



AG SERVICES

6 Heartland Drive Suite A
Bloomington, IL 61704

Presents the:

The Loren Freed Family Trusts Farm

343.0 Acres +/-
Money Creek Township
McLean County, Illinois



Chad Hoke, Broker (309) 665-0960

David Klein, Designated Managing Broker (309) 665-0961

choke@firstmid.com

dklein@firstmid.com

GENERAL INFORMATION

- SELLERS:** MRBJD Land Trust, Loren & Shirley Freed Family Trusts, BDS Acres Inc.
- METHOD OF SALE:** Private Treaty Listing
- DESCRIBED AS:** Part of Sections 16 & 17, located in Money Creek Township, McLean County, Illinois, containing **341.68 surveyed acres**, more or less **and the 1.32 acre tax parcel representing the lane to the property that was previously an easement for this land.**
- LOCATION:** 6 miles south and west of Lexington, Illinois
13 miles north east of Bloomington, Illinois
125 miles southwest of Chicago, Illinois
- LISTING PRICE:** \$13,650 per acre or \$4,654,650.00. Offers will be due at NOON, September 27, 2021. If multiple offers are made at or above the listing price those parties will be contacted to determine a final buyer. See bidding details in attachment.
- FEATURES:** Nearly all tillable (~99.1%) prime McLean County, Illinois farmland
Over 125,000 bushels of grain storage
Usable pole machine shed built in 1994
Previous ownership featured an easement to the farm, but the lane will now be a deeded access, owned by the new buyer.
Seller will retain 100% of the 2021 crop proceeds/rents. Lease will be open for 2022. Buildings will be available after February 28, 2022. Cropland possession available after closing and/or 2021 crop harvest, whichever is later.



INQUIRIES REGARDING THE FARM MAY BE MADE TO:

Chad Hoke, Broker at 309-665-0960

David Klein, Designated Managing Broker 309-665-0961 or 309-261-3117

dklein@firstmid.com

firstmidag.com



TERMS AND CONDITIONS

- CONTRACT:** Buyer(s) will enter into a **Seller provided contract** with a 10% down payment, and the balance due on or before December 10, 2021 unless otherwise agreed to by the Sellers. All property will be sold "as is".
- TITLE:** Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.
- LEASE & POSSESSION:** The Sellers will finish out the 2021 crop year. The lease will be open for the 2022 crop. The Sellers request the right to retain use of the buildings until February 28, 2022, including the grain storage facility/building site to get grain delivered to market.
- REAL ESTATE TAXES:** 2020 real estate taxes payable in 2021 were paid by the Sellers. The 2021 real estate taxes due in 2022 will be the responsibility of the Sellers and a credit given at closing using the most recent data. All future real estate taxes will be the responsibility of the Buyer.
- MINERALS:** All mineral rights owned by the Sellers will be conveyed.
- DISCLAIMER:** The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. The property is being sold "as is". There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that all Buyers make an independent inspection of the property.
- AGENCY:** David Klein and Chad Hoke are designated agents with First Mid Wealth Management Company and represents the Sellers in this transaction.

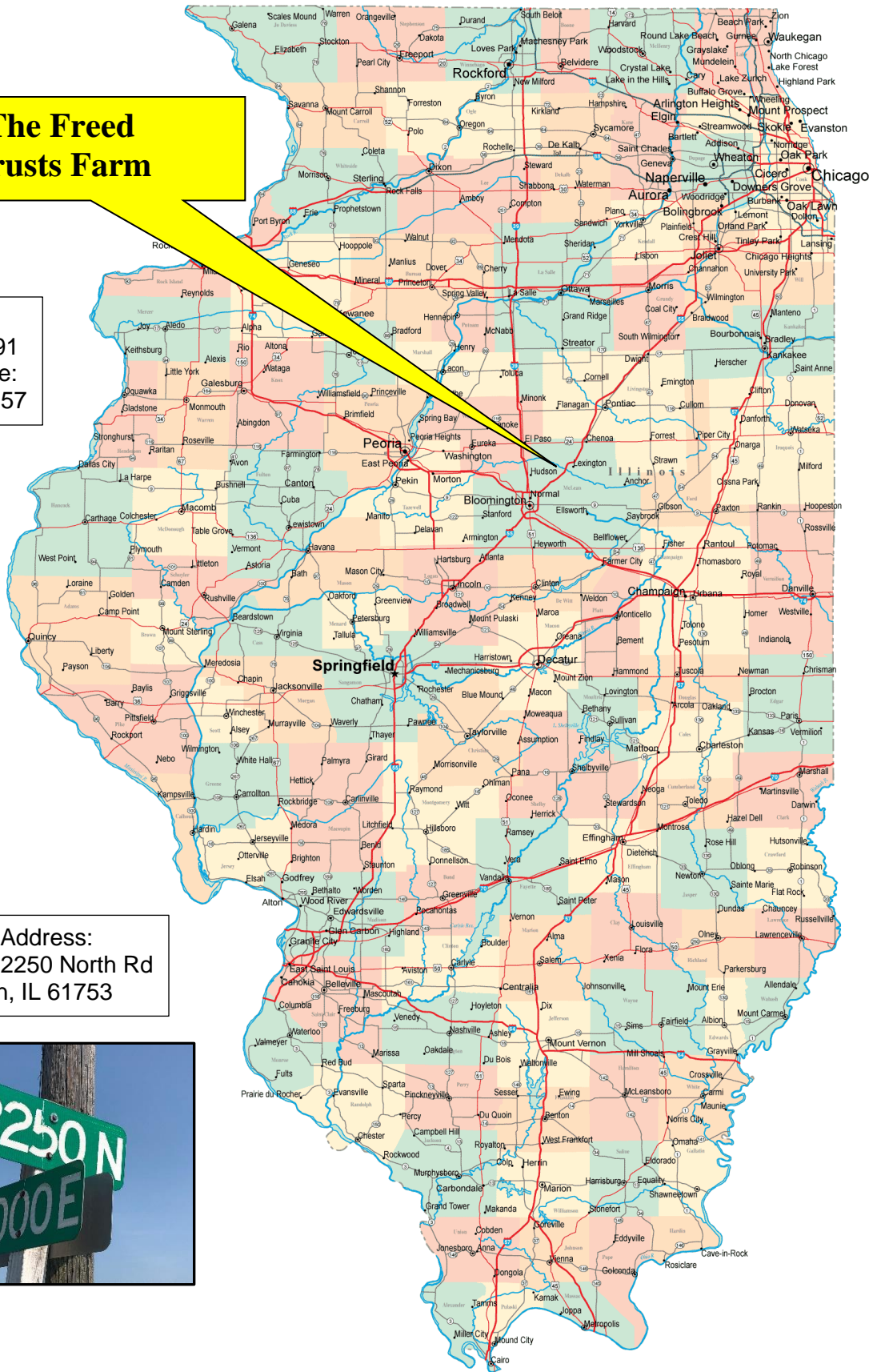


AREA MAP

**The Freed
Trusts Farm**

Latitude:
40.621591
Longitude:
-88.882657

Physical Address:
1996 E 2250 North Rd
Lexington, IL 61753



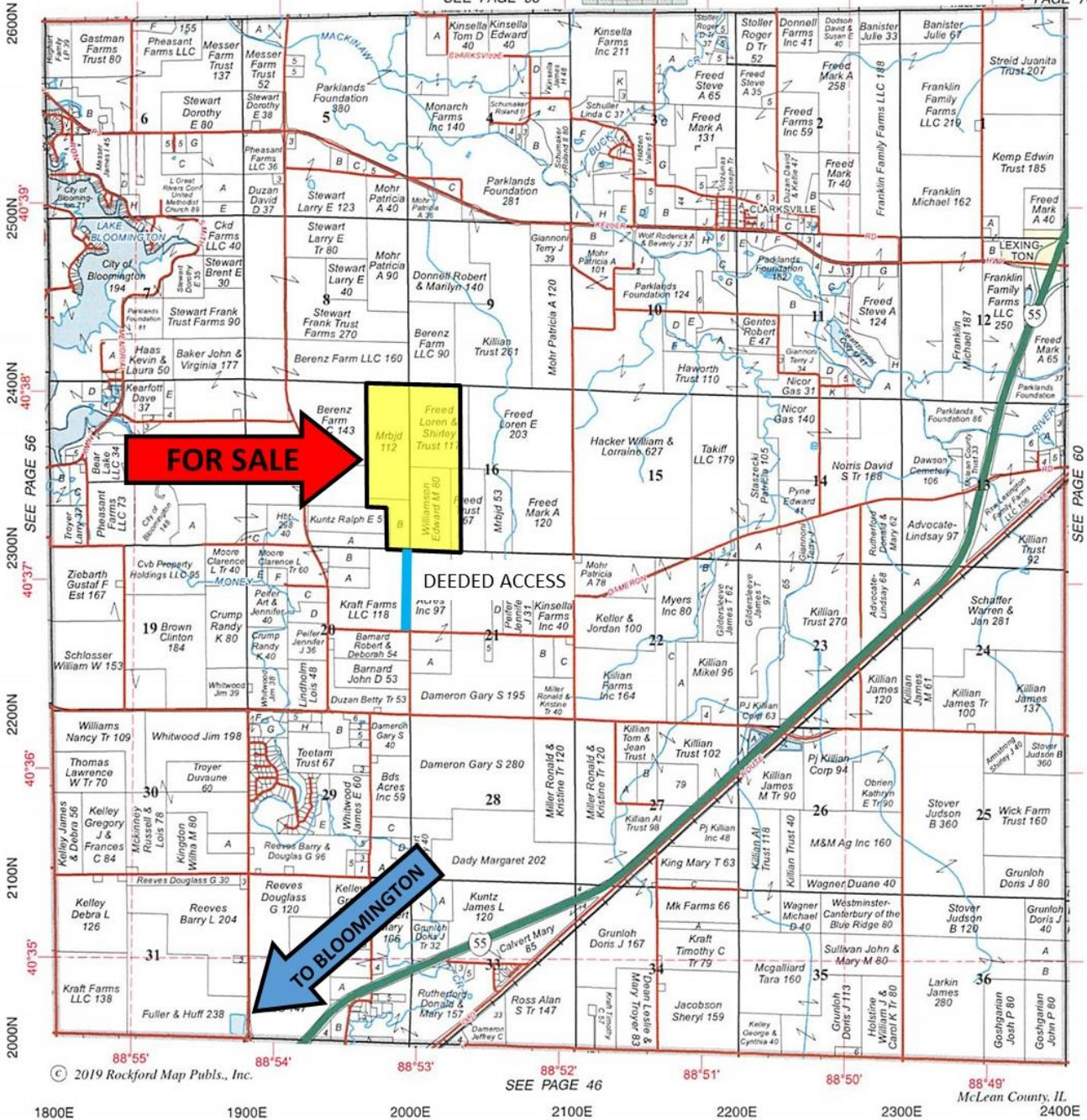
PLAT MAP

MONEY CREEK

Refer to page 84 for keyed parcels
T.25N.-R.3E.

SEE PAGE 70

SEE PAGE 68



FOR SALE

TO BLOOMINGTON

DEEDED ACCESS

© 2019 Rockford Map Pubs., Inc.

SEE PAGE 46

McLean County, IL

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AERIAL PHOTOGRAPH



Source: Agridata, Inc. All lines are approximate.

FSA INFORMATION TAKEN FROM THE CURRENT FARMING OPERATION: ENTIRE FARM

FSA FARM NUMBERS	12822	12823
FSA TRACT NUMBERS	40112	40108, 40109, 40110, 40111, 40113, Part of 40114
HEL (Highly Erodible) STATUS	NHEL	NHEL
WETLANDS PRESENCE	Tract does not contain a wetland	Wetlands determination not complete
FSA FARMLAND ACRES	81.39	583.71*
DCP CROPLAND ACRES	79.64	583.71*
CORN BASE ACRES	79.64	582.96*
PLC YIELD CORN	160	160
SOYBEAN BASE ACRES	0	0
PLC YIELD SOYBEANS	-	-

*Includes Tract #40115 not being sold with this offering & part of Tract #40114 that is not offered in this sale.

All Tracts will be reconstituted after sale has been completed.

Source: McLean County, Illinois USDA FSA Office

REAL ESTATE TAX INFORMATION:

<u>Parcel #</u>	<u>Total Tax Acres</u>	<u>2020 Assessment</u>	<u>2020 Tax Rate</u>	<u>2020 Taxes Paid in 2021</u>
08-20-200-003	1.32- lane	\$760	8.42603%	\$64.04
08-16-300-003	40.00	\$65,258	8.42603%	\$5,498.66
08-17-400-006	28.00	\$15,635	8.42603%	\$1,317.42
08-17-200-005	92.00	\$53,392	8.42603%	\$4,498.84
08-17-200-006	20.00	\$13,049	8.42603%	\$1,099.52
08-16-100-002	100.00	\$64,354	8.42603%	\$5,422.50
08-16-300-002	40.00	\$21,922	8.42603%	\$1,847.16
Part of 08-16-300-004**	67.00**	\$40,698**	8.42603%	\$3,429.24
Total:	388.32**	\$275,068**	8.42603%	\$23,177.38**

** Only a portion of this parcel is included in this sale. Parcel to be reconstituted after sale has been completed.

YIELD HISTORY:

Year	Corn (bu/acre)	Soybeans (bu/acre)
2018	262	-
2019	176	-
2020	166	68
Average:	201.3	68.0

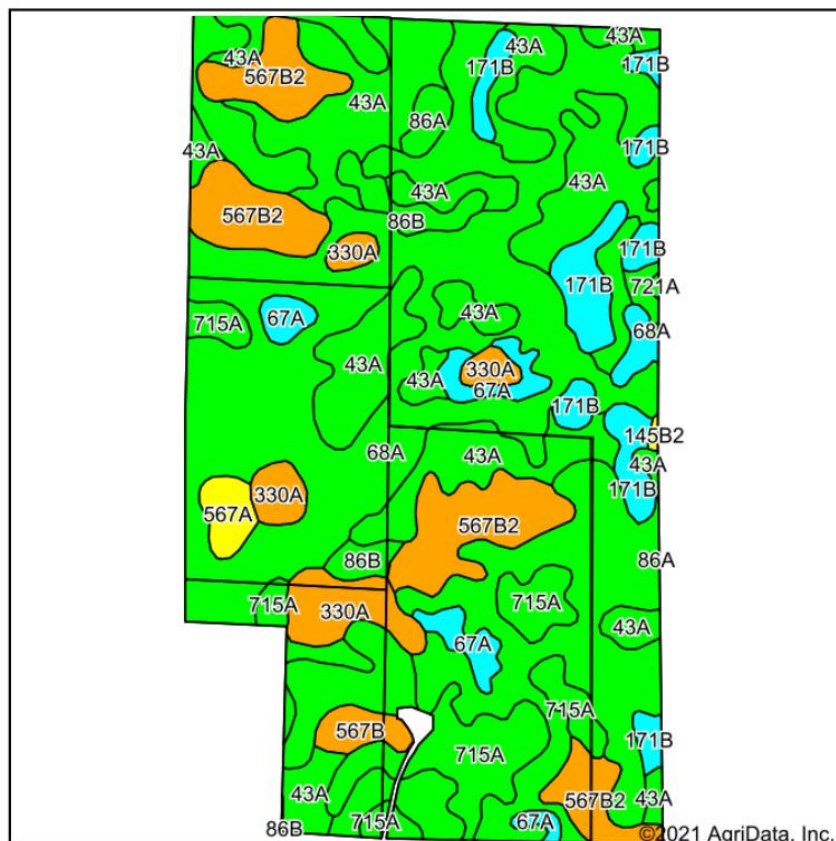
SOIL TEST RESULTS:

The majority of this farm was soil tested in 2018 on 3.3 acre grids by Pro-Ag Consulting. Following are the results. The 80 acres where the building site is located was not included in this group of testing.

Field ID#	pH	P	K
Field #2 / 32780 – Freed Trust 1	5.7	57	347
Field #4 / 32781 – Freed Trust 2	5.8	64	448
Field #5 / 32784 – MRBJD & BDS	5.6	72	445
Field #6 / 32782 – MRBJD	5.6	62	417

After the 2018 soil test results were received, limestone was applied to the Freed Family Trusts in the fall of 2018. Tracts were VRT/GPS spread to improve soil pH levels. **A TOTAL of 634.71 tons of limestone was spread.** The soil test indicated phosphorus and potassium levels at very high levels in 2018.

SOIL MAP



Soils data provided by USDA and NRCS.

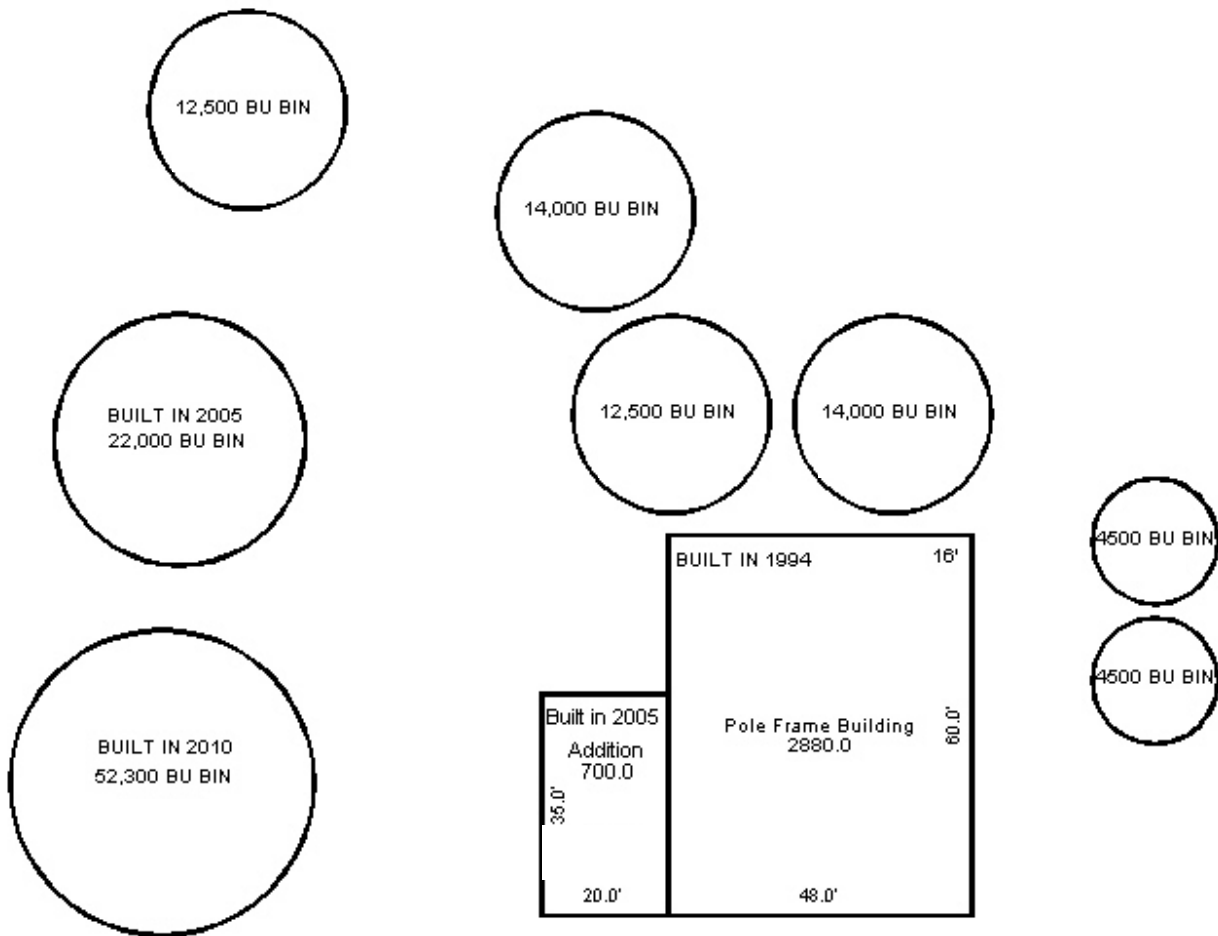
Source: AgriData, Inc. All lines and estimates are approximate.

<u>Soil Name</u>	<u>Soil #</u>	<u>Corn Bu/A</u>	<u>Soybeans Bu/A</u>	<u>Soil Productivity 811</u>	<u>Approx. % Soil</u>
Sable silty clay loam, 0-2% slopes	68A	192	63	143	43.9%
Ipava silt loam, 0-2% slopes	43A	191	62	142	20.7%
Elkhart silt loam, 2-5% slopes, eroded	567B2**	162**	51**	119**	9.4%
Arrowsmith silt loam, 0-2% slopes	715A	190	61	140	9.3%
Catlin silt loam, 2-5% slopes	171B**	185**	58**	137**	5.3%
Peotone silty clay loam, 0-2% slopes	330A	164	55	123	3.7%
Harpster silty clay loam, 0-2% slopes	67A	182	57	133	2.5%
Osco silt loam, 2-5% slopes	86B**	189**	59**	140**	1.7%
Elkhart silt loam, 0-2% slopes	567A	171	54	125	0.9%
Elkhart silt loam, 2-5% slopes	567B**	169**	53**	124**	0.9%
Drummer & Elpaso silty clay loams, 0-2% slopes	721A	194	63	143	0.9%
Osco silt loam, 0-2% slopes	86A	191	60	141	0.7%
Saybrook silt loam, 2-5% slopes, eroded	145B2**	170**	54**	125**	0.1%
Estimated Weighted Soil Productivity using Bulletin 811:				138.5	100%

The University of Illinois updated Soil Productivity Ratings for Illinois in August, 2000 with Bulletin 811. **The highest possible SOIL P.I. is now 147.** For those that prefer to use the weighted corn yield PI, AgriData estimates a 186.7 weighted average and 60.5 on soybean yield PI for this farm.

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

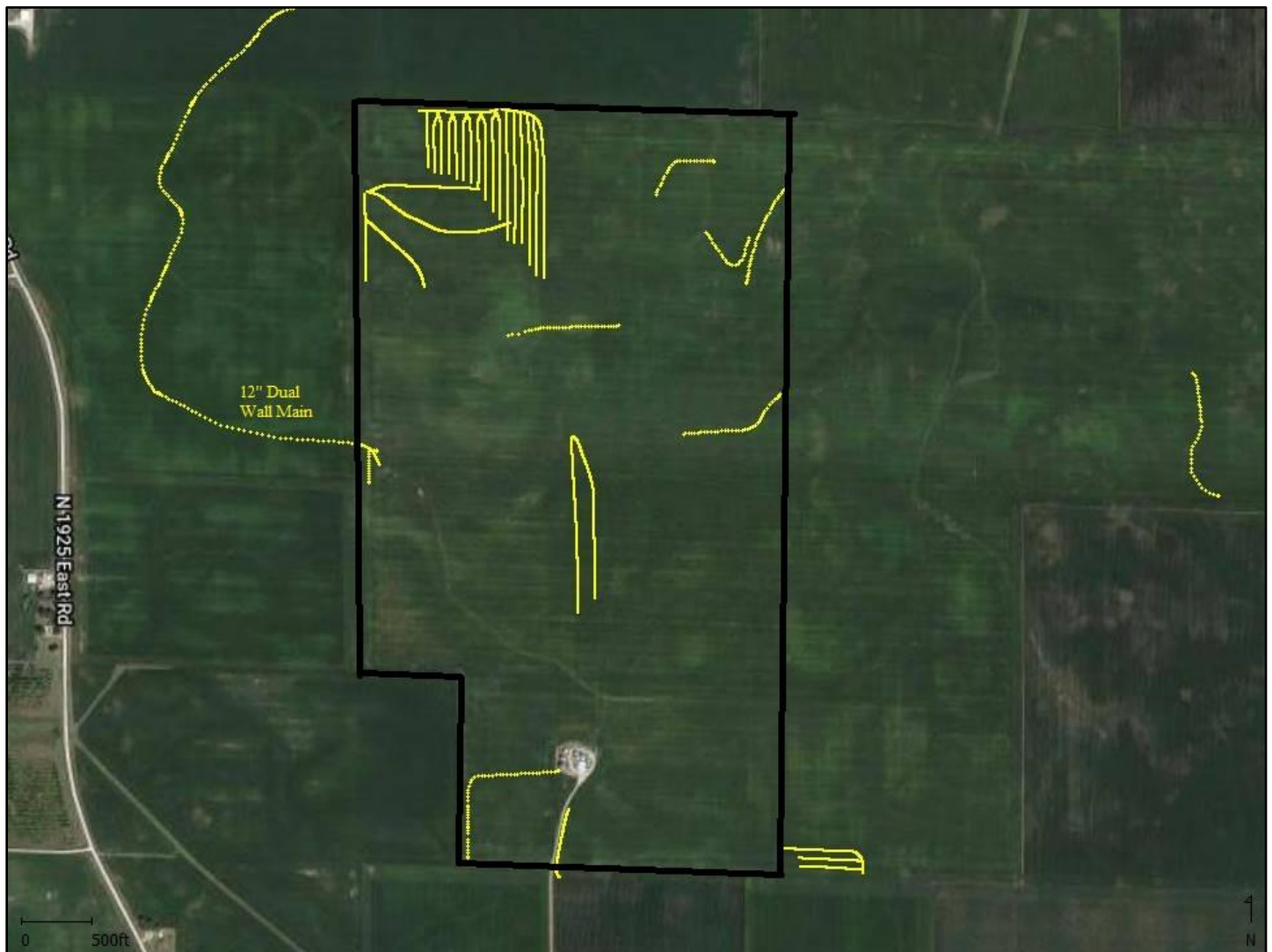
BUILDING INVENTORY



There are two LP gas tanks that are used for the corn dryer and fuel tanks which belong to Evergreen FS
****Information from McLean County Assessor's office**



RECENTLY INSTALLED TILE MAP



The previous tenant, M&M Ag Inc., owns a tile plow and tiling equipment and was able to install several thousand feet of tile over the past few years where it was needed. Most were tied into existing adequate lines.

The map shows a 12" dual wall main tile was installed in December of 2013. It flows west and north from the Freed Trusts' property west line. The 12" tile adjoins a 15" tile on providing an adequate outlet for existing tile. This outlet was a joint project with the neighboring landowners and there is an unrecorded "Tile Maintenance Agreement" indicating each parties authority to make repairs to the outlet tile. The Agreement documents the share of crop damages and tile repair costs for each landowner benefiting from the tile. Continuing this Agreement with the neighboring landowners is recommended so benefits are retained by all involved parties.

LEGAL DESCRIPTION

A PART OF THE WEST HALF OF SECTION 16, TOGETHER WITH A PART OF THE EAST HALF OF THE EAST HALF OF SECTION 17 ALL IN TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17, BEING ALSO THE SOUTHWEST CORNER OF SAID SECTION 16 AND RUNNING; THENCE NORTH 87°37'16" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17, 663.24 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 00°21'40" WEST, ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1322.41 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88°18'53" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 663.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°21'56" WEST, ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF SECTION 17, 3994.33 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE EAST HALF OF SECTION 17; THENCE SOUTH 88°11'06" EAST, ALONG THE NORTH LINE OF SAID SECTION 17, 1326.69 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17, BEING ALSO THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 87°47'19" EAST, ALONG THE NORTH LINE OF SAID SECTION 16, 1639.77 FEET; THENCE SOUTH 00°21'25" EAST, ALONG THE EAST LINE OF THE WEST 100 ACRES OF THE NORTH HALF OF SAID SECTION 16 AND SAID EAST LINE'S SOUTHERLY EXTENSION, 5315.50 FEET TO THE SOUTH LINE OF SAID SECTION 16; AND THENCE NORTH 88°00'23" WEST, ALONG SAID SOUTH LINE, 1639.50 FEET TO THE POINT OF BEGINNING. CONTAINING 341.68 ACRES MORE OR LESS.

TOGETHER WITH THE EAST 24 FEET OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS.





Bidding Procedures for Freed Trusts 343 Acres

Prospective buyers for the Freed Trusts Farm can make offers to our office at #6 Heartland Drive, Suite A, Bloomington, Illinois 61704 or emailed to dklein@firstmid.com until 12:00 PM (noon) on Monday, September 27, 2021. Those parties that make an **offer at full asking price or higher will be allowed to complete a second round of bidding** as follows:

With this process, we will complete a list of initial bidders by order from lowest to highest in terms of their bid price per acre times 343.0 Acres. The lowest potential bid considered for this process to be used will be \$13,650 per acre. If multiple bids of equal price are made at any submitted per acre price, they will be ranked in this order: The earlier received bid will be considered higher on the list and the later received bid, in date and time order, will be considered lower on the list.

Beginning on the afternoon of September 27, 2021 we will notify all bidders of their eligibility to continue participating. We will contact (by email and telephone) the lowest bidder with a bid at \$13,650/acre or higher. They will be told the current high bid price and given **24 business day** hours to **submit their "Highest and Best Offer" at that time**. The new offer must exceed the current high bid by at least \$100 per acre to be considered.

If they choose not to raise their bid, then they are out and we go to the next bidder. If they choose to raise the bid then that becomes the high bid, and we contact the next bidder in initial bid order. If the next bidder raises the bid, then that becomes the high bid and the previous high bidder is out. This process will continue until we get to the original high bidder. **The original high bidder will have the final opportunity to be the final party to raise the bid if their initial bid was exceeded.** Each time, 24 hours notice will be granted to make a decision and get back to either Chad Hoke or David Klein, at which time that offer will be rescinded if no response is made and we will move on. However, if a decision to make a new offer or reject the opportunity presented is made sooner, then we will move along accordingly. If the highest round one bidder's initial bid still stands, they will be informed of their successful bid. The highest bidder from this process shall sign the seller provided real estate contract. Once the contract is executed on behalf of the Sellers, the successful purchaser shall submit the 10% downpayment proceeds, which will be placed in Escrow at Frontier Title Company, Bloomington, Illinois.

For details or questions please contact:

A handwritten signature in black ink that reads "David Klein".

David Klein, ALC, AFM
Designated Managing Broker
First Mid Ag Services
309-665-0961 or 309-261-3117
dklein@firstmid.com

A handwritten signature in black ink that reads "Chad A. Hoke".

Chad Hoke, AFM
Broker
First Mid Ag Services
309-665-0960
choke@firstmid.com



**FREED TRUSTS 343.0 ACRES FARMLAND OFFER SHEET
OFFERS DUE SEPTEMBER 27, 2021 AT NOON CDT**

I wish to place the following offer on the 343 acres of Loren Freed Trusts farmland being offered for sale and located in Sections 16, 17, & 20, T25N, R3E (Money Creek Township), 3rd P.M., McLean County, Illinois:

\$ _____ per acre on 343.0 acres, or \$ _____

If I am the successful bidder, I agree to sign the Seller provided real estate contract and pay the 10% down payment upon completion of the signed contract by all parties. All agreements are subject to good title, and subject to usual and customary exceptions. I have made all inspections necessary and will be able to pay cash at closing. I understand closing shall be on or before December 10, 2021 at Frontier Title Company.

I understand there may be an additional round of bidding where I will be asked to make my highest and best offer if this initial offer is not accepted.

ENTITY: _____
NAME: _____
ADDRESS: _____
CITY/STATE: _____
PHONE NO: _____
EMAIL: _____
SIGNATURE: _____

Send written offers by email or other mail routing to:
First Mid Ag Services
David Klein, Designated Managing Broker or Chad Hoke, Broker
dklein@firstmid.com or choke@firstmid.com
309-665-0961, 309-261-3117 or 309-665-0960
6 Heartland Drive, Suite A, Bloomington, IL 61704
www.firstmidag.com

By placing this offer I understand Chad Hoke, Broker and David Klein, Designated Managing Broker, are the designated agents with First Mid Ag Services, representing the Sellers only in this transaction and they are not acting on my behalf. This notice of no agency is being provided as required by state law.