

FARMLAND AUCTION

Ehinger Farms

South Homer and Ogden Townships
Champaign County, Illinois

243.51 +/- Acres Selling in 3 Tracts

Thursday, September 8th @ 10:00 A.M. C.S.T.

Homer City Building

500 E Second Street, Homer, IL 61849



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

Timothy L. Woods
Designated Managing Broker
309-664-8934 twoods@hbtbank.com

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



Heartland
Bank and Trust
Company

Agricultural Services



Sale Terms and Conditions:

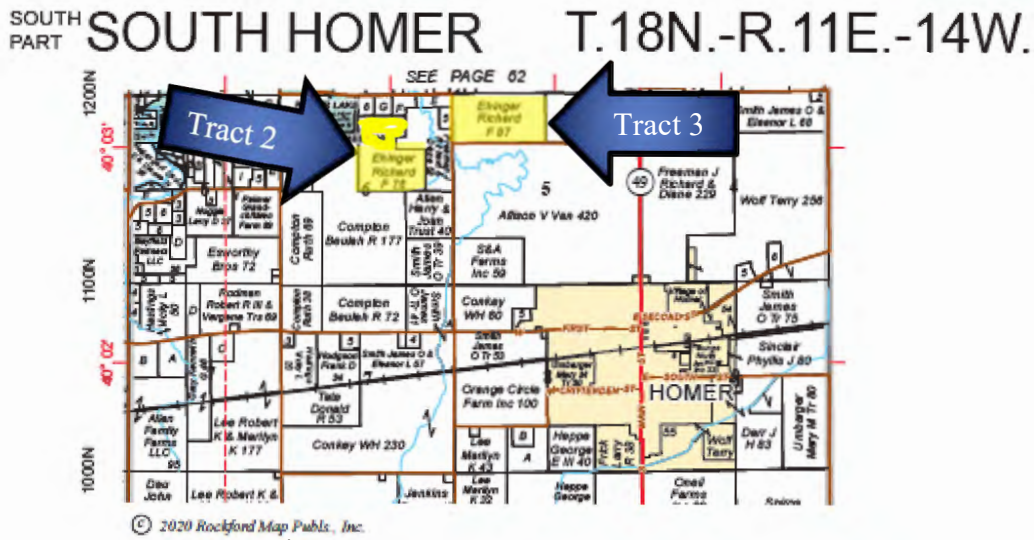
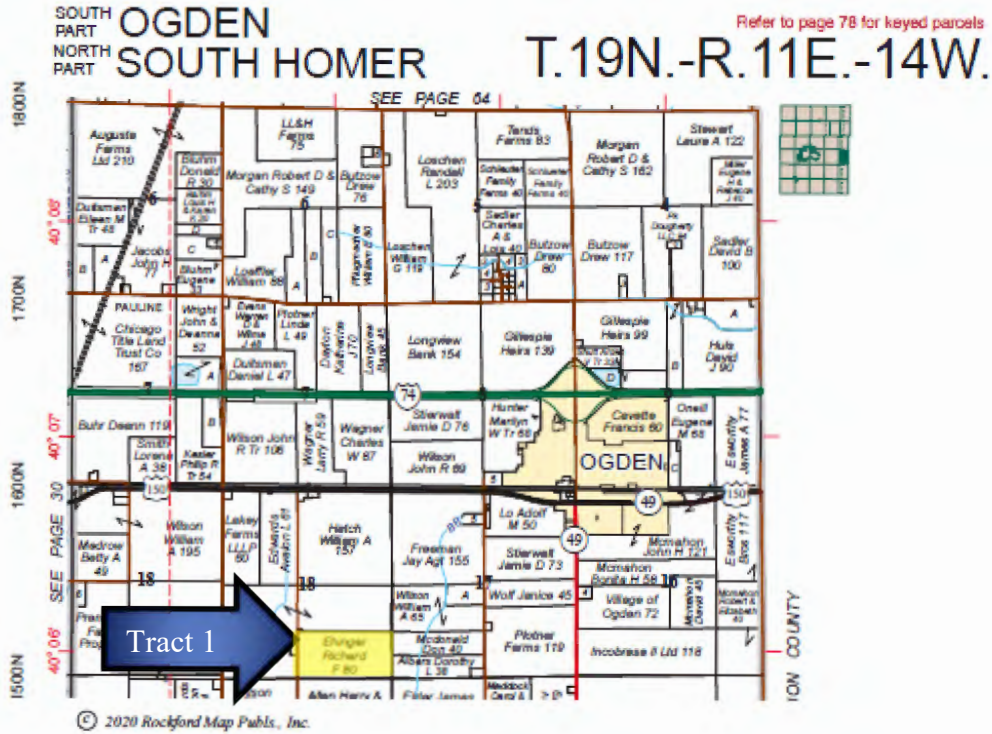
Auction Attendance:	Auction will be live, in-person at the Homer Village Hall City Building AND will be a simultaneous live webcast with online bidding available on the internet as well. To view the live webcast or to bid online visit: https://heartlandbank.nextlot.com
Bids:	This is a three-tract auction. Tracts will be offered as a "Buyer's Choice" method. "Buyer's Choice" allows the high bidder only to choose any or all tracts. After the high bidder has chosen their tract or tracts, any remaining tract or tracts will be offered in additional rounds of bidding until all tracts are 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 November 1, 2022, at Illinois Title Real Estate Center Office, 1101 Windsor Road, Champaign, IL.
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.
Crops:	Seller / Tenant maintain crops and cash rent per 2022 lease.
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:	2022 Real estate taxes, due in 2023, 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 is leased for the current 2022 crop year. The farmland lease is open for the 2023 crop year.
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 and Auctioneer, 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; it 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, assumes 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. Tract acres are approximate. Tracts will be sold by tax acres. Tillable acres estimate from FSA information. 2. Soils data provided by USDA, NRCS and Surety Maps are approximate. 3. Data provided by USDA, Champaign County FSA, Surety Maps. 4. Property locations and borders are approximate.

Ehinger Farms Being Offered in Three Tracts



Acres and boundaries are approximate

PLAT MAPS



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

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

TRACT INFORMATION

	Section	Total Tax Acres	Tillable Acres	Corn Base Acres	Corn PLC Yield	Soybean Base Acres	Soybeans PLC Yield	Soil P.I.
Tract 1	18	80.0	79.82	39.6	172	39.6	55	141.9
Tract 2	6	76.4	79.86	38.6	152	38.6	50	131.0
Tract 3	5	87.11	83.64	41.4	152	41.4	50	127.3

Real Estate Taxes			
Tract	Acres	Tax ID #	2021 Taxes Paid in 22
1	80.0	17-24-18-400-002	\$4,635.20
2	76.4	26-30-06-200-004	\$2,963.90
3	87.11	26-30-05-100-001	\$2,739.92

Yield History					
	2021	2020	2019	2018	2017
Tract 1 Corn	242	—	226	—	226
Tract 1 Soybeans	—	73	—	68	—
Tract 2 Corn	—	234	—	236	—
Tract 2 Soybeans	78	—	65	—	70
Tract 3 Corn	212	—	197	—	205
Tract 3 Soybeans	—	60	—	63	—

Soil Test Averages			
	pH	Phosphorus	Potassium
Tract 1	6.3	80	282
Tract 2	6.3	55	245
Tract 3	6.1	57	270

TRACT 1

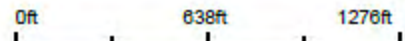
Aerial Map



©2022 AgriData, Inc.



Map Center: 40° 5' 58.91, -87° 58' 52.28



18-19N-14W
Champaign County
Illinois

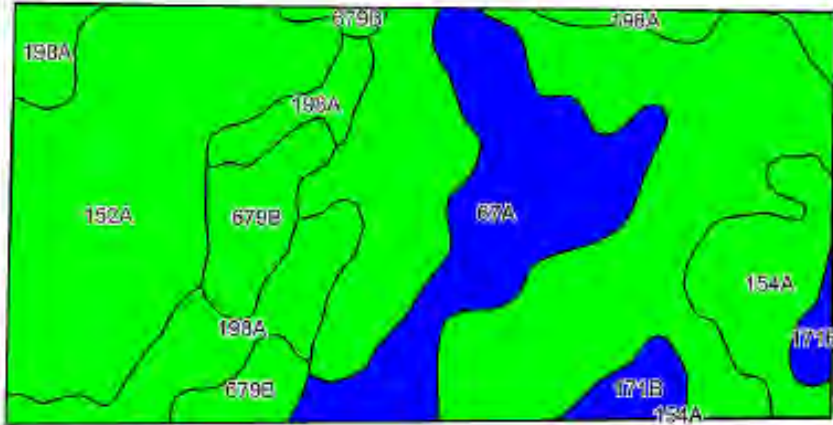


Field borders provided by Farm Service Agency as of 5/21/2008.

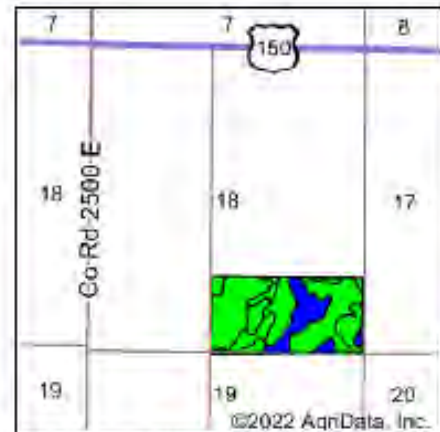
Acres and boundaries are approximate

TRACT 1

Soils Map



©2022 AgriData, Inc.



State: Illinois
 County: Champaign
 Location: 18-19N-14W
 Township: Ogden
 Acres: 80.49
 Date: 5/31/2022



Soils data provided by USDA and NRCS.

Area Symbol: ILD19, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	II, State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	45.94	57.1%		195	63	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	11.49	14.3%		182	57	133
198A	Elburn silt loam, 0 to 2 percent slopes	9.94	12.3%		197	61	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	5.56	6.9%		**192	**59	**141
154A	Flanagan silt loam, 0 to 2 percent slopes	5.31	6.6%		194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	2.25	2.8%		**185	**58	**137
Weighted Average					192.8	61.5	141.9

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.

Acres and boundaries are approximate

TRACT 2

Aerial Map



©2022 AgriData, Inc.



Map Center: 40° 2' 56.51, -87° 58' 59.31



6-18N-14W
Champaign County
Illinois

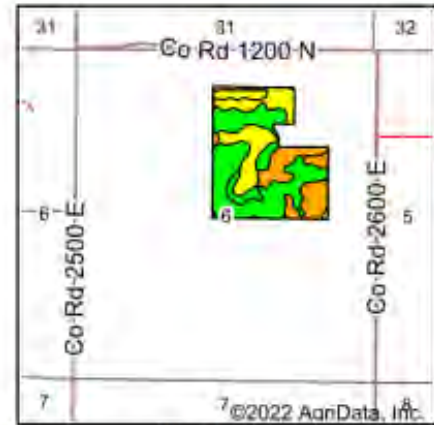
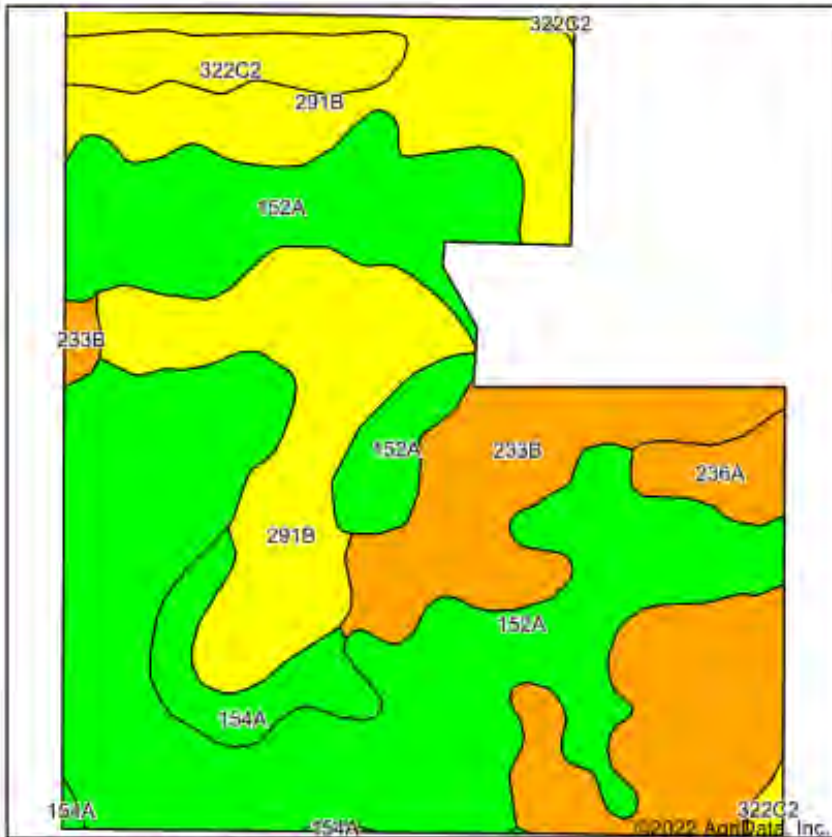


Field borders provided by Farm Service Agency as of 5/21/2008

Acreage and boundaries are approximate

TRACT 2

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **6-18N-14W**
 Township: **South Homer**
 Acres: **76.76**
 Date: **6/22/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL019, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	35.22	45.9%	Green	195	63	144
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	18.69	24.3%	Yellow	**160	**50	**117
**233B	Birkbeck silt loam, 2 to 5 percent slopes	15.05	19.6%	Orange	**165	**51	**121
**322C2	Russell silt loam, Bloomington Ridged Plain, 5 to 10 percent slopes, eroded	3.14	4.1%	Yellow	**149	**47	**108
154A	Flanagan silt loam, 0 to 2 percent slopes	2.96	3.9%	Green	194	63	144
236A	Sabina silt loam, 0 to 2 percent slopes	1.70	2.2%	Orange	168	52	122
Weighted Average					178.1	56.6	131

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/>

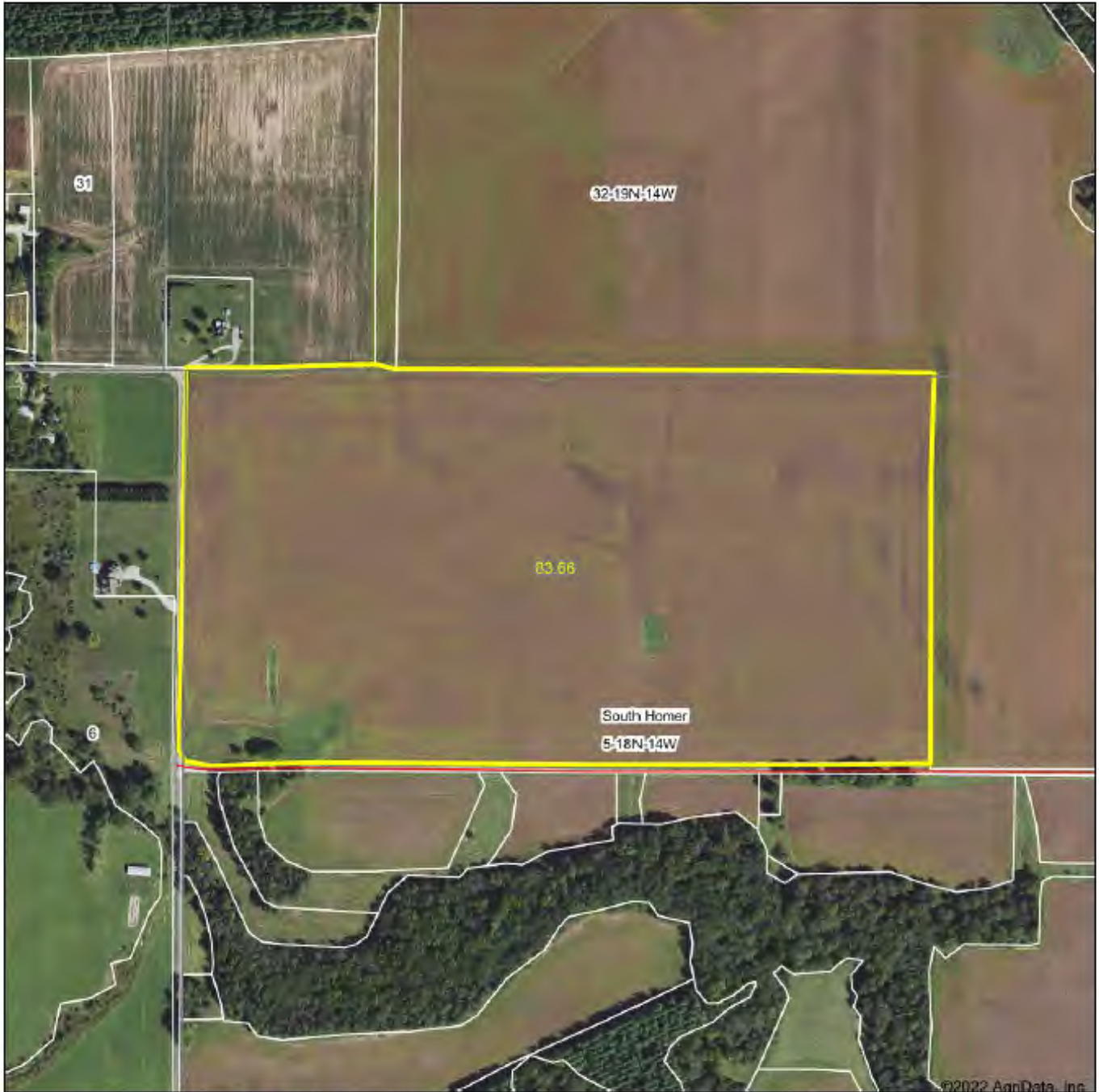
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

Acres and boundaries are approximate

TRACT 3

Aerial Map



©2022 AgriData, Inc.



Map Center: 40° 3' 9.6, -87° 58' 20.63



5-18N-14W
Champaign County
Illinois



5/31/2022

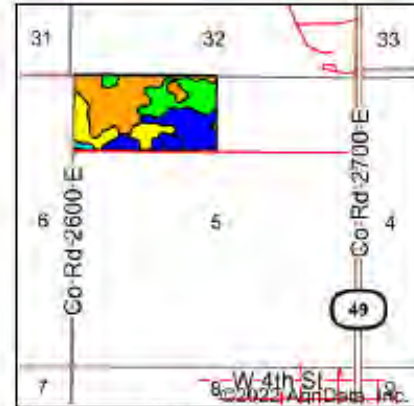
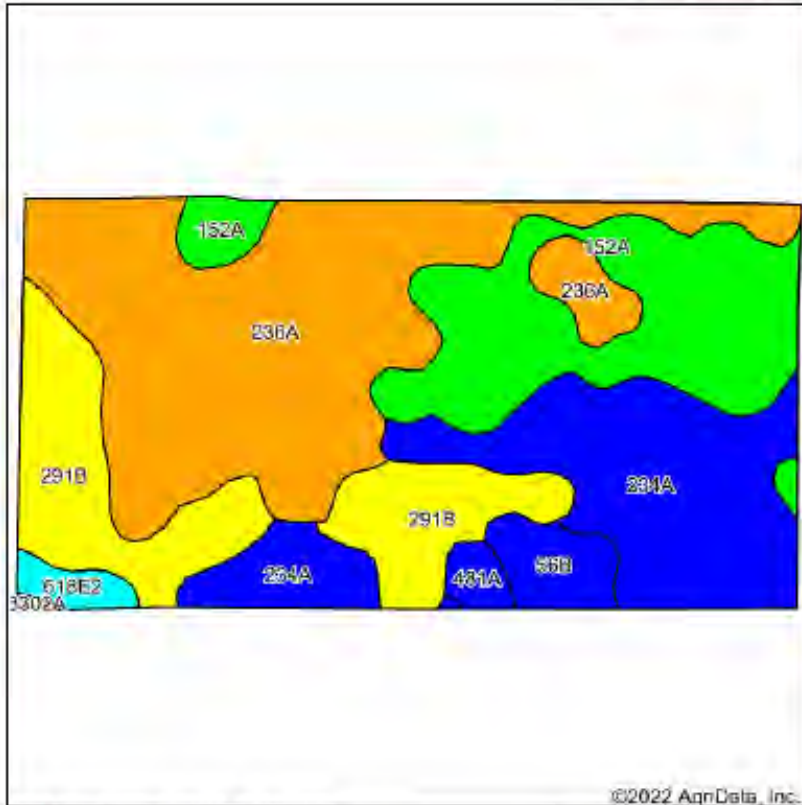


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Field boundaries provided by Farm Service Agency as of 5/21/2008.

Acres and boundaries are approximate

TRACT 3

Soils Map



State: Illinois
 County: Champaign
 Location: 5-18N-14W
 Township: South Homer
 Acres: 83.66
 Date: 5/31/2022



Soils data provided by USDA and NRCS.

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Area Symbol: IL019, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
236A	Sabina silt loam, 0 to 2 percent slopes	30.33	36.3%	[Orange]	166	52	122
234A	Sunbury silt loam, 0 to 2 percent slopes	17.76	21.2%	[Blue]	179	57	131
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.75	20.0%	[Green]	195	63	144
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	13.94	16.7%	[Yellow]	**160	**50	**117
**56B	Dana silt loam, 2 to 5 percent slopes	2.62	3.1%	[Dark Blue]	**178	**55	**130
**518E2	Senachwine silt loam, 18 to 25 percent slopes, eroded	1.18	1.4%	[Cyan]	**110	**35	**80
481A	Raub silt loam, non-derisic substratum, 0 to 2 percent slopes	0.98	1.2%	[Dark Blue]	183	58	134
3302A	Ambraw silty clay loam, 0 to 2 percent slopes, frequently flooded	0.10	0.1%	[Yellow]	154	50	114
Weighted Average					174.1	54.9	127.3

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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