LAND AUCTION
BUSEY FARM BROKERAGE

515.47 +/- ACRES
FOR SALE

JANUARY 23RD AT 10:00AM
EDGAR COUNTY 4-H BUILDING
319 E. Elliot St., Paris, IL 61944

FARMLAND AUCTION
VERNON NEWMAN FAMILY FARMS
515.47 Acres in Eight Parcels

CONTACT INFORMATION
Daniel Herriott, Broker - 217.351.2757
Hans Carmien, Broker - 217.425.8279
Steve Myers, Managing Broker/Auctioneer - 309.962.2901
LOCATION:
These parcels are located in Paris and Symmes Township just southwest of Paris in Edgar County, Illinois.

LEASE/POSSESSION:
The lease for these farms is currently open for 2020.

5 YEAR AVERAGE YIELD HISTORY
Corn: 214.17*
Soybeans: 68.33*
*All Parcels Combined
FARM FOR SALE
PARCEL 1 - 90.58 +/- ACRES

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>IL State Productivity Index Legend</th>
<th>Corn Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>46.31</td>
<td>51.9%</td>
<td>175</td>
<td>195</td>
<td>63</td>
<td>144</td>
</tr>
<tr>
<td>481A</td>
<td>Raub silt loam, non-dense substratum, 0 to 2 percent slopes</td>
<td>16.72</td>
<td>18.7%</td>
<td>175</td>
<td>183</td>
<td>58</td>
<td>134</td>
</tr>
<tr>
<td><strong>56B2</strong></td>
<td>Dana silt loam, 2 to 5 percent slopes, eroded</td>
<td>15.51</td>
<td>17.4%</td>
<td><strong>171</strong></td>
<td><strong>171</strong></td>
<td><strong>53</strong></td>
<td><strong>124</strong></td>
</tr>
<tr>
<td><strong>56B</strong></td>
<td>Dana silt loam, 2 to 5 percent slopes</td>
<td>8.26</td>
<td>9.3%</td>
<td><strong>178</strong></td>
<td><strong>178</strong></td>
<td><strong>55</strong></td>
<td><strong>130</strong></td>
</tr>
<tr>
<td>149A</td>
<td>Brenton silt loam, 0 to 2 percent slopes</td>
<td>2.33</td>
<td>2.6%</td>
<td>195</td>
<td>195</td>
<td>60</td>
<td>141</td>
</tr>
<tr>
<td><strong>148B</strong></td>
<td>Proctor silt loam, 2 to 5 percent slopes</td>
<td>0.06</td>
<td>0.1%</td>
<td><strong>183</strong></td>
<td><strong>183</strong></td>
<td><strong>57</strong></td>
<td><strong>134</strong></td>
</tr>
</tbody>
</table>

Weighted Average: 187, 59.5%, 137.3

EDGAR COUNTY FSA DATA
Farm Number: 8439
Tract Number: 12966
Total Acres: 88.86
Cropland Acres: 88.86
NHEL/NHEL Status: NHEL

REAL ESTATE TAX INFORMATION
<table>
<thead>
<tr>
<th>Parcel ID#</th>
<th>Acres</th>
<th>2019 Assessed Value</th>
<th>2018 Taxes Payable 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>09-18-09-100-002</td>
<td>79.59</td>
<td>$39,620</td>
<td>$1,316.00</td>
</tr>
<tr>
<td>09-18-09-200-001</td>
<td>11.00</td>
<td>$4,430</td>
<td>$295.70</td>
</tr>
</tbody>
</table>

SOIL TEST RESULTS
2019
pH: 5.7
P: 70
K: 289

LOCATION
Located 1½ miles south of IL Rt 133 and ½ mile east on CR 900N.

LEGAL DESCRIPTION
Part of the Northeast Quarter (NE ¼) of Section 9, Township 13 North, Range 12 West of the 2nd Principal Meridian lying North of the former ROW of the C. C. C. and St. L. Ry. Co.; AND, the East Half (E ½) of the Northwest (NW ¼) of said Section 9 EXCEPT, a 50’ wide strip adjoining the southerly line of the former ROW of the C. C. C. and St. L. Ry. Co., all in Edgar County, Illinois.
Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Soil Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>IL State Productivity Index Legend</th>
<th>Corn Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>**56B</td>
<td>Dana silt loam, 2 to 5 percent slopes</td>
<td>24.94</td>
<td>48.7%</td>
<td>**178 **55</td>
<td>**130</td>
<td></td>
<td></td>
</tr>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>21.31</td>
<td>41.6%</td>
<td>195 63</td>
<td>144</td>
<td></td>
<td></td>
</tr>
<tr>
<td>**148B</td>
<td>Proctor silt loam, 2 to 5 percent slopes</td>
<td>4.98</td>
<td>9.7%</td>
<td>**183 **57</td>
<td>**134</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average**: 155.6 Bu/A, 58.5 Bu/A, 136.2 Bu/A

**EDGAR COUNTY FSA DATA**

- **Farm Number**: 8439
- **Tract Number**: 12537
- **Total Acres**: 50.89
- **Cropland Acres**: 50.89
- **HEL/NHEL Status**: NHEL

**REAL ESTATE TAX INFORMATION**

- **Parcel ID#**: 09-18-11-100-005
- **Acres**: 54.00
- **2019 Assessed Value**: $24,550
- **2018 Taxes Payable 2019**: $1,536.50

**SOIL TEST RESULTS**

- **2019**
  - **pH**: 5.9
  - **P**: 58
  - **K**: 208

**LOCATION**

Located ¼ mile southwest of Paris on the corner of IL Rt 16 and N 1350th Street.

**LEGAL DESCRIPTION**

Part of The East Half (E ½) of the Northwest Quarter (NW ¼) of Section 11, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.
FARM FOR SALE

PARCEL 3 - 54.48 +/- ACRES

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>II. State Productivity Index Legend</th>
<th>Corn Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>38.00</td>
<td>70.6%</td>
<td></td>
<td>195</td>
<td>63</td>
<td>144</td>
</tr>
<tr>
<td><strong>348B</strong></td>
<td>Wingate silt loam, 2 to 5 percent slopes</td>
<td>7.71</td>
<td></td>
<td></td>
<td><strong>163</strong></td>
<td><strong>51</strong></td>
<td><strong>120</strong></td>
</tr>
<tr>
<td>198A</td>
<td>Elburn silt loam, 0 to 2 percent slopes</td>
<td>4.84</td>
<td>9.0%</td>
<td></td>
<td>197</td>
<td>61</td>
<td>143</td>
</tr>
<tr>
<td>149A</td>
<td>Brenton silt loam, 0 to 2 percent slopes</td>
<td>2.87</td>
<td>5.3%</td>
<td></td>
<td>195</td>
<td>60</td>
<td>141</td>
</tr>
<tr>
<td><strong>56B2</strong></td>
<td>Dana silt loam, 2 to 5 percent slopes, eroded</td>
<td>0.29</td>
<td>0.5%</td>
<td></td>
<td><strong>171</strong></td>
<td><strong>53</strong></td>
<td><strong>124</strong></td>
</tr>
</tbody>
</table>

Weighted Average

<table>
<thead>
<tr>
<th></th>
<th>Corn Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>190.5</td>
<td>60.9</td>
<td>140.2</td>
<td></td>
</tr>
</tbody>
</table>

EDGAR COUNTY FSA DATA

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm Number:</td>
<td>8439</td>
</tr>
<tr>
<td>Tract Number:</td>
<td>12822</td>
</tr>
<tr>
<td>Total Acres:</td>
<td>53.30</td>
</tr>
<tr>
<td>Cropland Acres:</td>
<td>53.30</td>
</tr>
<tr>
<td>HEL/NHEL Status:</td>
<td>NHEL</td>
</tr>
</tbody>
</table>

REAL ESTATE TAX INFORMATION

<table>
<thead>
<tr>
<th>Parcel ID#</th>
<th>Acres</th>
<th>2019 Assessed Value</th>
<th>2018 Taxes Payable 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-18-16-300-003</td>
<td>54.00</td>
<td>$32,610</td>
<td>$2,220.38</td>
</tr>
<tr>
<td>14-18-16-400-007</td>
<td>0.48</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

SOIL TEST RESULTS

<table>
<thead>
<tr>
<th>Year</th>
<th>pH</th>
<th>P</th>
<th>K</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>6.1</td>
<td>64</td>
<td>322</td>
</tr>
</tbody>
</table>

LOCATION

Located 1 mile south of IL Rt 16 on CR 700N.

LEGAL DESCRIPTION

The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) & Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 16, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.
FARM FOR SALE
PARCEL 4 - 100.00 +/- ACRES

Soil data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>II. State Productivity Index</th>
<th>Com Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>26.30</td>
<td>29.8%</td>
<td></td>
<td>195</td>
<td>63</td>
<td>144</td>
</tr>
<tr>
<td>**344B</td>
<td>Harvard silt loam, 2 to 5 percent slopes</td>
<td>26.08</td>
<td>26.6%</td>
<td><strong>160</strong></td>
<td><strong>53</strong></td>
<td><strong>124</strong></td>
<td></td>
</tr>
<tr>
<td>**251B</td>
<td>Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes</td>
<td>16.62</td>
<td>19.2%</td>
<td><strong>160</strong></td>
<td><strong>50</strong></td>
<td><strong>117</strong></td>
<td></td>
</tr>
<tr>
<td>198A</td>
<td>Elburn silt loam, 0 to 2 percent slopes</td>
<td>12.81</td>
<td>13.0%</td>
<td>197</td>
<td>81</td>
<td>143</td>
<td></td>
</tr>
<tr>
<td>481A</td>
<td>Raub silt loam, non-densic substratum, 0 to 2 percent slopes</td>
<td>7.33</td>
<td>7.5%</td>
<td>180</td>
<td>56</td>
<td>134</td>
<td></td>
</tr>
<tr>
<td>242A</td>
<td>Kendall silt loam, 0 to 2 percent slopes</td>
<td>3.56</td>
<td>3.6%</td>
<td>172</td>
<td>53</td>
<td>125</td>
<td></td>
</tr>
<tr>
<td>**348B</td>
<td>Wingate silt loam, 2 to 5 percent slopes</td>
<td>0.29</td>
<td>0.3%</td>
<td><strong>163</strong></td>
<td><strong>51</strong></td>
<td><strong>120</strong></td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average

EDGAR COUNTY FSA DATA

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm Number:</td>
<td>8439</td>
</tr>
<tr>
<td>Tract Number:</td>
<td>12822</td>
</tr>
<tr>
<td>Total Acres:</td>
<td>98.99</td>
</tr>
<tr>
<td>Cropland Acres:</td>
<td>98.99</td>
</tr>
<tr>
<td>HEL/NHEL Status:</td>
<td>NHEL</td>
</tr>
</tbody>
</table>

REAL ESTATE TAX INFORMATION

<table>
<thead>
<tr>
<th>Parcel ID#</th>
<th>Acres</th>
<th>2019 Assessed Value</th>
<th>2018 Taxes Payable 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-18-21-100-007</td>
<td>20.00</td>
<td>$10,090</td>
<td>$687.02</td>
</tr>
<tr>
<td>14-18-21-200-002</td>
<td>80.00</td>
<td>$33,140</td>
<td>$2,256.46</td>
</tr>
</tbody>
</table>

SOIL TEST RESULTS

2018
pH: 6.2
P: 52
K: 242

LOCATION

Located 1½ miles south of IL Rt 16 on N 1175th Street.

LEGAL DESCRIPTION

The West Half (W ½) of the Northeast Quarter (NE ¼) & The East Half (E ½) of the East Half (E ¼) of the East Half (E ½) of the Northwest Quarter (NW ¼) of Section 21, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

www.busey.com | 3002 W WINDSOR RD., CHAMPAIGN IL 61822 | 217.353.7101 | F: 217.351.2848
FARM FOR SALE
PARCEL 5 - 30.00 +/- ACRES

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>Crop Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>291B</strong></td>
<td>Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes</td>
<td>12.69</td>
<td>60.7%</td>
<td><strong>160</strong></td>
<td><strong>50</strong></td>
<td><strong>117</strong></td>
</tr>
<tr>
<td><strong>618C2</strong></td>
<td>Senachwine silt loam, 5 to 10 percent slopes, eroded</td>
<td>4.42</td>
<td>21.1%</td>
<td><strong>136</strong></td>
<td><strong>44</strong></td>
<td><strong>100</strong></td>
</tr>
<tr>
<td>496A</td>
<td>Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes</td>
<td>1.79</td>
<td>8.6%</td>
<td>166</td>
<td>52</td>
<td>121</td>
</tr>
<tr>
<td>152A</td>
<td>Drummer silt loam, 0 to 2 percent slopes</td>
<td>0.99</td>
<td>4.7%</td>
<td>195</td>
<td>63</td>
<td>144</td>
</tr>
<tr>
<td><strong>618F</strong></td>
<td>Senachwine silt loam, 18 to 35 percent slopes</td>
<td>0.81</td>
<td>2.9%</td>
<td><strong>104</strong></td>
<td><strong>33</strong></td>
<td><strong>76</strong></td>
</tr>
<tr>
<td><strong>618D2</strong></td>
<td>Senachwine silt loam, 10 to 18 percent slopes, eroded</td>
<td>0.40</td>
<td>1.9%</td>
<td><strong>130</strong></td>
<td><strong>42</strong></td>
<td><strong>96</strong></td>
</tr>
</tbody>
</table>

Weighted Average: 154.9 Corn Bu/A, 48.9 Soybeans Bu/A, 113.4 Crop productivity index for optimum management

EDGAR COUNTY FSA DATA

- Farm Number: 8439
- Tract Number: 12823
- Total Acres: 154.48*
- Cropland Acres: 20.41
- HEL/NHEL Status: HEL

*Combined with Parcel 6 & 7

SOIL TEST RESULTS


LOCATION

Located 1½ miles south of IL Rt 16 on N 1100th Street.

LEGAL DESCRIPTION

Part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.

REAL ESTATE TAX INFORMATION

- Parcel ID#: 14-18-20-400-004
- Acres: 30.00
- 2019 Assessed Value: $4,630
- 2018 Taxes Payable: $351.26

www.busey.com | 3002 W WINDSOR RD., CHAMPAIGN IL 61822 | 217.353.7101 | F: 217.351.2848
FARM FOR SALE
PARCEL 6 - 43.27 +/-(surveyed acres)

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>II. State Productivity Index</th>
<th>Com Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum field management</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>291B</strong></td>
<td>Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes</td>
<td>8.49</td>
<td>49.4%</td>
<td><strong>160</strong></td>
<td><strong>50</strong></td>
<td><strong>117</strong></td>
<td></td>
</tr>
<tr>
<td><strong>618C2</strong></td>
<td>Senachwine silt loam, 5 to 10 percent slopes, eroded</td>
<td>7.78</td>
<td>37.0%</td>
<td><strong>136</strong></td>
<td><strong>44</strong></td>
<td><strong>100</strong></td>
<td></td>
</tr>
<tr>
<td><strong>618D2</strong></td>
<td>Senachwine silt loam, 10 to 18 percent slopes, eroded</td>
<td>4.56</td>
<td>21.7%</td>
<td><strong>130</strong></td>
<td><strong>42</strong></td>
<td><strong>95</strong></td>
<td></td>
</tr>
<tr>
<td>3424A</td>
<td>Shoals silt loam, 0 to 2 percent slopes, frequently flooded</td>
<td>0.18</td>
<td>0.9%</td>
<td>174</td>
<td>55</td>
<td>127</td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average: 144.7 Bu/A, 46.1 Bu/A, 106

EDGAR COUNTY FSA DATA

Farm Number: 8439
Tract Number: 12823*
Total Acres: 154.48*
Cropland Acres: 19.45
HEL/NHEL Status: HEL

*Combined with Parcel 5 & 7

REAL ESTATE TAX INFORMATION

<table>
<thead>
<tr>
<th>Parcel ID#</th>
<th>Acres</th>
<th>2019 Assessed Value</th>
<th>2018 Taxes Payable 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-18-21-300-002</td>
<td>86.00</td>
<td>$9,590*</td>
<td>$652.98*</td>
</tr>
</tbody>
</table>

*Combined with Parcel 7

SOIL TEST RESULTS

2019
pH: 5.7
P: 49
K: 179

LOCATION

Located 1½ miles south of IL Rt 16 on N 1100th Street.

LEGAL DESCRIPTION

Part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 21, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.
**Soils** provided by USDA and NRCS.

### Soil Data

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>II. State Productivity Index Legend</th>
<th>Corn Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>291B</strong></td>
<td>Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes</td>
<td>62.25</td>
<td>77.2%</td>
<td><strong>160</strong></td>
<td><strong>50</strong></td>
<td><strong>117</strong></td>
<td></td>
</tr>
<tr>
<td><strong>618C2</strong></td>
<td>Senachwine silt loam, 5 to 10 percent slopes, eroded</td>
<td>6.25</td>
<td>7.7%</td>
<td><strong>136</strong></td>
<td><strong>44</strong></td>
<td><strong>100</strong></td>
<td></td>
</tr>
<tr>
<td><strong>618D2</strong></td>
<td>Senachwine silt loam, 10 to 18 percent slopes, eroded</td>
<td>4.37</td>
<td>5.4%</td>
<td><strong>130</strong></td>
<td><strong>42</strong></td>
<td><strong>95</strong></td>
<td></td>
</tr>
<tr>
<td><strong>618C3</strong></td>
<td>Senachwine clay loam, 5 to 10 percent slopes, severely eroded</td>
<td>3.20</td>
<td>4.0%</td>
<td><strong>126</strong></td>
<td><strong>40</strong></td>
<td><strong>90</strong></td>
<td></td>
</tr>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>2.60</td>
<td>3.2%</td>
<td>195</td>
<td>63</td>
<td>144</td>
<td></td>
</tr>
<tr>
<td>496A</td>
<td>Finca silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes</td>
<td>1.36</td>
<td>1.7%</td>
<td>166</td>
<td>52</td>
<td>121</td>
<td></td>
</tr>
<tr>
<td>3424A</td>
<td>Shoals silt loam, 0 to 2 percent slopes, frequently flooded</td>
<td>0.82</td>
<td>0.8%</td>
<td>174</td>
<td>55</td>
<td>127</td>
<td></td>
</tr>
</tbody>
</table>

**Weighted Average**

| | 156.5 | 49.2 | 114.5 |

### EDGAR COUNTY FSA DATA

- **Farm Number:** 8439
- **Tract Number:** 12823
- **Total Acres:** 154.48
- **Cropland Acres:** 72.97
- **HEL/NHEL Status:** HEL
  
  *Combined with Parcel 5 & 6

### REAL ESTATE TAX INFORMATION

<table>
<thead>
<tr>
<th>Parcel ID#</th>
<th>Acres</th>
<th>2019 Assessed Value</th>
<th>2018 Taxes Payable 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-18-21-300-002</td>
<td>86.00</td>
<td>$9,590*</td>
<td>$652.98*</td>
</tr>
<tr>
<td>14-18-21-400-006</td>
<td>40.00</td>
<td>$13,500</td>
<td>$919.20</td>
</tr>
</tbody>
</table>

*Combined with Parcel 6

### SOIL TEST RESULTS

- **2019**
  - pH: 6.2
  - P: 40
  - K: 170

### LOCATION

- Located 2 miles south of IL Rt 16 on N 1175th Street.

### LEGAL DESCRIPTION

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) & The Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) & Part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 21, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.
FARM FOR SALE
PARCEL 7 IMPROVEMENTS

GRAIN BINS
1 - 10,000 bushel drying bin
3 - 7,000 bushel bin
1 - 5,000 bushel bin

BUILDINGS
Concrete Silo
Feed Trough
22' x 45' Scale House
FARM FOR SALE
PARCEL 8 - 60.00 +/- ACRES

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>Ill. State Productivity Index Legend</th>
<th>Corn Bu/A</th>
<th>Soybeans Bu/A</th>
<th>Crop productivity index for optimum management</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>291B</strong></td>
<td>Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes</td>
<td>27.23</td>
<td>52.6%</td>
<td><strong>160</strong></td>
<td><strong>50</strong></td>
<td><strong>117</strong></td>
<td></td>
</tr>
<tr>
<td>498A</td>
<td>Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes</td>
<td>15.99</td>
<td>30.9%</td>
<td>166</td>
<td>52</td>
<td>121</td>
<td></td>
</tr>
<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>7.66</td>
<td>14.8%</td>
<td>195</td>
<td>63</td>
<td>144</td>
<td></td>
</tr>
<tr>
<td><strong>61802</strong></td>
<td>Senachwine silt loam, 10 to 18 percent slopes, eroded</td>
<td>0.86</td>
<td>1.7%</td>
<td><strong>130</strong></td>
<td><strong>42</strong></td>
<td><strong>95</strong></td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average 166.5 52.4 121.0

EDGAR COUNTY FSA DATA

Farm Number: 8439
Tract Number/CLU: 2602
Total Acres: 58.74
Cropland Acres: 50.25
HEL/NHEL Status: HEL

REAL ESTATE TAX INFORMATION

<table>
<thead>
<tr>
<th>Parcel ID#</th>
<th>Acres</th>
<th>2019 Assessed Value</th>
<th>2018 Taxes Payable 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>14-18-27-100-001</td>
<td>60.00</td>
<td>$15,170</td>
<td>$1,032.90</td>
</tr>
</tbody>
</table>

SOIL TEST RESULTS

2019
pH: 5.9
P: 44
K: 178

LOCATION

Located 2½ miles south of IL Rt 16 on the corner of CR 600N and Pub Wells Street.

LEGAL DESCRIPTION

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) & the North Half (N ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 21, Township 13 North, Range 12 West of the Second Principal Meridian in Edgar County, Illinois.
FARM FOR SALE
UAF IMAGES - PARCELS 4-6

PARCEL 4

PARCEL 5

PARCEL 6
Procedures: Parcels 1-8 will be sold in two offerings in 8 individual parcels or in combination via the bidder’s choice and privilege auction system. Offering 1 will be Parcels 1-4, Offering 2 will be Parcels 5-8. The high bidder in the first round of bidding can take their choice of one or any combination of parcels for that offering at the high bid amount. If a tract remains after high bidder’s selection, the runner-up bidder can take any remaining parcels of that offering at the high bid amount. If any parcels are remaining, another round of bidding occurs until all parcels for that offering are sold. All bidding will be on a dollars per acre basis and subject to Seller’s acceptance.

Down Payment: 10% down payment due on the day of the auction, upon signing a contract to purchase. The down payment can be paid in cash or by personal check, corporate check, or cashier’s check.

Financing: Keep in mind that YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be certain that you have arranged financing if you need it and are capable of paying cash on the day of the auction and at closing.

Possession: Possession of the land will be given at closing, subject to the current lease which is set to expire on February 28, 2020. Note: Any personal property owned by the tenants and/or owners will be removed prior to the date of possession.

Taxes: The Seller shall credit the Buyer(s) at closing for the 2019 taxes payable in 2020, based on the most recent ascertainable tax figures. All subsequent years shall be the responsibility of the Buyer(s).

Income/Expenses: The Seller/Tenant will retain all income attributable to the 2019 crop year and before and will pay all expenses for the same.

Acceptance of Bid Prices: The successful bidder(s) will sign a contract to purchase immediately following the close of bidding at the auction. Copies of the contract will be available for review before the auction. Every bid is made subject to the terms of the Contract without revision other than particulars of (i) of buyer’s name and address; (ii) identifying tract(s) sold; and (iii) auction price. The final bid is subject to approval by the Seller, and Seller reserves the right to withdraw the property from sale at any time prior to receiving an acceptable bid. Bidders are advised that all bids to be made assume prior advance approval of both the title commitment and sales contract.

Title: Seller will furnish the successful bidder(s) an Owner’s title insurance policy in the amount of purchase price. Copies of the title commitment will be available for review before auction and every bid is made subject to acceptance of the state of title as provided in that title commitment. Seller will convey insurable title by a good and sufficient recordable Special Warranty Deed(s) to be delivered at closing.

Mineral Rights: All mineral rights owned by the Seller will be transferred to the Buyer(s) at closing.

Agency: Steve Myers, Auctioneer, and Busey Farm Brokerage Services representatives are exclusive agents of the Seller.

Easements and Leases: Sale of said property is subject to any and all easements and leases of record.

Disclaimer and Absence of Warranties: The property is being sold on an “AS IS, WHERE IS, WITH ALL FAULTS” basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or the Auction Company. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Each bidder is responsible for conducting their own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own risk. Neither the Seller nor the Auction Company are warranting specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits; nor warranting or representing as to fitness for a particular use access, water quantity or quality, or physical or environmental condition. Diagrams and dimensions in this brochure are approximate. All acres are estimates. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. All information in this brochure is subject to change, corrections, or additions. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

New Data, Corrections, and Changes: Please arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

Note: Videotaping, photography, and/or announcements will be allowed on auction day ONLY with PRIOR approval from Steve Myers, Auctioneer.

Attorney for Seller: William A. Peithmann is legal counsel for sellers and is also transactional agent pursuant to a recorded Power of Attorney for sale of real estate.
Vernon Newman Family Farms

First Offering-Buyers Choice and Privilege

Parcel 1 - 90.58 +/- Taxable Acres (Sec. 9-Paris)
Parcel 2 - 54.00 +/- Taxable Acres (Sec. 11-Paris)
Parcel 3 - 54.48 +/- Taxable Acres *(Sec. 16-Symmes)
Parcel 4 - 100.00 +/- Taxable Acres *(Sec. 21-Symmes)

*If Parcels 3 and 4 sell to same buyer-no survey will be performed. If Parcels 3 and 4 sell to different buyers then a survey will be done prior to closing at seller’s expense with final settlement based on final bid multiplied by surveyed acres. Parcel 3 access to be 30 feet wide from township road heading westerly in an even width.

Second Offering-Buyers Choice and Privilege-All Symmes Twp.

Parcel 5 - 30.00 +/- Taxable Acres (Sec. 20)
Parcel 6 - 43.27 +/- Surveyed Acres (Sec. 21)
Parcel 7 - 83.14 +/- Surveyed Acres (Sec. 21)
Parcel 8 - 60.00 +/- Taxable Acres (Sec. 27)

Licensed Real Estate Broker Corporation

Busey Farm Brokerage

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Broker
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Cell: 217.840.7171
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Managing Broker/Auctioneer
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Cell: 217.722.5979
daniel.herriott@busey.com

Disclaimer: The information contained in this brochure is considered accurate. It is subject to verification and no liability for errors or omissions is assumed. There are no warranties, expressed or implied, as to the information herein contained, and it is recommended that an independent inspection of the property be made by all buyers.

Agency: Busey Farm Brokerage, a division of Busey Bank, its agents and representatives, are agents of the Seller.