LISTING #14270
PEOPLESCOMPANY.COM

STEVE BRUERE: 515.222.1347
STEVE@PEOPLESCOMPANY.COM

Sellers: Wamble Mountain Farms, LLC
Offered as 7 Tracts

General Information
Tract 1
Tract 2
Tract 3
Tract 4
Tract 5
Tract 6
Tract 7

Terms & Conditions
MONROE COUNTY, ILLINOIS
722.27 ACRES M/L

Offering 722.27 acres m/l of diverse Monroe County, Illinois farmland in seven tracts. Tracts range in size from 19.25 acres m/l to 244 acres m/l as this unique portfolio offers everything from high quality tillable acres to excellent recreational ground with access to the Mississippi River. Improvements on multiple tracts include well maintained grain bins and metal storage buildings. These farms are located within a five mile radius of one another near Fults, IL - approximately 25 miles south of St. Louis, MO and 12 miles west of Red Bud, IL in Precinct 13 and Precinct 15 Townships.

Don’t miss this opportunity to maximize operational efficiencies and acquire a large portfolio of diverse assets in a strong area.

SEPTMBER 11, 2018
TUESDAY, 10:00 AM
ACORN S GOLF LINKS
3933 AHNE ROAD
WATERLOO, IL 62298

ONLINE BIDDING AVAILABLE AND ON OUR MOBILE APP

STEVE BRUERE: 515.322.1347, STEVE@PEOPLESCOMPANY.COM
ABOUT THE FARM
Tract 1 totals 23.37 acres m/l which consists of approximately 23.01 FSA tillable acres m/l carrying a 120.4 CPI. Soil types on the tillable acres include Wilbur, Landes, Dupo, and Shaffton. Tract 1 includes one grain bin offering 4,500 bushels of storage. Located adjacent to the west side of Fults, IL, this tract is situated in Section 28 of Precinct 13 Township and is accessible from Ivy Road.

FARM PROGRAM INFORMATION
Corn - 8.95 base acres, PLC Yield of 140
Beans - 16.59 base acres, PLC Yield of 43
Wheat - 2.47 base acres, PLC Yield of 50

Farm is enrolled in ARC-CO.

DIRECTORS
From Fults, travel west along Ivy Road approximately 0.2 miles. Tract 1 is situated on the south side of Levee Road.

ESTIMATED TAXES
$411.56

IMPROVEMENTS
One 4,500 bushel Chief Grain Bin with strail, fan and dryer

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About the Farm

Tract 2 totals 19.25 acres m/l which consists of approximately 18.76 FSA tillable acres m/l carrying an 89 CPI. Nearly 100% tillable, this tract is bordered by a drainage ditch along its west and south sides. Tract 2 is situated in Sections 28 and 29 of Precinct 13 Township.

Farm Program Information

- Corn - 7.12 base acres, PLC Yield of 140
- Beans - 13.21 base acres, PLC Yield of 43
- Wheat - 1.97 base acres, PLC Yield of 50

Farm is enrolled in ARC- CO

Directions

From Fults, travel west along Ivy Road approximately 0.2 miles. Tract 2 is situated approximately 0.4 miles south of Ivy Road.

Estimated Taxes

$95.92

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Terms & Conditions

People's Company | Listing #14270
46.00 ACRES M/L

TRACT 3

ABOUT THE FARM
Tract 3 totals 46.00 acres m/l which consists of approximately 45.81 FSA tillable acres m/l carrying a 113.6 CPI. Primary soil types on the tillable acres include Ambrow, Shaffton, Fults, and Nameoki. Improvements on Tract 3 include two grain bins totaling 6,500 bushels of storage and one metal pole building. Located in Section 30 of Precinct 13 Township and Section 25 of Precinct 15 Township, the farm is accessible from Long Lake Road.

FARM PROGRAM INFORMATION
Corn - 18.99 base acres, PLC Yield of 140
Beans - 35.23 base acres, PLC Yield of 43
Wheat - 5.24 base acres, PLC Yield of 50

Farm is enrolled in ARC-CD

ESTIMATED TAXES
$792.88

IMPROVEMENTS
One 4,500 bushel Butler Bin with stirall, unloading auger and dryer
One 2,000 bushel Butler Bin with unloading auger
One 40’ x 54’ metal storage building

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From Fults, travel southwest along Ivy Road approximately 2.25 miles. Turn right onto Long Lake Road and continue approximately 0.85 miles. Tract 3 is situated on both sides of Long Lake Road.

Terms & Conditions

Directions

Estimated Taxes

46.00 Acres M/L
About the Farm
Tract 4 totals 173.78 acres m/l, all of which are levee-protected. This tract consists of approximately 158.54 FSA tillable acres m/l carrying a 114.8 CPI. Primary soil types on the tillable acres include Ambraw, Shaffton, and Haynie. Improvements on Tract 4 include three grain bins and two metal buildings. Located in Section 23 of Precinct 15 Township.

Farm Program Information
Corn - 92.38 base acres, PLC Yield of 140
Beans - 130.34 base acres, PLC Yield of 43
Wheat - 19.41 base acres, PLC Yield of 50
Farm is enrolled in ARC-CC. This information pertains to Tract 4 and Tract 5 which are one farm according to current FSA records. This information is subject to change when the tracts are reconstituted. The bins and buildings will remain with Tract 4 when the farms are reconstituted by the Monroe County FSA Office.

Directions
From Fults, travel southwest along Ivy Road approximately 2.25 miles. Follow Ivy Road as it turns northwest and turns into Levee Road. Follow Levee Road approximately 3.25 miles. Tract 4 is situated on the northeast side of Levee Road.

Estimated Taxes
$2,862

Improvements
One 4,500 bushel Butler Bin with stirall, unloading auger and dryer
One 9,600 bushel FS Bin with fan and unloading auger
One 32,000 bushel bin with sweep away auger, stirall, roof auger, dryer capability, ladder, load auger unloading auger
One 40’ x 50’ metal storage building
One 36’ x 42’ metal storage building

Code  Soil Description  Acres  % PLC  CPR  Marginal  CPR
8502A  Ambraw silty clay loam  61.43  58.7%  114
8153A  Shaffton clay loam  45.69  27.6%  116
8534A  Haynie silt loam  25.62  16.2%  118
1051A  Fults silt loam  16.76  10.6%  115
8304B  Landes very fine sandy loam  6.45  4.1%  100
8593A  Fults silt clay  4.24  2.7%  115
8160A  Dupou silt loam  0.53  0.3%  131
Weighted Average  114.8

Terms & Conditions
Tract 7
Tract 6
Tract 5
Tract 4

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173.78 ACRES M/L

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173.78 ACRES M/L
ABOUT THE FARM
Tract 5 totals 62.21 acres m/l consisting of 22.69 FSA tillable acres carry a 112.5 CPI. This tract offers great recreational opportunities with natural wildlife habitat and direct access to the Mississippi River while providing income from the tillable acres. Located in Section 35 of Precinct 15 Township, this tract can be accessed from Levee Road.

FARM PROGRAM INFORMATION
- Corn: 70.28 base acres, PLC Yield of 140
- Beans: 130.34 base acres, PLC Yield of 43
- Wheat: 19.41 base acres, PLC Yield of 50

This information pertains to Tract 4 and Tract 5 which are one farm according to current FSA records. This information is subject to change when the tracts are reconstituted.

DIRECTIONS
From Fults, travel southwest along Ivy Road approximately 2.25 miles. Follow Ivy Road as it turns northwest and turns into Levee Road. Follow Levee Road approximately 3.25 miles. Tract 5 is situated on the southwest side of Levee Road.

ESTIMATED TAXES
$990
About the Farm
Tract 6 totals 111.02 acres m/l, all of which are levee-protected. This tract is nearly 100% tillable with 101.49 FSA tillable acres carrying a 113.5 CPI. Primary soil types on the tillable acres include Ambraw, Haynie, and Fults. Located in Section 5 of Precinct 13 Township, this tract can be accessed by Levee Road.

Farm Program Information

<table>
<thead>
<tr>
<th>Crop</th>
<th>Base Acres</th>
<th>PLC Yield</th>
<th>Base Acres</th>
<th>PLC Yield</th>
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<tbody>
<tr>
<td>Corn</td>
<td>80.68</td>
<td>140</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beans</td>
<td>149.64</td>
<td>43</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wheat</td>
<td>22.28</td>
<td>50</td>
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</tr>
</tbody>
</table>

Farm is enrolled in ARC-CO. This information pertains to Tract 6 and Tract 7 which are one farm according to current FSA records. This information is subject to change when the tracts are reconstituted.

Directions
From Fults, travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. Tract 6 is situated on the northeast side of Levee Road.

Estimated Taxes
$1,700

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Silt</th>
<th>Clay</th>
<th>Field</th>
<th>Levee</th>
</tr>
</thead>
<tbody>
<tr>
<td>8502A</td>
<td>Ambraw silty clay loam</td>
<td>57.68</td>
<td>56.8%</td>
<td>11.4%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8594B</td>
<td>Haynie silt loam</td>
<td>32.33</td>
<td>29.9%</td>
<td>11%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1591A</td>
<td>Fults silt loam</td>
<td>1.90</td>
<td>11.7%</td>
<td>115</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3947L</td>
<td>Fluvaquents-Orthents complex</td>
<td>1.56</td>
<td>1.6%</td>
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<td></td>
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</tr>
</tbody>
</table>

Weighted Average: 113.5

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About the Farm
Tract 7 totals 286.64 acres m/l which includes 107.44 FSA tillable acres carrying a 109 CPI. This tract offers excellent recreational opportunities as the balance of the land includes approximately 120 acres m/l of good standing timber with access to the Mississippi River. Located in Sections 5, 6, 7, and 8 of Precinct 13 Township, this tract can be accessed by Levee Road and well maintained lane winding along the northeast boundary of the property. Situated within an hour from downtown St. Louis, don’t miss the chance to acquire this diverse property. Perfect for camping, hunting, fishing, canoeing, etc. while receiving income from the productive tillable acres.

Farm Program Information

<table>
<thead>
<tr>
<th></th>
<th>Corn - 80.68 base acres, PLC Yield of 140</th>
<th>Beans - 149.64 base acres, PLC Yield of 43</th>
<th>Wheat - 22.28 base acres, PLC Yield of 50</th>
</tr>
</thead>
</table>

This information pertains to Tract 6 and Tract 7 according to current FSA records. This information is subject to change when the tracts are reconstituted.

Directions

From Fults, travel southwest along Ivy Road approximately 2.25 miles to Levee Road. Turn left onto Levee Road and continue approximately 1.7 miles. Tract 7 is situated on the southwest side of Levee Road.

Estimated Taxes

$1,350

Terms & Conditions

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LEVEE ROAD

286.64 TRACT 7 ACRES M/L

People’s Company | Listing #14270
Auction Terms & Conditions

Auction Method: The property will be offered in seven individual tracts or any combination of those tracts through the Multi-Parcel Auction method. At any time, a bidder may introduce a new combination of tracts he/she would like to pursue. There will be open bidding on the individual tracts and all combinations until the end of the auction.

Inside Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. No absentee or phone bids will be accepted at the auction without the prior approval of the Auctioneer.

Agency Representation: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves by participating in and completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Monroe County Farm Service Agency (FSA) and Natural Resources Conservation Services (NRCS) offices. The figures stated in the marketing material are the responsibility of the Buyer. Property will be transferred via Special Warranty Deed.

Survey: Survey work has been completed for Tracts 5, 6, and 7. Please visit PeoplesCompany.com and search for Listing #14270 for copies of surveys or contact Listing Agent.

 Financing: The sale of the property is not contingent upon Buyer obtaining financing. All financing arrangements are to be have been made prior to bidding at the auction. By bidding, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Contract & Title Commitment: Immediately upon conclusion of the auction, the winning bidder(s) will enter into a Real Estate Sale and Purchase Agreement and deposit the required earnest money payment. The Seller will provide the Buyer(s) with a current Title Commitment and, at closing, an Owner’s Policy in the amount equal to the purchase price of each respective tract(s). All regular title insurance premiums, title, or abstracting fees and cost shall be paid by the Seller. Additional selections required by the Buyer(s) on the title insurance shall be the responsibility of the Buyer. Property will be transferred via Special Warranty Deed.

Earnest Money Payment: A 10% earnest money payment is required on the day of auction for each tract. The earnest money may be paid in the form of cash, good check, or by wire transfer. All funds will be made payable to and held by the escrow agent, First American Title Insurance Company. The earnest money deposit is refundable only if the auction is cancelled by the Seller or Peoples Company, or the Auctioneer, and are hereby expressly disclaimed. Any other late decisions of the Auctioneer. All decisions of the Auctioneer are final.

Online Bidding Available: Not able to make it to the live auction, but still want to bid from your computer or smartphone? No problem! Just use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your phone. For more information, photos, maps, plus an aerial drone video, and our new 360° tour, please visit our website PeoplesCompany.com and look for listing #14270.

Disclaimer: All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres, tillable acres, soil descriptions, etc. may vary slightly from the figures stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their own investigation of the property prior to bidding at the auction. The brief legal descriptors in the marketing material should not be used in legal documents. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By bidding at the auction, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period. Please visit PeoplesCompany.com and search for Listing #14270.

Closing: Closing will occur on or about October 11, 2018. The balance of the purchase price will be payable at closing in the form of cash, certified check, or wire transfer. With respect to the timing of the Seller and successful Buyer(s) in fulfilling the obligations set forth in the Real Estate Sale and Purchase Agreement, time is of the essence.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

Possession of the Land: All tracts are subject to a farm lease which shall be assigned at closing. Possession of the land shall be given on the earlier of (a) the tenant’s completion of the harvest of the crops grown on each tract or (b) on January 1, 2019. Seller shall be entitled to 100% of the rental income attributed to the land for 2018 lease term.

Possession of the Grain Bins: Tracts 1, 3, and 4 are subject to a grain bin lease which shall be assigned at closing. Possession of the grain bins will be given on August 1, 2019. However, the Buyer(s) shall be entitled to 100% of the rental income attributed to the grain bins for the 2018-2019 lease term. Rental income for the grain bins is $51450 per bushel of storage on each respective tract. Buyer will receive a credit at closing for the 2018-2019 pre-paid rental income for the respective tract or tracts being purchased.

Real Estate Taxes: All regular taxes, and deposit the required earnest money payment. The Seller will provide the Buyer(s) with a current Title Commitment, and Draft Closing Documents have been made available prior to the auction, and all bidders had the opportunity to review these documents during their due diligence period. Please visit PeoplesCompany.com and search for Listing #14270.

Financial statements made known to bidders. All offers, oral or written, are subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their own investigation of the property prior to bidding at the auction. The brief legal descriptors in the marketing material should not be used in legal documents. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By bidding at the auction, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period. Please visit PeoplesCompany.com and search for Listing #14270.

Auctioneer. The Sellers reserve the right to accept or reject any and all bids. All decisions of the Auctioneer are final.