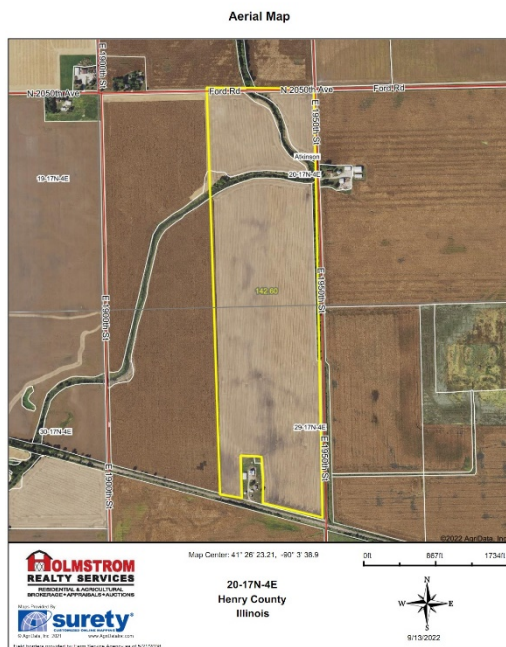


PUBLIC AUCTION OF THE
Becky Newton & Lisa Nyberg Farm
143.44 ACRES, MORE OR LESS
PRIME PRODUCTIVE FARM LAND
Saturday, November 26th, 2022
Auction Will Begin Promptly at 10:00 a.m.

The undersigned will offer the below described farm real estate commonly known as the Becky Newton & Lisa Nyberg 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 20 & 29 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: 129.74 Corn Base: Acres 63.50, Soybean Base: 63.50 Acres, Corn PLC Yield 175

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 2023. A Trust Deed and Title Insurance showing merchantable title will be provided to the buyer. This parcel shall sell by the acre times 143.44 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 Nadine Palmgren. 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 would be a great addition to any farming operation 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

Becky Newton & Lisa Nyberg

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, Auctioneer, 309-269-0135 or Tim Holmstrom, Broker, 309-944-6423

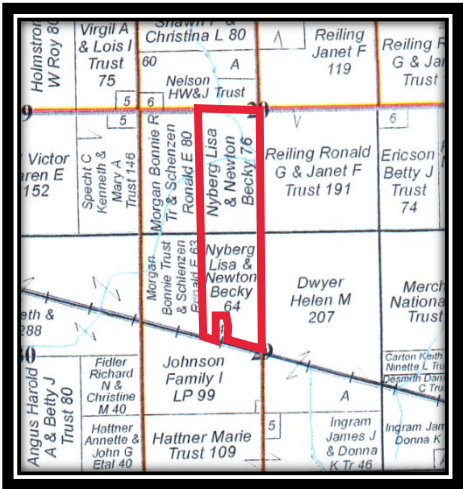
For more information look at HolmstromRealEstate.com

Nadine Palmgren, Attorney for the Sellers, 309-944-4628
 Stone & Palmgren

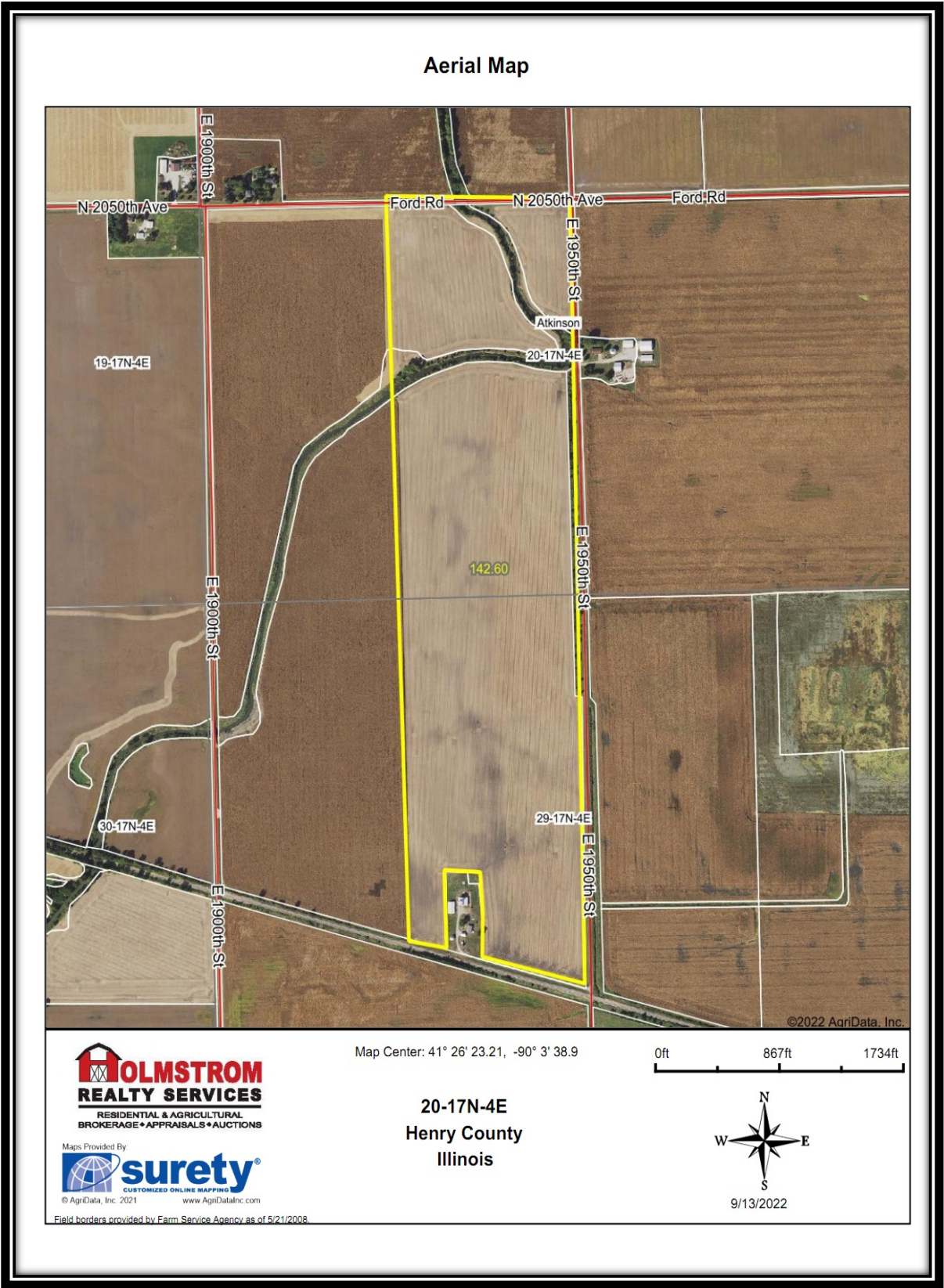
211 S State St, Geneseo, IL 61254

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

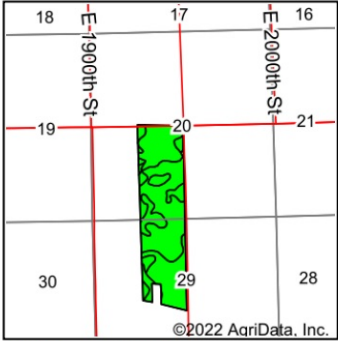
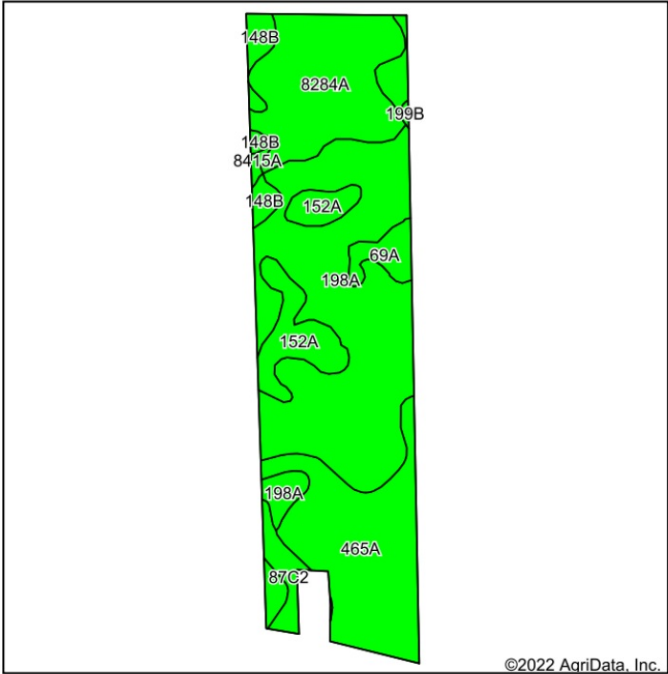
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Soils Map



State: Illinois
County: Henry
Location: 20-17N-4E
Township: Atkinson
Acres: 142.6
Date: 9/13/2022



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	61.01	42.8%		FAV	197	61	143
465A	Montgomery silty clay, 0 to 2 percent slopes	31.81	22.3%		FAV	148	49	110
8284A	Tice silty clay loam, 0 to 2 percent slopes, occasionally flooded	26.35	18.5%		FAV	184	57	134
152A	Drummer silty clay loam, 0 to 2 percent slopes	11.16	7.8%		FAV	195	63	144
**148B	Proctor silt loam, 2 to 5 percent slopes	4.30	3.0%		FAV	**183	**57	**134
69A	Milford silty clay loam, 0 to 2 percent slopes	3.64	2.6%		FAV	171	57	128
**87C2	Dickinson sandy loam, 5 to 10 percent slopes, eroded	3.53	2.5%		FAV	**132	**43	**97
8415A	Orion silt loam, 0 to 2 percent slopes, occasionally flooded	0.56	0.4%		FAV	180	57	131
**199B	Plano silt loam, 2 to 5 percent slopes	0.24	0.2%		FAV	**192	**59	**141
Weighted Average						180.7	57.1	132.2

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.

Plat of Survey



SCALE 1" = 400'

LEGEND

- = Found Iron Nailing
- = Set by Iron Rod
- X — = Fence

SURVEYORS STATEMENT

STATE OF ILLINOIS 35

COUNTY OF STARK

We, the Wallace Flyer & Land Surveying Co., Inc., do hereby certify that we have surveyed a portion of the NW 1/4 of Section 20 and a part of the NW 1/4 of Section 29, all in T.17N. R.6E of the 4th P.M., Henry County, Illinois, the accompanying Plat is a true and correct representation of said survey as made by us and that this professional service was performed in accordance with the standards for a boundary survey. All distances are given in feet and decimals of feet and bearings to any line or point are given in degrees, minutes and seconds of arc. Our work was not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show multipurpose service features.

Dated this 4th day of December, 2014.

WALLACE ENGINEERING & LAND SURVEYING CO., INC.

Tolono, Illinois

By: Korn Wallace #2014

Illinois Registered Professional Surveyor

Expires: 1/30/16

Wallace Engineering & Land Surveying Co., Inc.

P.O. Box 42

Tolono, Illinois 62450

Office 309-266-7333

Cell 309-266-7333

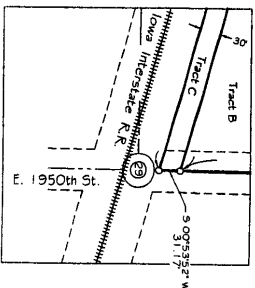
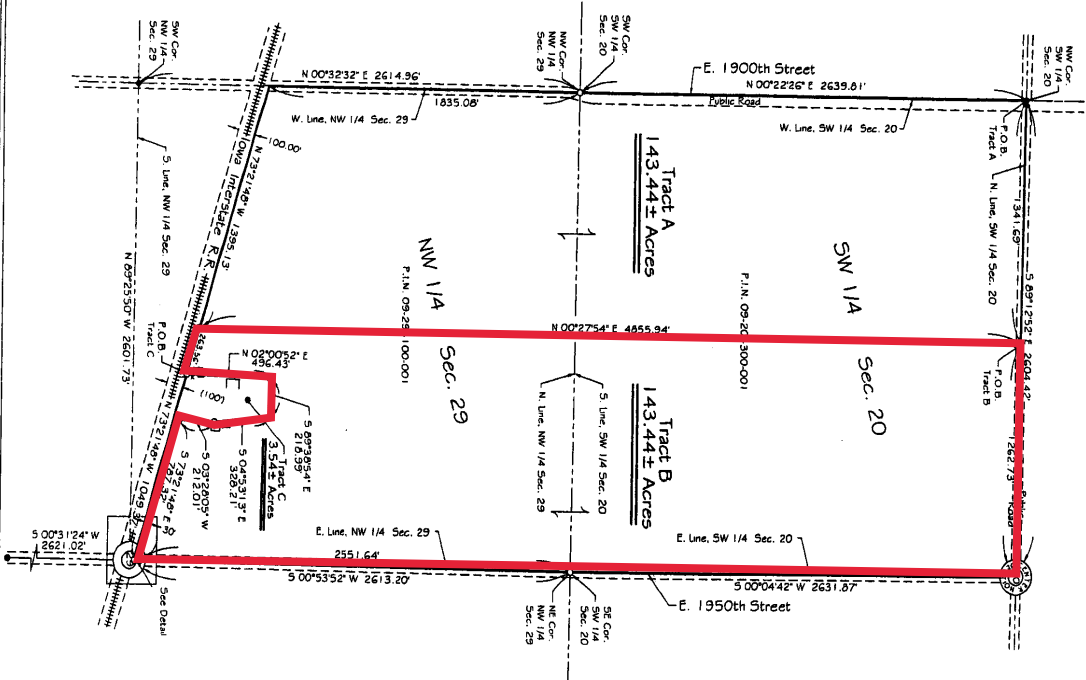
Email: wallaceeng@gsn.net

CLIENT: Central Bank - Danmunt

DATE: 12-4-14

JOB: 14124.001

C:\Users\jwallace\Documents\14124.001\14124.001.dwg - Survey Data, 12/4/2014 1:48:07 PM, Author: PWT



Prepared for:
Central Bank Illinois
101 North State Street
P.O. Box 69
Geneva, IL 60134

NOTES:
Field Survey done May 2014
Iron pins only set at locations as
instructed by client.
Acresage includes area in apparent
right-of-way of Public Roadways,
unless otherwise noted.