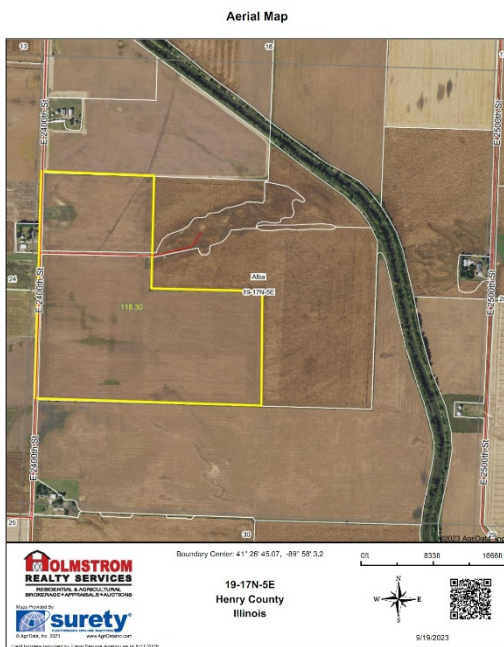


PUBLIC AUCTION OF THE
JoAnn Pritchard Trust B
118.26 ACRES, MORE OR LESSR
PRIME PRODUCTIVE FARMLAND
Saturday, November 4th, 2023
Auction Will Begin Promptly at 10:00 a.m.

The undersigned will offer the below described farm real estate commonly known as the Jo Ann Pritchard Trust Farm for auction. The sale is to take place at the Annawan Community Center, located at 314 N State Street, Annawan, IL. The farm is located Section 19 of Alba Township. Northeast of Atkinson, IL.



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

FSA & USDA Information: Crop Land Acres: 112.19 Corn Base: Acres 66.50, Soybean Base: 45.50 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 on December 31, 2023. A Trust Deed and Title Insurance showing merchantable title will be provided to the buyer. This parcel shall sell by the acre times 118.26 acres. Taxes for 2023 will be paid by the Seller. All subsequent taxes will be paid by the Buyer. The sellers will also retain all rent payments for 2023. 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 Benjamin Young. 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 has been well farmed for years. If you would like to inspect the property, obtain a plat of the property, or for more information contact Tim Holmstrom.

OWNERS

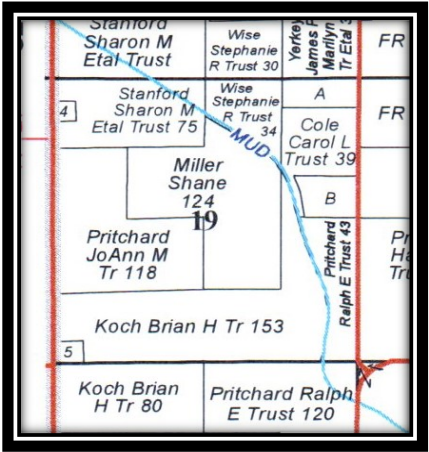
JoAnn Pritchard Trust B
AUCTION CONDUCTED BY:
Holmstrom Realty Services
Atkinson, IL 309-944-6423

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

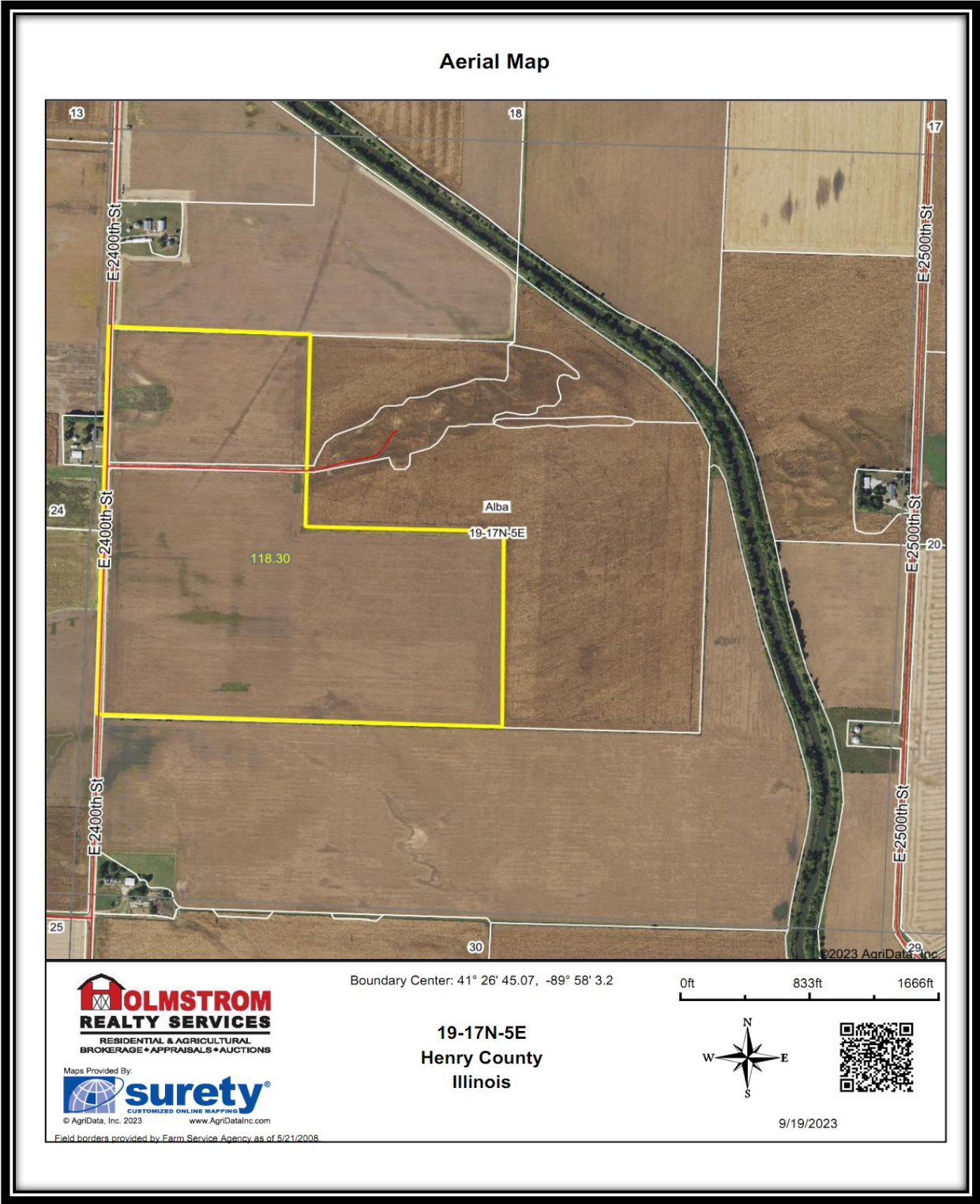
For more information look at HolmstromRealEstate.com
 Benjamin Young, Attorney for the Sellers, 309-944-2188

Nash, Bean, Ford & Brown LLC
 445 US HWY 6 East, Geneseo, IL 61254

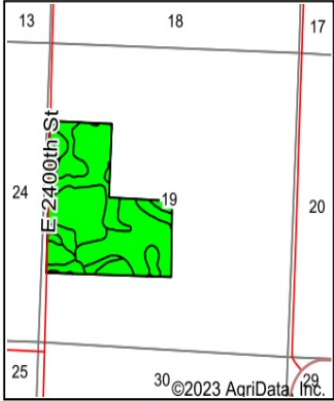
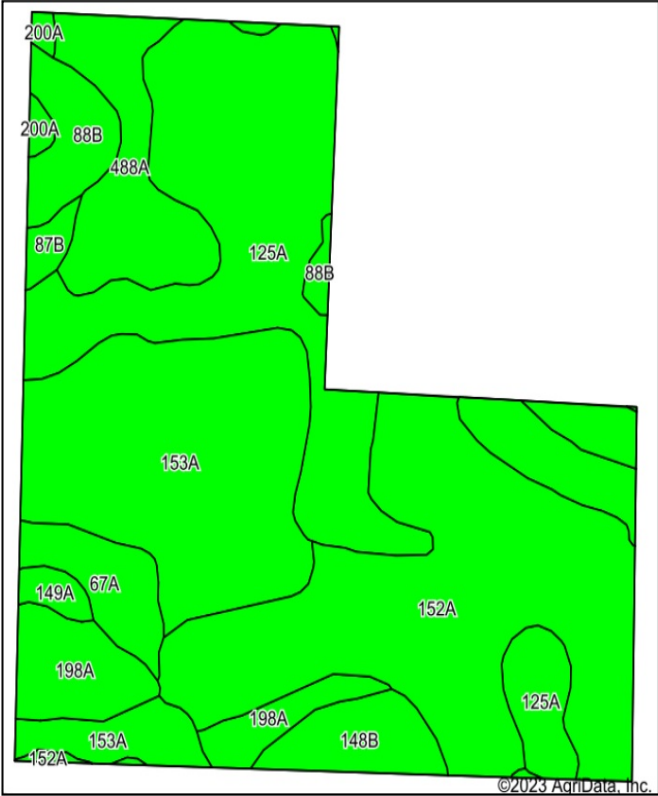
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 NOT RESPONSIBLE FOR ACCIDENTS THAT MAY OCCUR.



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Soils Map



State: Illinois
County: Henry
Location: 19-17N-5E
Township: Alba
Acres: 118.67
Date: 10/3/2023



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 19								
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
152A	Drummer silty clay loam, 0 to 2 percent slopes	33.31	28.1%		FAV	195	63	144
125A	Selma loam, 0 to 2 percent slopes	31.26	26.3%		FAV	176	57	129
153A	Pella silty clay loam, 0 to 2 percent slopes	25.33	21.3%		FAV	183	60	136
488A	Hooppole loam, 0 to 2 percent slopes	8.26	7.0%		FAV	163	54	121
198A	Elburn silt loam, 0 to 2 percent slopes	6.38	5.4%		FAV	197	61	143
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	4.07	3.4%		FAV	**118	**41	**91
**148B	Proctor silt loam, 2 to 5 percent slopes	3.78	3.2%		FAV	**183	**57	**134
67A	Harpster silty clay loam, 0 to 2 percent slopes	3.66	3.1%		FAV	182	57	133
149A	Brenton silt loam, 0 to 2 percent slopes	0.95	0.8%		FAV	195	60	141
**87B	Dickinson sandy loam, 2 to 5 percent slopes	0.91	0.8%		FAV	**141	**46	**103
200A	Orio loam, 0 to 2 percent slopes	0.70	0.6%		FAV	147	48	110
69A	Milford silty clay loam, 0 to 2 percent slopes	0.06	0.1%		FAV	171	57	128
Weighted Average						181.2	58.7	133.7

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