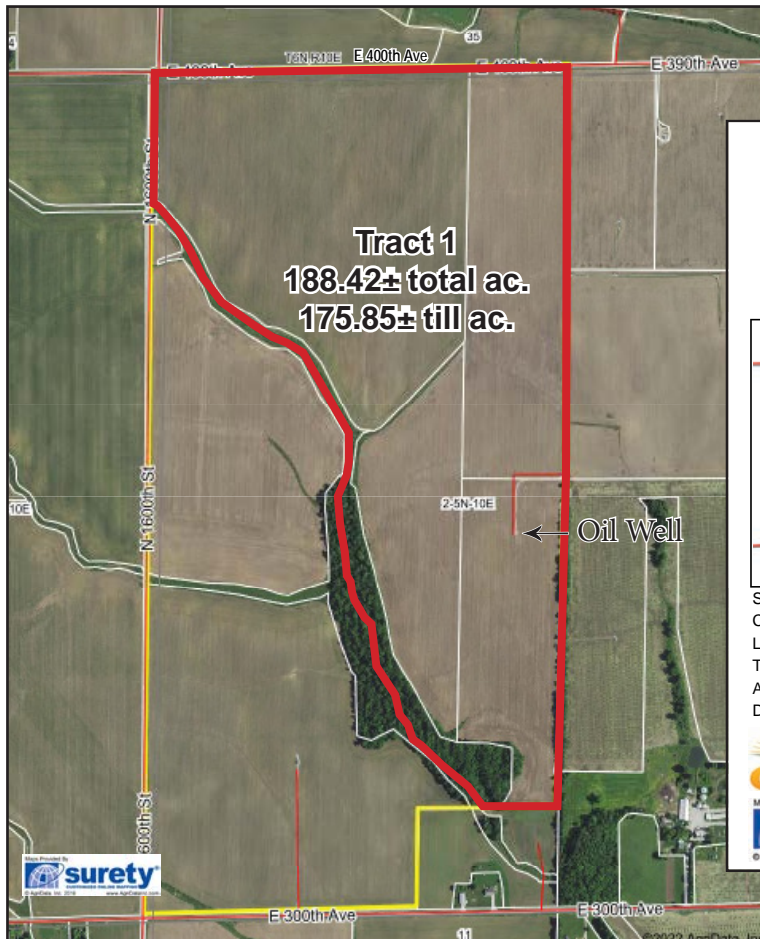
Aerial Map



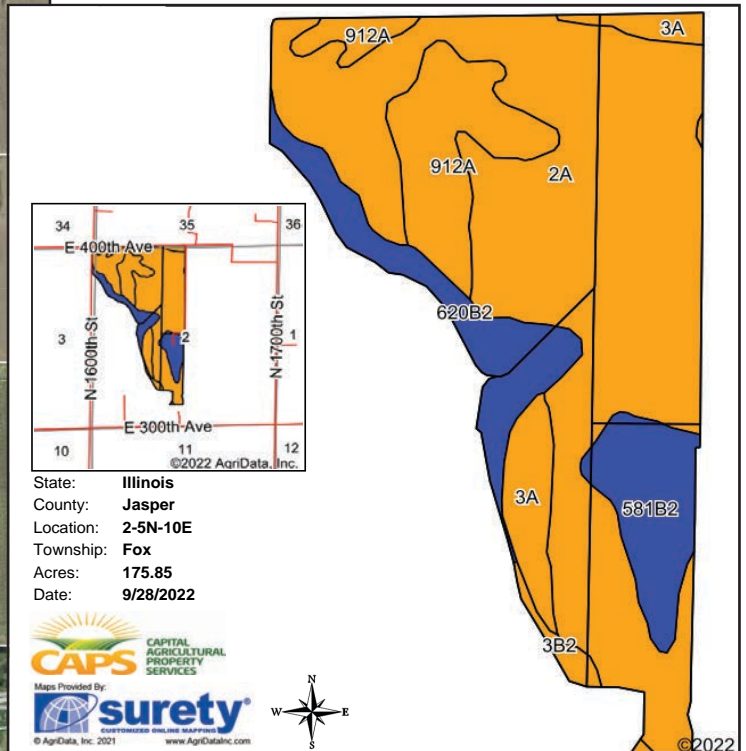
Exact base acres and yield for each tract to be determined after reconstitution from the Jasper County FSA Office.
 All boundary lines are approximate.

Art Schultz Farms Tract 1

188.42± TOTAL EST. SURVEYED ACRES
175.85± FSA CROPLAND ACRES



Winning Bid: _____



Area Symbol: IL079, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
2A	Cisne silt loam, 0 to 2 percent slopes	111.08	63.2%		149	46	109
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	21.22	12.1%		134	45	103
**620B2	Darmstadt silt loam, 2 to 5 percent slopes, eroded	16.44	9.3%		**110	**40	**86
**581B2	Tamalco silt loam, 2 to 5 percent slopes, eroded	14.64	8.3%		**108	**40	**86
3A	Hoyleton silt loam, 0 to 2 percent slopes	10.40	5.9%		146	46	108
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	2.07	1.2%		**139	**44	**103
Weighted Average					139.8	44.8	104.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.
Aerial map and soils information provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

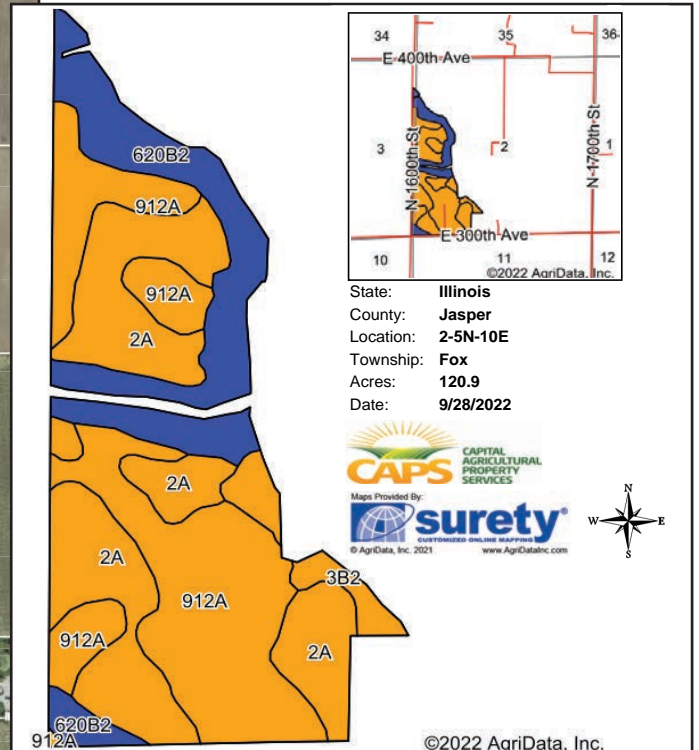
All boundary lines are approximate.

Art Schultz Farms Tract 2

136.60± TOTAL EST. SURVEYED ACRES
120.90± FSA CROPLAND ACRES



Winning Bid: _____



Area Symbol: IL079, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	46.07	38.1%		134	45	103
2A	Cisne silt loam, 0 to 2 percent slopes	42.59	35.2%		149	46	109
**620B2	Darmstadt silt loam, 2 to 5 percent slopes, eroded	27.08	22.4%		**110	**40	**86
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	5.16	4.3%		**139	**44	**103
Weighted Average					134.1	44.2	101.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
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All boundary lines are approximate.

Farmland Auction in 2 Tracts 325.02+/- total surveyed acres of Jasper Co., IL Farmland

Thursday, November 15, 2022, 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 +/-.

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.



601 E. Main St., Suite 210
Mahomet, IL 61853

Jasper Co., IL Farmland Auction

Further Information
and Auction Services by:

Christopher S. (Scott) Johnson, AFM
Desg. Managing Broker
christopher.johnson@pgim.com
Call: 217-369-7046

Timothy A. Harris, AFM, Desg. Managing Broker
Licensed Illinois Auctioneer
#441.001976
timothy.a.harris@pgim.com
Call: 815-875-7418