

ILLINOIS FARMLAND AUCTION

Stephenson County

ILLINOIS



Auction Location:
Orangeville Village Hall
301 S East Street
Orangeville, Illinois 61060



ADAM CRIST

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Adam.Crist@PeoplesCompany.com



THURSDAY, OCTOBER 5TH AT 10:00 AM

Stephenson County

Thursday, October 5
2023, at 10:00 AM

Auction Location
Orangeville Village Hall
301 S East Street
Orangeville, Illinois 61060



Seller

Stephen and Dorleen Switzer Trust

Adam Crist

608.482.1229 | IL LIC 475.204295

Adam.Crist@PeoplesCompany.com

135.225 SURVEYED ACRES - OFFERED IN FIVE TRACTS

Stephenson County, Illinois Land Auction – Mark your calendar for Thursday, October 5, 2023, at 10:00 AM. Peoples Company is honored to represent the Stephen and Dorleen Switzer Trust consisting of 135.225 surveyed acres of prime farmland through five different tracts ranging from 9.798 acres to 52.784 acres in size.

This Showers Centennial farm has not been available to the public for over 125 years and was first homesteaded in 1897 by Karland Johannah Schablion. The farm has since been passed down through four generations. Farmland in this area of Stephenson County is a tightly held asset with ownership often transferring from generation to generation and rarely comes up for sale. This farm is a rare opportunity to own an exceptional farm in northern Illinois. This high-quality farm would make a great addition to an existing farming operation, an investment-grade quality land purchase, or a long-term investment for the buyer looking to diversify their portfolio.

Located along each side of N Showers Road and the north side of W Orangeville Road, this highly desirable farm includes 117.88 FSA cropland acres carrying a Productivity Rating of 98.4, with the primary

soil types being the highly sought-after Dodgeville silt loam and Nasset silt loam. A spacious 1,792+ square foot 3-bedroom, 2-bath Ranch-style home overlooks the one-acre pond. Consider yourself lucky, as real estate of this stature rarely reaches the market.

The five tracts will be offered via Public Auction and will take place at 10:00 AM at the Orangeville Village Hall, 301 S East Street, Orangeville, Illinois 61060. The farmland tracts will be sold as four individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one, two, three, or all four tracts for their high bid. "Buyer's Choice" auctioning will continue until all tracts have been purchased and removed from the auction. The fifth tract, which includes the ranch house, will be sold on a whole-dollar basis after tracts one, two, three, and four have sold. Tracts will not be offered in their entirety after the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available. This property is located two miles west of Orangeville in Section 27 of Oneco Township, Stephenson County, Illinois. Take advantage of this tremendous opportunity to own the Showers Centennial farm that has not been available to the public



TRACT 1 - 52.784 surveyed acres with an estimated 52.50 FSA tillable acres carrying an NCCPI rating of 107.4.

TRACT 2 - 9.798 surveyed acres with an estimated 3.84 FSA tillable acres carrying an NCCPI rating of 66.3.

TRACT 3 - 46.735 surveyed acres with an estimated 46.15 FSA tillable acres carrying an NCCPI rating of 89.4.

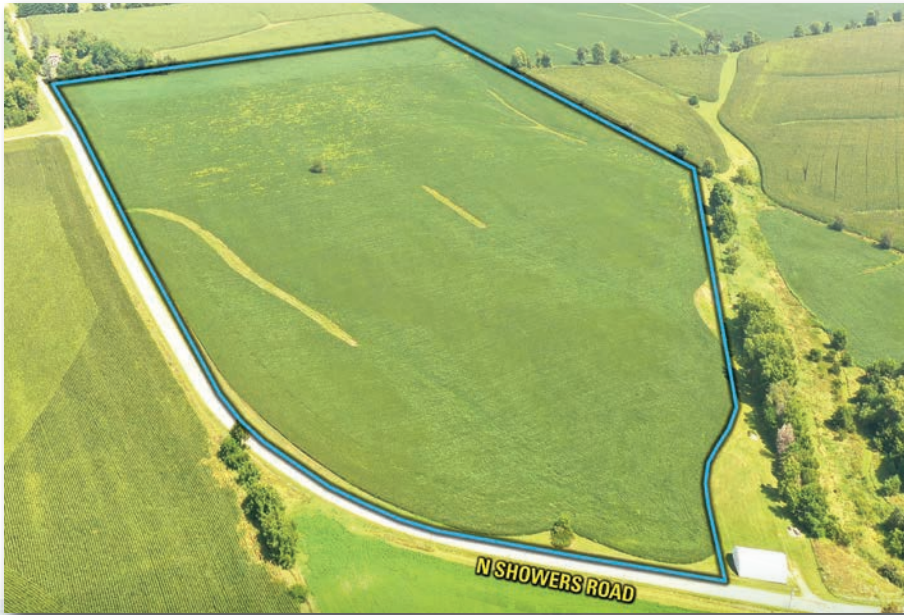
TRACT 4 - 10.394 surveyed acres with an estimated 9.58 FSA tillable acres carrying an NCCPI rating of 102.2.

TRACT 5 - 15.523 surveyed acres with an estimated 4.92 FSA tillable acres, including the 1,792+ square foot home, 3-car detached garage, and multiple outbuildings.

Tract 1 - 52.784 Surveyed Acres

Tract one consists of 52.784 surveyed acres with an estimated 52.50 FSA cropland acres, with Nasset silt loam and Dodgeville silt loam being the predominant soil type with a Productivity Index rating of 107.4. This 100% tillable tract features long, straight rows with great drainage that buyers will surely appreciate. This high-quality tract would make a great addition to an existing farming operation, an investment-grade quality land purchase, or a long-term investment for the buyer looking to diversify their portfolio.

Code	Soil Description	Acres	% of Field	Legend	NCCPI
731C2	Nasset silt loam	19.30	35.0%		105
40C2	Dodgeville silt loam	17.11	32.6%		97
656D2	Octagon silt loam	8.02	15.3%		110
675B	Greenbush silt loam	8.00	15.2%		133
8239A	Dorchester silt loam	0.07	0.1%		127
Weighted Average:					107.5








ILLINOIS FARMLAND AUCTION

Tract 2 - 9.798 Surveyed Acres

Tract two consists of 9.798 surveyed acres with an estimated 3.84 FSA cropland acres. Primary soils include Elizabeth silt loam and Dorchester silt loam resulting in an NCCPI of 66.3. This tract would make for a fantastic recreational piece with a 50' x 31' Quonset shed. The Quonset shed features a 12' x 11.5' powered garage door and a hard surface cement floor that allows plenty of room to store all your recreational toys, campers, vehicles, etc. The northern portion of the property features a one-of-a-kind shooting range with strategically placed targets ranging in distances from 50, 100, 200, and 300 yards. You'll find multiple great building sites that overlook the beautiful property. Find yourself out for evening hikes, UTV riding, horseback riding, and testing your marksman's skills at the shooting range. Properties of this magnitude don't come to the market very often. Don't miss out on this fabulous piece of paradise.

Code	Soil Description	Acres	% of Field	Legend	NCCPI
403F2	Elizabeth silt loam	2.56	66.7%		38
8239A	Dorchester silt loam	1.10	28.6%		127
40C2	Dodgeville silt loam	0.18	4.7%		97
Weighted Average:					66.3

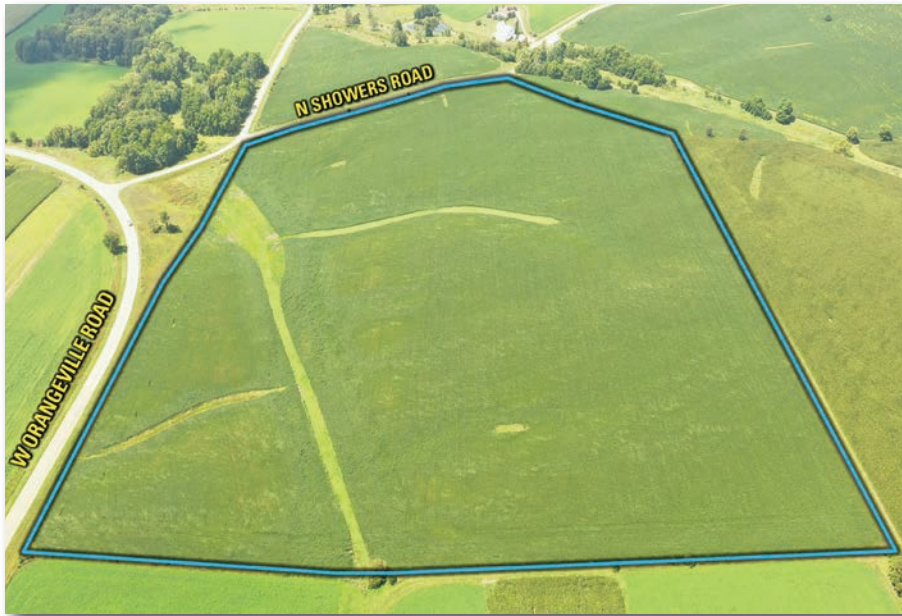




Tract 3 - 46.735 Surveyed Acres

Tract three consists of 46.735 surveyed acres with 46.15 FSA cropland acres. Primary soils include the highly productive Nasset silt loam and Dodgeville silt loam resulting in a Productivity Index of 89.4. This nearly 100% tillable tract features long, straight rows with great access to a hard-surfaced road. This high-quality tract would make a great addition to an existing farming operation, an investment-grade quality land purchase, or a long-term investment for the buyer looking to diversify their portfolio.

Code	Soil Description	Acres	% of Field	Legend	NCCPI
40C2	Dodgeville silt loam	21.10	45.7%		97
731C2	Nasset silt loam	12.18	26.4%		105
403F2	Elizabeth silt loam	9.35	20.3%		38
8239A	Dorchester silt loam	3.52	7.6%		127
Weighted Average:					89.4










ILLINOIS FARMLAND AUCTION

Tract 4 - 10.394 Surveyed Acres

Tract four consists of 10.394 surveyed acres with 9.58 FSA cropland acres. The highly productive Myrtle silt loam and Dodgeville silt loam are the two primary soil types that make this tract nearly 100% tillable, with a Productivity Index of 102.2. This tract offers one of the best building sites in the area overlooking the one-acre pond with picturesque views in every direction.

Code	Soil Description	Acres	% of Field	Legend	NCCPI
414C	Myrtle silt loam	4.55	47.5%		121
40C2	Dodgeville silt loam	3.12	32.6%		97
403F2	Elizabeth silt loam	1.12	11.7%		38
731C2	Nasset silt loam	0.64	6.7%		105
656D2	Octagon silt loam	0.15	1.6%		110
Weighted Average:					102.2



Tract 5 - 15.523 Surveyed Acres

Tract five consists of 15.523 surveyed acres with 4.92 FSA cropland acres. The 1,792+ square foot Ranch Style home is nestled just above the one-acre pond creating an incredible natural setting. The home features three bedrooms, two bathrooms, a fireplace, a walkout basement, and a large spacious living and dining area to entertain guests. The house has three oversized walkout decks overlooking the one-acre pond, creating a loving, tranquil paradise for the buyer to enjoy leisurely. The pasture surrounding the pond would make for an ideal place for horses, cattle, or creating additional yardage. The 24' x 48' 3-car detached garage features a 24' x 16' heated area that can easily be converted into an excellent workshop or woodworking area. The garage also has a 200-amp service hookup for a Generac 7550 generator that is being sold with the property. Numerous other outbuildings can be used for additional storage or make ideal horse and cattle barns. One could honestly write for days about the true beauty and breathtaking views this property offers. Consider yourself lucky, as real estate of this stature rarely reaches the market.

Code	Soil Description	Acres	% of Field	Legend	NCCPI
656D2	Octagon silt loam	2.09	42.5%		110
40C2	Dodgeville silt loam	1.41	28.7%		97
8239A	Dorchester silt loam	0.83	16.9%		127
731C2	Nasset silt loam	0.59	12.0%		105
Weighted Average:					108.5





207 High Street
Mineral Point, WI 53565



PeoplesCompany.com
Listing #17036

AUCTION TERMS & CONDITIONS

ONLINE BIDDING: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

AUCTION METHOD: The tracts will be offered via Public Auction and will take place at 10:00 AM at the Orangeville Village Hall in Orangeville, Illinois. Tracts one, two, three, and four will be sold on a per-acre basis through a "Buyer's Choice" auction method. Tract five will be sold on a whole dollar amount after tracts one, two, three, and four have been sold. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

FARM PROGRAM INFORMATION: Farm Program Information is provided by the Stephenson County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Stephenson County FSA and NRCS offices.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of a wire transfer or check. All funds will be held in the Security First Title Company trust account.

CLOSING: Closing will occur on or before Thursday, November 9th, 2023. The balance of the purchase price will be payable at closing in the form of a wire transfer.

POSSESSION: Possession of the Property will be given to the Buyer(s) at closing; subject to tenant's rights.

FARM LEASE: The farm is leased through March 1, 2025. The seller will retain all 2023 farm income. Buyer(s) will receive 100% of the cash rent payment for the 2024 growing season. Contact the agent for details.

TAXES: The 2023 property taxes, including parcels 16-03-27-300-003, 16-03-34-100-003, and 16-03-34-100-004, will be paid in full by the sellers.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder(s) will enter into a real estate sales contract and deposit with the Security First Title Company trust account the required earnest money payment. The Seller will provide a current title policy at their expense. The Sale is not contingent upon Buyer financing.

FENCES: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

SURVEYS: A survey has been completed by L.J. Eaton Land Surveying, LTD. No additional surveying or staking will be provided by the Seller.

OTHER: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis on tracts one, two, three, and four. Tract five will be sold on a whole dollar amount. Peoples Company and its representatives are agents of the Seller. The winning bidder(s) acknowledge that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

DISCLAIMER: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. The buyer should perform his/her investigation of the property before bidding at the auction. The marketing material's brief descriptions should not be used in legal documents. Full legal descriptions will be taken from Title Commitment.