

FARMLAND AUCTION

Alkire Family Farms

Morgan County, Illinois

287.33^{+/-} Acres – Selling in 4 Tracts

Thursday, August 31st @ 10:00 A.M. C.S.T.

4-H Building, Morgan County Fairgrounds
110 N. Westgate Ave., Jacksonville, IL 62650
With Online Bidding Available



Brian D. McDowell, Broker
O: 309-284-5340 | C: 217-778-7105
bmcowell@hbtbank.com

Kevin Birlingmair, Broker, Auctioneer
309-664-8915 or klbirlin@hbtbank.com
Auction License #: 441.002130



Heartland
Bank and Trust
Company

Agricultural Services

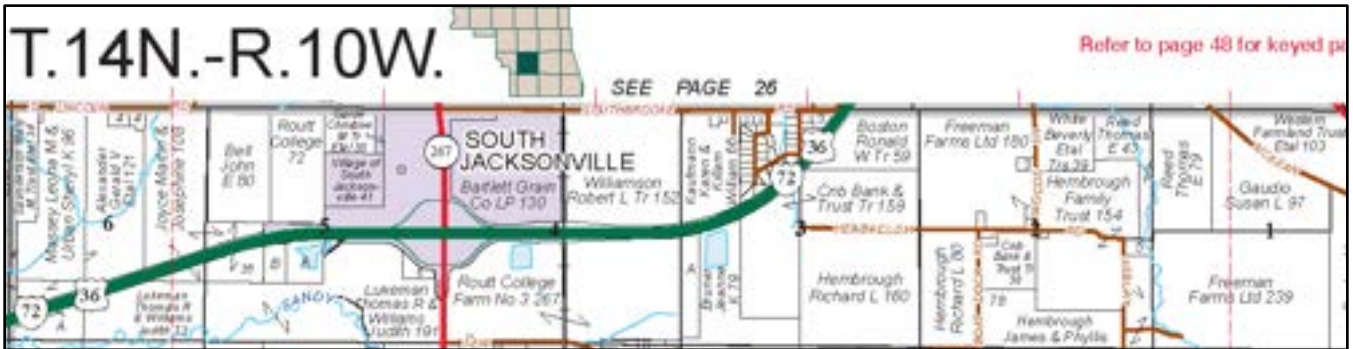
200 W. College Ave. | Normal, IL 61761
hbtbank.com/farms-for-sale / Phone: 309-661-FARM



Sale Terms and Conditions:

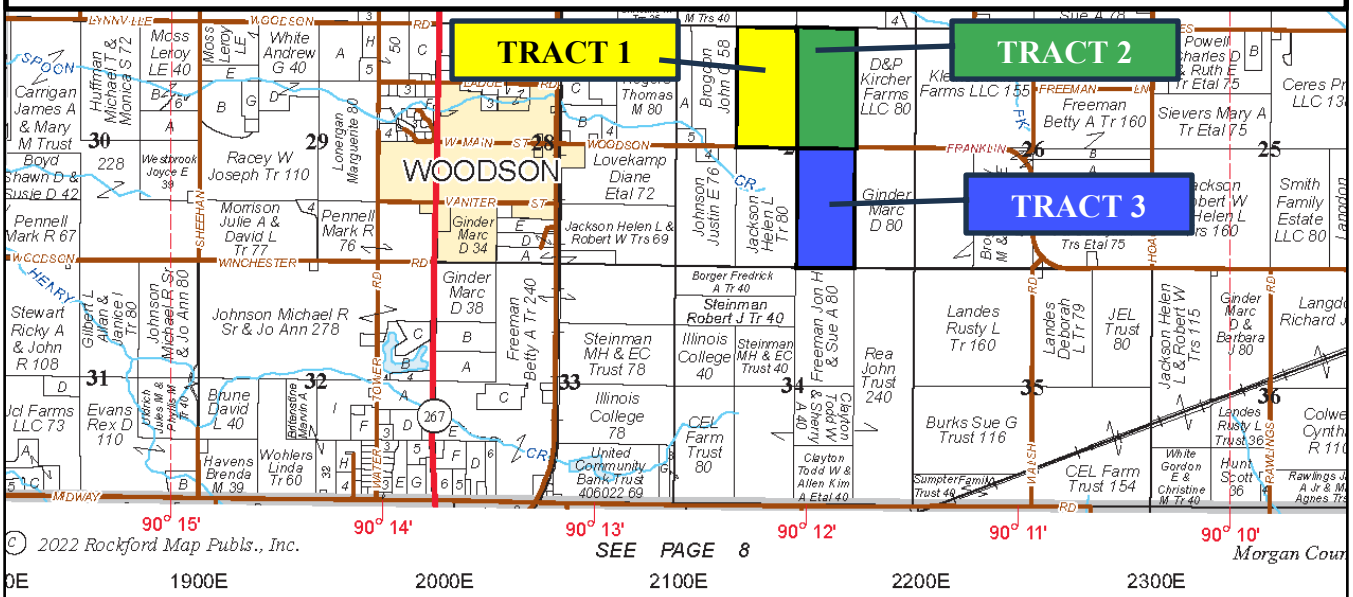
Auction Attendance:	Auction will be live, in-person at 4-H Building, Morgan County Fairgrounds AND will be a simultaneous live webcast with online bidding available on the internet as well. To view the live webcast or to bid online visit: https://heartlandbank.nextlot.com
Bids:	Tracts will be offered as a "Buyer's Choice" method. "Buyer's Choice" allows the high bidder only to choose one or both tracts. After the high bidder has chosen their tract or tracts, any remaining tract will be offered in an additional round of bidding until sold. All bid increments are at the sole discretion of the auctioneer, Kevin Birlingmair. All bids are being accepted on a per acre basis unless otherwise noted. Bid price x total acres represented in each respective tract equal the total purchase price. Final sale is subject to the Seller's approval of each individual tract and/or rejection of the total sales price. This is NOT an absolute auction.
Down Payment:	Ten percent (10%) non-refundable down payment in form of personal check, cashier's check, or bank wire will be required from Buyer(s) at execution of the purchase contract(s) the day of the Auction. Balance will be due Seller at closing.
Closing:	Closing shall occur on or before October 31, 2023.
Financing:	Bidding is NOT conditional upon financing. Bidders must have financing arranged prior to bidding at the auction or be capable of paying cash at closing.
Title:	Seller will furnish Buyer(s) a title policy in the amount of the purchase price subject to the usual and customary exceptions. Mineral rights if any, will be conveyed with the land unless otherwise specified in the contract.
Real Estate Taxes:	2023 Real estate taxes, due in 2024 shall be given as a credit to the Buyer(s) at the time of closing. All subsequent year taxes shall be the responsibility of the Buyer(s).
Lease and Possession:	The farmland lease is open for the 2024 crop year. Possession will be given after closing subject the 2023 lease rights of the current farm tenant, Steve Suttles.
Online Bidding:	To bid online, visit https://heartlandbank.nextlot.com All online bidders will need to register at least 24 hours prior to the start of auction. All bids will be visible online and in person; however, the identity of the online bidders will be kept confidential. Any bid placed during the auction is a legally binding offer to purchase said real estate being auctioned. Bids or Bidders that appear to be suspicious may be rejected by the auctioneer. By bidding utilizing this website/app, you agree to all terms and conditions set forth herein.
Online Technology Use:	Heartland Bank and its' technology provider do our best to offer online bidding technology that is effective and user friendly. However, we are not responsible for technology failures or inability to get the technology to function properly. In the event of a power outage, internet outage, server or software failure, or any other online related technology issues, Heartland Bank reserves the right to extend, continue, delay, or close bidding. Neither the technology provider nor Heartland Bank shall be held liable if your online bids are not accepted or the software fails to function properly for any reason.
Agency:	Kevin Birlingmair, Broker, Auctioneer, Brian McDowell, Broker, and Timothy L. Woods, Designated Managing Broker are designated agents with Heartland Bank and Trust Co., licensed Real Estate Broker Corp. and represent only the Seller in this transaction. Bidders acknowledge that they are representing themselves throughout the bidding process and all stages of this transaction.
Disclosure:	While the information contained in the brochure is considered accurate, there are no warranties either expressed or implied made by the Seller, Broker, or Auctioneer; all information is subject to the Buyer's own verification. The property is being sold in "as is" condition. The Seller and Heartland Bank and Trust Co. assume no liability for errors or omissions and reserves the right to alter terms of the listing. All announcements day of the sale will take precedence over printed materials.
	<ol style="list-style-type: none"> 1. Farm will be sold by taxable acres. Tillable acres estimate from FSA information. 2. Soils data provided by USDA, NRCS and Surety Maps are approximate. 3. Data provided by USDA, Morgan County FSA, Surety Maps. 4. Property locations and borders are approximate.

PLAT MAP – MORGAN COUNTY, IL



Distances from Tracts 1, 2, 3

- Woodson - 1.1 miles
- Tract 4 – 3.8 miles
- Murrayville - 4.9 miles
- South Jacksonville - 6.8 miles
- Heartland Bank and Trust Co. – 9.2 miles
Jacksonville branch -1604 W Morton Ave.
- Morgan County Fairgrounds - 10.6 miles



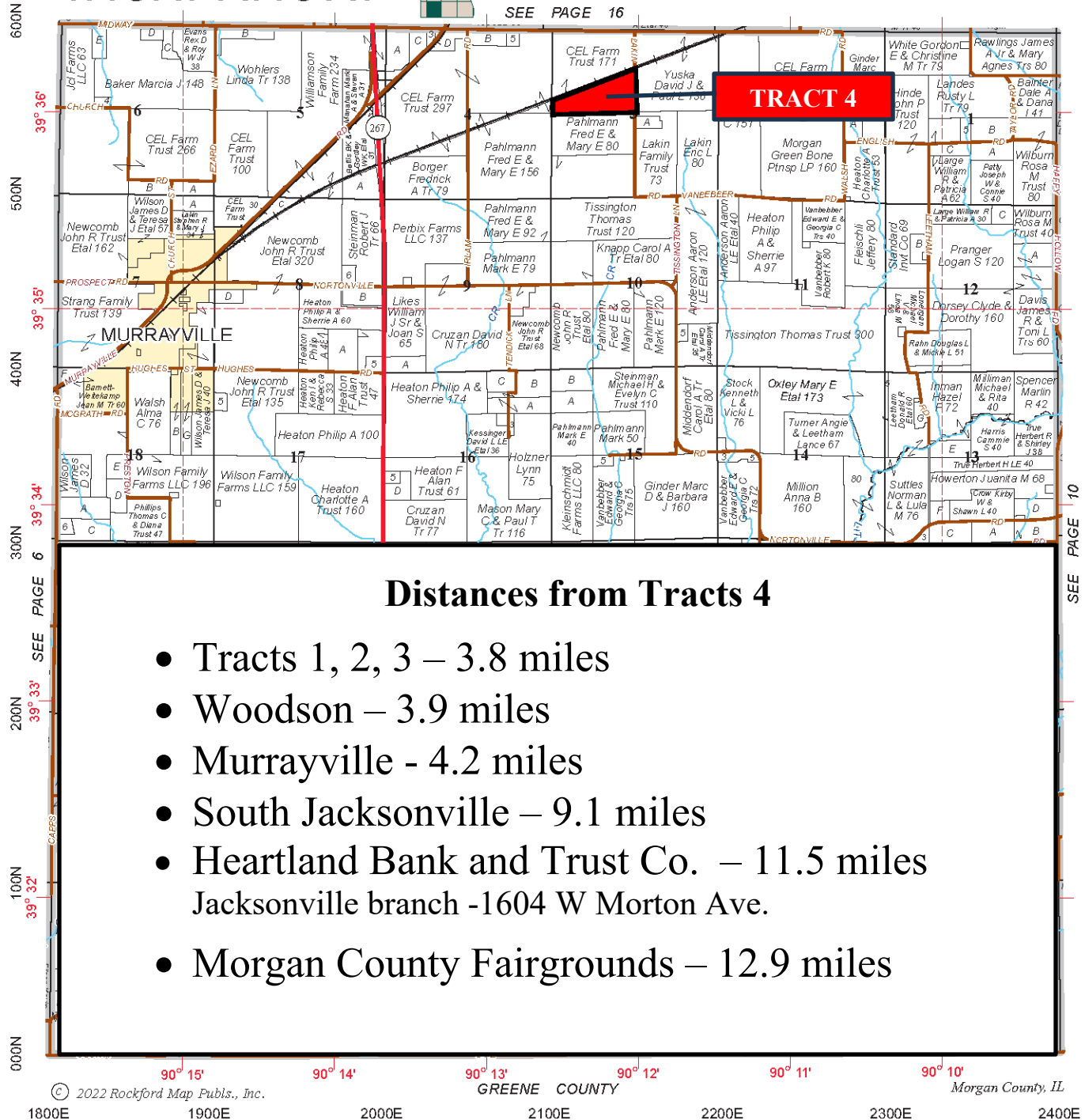
Reproduced with permission from Rockford Map Publishers, Inc. Rockford, Illinois
Acreage, mileage and boundaries are approximate

PLAT MAP – MORGAN COUNTY, IL

T.13N.-R.10W.

Refer to page 46 for keyed parcels

SEE PAGE 16



Reproduced with permission from Rockford Map Publishers, Inc. Rockford, Illinois
Acreage, mileage and boundaries are approximate

TRACT INFORMATION

Soil Type & Real Estate Tax Information

Tract	Soil PI	Major Soil Types	Tax ID #	Tax Acres 2022	Taxes paid in '23
1	141.4	Sable, Ipava, Osco, Virden	13-27-100-003	80.0	\$4,174.64
2	142.4	Ipava, Sable, Osco, Muscatune	13-27-200-001	80.0	\$7,170.62
3	142.7	Sable, Ipava	13-27-400-001	78.0	\$4,299.88
4	143	Sable, Ipava	17-03-100-003	49.33	\$2,764.06

FSA # 3292 / FSA Tracts # 526, 791

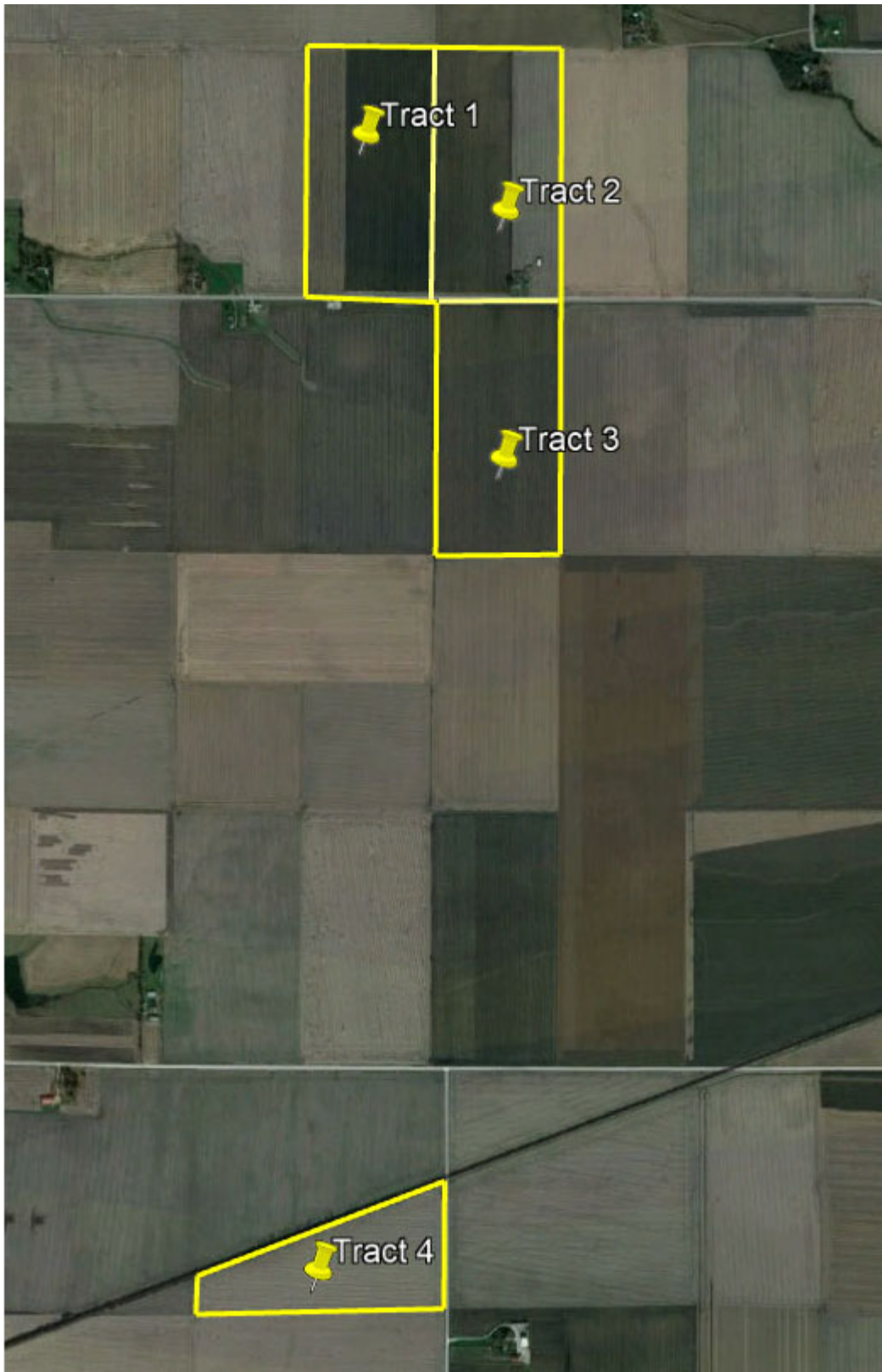
Tract / FSA	Total Acres	Tillable Acres	Corn Base Ac.	Corn PLC Yield	SB Base Ac.	SB PLC Yield	Wheat Base	Wheat PLC Yield
1,2,3* (791)	236.83	235.16**	117.75	161	115.12	47	8.17	55
4 (526)	48.74	48.74**	24.41	161	23.86	47	1.69	55

* Tracts 1,2,3 currently one combined FSA tract number
 **Tillable acres are estimates from FSA numbers



**Call us at 309-661-FARM or visit us on the web
 @ hbtbank.com/farms-for-sale**

AERIAL MAP - TRACTS 1 - 4



Acreeage and boundaries are approximate

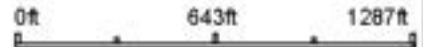
AERIAL MAP - TRACT 1



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Boundary Center: 39° 37' 56.62, -90° 12' 11.47



27-14N-10W
Morgan County
Illinois



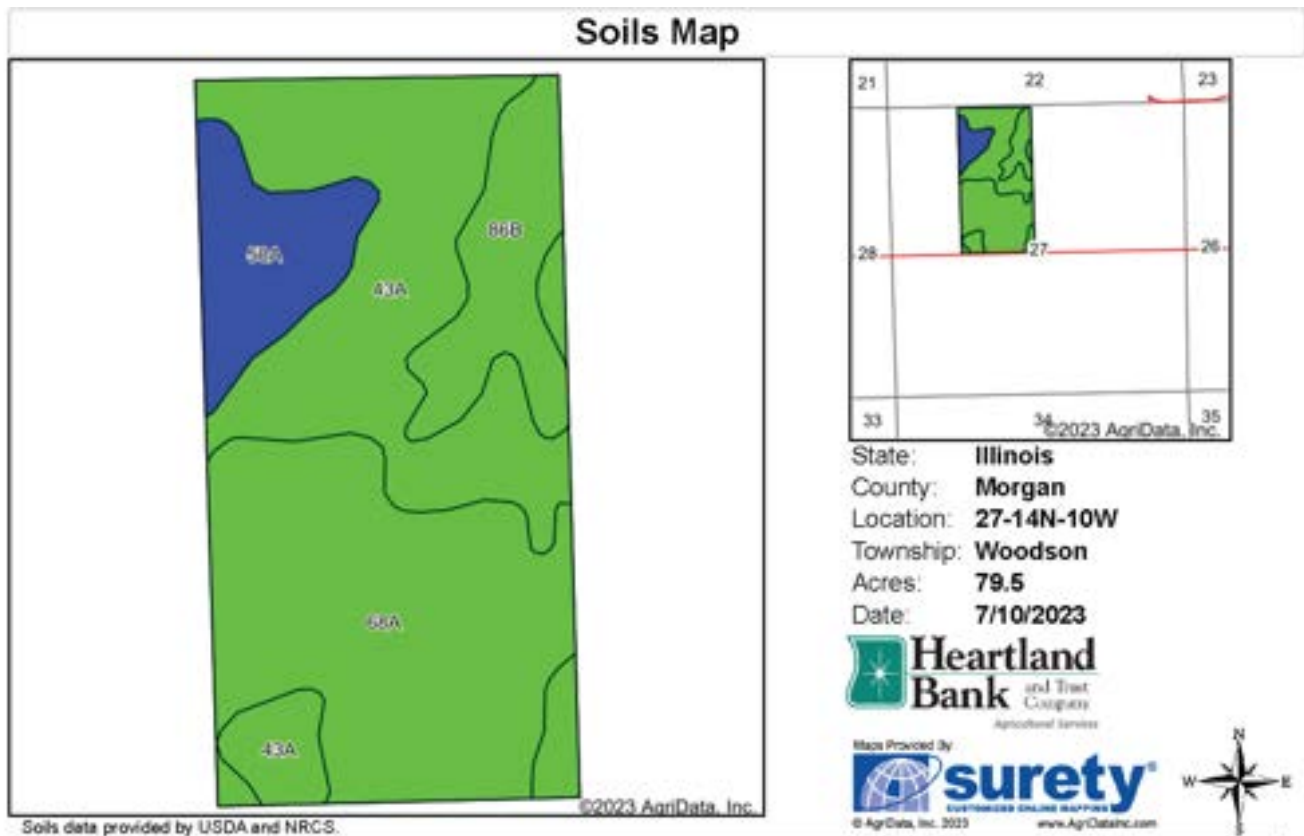
7/10/2023



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Field borders provided by Farm Service Agency as of 5/21/2008

Acres and boundaries are approximate

SOIL MAP – TRACT 1



Area Symbol: IL137, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	31.27	39.3%	■	192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	30.76	38.7%	■	191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	9.18	11.5%	■	**189	**59	**140
50A	Virden silty clay loam, 0 to 2 percent slopes	8.29	10.4%	■	182	59	135
Weighted Average					190.2	61.7	141.4

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

Acres and boundaries are approximate

AERIAL MAP - TRACT 2



Heartland Bank and Trust Company
Agricultural Services

Map Provided By
surety
CUSTOMER SERVICE ONLINE MAPS
© AgriData, Inc. 2023 www.AgrDataInc.com

Boundary Center: 39° 37' 56.53, -90° 11' 54.56

0ft 612ft 1224ft

27-14N-10W
Morgan County
Illinois

N
W E
S
7/6/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Acree and boundaries are approximate

SOIL MAP – TRACT 2

Soils Map



State: Illinois
 County: Morgan
 Location: 27-14N-10W
 Township: Woodson
 Acres: 77.8
 Date: 7/6/2023



Area Symbol: IL137, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	37.64	48.4%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	24.61	31.6%		192	63	143
**86B	Osco silt loam, 2 to 5 percent slopes	8.99	11.6%		**189	**59	**140
**51B	Muscataine silt loam, 2 to 5 percent slopes	6.56	8.4%		**198	**63	**146
Weighted Average					191.7	62.1	142.4

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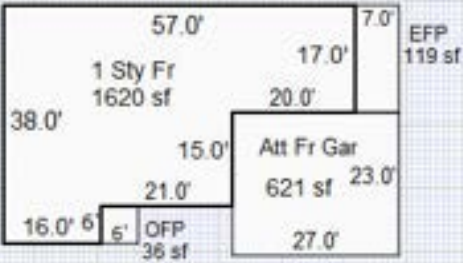
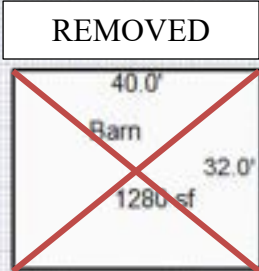
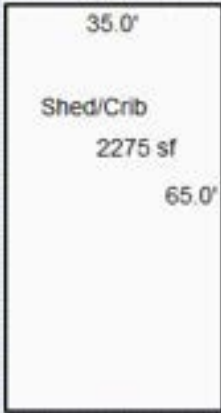
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Acreeage and boundaries are approximate

FARM IMPROVEMENTS – TRACT 2

13-27-200-001
AS 4/19



Drawn by Agri-Mark™



FARM IMPROVEMENTS – TRACT 2



3,400 bu. capacity

- 1 story ranch with attached garage
- 3 bedrooms, 2 bath
- 1,775 ft² with full basement
- Built in 1989



Barn - 2,275 ft²



AERIAL MAP - TRACT 3



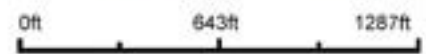
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 **Heartland Bank** and Trust Company
Agricultural Services

Maps Provided By:
 **surety**
SOUTH FARMERS ONLINE MAPS INC.
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Fence borders provided by Farm Service Agency as of 5/21/2008

Map Center: 39° 37' 30.52, -90° 11' 55.56



27-14N-10W
Morgan County
Illinois

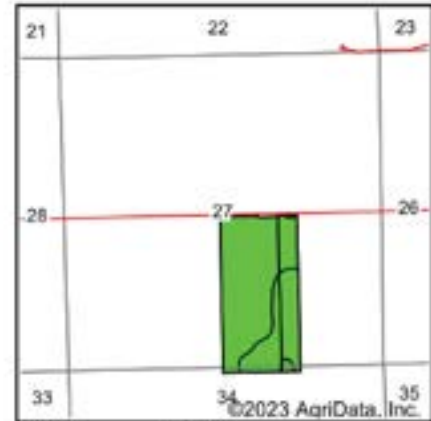
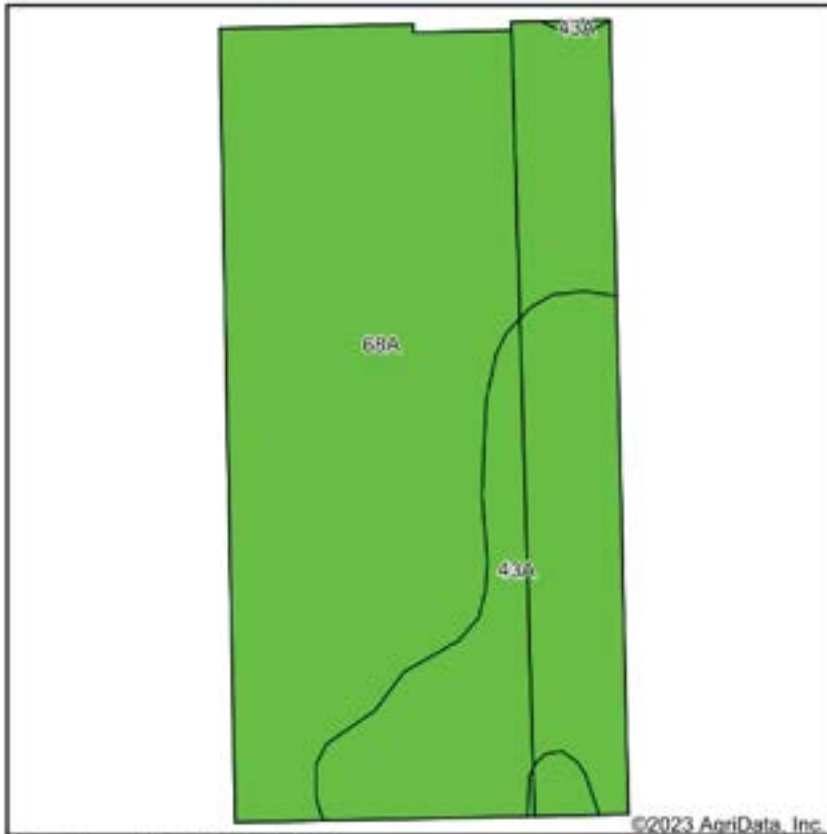


5/31/2023

Acree and boundaries are approximate

SOIL MAP – TRACT 3

Soils Map



State: **Illinois**
 County: **Morgan**
 Location: **27-14N-10W**
 Township: **Woodson**
 Acres: **77.56**
 Date: **5/31/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IL137, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	55.20	71.2%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	22.36	28.8%		191	62	142
Weighted Average					191.7	62.7	142.7

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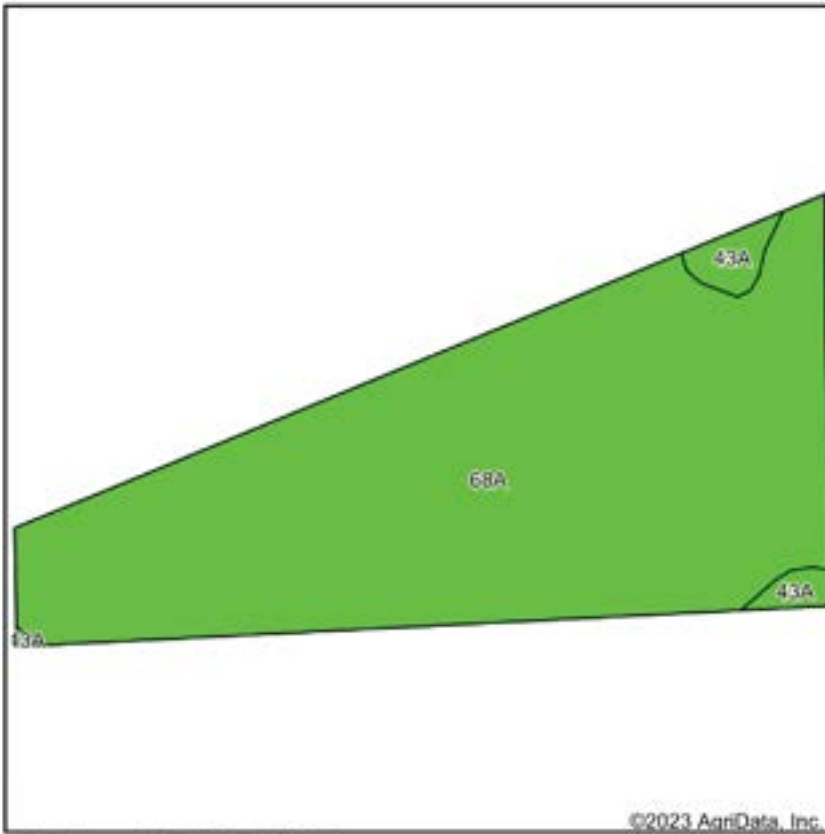
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Acres and boundaries are approximate

SOIL MAP – TRACT 4

Soils Map



State: **Illinois**
 County: **Morgan**
 Location: **3-13N-10W**
 Township: **Murrayville No. 1**
 Acres: **48.65**
 Date: **5/31/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IL137, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	47.07	96.8%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	1.58	3.2%		191	62	142
Weighted Average					192	63	143

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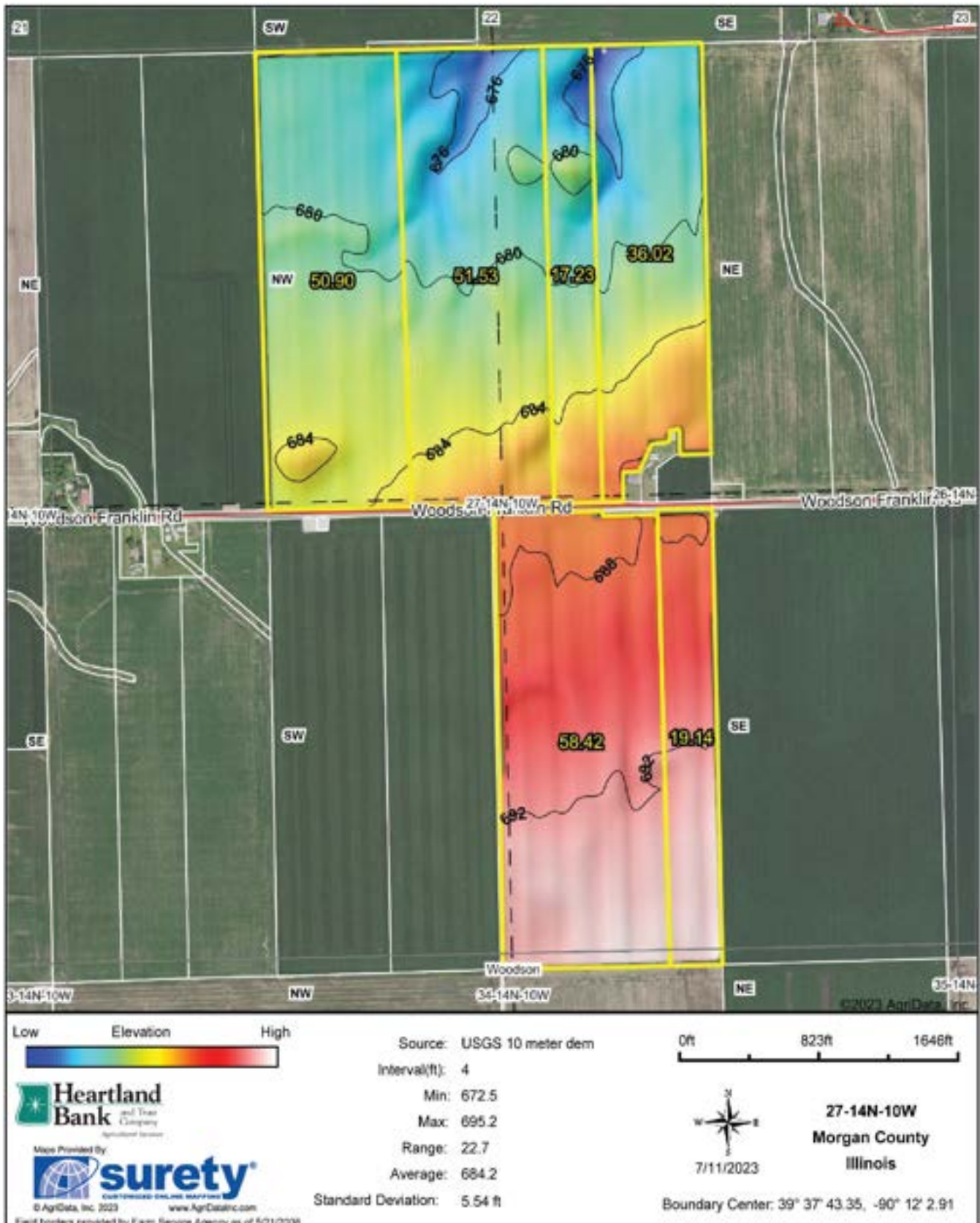
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Acres and boundaries are approximate

TOPOGRAPHY MAP – TRACTS 1, 2, 3

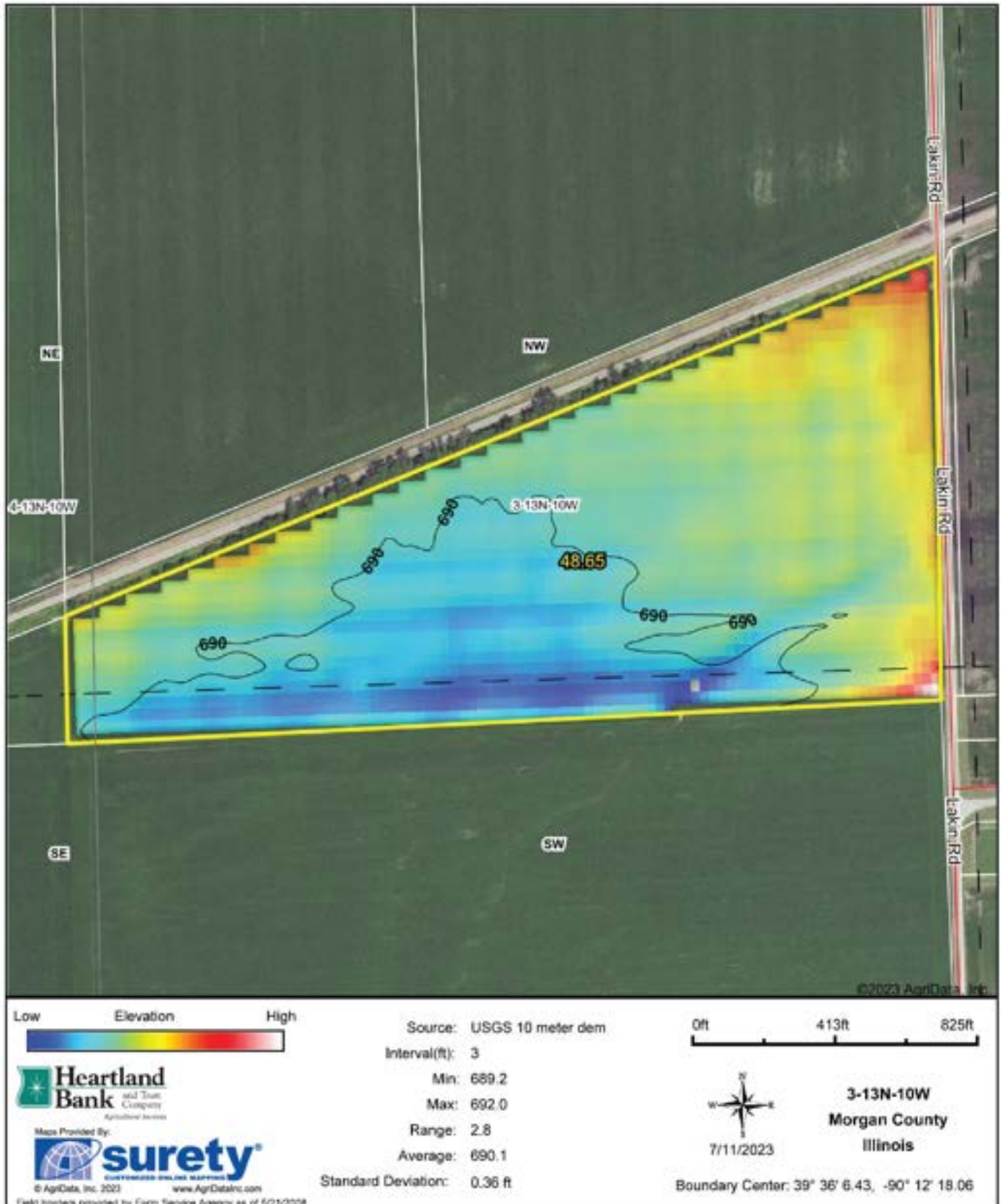
Topography Hillshade



Acreage and boundaries are approximate

TOPOGRAPHY MAP – TRACT 4

Topography Hillshade



Acres and boundaries are approximate

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