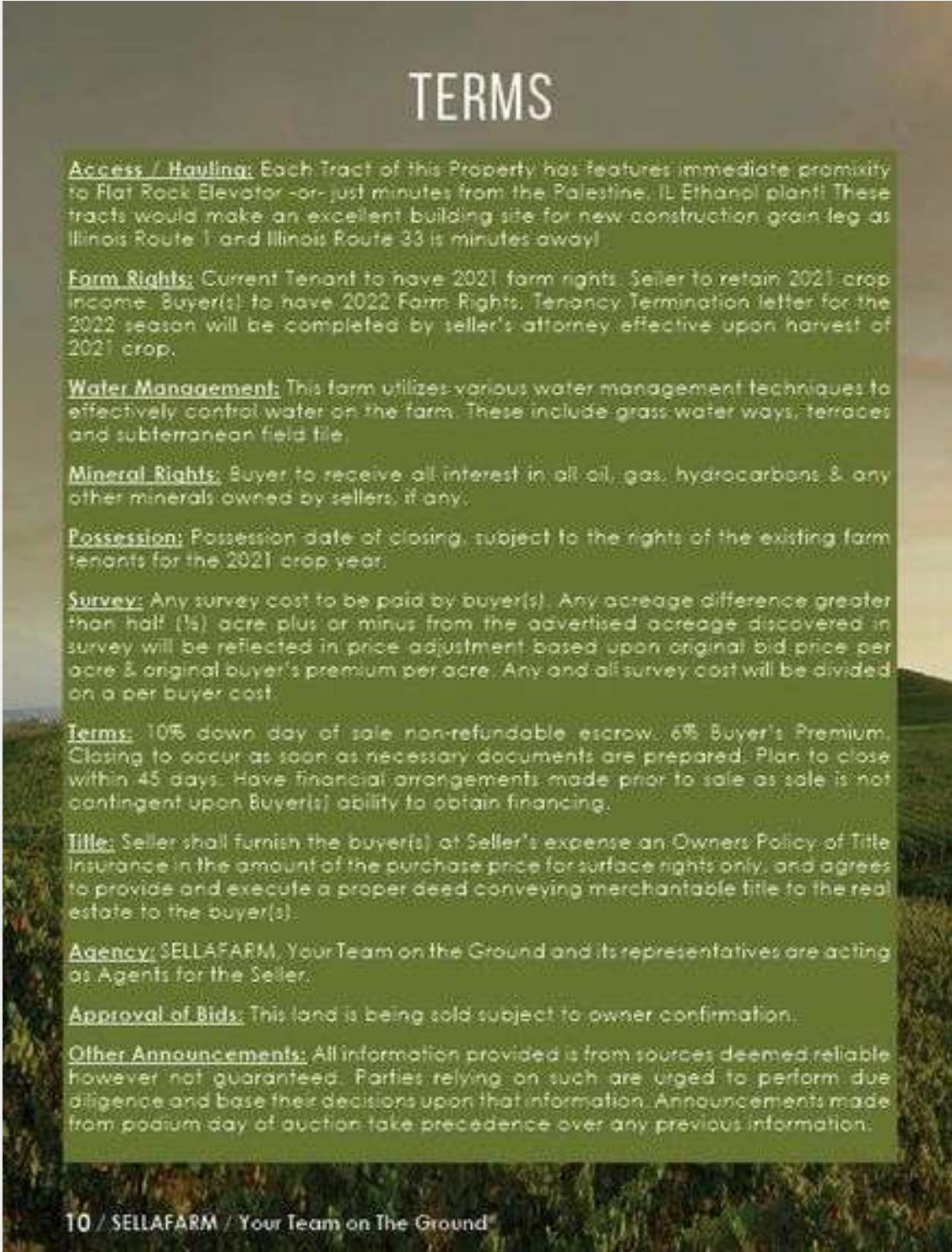


Sale Name: The Johnson Trust - Seller

LOT 4 - Tract 4 – 54+/- Acres, 49.67+/- Acres Tillable



TERMS

Access / Hauling: Each Tract of this Property has features immediate proximity to Flat Rock Elevator -or- just minutes from the Palestine, IL Ethanol plant! These tracts would make an excellent building site for new construction grain leg as Illinois Route 1 and Illinois Route 33 is minutes away!

Farm Rights: Current Tenant to have 2021 farm rights. Seller to retain 2021 crop income. Buyer(s) to have 2022 Farm Rights. Tenancy Termination letter for the 2022 season will be completed by seller's attorney effective upon harvest of 2021 crop.

Water Management: This farm utilizes various water management techniques to effectively control water on the farm. These include grass water ways, terraces and subterranean field tile.

Mineral Rights: Buyer to receive all interest in all oil, gas, hydrocarbons & any other minerals owned by sellers, if any.

Possession: Possession date of closing, subject to the rights of the existing farm tenants for the 2021 crop year.

Survey: Any survey cost to be paid by buyer(s). Any acreage difference greater than half (1/2) acre plus or minus from the advertised acreage discovered in survey will be reflected in price adjustment based upon original bid price per acre & original buyer's premium per acre. Any and all survey cost will be divided on a per buyer cost.

Terms: 10% down day of sale, non-refundable, escrow, 6% Buyer's Premium. Closing to occur as soon as necessary documents are prepared. Plan to close within 45 days. Have financial arrangements made prior to sale as sale is not contingent upon Buyer(s) ability to obtain financing.

Title: Seller shall furnish the buyer(s) at Seller's expense an Owners Policy of Title Insurance in the amount of the purchase price for surface rights only, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer(s).

Agency: SELLAFARM, Your Team on the Ground and its representatives are acting as Agents for the Seller.

Approval of Bids: This land is being sold subject to owner confirmation.

Other Announcements: All information provided is from sources deemed reliable however not guaranteed. Parties relying on such are urged to perform due diligence and base their decisions upon that information. Announcements made from podium day of auction take precedence over any previous information.

10 / SELLAFARM / Your Team on The Ground

Description

Tract 4 – 54+/- Acres, 49.67+/- Acres Tillable

Latitude: 38.909699 **Longitude:** -87.667034

Location: From IL Route 1: All Land is Contiguous. From Northeast Intersection of Flat Rock, North .25 Mi. to land location. Signs & Full Color Brochure to be Posted.

Brief Legal: Land in NW1/4, NW 1/4 Section 5, Montgomery Township, Crawford Co., IL. T5N-R11W.

Access: Direct Access / Full Frontage Access to N. 1500th Street on West.

Soils: 3333A Wakeland Silt Loam, 0-2% slope, 29.63 Ac., 54.0%; 164A Stoy Silt Loam, 0-2% slope, 12.57 Ac., 22.9%; 214B Hosmer Silt Loam, 2-5% slope, 4.66 Ac., 8.5%; 214C Hosmer Silt Loam, 5-10% slope, 4.62 Ac., 8.4%; 31A Pierron Silt Loam, 0-2% slope, 2.41 Ac., 4.4%; 164B Stoy Silt Loam, 2-5% slope, .99 Ac., 4.4%; **Weighted Productivity Index: 117.3. East 10.07 NHEL, West 39.60 HEL Classification.**

FSA Info (Entire Farm): Farm No. 5054, Tract No. 6362, Corn Base Ac. 142.50, PLC yield 110;

Soybean Base Ac. 84.80, PLC Yield 45; Total Base Ac. 227.30. CRP: 2.06 Contracted Acres. Annual Rental Rate Per Acre: \$216.41. Annual Payment: \$446. Contract End Date: 09-30-2025. See digital copy of Maps & 156 Records under the "Photo Gallery" -or- the documents Tab, view anytime at www.sellafarm.com.

R.E. Estimated Taxes (Entire Farm): Crawford County Assessor Parcel Index Numbers 09-2-05-000-001-000 (\$593.84), 09-2-05-000-002-000 (\$833.50), 09-2-05-000-015-000 (\$636.10), 09-2-05-000-016-000 (\$1,169.54), & 09-2-05-000-017-000 (\$640.24). Total Estimated Tax of \$3,873.22. (\$15.55 per acre). 2021 taxes, due & payable 2022 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. If sold separate, county/courthouse to divide accordingly. See www.sellafarm.com for tax bills.

Quantity: 1



<https://www.sellafarm.com/>