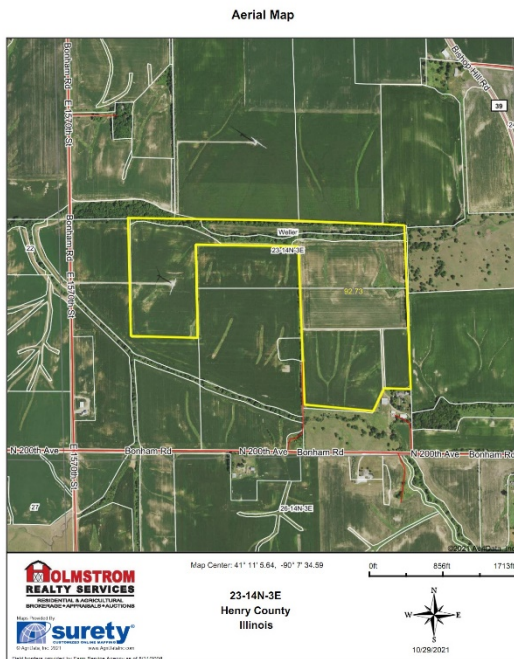


PUBLIC AUCTION OF THE
EUGENE & MARILYN ANDERSON TRUST FARM
92 ACRES, MORE OR LESS and WIND TOWER
PRIME PRODUCTIVE FARM LAND

Saturday, November 27, 2021

Auction Will Begin Promptly at 1:00 p.m.

The undersigned will offer the below described farm real estate commonly known as the Eugene & Marilyn Anderson Trust Farm for auction. The sale is to take place at the Galva American legion, located at 45 Wallace St, Galva, IL 61434. The farm is located Section 23 of Weller Township. Southwest of Bishop Hill, IL.



DUE TO COVID, MASKS AND SOCIAL DISTANCING MAY BE REQUIRED OR YOU MAY BID BY PHONE BY MAKING ARRANGEMENTS WITH ROY OR TIM HOLMSTROM PRIOR TO THE AUCTION

METHOD OF SALE: The farm will be offered as one parcel. Minimum bid raises \$50 per acre.

FSA & USDA Information: Crop Land Acres: 87.13 Corn Base: Acres 43.58, Soybean Base: 35.18 Acres, Oat Base: 2.74 Acres

TERMS: 10% down the day of sale. Final settlement will be within 30 days of auction, at which time possession will be given subject to an existing lease ending in early 2022. A Trust Deed and Title Insurance showing merchantable title will be provided to the buyer. This parcel shall sell by the surveyed acres with a deeded easement Taxes for 2021 will be paid by the Seller. All subsequent taxes will be paid by the Buyer. The seller's will also retain all payments on the wind tower for 2021. All subsequent payments will be made to the successful bidder. The successful bidders will be required to sign a purchase agreement immediately following the auction. A copy of the required contract is available from Holmstrom Realty Services or Attorney Mike Massie. This property is being sold free and clear of any encumbrances. Property is sold "AS IS, WHERE IS" free of any expressed or implied warranties by either the seller or the auction company as to the condition of the property. Announcements made the day of the sale take precedence over any prior information whether written or oral. 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 is assumed by the seller or the auction company. An ID shall be required to bid.

AUCTIONEER'S NOTE. This is a great farm real estate opportunity. This farm has an excellent location close to the City of Galva and Big River Resources ethanol plant. It has excellent soil types and have been well farmed for years. There is also additional income from the Wind Tower located on the property. If you would like to inspect the property, obtain a plat of the property, or for more information contact either Roy or Tim Holmstrom.

OWNERS

Eugene & Marilyn Anderson Trust – Norman Anderson and Carrie Seiboldt Co-Trustees

AUCTION CONDUCTED BY:

Holmstrom Realty Services
Atkinson, IL 309-944-6423

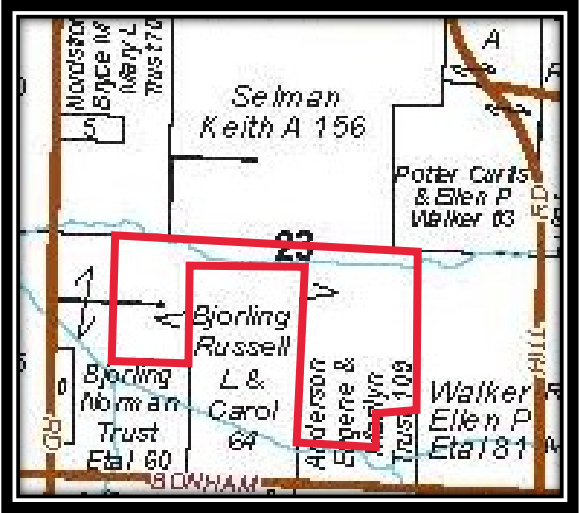
To inspect the premises, obtain a copy of the plat, or for more information contact
 Roy Holmstrom, Broker, 309-269-0135 or Tim Holmstrom, Broker, 309-944-6423

For more information look at HolmstromRealEstate.com

Mike Massie, Attorney for the Sellers, 309-932-2168

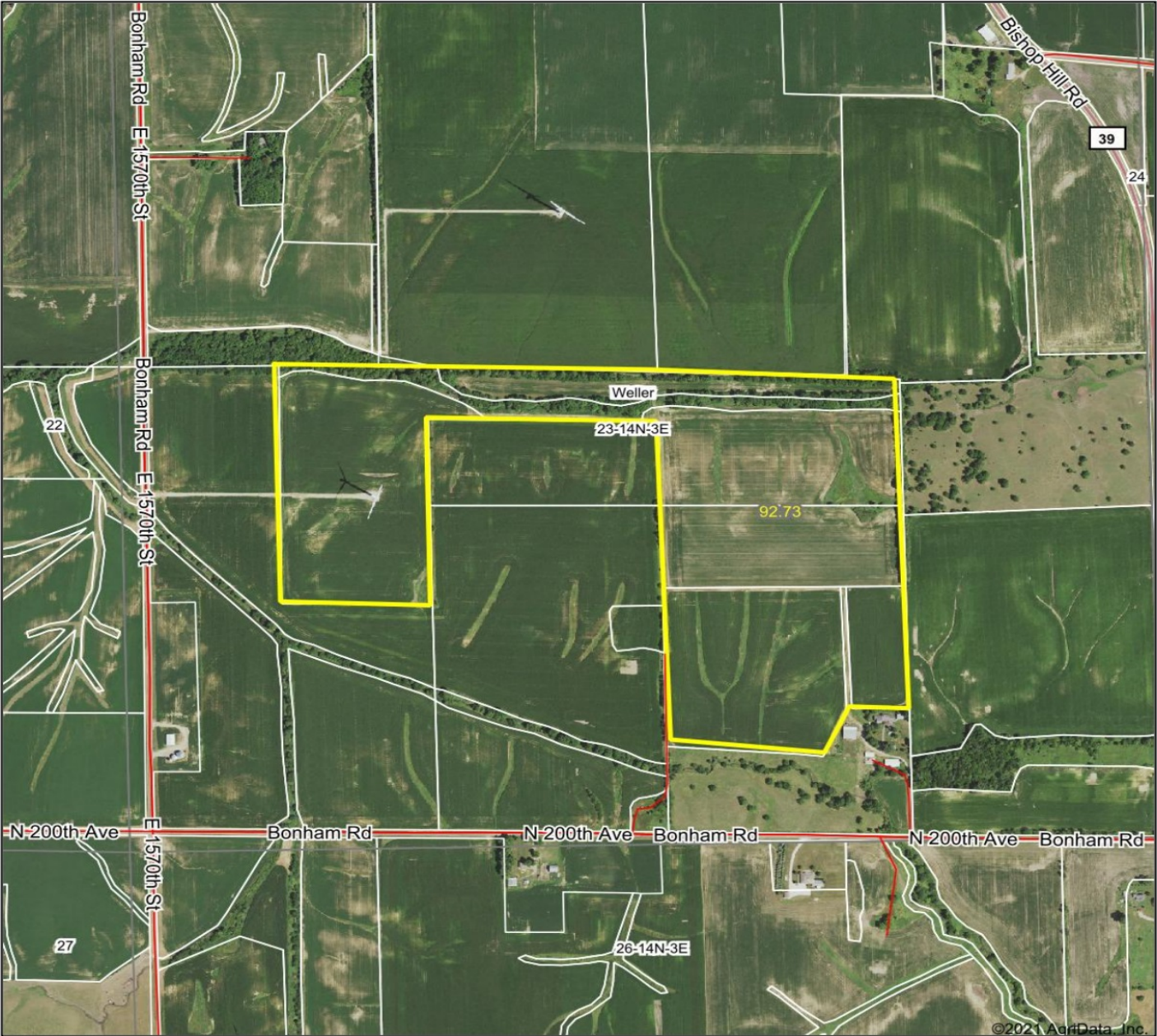
Massie & Quick LLC

THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.
 NOT RESPONSIBLE FOR ACCIDENTS THAT MAY OCCUR.



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Aerial Map



HOLMSTROM
REALTY SERVICES
RESIDENTIAL & AGRICULTURAL
BROKERAGE • APPRAISALS • AUCTIONS

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

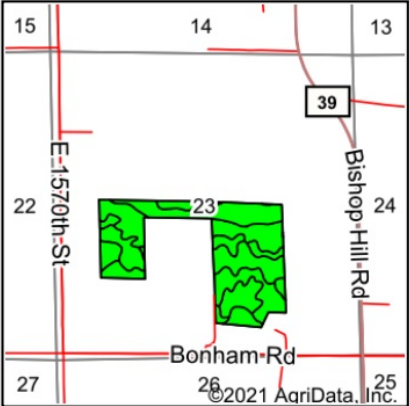
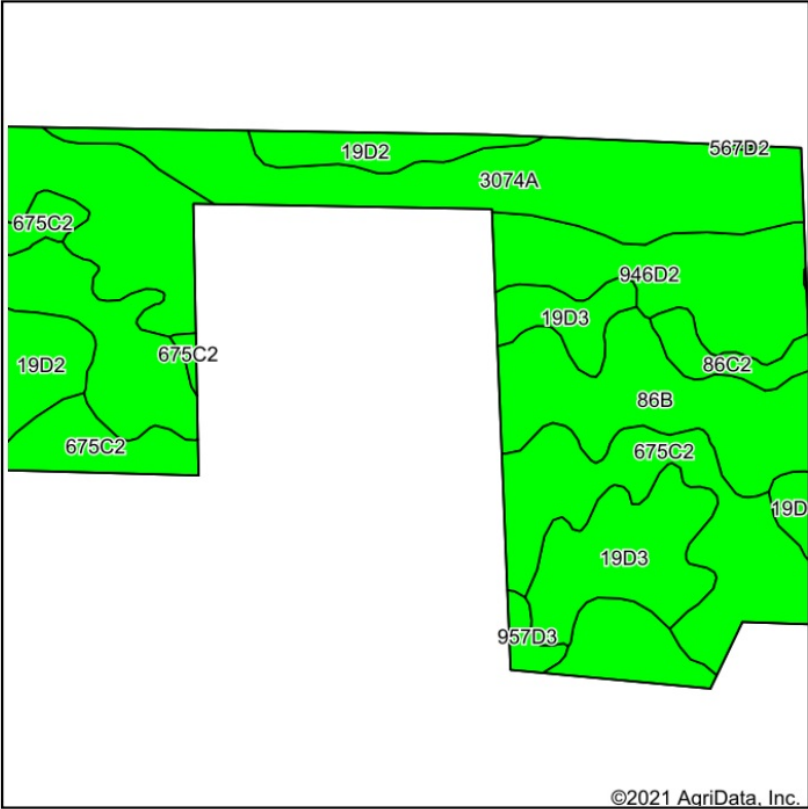
Map Center: 41° 11' 5.64, -90° 7' 34.59

0ft 856ft 1713ft

23-14N-3E
Henry County
Illinois



Soils Map



State: Illinois
County: Henry
Location: 23-14N-3E
Township: Weller
Acres: 92.73
Date: 10/29/2021



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	19.88	21.4%		FAV	186	58	136
**946D2	Hickory-Atlas silt loams, 10 to 18 percent slopes, eroded	18.56	20.0%		UNF	**100	**34	**76
**86B	Osco silt loam, 2 to 5 percent slopes	17.64	19.0%		FAV	**189	**59	**140
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	16.55	17.8%		FAV	**171	**54	**125
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	11.06	11.9%		FAV	**122	**40	**90
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	6.09	6.6%		FAV	**134	**44	**99
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.96	2.1%		FAV	**178	**56	**131
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	0.93	1.0%		UNF	**95	**32	**71
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	0.06	0.1%		FAV	**152	**48	**111
Weighted Average						154.5	49.3	114.1

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

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

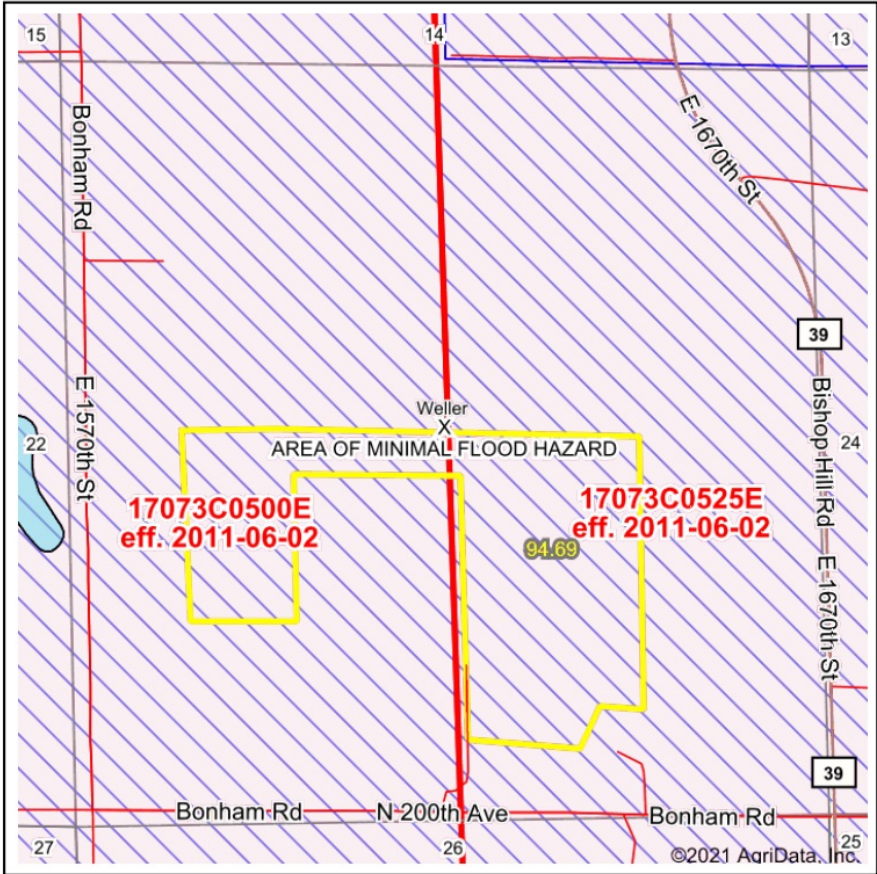
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

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

Payment for wind tower in 2021 was \$10,636.14

FEMA Report



Map Center: 41° 11' 13.78, -90° 7' 30.58
State: IL Acres: 94.69
County: Henry Date: 11/2/2021
Location: 23-14N-3E
Township: Weller

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Name		Number	County	NFIP Participation	Acres	Percent
Henry County Unincorporated Areas		170739	Henry	Regular	94.69	100%
Total					94.69	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		94.69	100%
Total					94.69	100%
Panel		Effective Date			Acres	Percent
17073C0525E		6/2/2011			62.44	65.9%
17073C0500E		6/2/2011			32.25	34.1%
Total					94.69	100%

Flood related information provided by FEMA