



320 S. Crossing Dr.
P. O. Box 169
Sherman, IL 62684
217-496-3500

Cumberland County Farmland for Sale

By Sealed Bid Auction

with opportunity to raise bids

Bid opening & auction held September 27th at the Farm Credit Illinois Office,

1506 E. Fayette Ave., Effingham, Illinois at 11:00 a.m.

The Norma Lott Trust Farm in Sumpter West Township

95.37 Acres in Two Tracts

Tract One (north field): 38.62 acres, 38.3 in cropland

Tract Two (south field): 56.75 acres, 52.73 in cropland

Bidders will submit an offer prior to the auction. Bid form is included in this brochure. Seller will invite top bidders to attend the auction where they will have the opportunity to increase their offer. Bidders will be able to buy one tract or the other, or both. Seller will determine the definition and number of "top bidders" invited to the auction which will depend only on the amount of the bids.



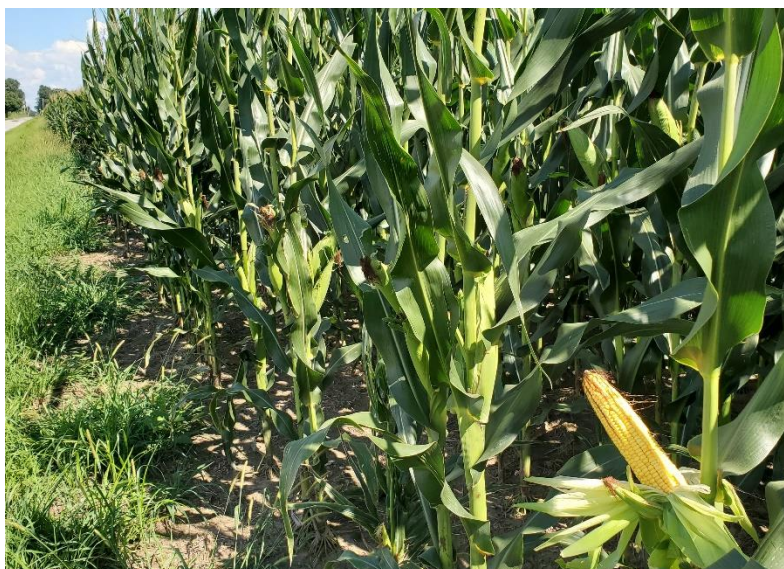
The tracts are near each other but not contiguous, with Tract Two one-quarter mile south of Tract One. Above acreages are as stated on property tax records and will be used to calculate the total sale price. No survey will be provided by the seller. The total sale price will be determined by bid per acre, multiplied by the above acreage numbers.

Seller: Norma A. Lott Trust, revised and restated as of September 17, 2014, with United Community Bank as Trustee.

Property Description: The two tracts lie a mile to two miles south of Toledo, Illinois, on the east side of County Highway 6. Toledo is roughly 18 miles northeast of Effingham or 15 miles south of Mattoon. There are no buildings. Topography is primarily gently rolling cropland. In addition to road frontage on County Road 6, Township Road 550N borders Tract One on the north. Primary soil types are Wynoose Silt Loam and Bluford Silt Loam. The Weighted Average Soil Productivity Index is 99.5. Individual tract information follows.

FSA records show crop acreage as follows:

Tract One:	38.30
<u>Tract Two:</u>	<u>52.73</u>
Total:	91.03



Annual Property Taxes for '21 paid in '22:

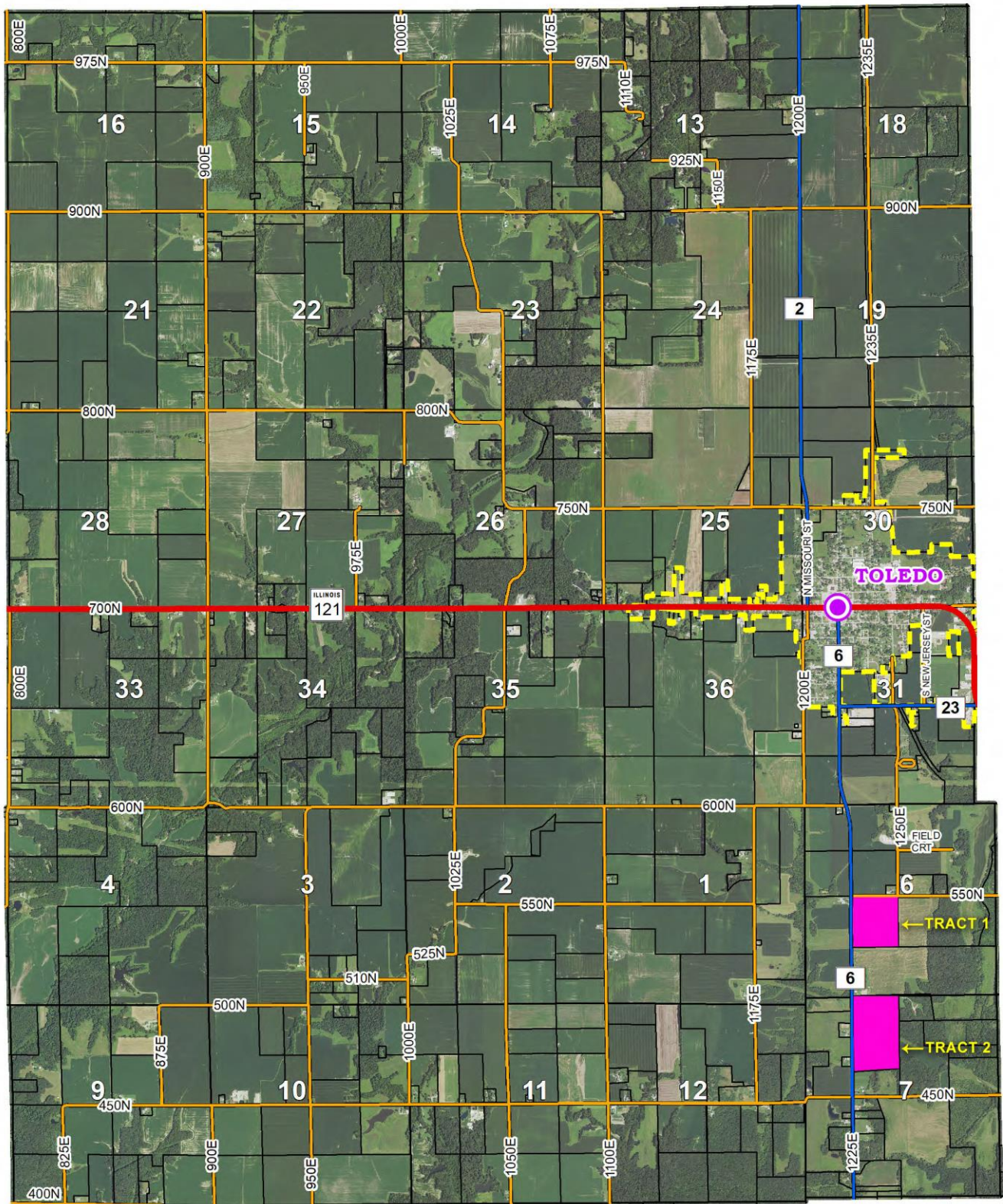
Tract One:	\$564.54 (\$14.62/acre)
Tract Two:	\$751.70 (\$13.25/acre)

Possession granted at closing subject to tenant's rights expiring February 28, 2023.

Auction Terms: Interested buyers will submit a written offer stating a price per acre for each tract they wish to buy. The seller will invite serious bidders to attend the bid opening. Any invited bidder who wishes to raise their bid will have the opportunity to do so after bids are opened. That process will continue until no bidder raises their offer. At that time, unless the Seller rejects all bids, the bidder(s) with the highest bid will sign a sales contract and provide funds equal to at least ten percent of the purchase price with the remainder due at closing. Closing will be scheduled within 30 days of the contract signing, or by mutual agreement.

Seller will provide Buyer with a title insurance policy in the amount of the purchase price. Seller will retain landlord's share of 2022 farm income and will pay 2022 property taxes payable in 2023 as a credit to the buyer at closing. Mineral rights owned by Seller, if any, will be granted to Buyer.

Information in this sales material is taken from credible sources and is believed to be correct but is not guaranteed. Announcements made at the auction take precedence over information in this brochure.



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Aerial Photos obtained through USDA National Agriculture Imagery Program (NAIP) 2021



Farm for Sale - 2 Tracts

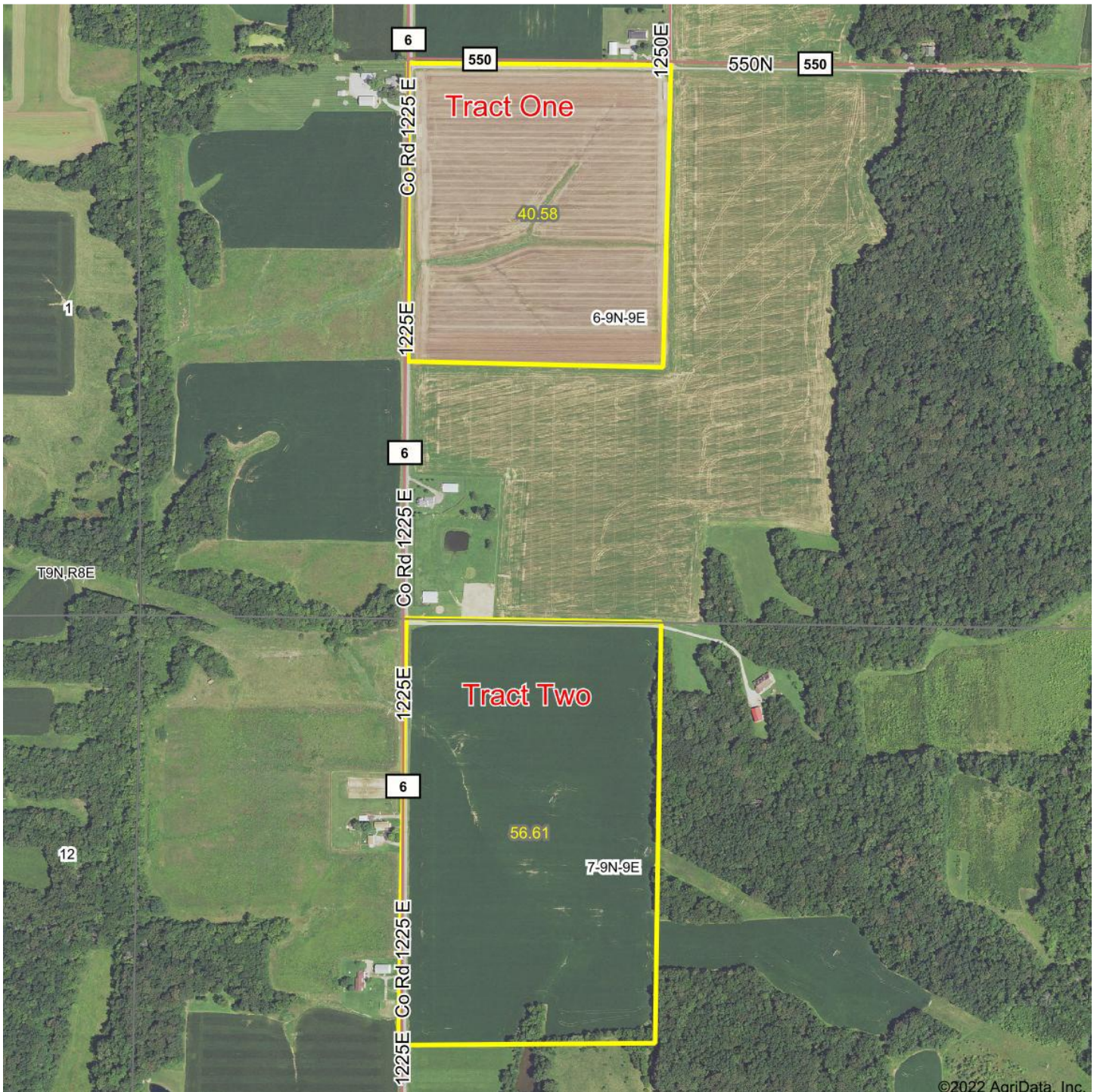
Sumpter (W)

Townships 9N & 10N
Ranges 8E & 9E

0 1,750 3,500 7,000 Feet



Aerial Photo



The driveway along the north boundary of Tract Two is not part of this farm. Please respect that owner's private property rights.

FSA AERIAL PHOTO, TRACT ONE



United States
Department of
Agriculture

Cumberland County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- Wetland Determination
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary
pks_a_11

0 170 340 680
Feet

2022 Program Year
Map Created October 12, 2021

Farm **3851**
Tract **1689**

Tract Cropland Total: 38.30 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA AERIAL PHOTO, TRACT TWO



United States
Department of
Agriculture

Cumberland County, Illinois



Common Land Unit

- ▨ Non-Cropland
- ▨ Cropland

Wetland Determination

- Restricted Use
- ▴ Limited Restrictions
- ▢ Exempt from Conservation
- ▢ Compliance Provisions

Tract Boundary
pkgs_a_11

0 170 340 680
Feet

2022 Program Year
Map Created October 12, 2021

Farm **3851**

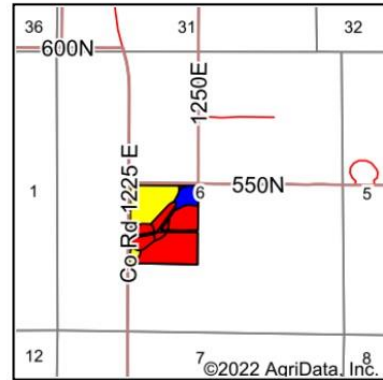
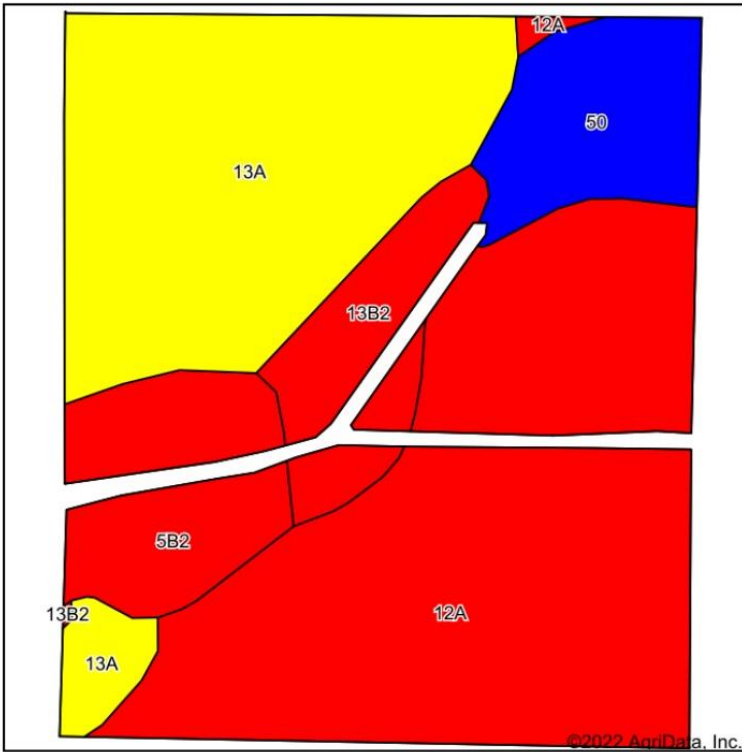
Tract **1692**

Tract Cropland Total: 52.73 acres

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TRACT ONE

Soils Map



State: **Illinois**
 County: **Cumberland**
 Location: **6-9N-9E**
 Township: **Sumpter**
 Acres: **38.26**
 Date: **8/17/2022**



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Soils data provided by USDA and NRCS.

Area Symbol: IL035, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
12A	Wynoohe silt loam, 0 to 2 percent slopes	16.81	43.9%		128	42	97
13A	Bluford silt loam, 0 to 2 percent slopes	11.86	31.0%		136	44	101
**5B2	Blair silt loam, 2 to 5 percent slopes, eroded	3.66	9.6%		**128	**42	**97
50	Virden silt loam, 0 to 2 percent slopes	3.24	8.5%		182	59	135
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2.69	7.0%		**129	**42	**96
Weighted Average					135.1	44.1	101.4

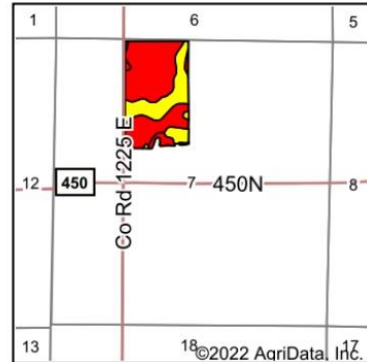
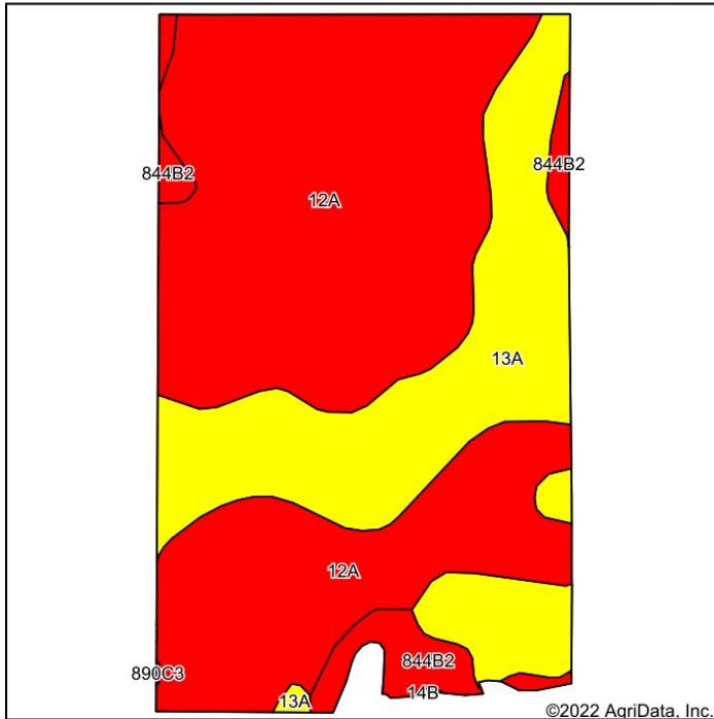
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

TRACT TWO

Soils Map



State: Illinois
 County: Cumberland
 Location: 7-9N-9E
 Township: Sumpter
 Acres: 52.73
 Date: 8/17/2022



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Area Symbol: IL035, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
12A	Wynoohe silt loam, 0 to 2 percent slopes	34.37	65.2%		128	42	97
13A	Bluford silt loam, 0 to 2 percent slopes	15.65	29.7%		136	44	101
**844B2	Ava-Blair complex, 2 to 7 percent slopes, eroded	2.71	5.1%		**127	**43	**95
Weighted Average					130.3	42.6	98.1

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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FSA DATA, Norma Lott Trust farm

FSA farm #: 3851

PLC Yields: Corn 109 bu/ac; Soybean 38 bu/ac

Base acres are evenly split between corn and soybeans, both tracts.

Broker Comments:

This farm has been well cared for by the farm tenants. They report higher yields than would be expected, given the soil productivity. Grass waterways help control erosion. A nice feature that not many would notice is that neither tract receives much run-off from adjoining land. The crops look great.

BIDDING:

Registration:

Name _____ (print clearly)

Address _____

Phone number: _____

NORMA LOTT TRUST FARM, Offered price per acre:

Tract One (North tract) \$ _____/acre for 38.62 acres

Tract Two (South tract) \$ _____/acre for 57.65 acres

The undersigned agrees to sign a purchase contract for the designated tract(s) if the offer is accepted.

Signature: _____ **Date:** _____

Complete the above and send this page to Farmland Solutions LLC Brokerage:

Mail: P. O. Box 169, Sherman, IL 62684-0169

E-mail: MichaelKraft@FarmlandSolutionsLLC.com

Fax: 217-496-2712

Text or phone call to Michael Kraft, 217-503-6974

We will contact you to acknowledge receipt of your bid.

Top bidders, as determined by Seller, will be invited to the bid opening, September 27 at the Farm Credit Illinois office in Effingham. Invited attendees will be given the opportunity to increase their offer(s). Bidding will continue until no higher bids are obtained. Seller reserves the right to reject any or all bids.