



FOR SALE: HILL FARM

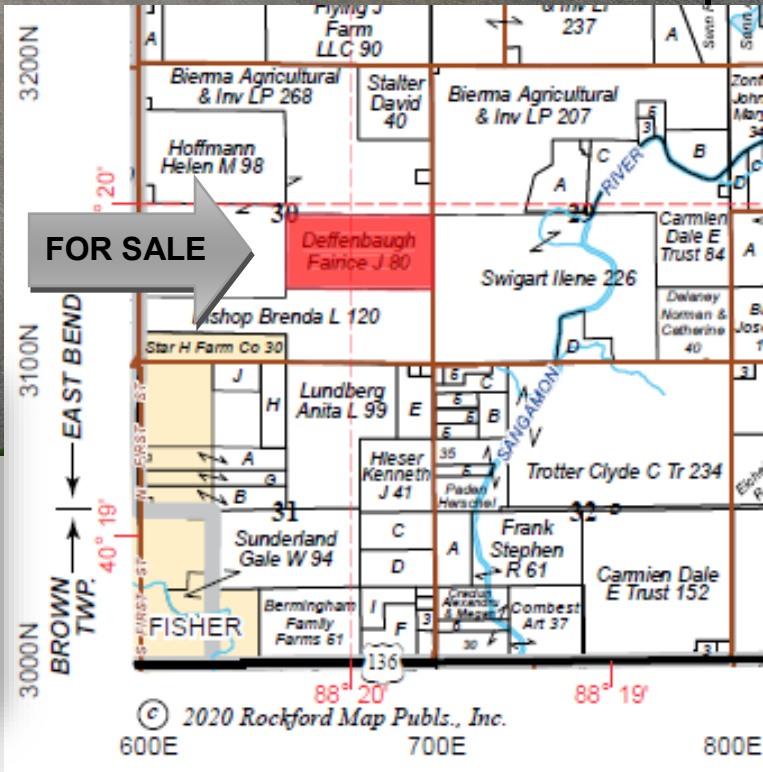
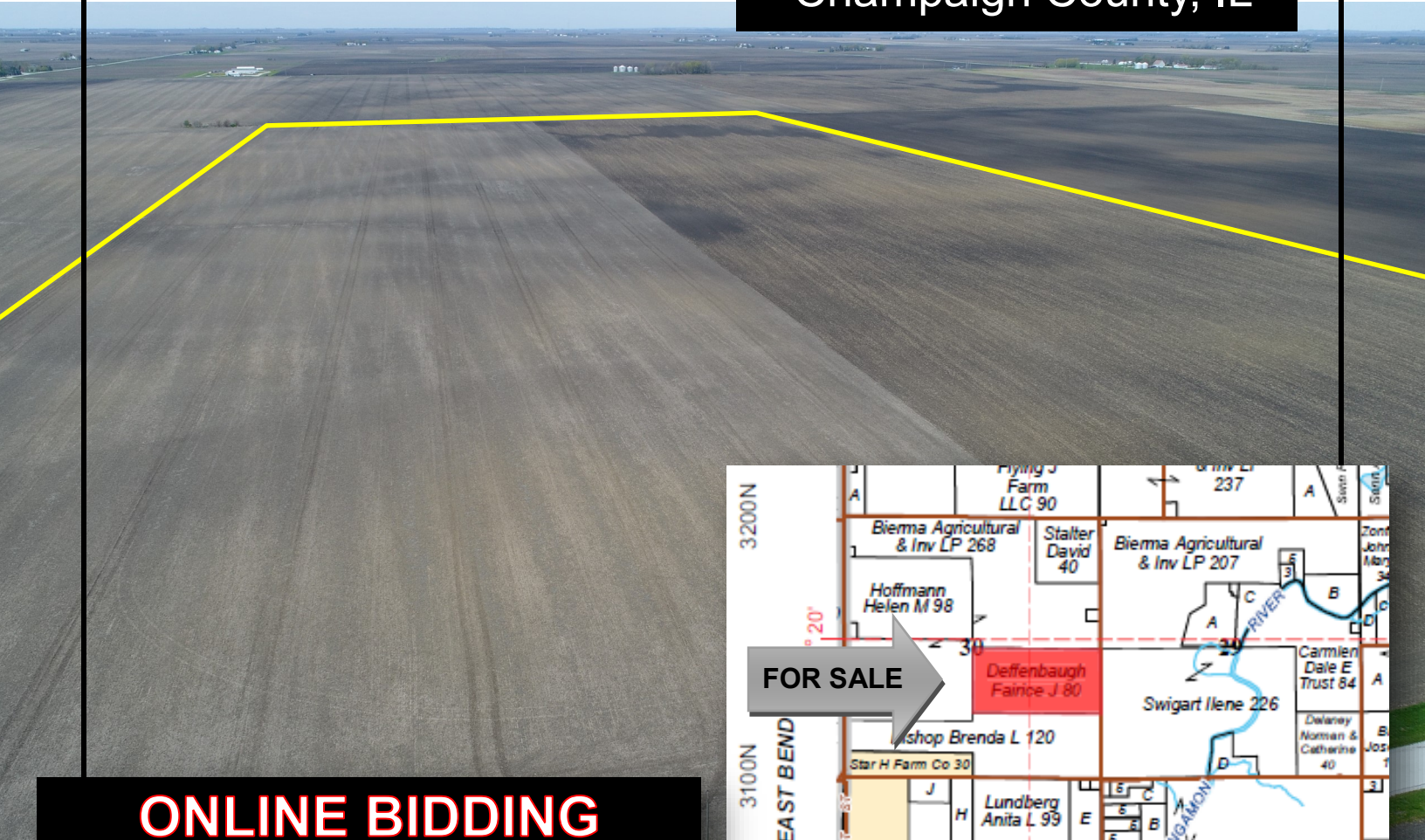
Legal Description:

North 1/2 of the SE 1/4
of Section 30, Township 22 N;
Range 8 E of the Third P.M.

80.1+/- Acres

ONLINE AUCTION

1 mi. NE of Fisher
Champaign County, IL



ONLINE BIDDING

Opens: Tuesday, June 1, 10:00 am
Closes: Thursday, June 3, 2:00 pm

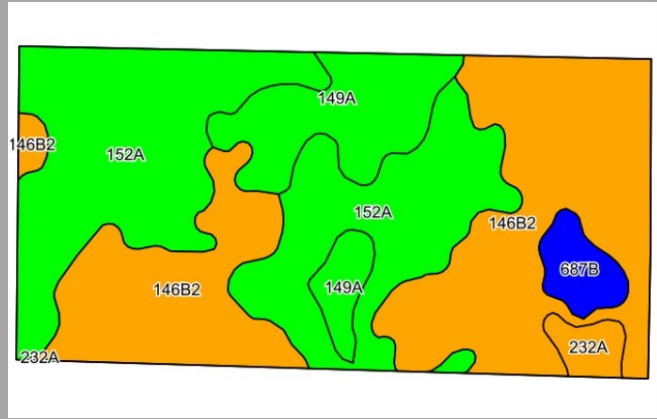
Register and bid:

waibelfarmlandservices.bidwrangler.com

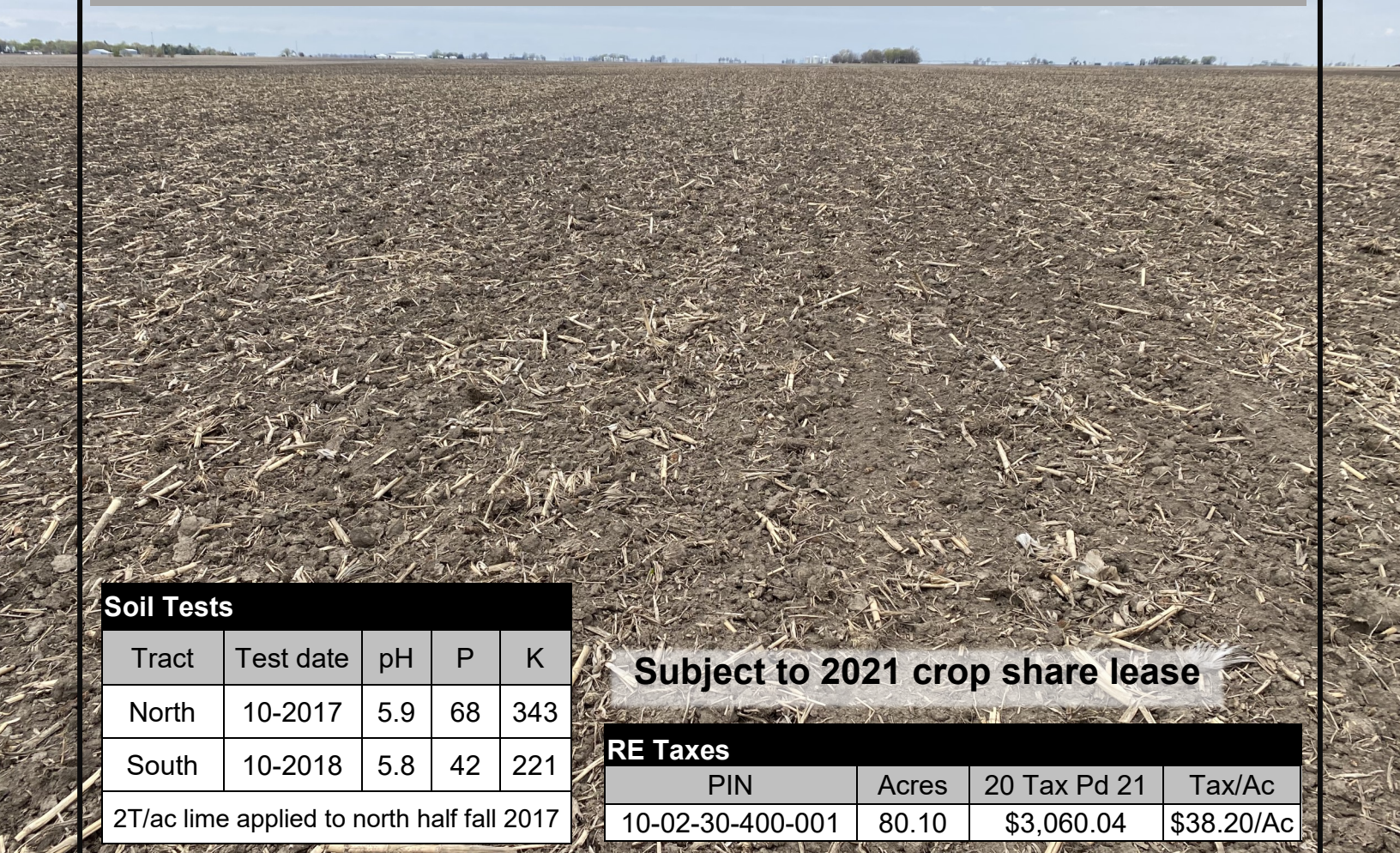
www.waibelfarmlandservices.com

brian@waibelfarmlandservices.com | seth@waibelfarmlandservices.com
217-590-0233 | 107 S. Lincoln St. | P.O. Box 1188 | Mahomet, IL 61853

Soil Map and Aerial Photo



| Code | Soil Description | Acres | % of Field | Legend | Corn Bu/A | Soybeans Bu/A | Opt Mgt PI |
|--------------------------|--|-------|------------|--------|--------------|---------------|--------------|
| 146B2 | Elliott silty clay loam, 2 to 4 percent slopes, eroded | 33.10 | 42.0% | | 160 | 52 | 119 |
| 152A | Drummer silty clay loam, 0 to 2 percent slopes | 32.00 | 40.6% | | 195 | 63 | 144 |
| 149A | Brenton silt loam, 0 to 2 percent slopes | 9.82 | 12.5% | | 195 | 60 | 141 |
| 687B | Penfield loam, 2 to 5 percent slopes | 2.32 | 2.9% | | 172 | 56 | 129 |
| 232A | Ashkum silty clay loam, 0 to 2 percent slopes | 1.51 | 1.9% | | 170 | 56 | 127 |
| Weighted Average: | | | | | 179.1 | 57.7 | 132.4 |



Soil Tests

| Tract | Test date | pH | P | K |
|-------|-----------|-----|----|-----|
| North | 10-2017 | 5.9 | 68 | 343 |
| South | 10-2018 | 5.8 | 42 | 221 |

2T/ac lime applied to north half fall 2017

Subject to 2021 crop share lease

RE Taxes

| PIN | Acres | 20 Tax Pd 21 | Tax/Ac |
|------------------|-------|--------------|------------|
| 10-02-30-400-001 | 80.10 | \$3,060.04 | \$38.20/Ac |

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Auction Terms and Conditions

BIDDING PROCEDURES:

All bidding is open and public; provided, however, that each bidder shall be assigned a random bid number in order to keep the identity of bidders confidential. You or your authorized representative must be registered and approved to bid by Waibel Farmland Services Inc. via online registration at www.waibelfarmlandservices.bidwrangler.com. Waibel Farmland Services Inc. reserves the right to request evidence of bidder's financial qualification from bidder's financial institution prior to approval.

Online bidding will open on Tuesday, June 1, 2021 at 10:00 AM CDT and remain open until Thursday, June 3, 2021 at 2:00 PM CDT with a soft close, meaning that a high bid placed on the tract within the final 3 minutes of bidding will extend bidding for an additional 3 minutes. Bidding will be on a dollars per acre basis, with your bid multiplied by 80.1 acres to determine the final total price. Seller reserves the right to reject any and all bids.

Bidding by telephone is not permitted without prior approval of Waibel Farmland Services, Inc.

Bidding is not contingent upon financing. It is each bidder's responsibility to have arranged financing, if needed, and be capable of paying cash at closing.

Minimum bid increments are at the discretion of Waibel Farmland Services, Inc.

TERMS OF SALE OUTLINED:

The Real Estate Contract is available for review upon request. It is the responsibility of each bidder to review the Contract prior to the start of the auction. The final bid price is subject to acceptance or rejection by Seller. The successful bidder will be required to sign the Real Estate Contract immediately upon being declared the successful bidder. The successful bidder will be provided the Real Estate Contract through either DocuSign or email .pdf document. A signed copy of the Contract must be received by Waibel Farmland Services, Inc. by 2:00 PM CDT on Friday, June 4, 2021. Delivery may be to 107 S. Lincoln St, Mahomet, IL, pdf email to seth@waibelfarmlandservices.com, or by other pre-arranged method.

Ten percent (10%) of the purchase price will be due as a non-refundable down payment within 24 hours of the close of the auction. The down payment may be paid in the form of wire transfer, a personal check, business check or cashier's check, immediately negotiable. Payments will be made payable to Waibel Farmland Services, Inc. Escrow Account.

The balance of the purchase price will be due at closing which shall be held on or before the 30th day following the close of the auction. Closing requirements will be as specified in the Real Estate Contract. Seller shall deliver full possession of the property to Buyer at closing, subject to remaining rights of the current tenant under the 2021 crop share lease, which expires on March 1, 2022. A copy of the lease is available for review upon request.

Seller will not be providing a survey.

Seller shall furnish the Buyer, at Seller's expense, an Owner's Policy of Title Insurance in the amount of the purchase price at closing, and shall also pro-

vide at closing a properly executed Warranty Deed conveying the property to the Buyer.

The 2020 calendar year real estate taxes due and payable in 2021 shall be paid by Seller in the form of a credit at closing. The most recently ascertainable tax assessment and tax rate figures will be used to calculate the amount of credit to Buyer. Buyer will be responsible for all subsequent real estate taxes.

The 2021 crop share lease shall be assigned to Buyer at closing with reimbursement to Seller for landowner's share of crop input expenses.

The sale of property shall include all mineral rights owned by the Seller, if any.

The sale shall not include any personal property.

Waibel Farmland Services, Inc. has made available on its website certain documents such as real estate tax information, Real Estate Contract, aerial photographs, soil test results, preliminary title commitment, etc. It is the responsibility of each bidder to review this information and conduct their own due diligence prior to the start of the auction.

The property is being sold subject to these limitations: State and federal regulations, restrictions as to use of or improvements on the property, any and all recorded or apparent easements including any utility, roadway, railway, and gas line easements, and any other limitations outlined in the Real Estate Contract and/or the preliminary title commitment.

The property is being sold on an "AS IS, WHERE IS AND WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property or its future use is made by Seller or Waibel Farmland Services, Inc.

In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, or in the event of an internet outage, Waibel Farmland Services, Inc. reserves the right to extend bidding, suspend the bidding, or close the bidding. Neither any company providing software nor Waibel Farmland Services, Inc. shall be held responsible for a missed or unrecorded bid, or the failure of the software to function properly, for any reason. E-Mail notification may be sent to registered bidders with updated information as deemed necessary by Waibel Farmland Services, Inc.

Seller: Janet Hill

Seller's attorney: Paul R. Cole of Erwin, Martinkus & Cole, Ltd.

Waibel Farmland Services, Inc. and its representatives are the exclusive agents of the Seller.

Thank you for your interest in this property. If you have any questions, please feel free to contact Brian Waibel or Seth Waibel.

ANY ANNOUNCEMENTS MADE BY EITHER THE DESIGNATED MANAGING BROKER OR THE BROKER SHALL TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



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Disclaimer: Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.

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