

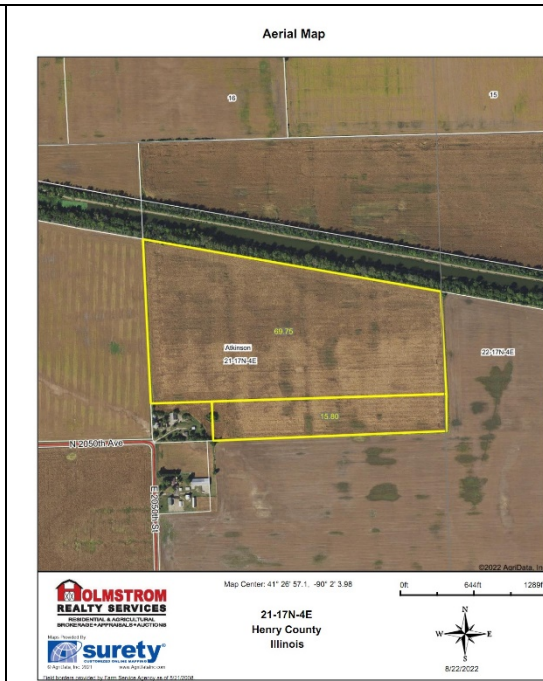


**PUBLIC AUCTION OF THE
BRIAN KOCH REVOCABLE TRUST FARM
85.99 ACRES, MORE OR LESSR
PRIME PRODUCTIVE FARM LAND**

Thursday, September 29th, 2022

Auction Will Begin Promptly at 7:00 p.m.

The undersigned will offer the below described farm real estate commonly known as the Brian Koch Revocable Trust Farm for auction. The sale is to take place at the Geneseo Community Center, located at 541 E North St, Geneseo, IL 61454. The farm is located Section 21 of Atkinson Township. Northwest of Atkinson, 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: 85.99 Corn Base: Acres 41.90, Soybean Base: 42.10 Acres, Corn PLC Yield 185

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 acre times 85.99 acres. Taxes for 2022 will be paid by the Seller. All subsequent taxes will be paid by the Buyer. The seller's will also retain all rent payments for 2022. 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 Richard Stone. 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 is basically 100% tillable and is located near grain elevators and ethanol plants. It has excellent soil types and have been well farmed for years. 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

Brian Koch Revocable Trust – Brian Koch and Tricia Koch 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

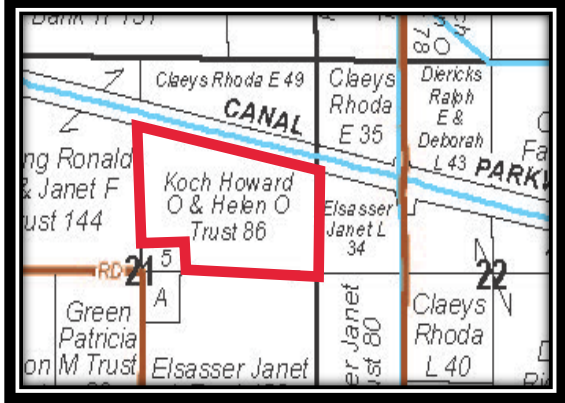
Richard Stone, Attorney for the Sellers, 309-944-4628

Stone & Palmgren

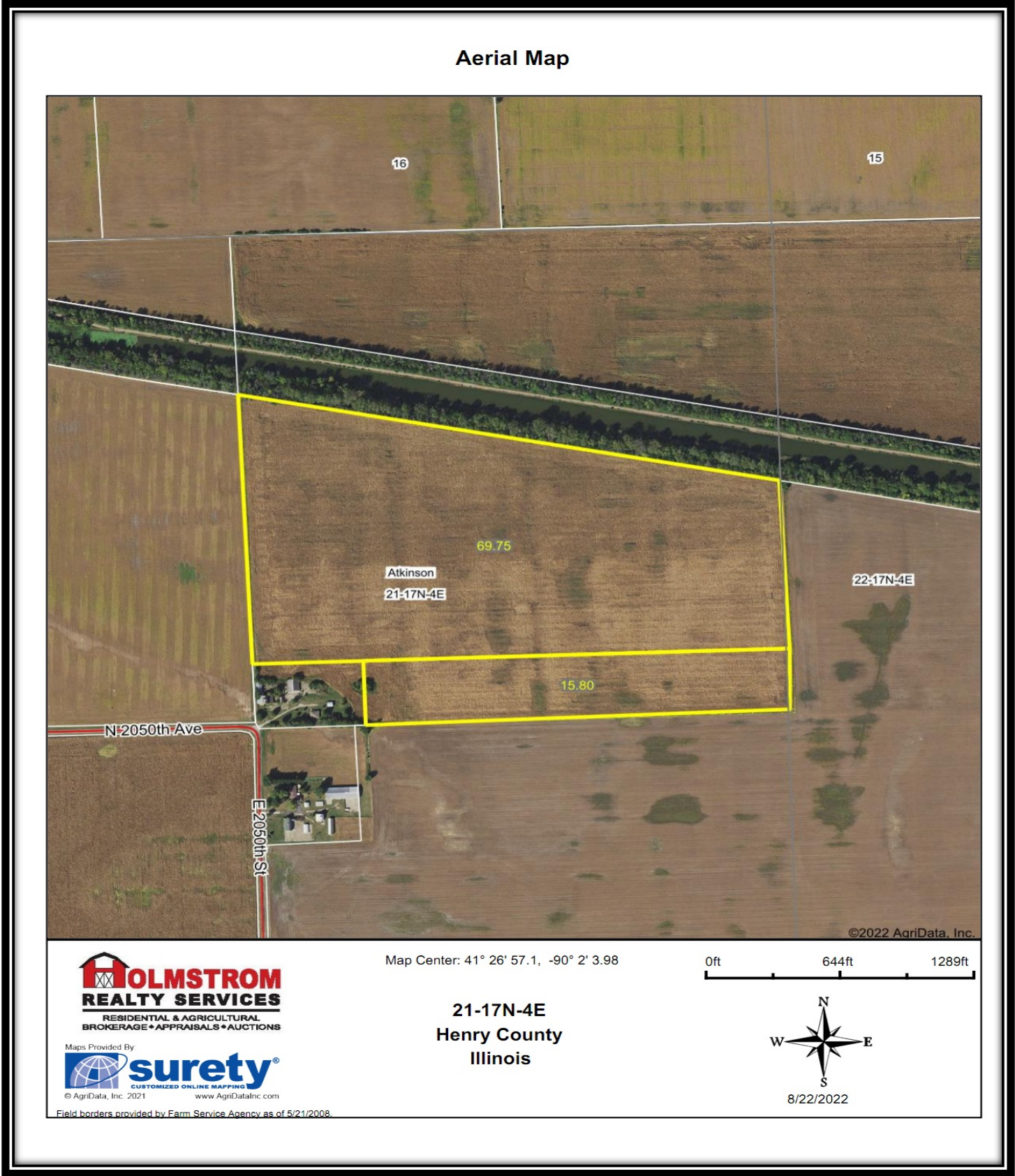
211 S State St, Geneseo, IL 61254

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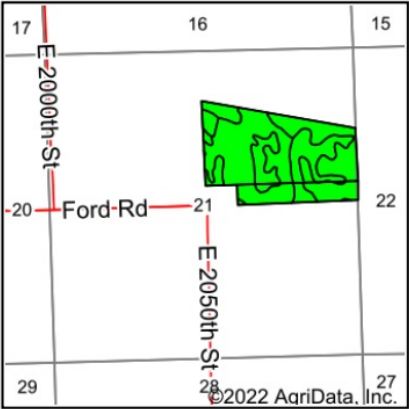
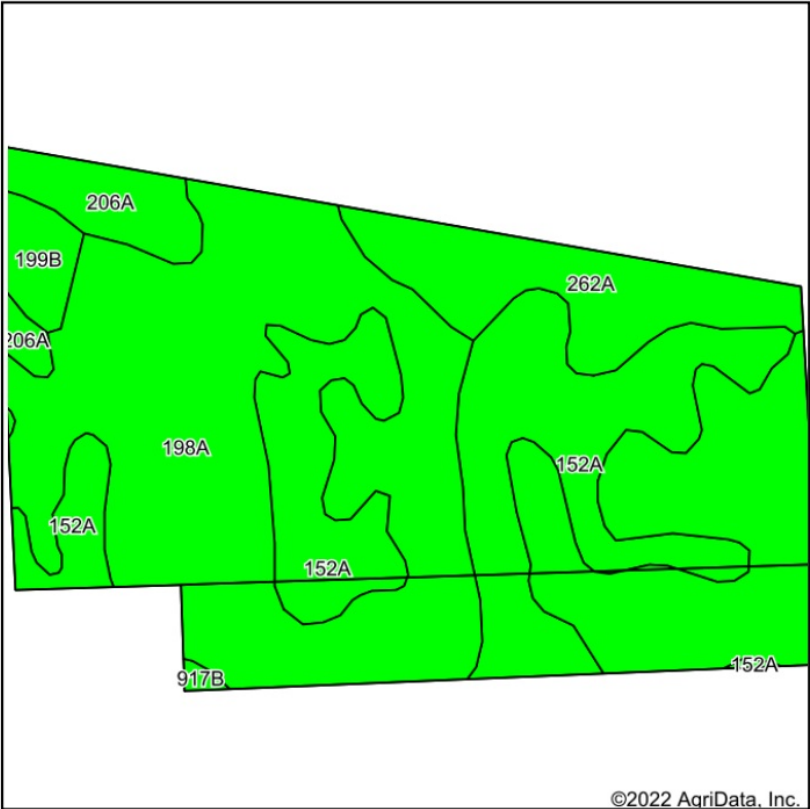
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Soils Map



State: Illinois
County: Henry
Location: 21-17N-4E
Township: Atkinson
Acres: 85.55
Date: 8/22/2022



Soils data provided by USDA and NRCS.

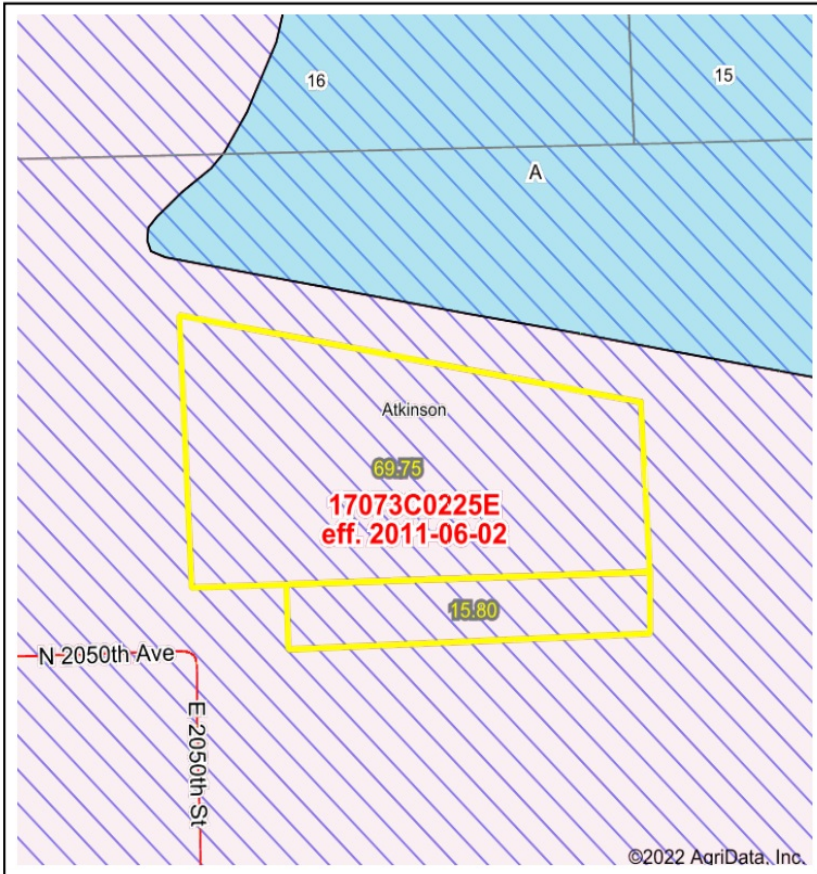
Area Symbol: IL073, Soil Area Version: 18

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
198A	Elburn silt loam, 0 to 2 percent slopes	48.95	57.2%		FAV	197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.39	26.2%		FAV	195	63	144
262A	Denrock silt loam, 0 to 2 percent slopes	8.01	9.4%		FAV	157	50	115
206A	Thorp silt loam, 0 to 2 percent slopes	3.94	4.6%		FAV	170	55	126
**199B	Plano silt loam, 2 to 5 percent slopes	2.05	2.4%		FAV	**192	**59	**141
**917B	Oakville-Tell complex, 1 to 7 percent slopes	0.21	0.2%		FAV	**124	**42	**94
Weighted Average						191.2	60.1	139.7

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.

FEMA Report



Map Center: 41° 26' 57.1, -90° 2' 3.98
State: IL Acres: 85.55
County: Henry Date: 8/22/2022
Location: 21-17N-4E
Township: Atkinson



Name		Number	County	NFIP Participation	Acres	Percent
Henry County Unincorporated Areas		170739	Henry	Regular	85.55	100%
Total					85.55	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		85.55	100%
Total					85.55	100%
Panel		Effective Date			Acres	Percent
17073C0225E		6/2/2011			85.55	100%
Total					85.55	100%

Flood related information provided by FEMA