

Public Auction

553.78 Acres

Grain Drying & Storage - Farmland - Recreational Land
Tuesday, March 31st, 10:00 A.M.



Farmland Recreational Land Developmental Land Grain Storage & Drying Facility



Tuesday, March 31st- 10:00 a.m.

Auction Hosts
Jesse & Jodi Schmid Family
Brody , Royce & Hank

Auction Management:



9515 Texas Church Rd.
Clinton, IL 61727
(217) 935-3245
www.martinauction.com



1401 Koester Drive
Forsyth, IL 62535
(217) 876-7700
www.heartlandaggroup.com

RT Nord Lic. #440.000328

Lucy Nord: Lic. 441.001845

Dear Property Bidders & Buyers:

With all that is happening in the lives of the Schmid family, they have elected to offer their Illinois farmland, recreational land and bin site to the public at auction on Tuesday, March 31, 2020 at 10 a.m.. This offering is the accumulation of many years hard work and dedication putting together a land grouping, in an area central to their home and business.

Over the past couple of years, the family has sold off several of their farms, in an effort to downsize the farming operation and spend more time with their children. The family has recently moved to Florida in an effort to provide an environment more conducive to the kids health. After moving, back in August of 2019, they find that their hearts lie somewhere south of Illinois and no longer have the passion for farming that kick started their accumulation in years past.

This land is being offered as a multiple parcel style auction, with the buyer having the ability to buy as little or as many pieces as they choose. Jesse and Jodi have been avid auction goers over the course of their lives and now want to offer this land back to the public in the same manner that much of it was purchased.

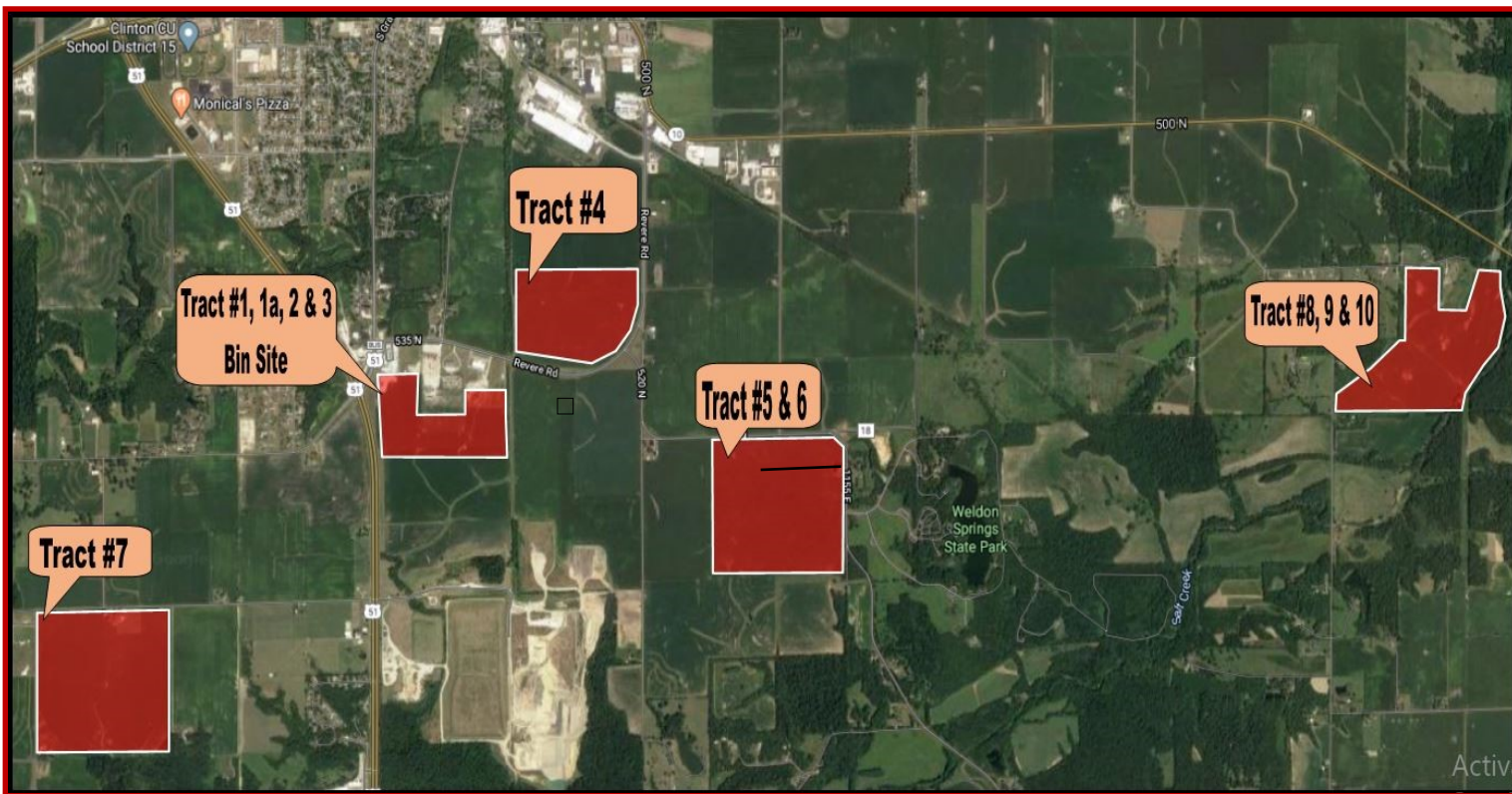
If you, or someone you know, is in the market for land- we believe we have something for everyone! From a hunting paradise to a fully tillable and irrigated property, to a state-of-the-art grain storage and drying facility, DON'T MISS THIS AUCTION! Tract sizes are both large and small.

Please contact Dale Aupperle with Heartland Ag Group, Ltd. Or Rob Nord with Martin Auction Services with any questions regarding this excellent offering.

Your attendance will be appreciated.



Farmland Recreational Land Developmental Land Grain Storage & Drying Facility



Tracts 1, 1A, 2 & 3: Bin Site Drying * Storage * Scale House * Grain Handling System



Description: 230,000 Bushel Storage System built in 2016 by Automated Agri-Systems from LeRoy, IL.. It has a GSI continuous flow dryer and wet holding bin to facilitate an easy flow of grain at harvest. Both a wet leg and dry leg are available with high speed capacities. There are three large grain storage bins that can easily accommodate expansion by adding conveyors if so desired. There is a modern, heavy duty scale system with a holding tank for quick truck load out. A dump pit speeds up the handling of incoming grain.

- ◆ **Electrical Service:** 1,200 amp high voltage electrical service with capacity for expansion is housed in the Scale House.
- ◆ **Scales:** Avery Weigh Tronix scales are in place to easily handle semi loads of grain in a timely manner.
- ◆ **Dump Pit:** The dump pit for incoming grain has an 5,000 bu./hour Capacity.
- ◆ **GSI Dryer:** this modular tower continuous flow dryer is rated at 1,200 bu. Per hour (to remove 5 points of moisture)
- ◆ **Wet Holding Bin:** This bin is connected to the dryer by one leg and has an approximate 25,000 bu holding capacity. It is a 30' diameter and 40' tall.
- ◆ **Wet Leg Grain:** 100' leg is rated to handle 8,000 bu. Per hour.
- ◆ **Dry Grain Leg:** This leg is rated to handle 5,000 bu. Per hour.
- ◆ **Truck Load Out:** This has a 4,900 bu. Capacity for quick and easy load out and is built on a tower.
- ◆ **Grain Bins:** Three larger GSI grain bins are 48' in diameter and each is 40' tall, each has an approximate 67,000 bu. Capacity.
- ◆ Bidders will have the opportunity to include the bin site with the farmland designated Lot 1A, if so desired. www.heartlandaggroup.com or www.martinauction.com



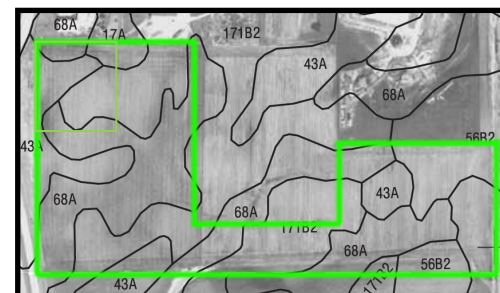
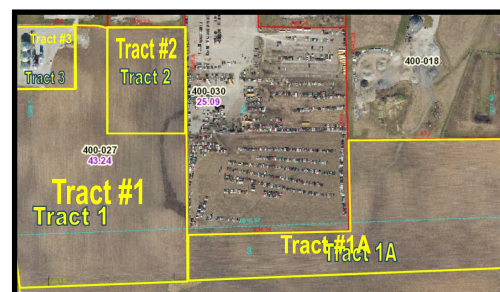
Tracts 1, 1A, 2 & 3: Bin Site Drying * Storage * Scale House * Grain Handling System

**Farmland Tract 1, 19.33 Acres +/-; 1A- 16.99 Acres +/-
Tract 2, 5.00 Acres +/- Tract 3, 2.25 Acres +/-**

This tract is located at the south edge of Clinton and adjacent to the John Deere Dealership. It contains highly productive farmland with developmental potential. The modern grain facility nicely accommodates today's grain farming operations.



Total Acres:	43.24
Tillable Acres:	41.11
Productivity Index:	136.9
Tax ID: (43 Acres)	12-01-400-027
Farm Data from DeWitt Co. FSA office	
Farm Number:	4301
Tract Number:	11700
Tillable Acres:	41.82
Corn Base Acres:	41.82
FSA indicates that there are no highly erodible or wetlands on the property.	
Possession:	Available at closing.



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Tract 4: Farmland Developmental Land

Tract 4

Total Acres:	68.60
Tillable Acres:	68.6
Productivity Index:	133.9
Tax ID: (43 Acres)	12-02-300-006
Farm Data from DeWitt Co. FSA office	
Farm Number:	784
Tract Number:	1294
Tillable Acres:	69.9
Corn Base Acres:	35
PLC Corn Yield:	159
Soybean Base Acres:	34.9
PLC Soybean Yield:	50

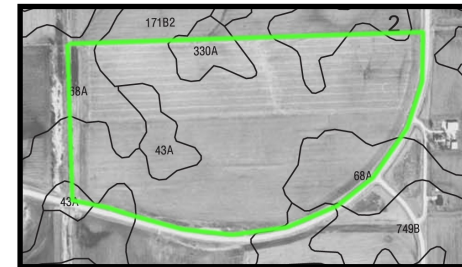
FSA indicates that there are no highly erodible or wetlands on the property.

Possession: Available at closing.

Farms Location: 1 mile east of Tract 1 on Revere Road. Public access to the property is provided by Revere Road which forms the southern and eastern boundaries.

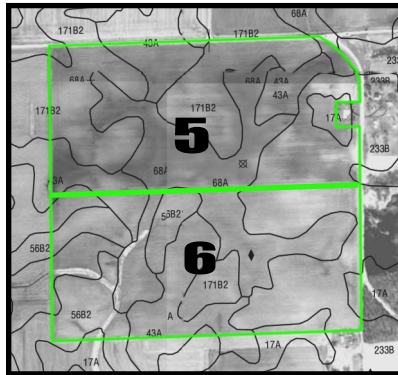
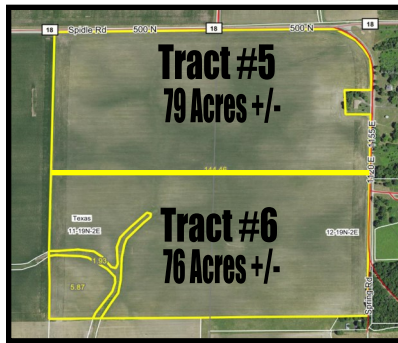


Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
171	Catlin silt loam	46.48	67.8%	131.1	139.2
68	Sable silty clay loam	14.25	20.8%	143.0	155.0
43	Ipava silt loam	4.58	6.7%	142.0	160.0
330	Peotone silty clay loam	3.29	4.7%	123.0	120.0
Weighted Averages		68.60	100%	133.9	142.9
Non-tillable		0.00			
Total		68.60			



Tracts 5 & 6: Farmland

Farms Location: 1 mile southeast of Clinton. Public access to the property is provided by township roads which form the northern and eastern boundaries.



Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
68	Sable silty clay loam	36.73	24.1%	137.3	150.4
171	Catlin silt loam	33.85	22.2%	136.6	143.6
233	Birbeck silt loam	32.09	21.1%	120.8	123.8
43	Ipava silt loam	29.92	19.7%	142.0	160.0
56	Dana silt loam	14.51	9.5%	124.5	134.4
17	Keomah silt loam	4.42	2.9%	119.0	125.0
233	Birbeck silt loam	0.51	0.3%	113.5	117.5
322	Russell silt loam	0.23	0.2%	107.9	117.5
Weighted Averages		152.26	100%	132.7	142.7
Non-tillable		2.74			
Total		155.00			



Tracts 5 & 6

Total Acres: 155.0

Tillable Acres: 152.26

Productivity Index: 132.7

Tax ID: 12-11-200-010

Farm Data from DeWitt Co. FSA office

Farm Number: 2009

Tract Number: 10289

Tillable Acres: 152.26

Corn Base Acres: 74.5

PLC Corn Yield: 156

Soybean Base Acres: 74

PLC Soybean Yield: 49

FSA indicates that there are no highly erodible or wetlands on the property.

Possession: Available at closing.

Tract 7: Farmland with Well & Pivot

Tract 7

Total Acres: 151.10
Tillable Acres: 149.03
Productivity Index: 120.2
Tax ID: (43 Acres) 12-09-300-022

Farm Data from DeWitt Co. FSA office

Farm Number: 796
Tract Number: 1309
Tillable Acres: 149.03
Corn Base Acres: 76.6
PLC Corn Yield: 133
Soybean Base Acres: 60.0
PLC Soybean Yield: 37

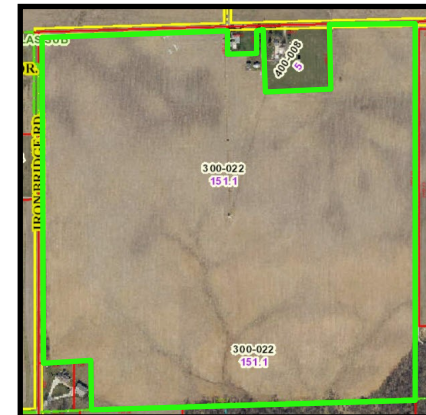
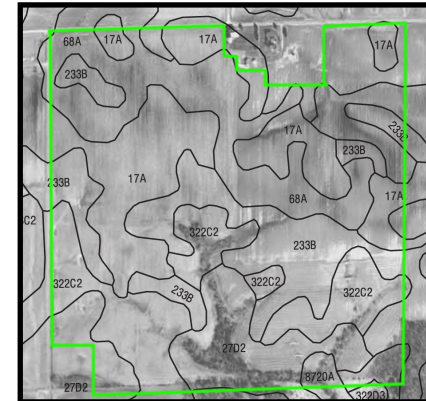
FSA indicates that there are no highly erodible or wetlands on the property.

Possession: Available at closing.

Farms Location: 2 miles south of Clinton. Public access to the property is provided by township roads which form the northern and western boundaries.



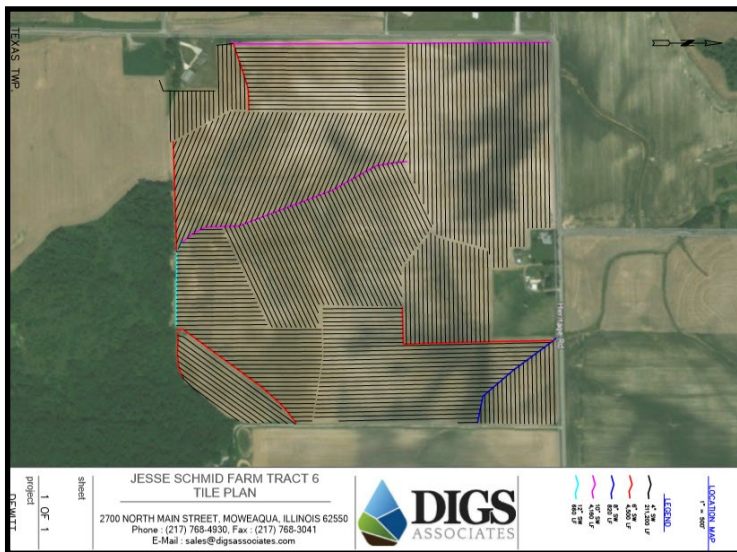
Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1136)
233	Birkbeck silt loam	38.32	25.7%	120.8	123.8
17	Keomah silt loam	34.93	23.4%	119.0	125.0
68	Sable silty clay loam	30.82	20.7%	143.0	155.0
322	Russell silt loam	25.48	17.1%	107.9	117.5
27	Miami silt loam	17.95	12.0%	99.7	108.0
720	Aetna silt loam	1.12	0.8%	133.0	135.0
618	Senachwine silt loam	0.41	0.3%	85.6	96.0
Weighted Averages		149.03	100%	120.2	126.5
Non-tillable		2.07			
Total		151.10			



Tract 7: Farmland with Well & Pivot



Irrigation & Drainage Systems: This tract is unique as it has a Lindsey center-pivot irrigation system supplied by a 12" well drilled to the aquifer. This irrigation equipment allows timely watering of any crop being grown. In addition, the farm is completely *pattern tiled on 30-foot spacings*.



visit www.heartlandaggroup.com

www.martinauction.com for more details.



Tract 8, 9 & 10: Farmland * Tiled * Recreational Land * Developmental Land

Tract 8, 9 & 10

Total Acres: 135.84
Tillable Acres: 116.29
Productivity Index: 126.1
Tax ID: 13-05-300-008

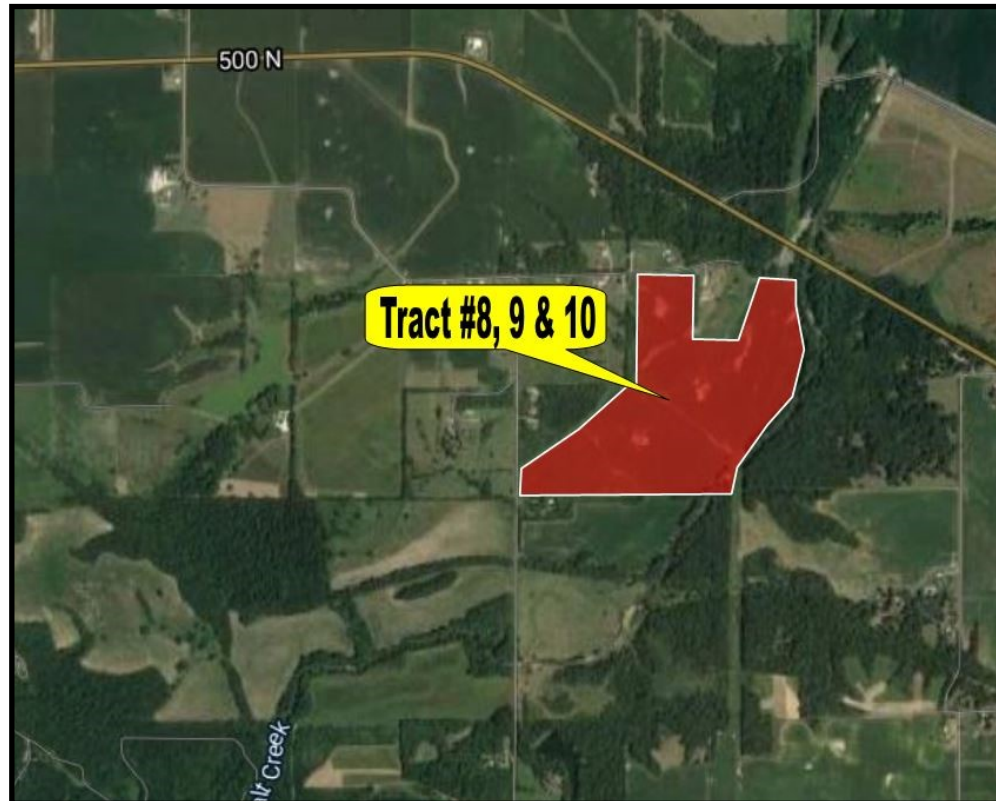
Farm Data from DeWitt Co. FSA office

Farm Number: 5198
Tract Number: 12347
Tillable Acres: 116.29
Corn Base Acres: 56.70
PLC Corn Yield: 103

FSA indicates that there are no highly erodible or wetlands on the property.

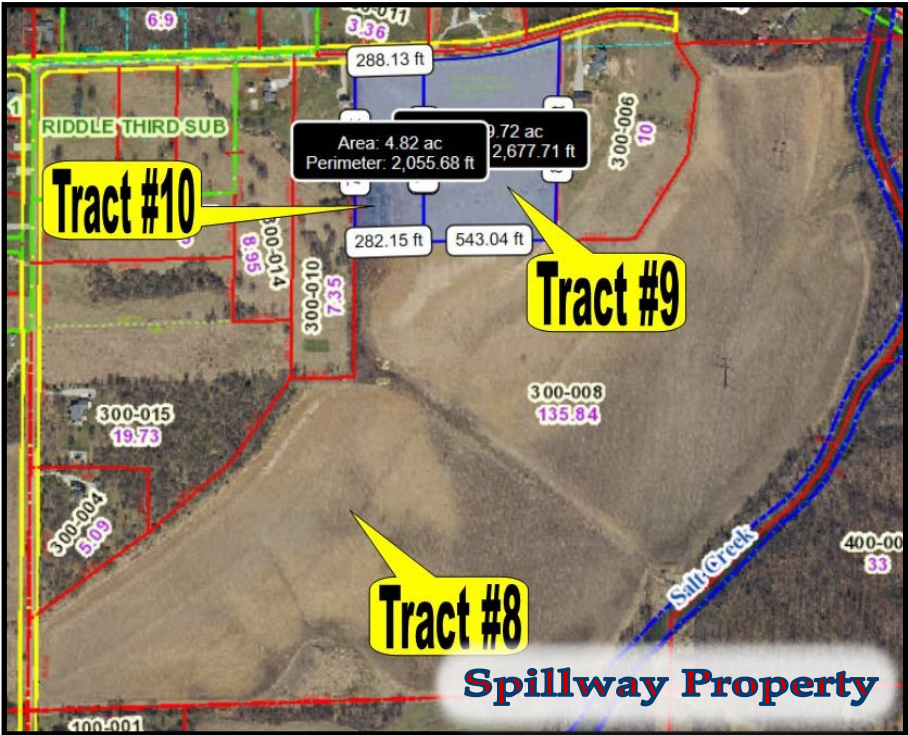
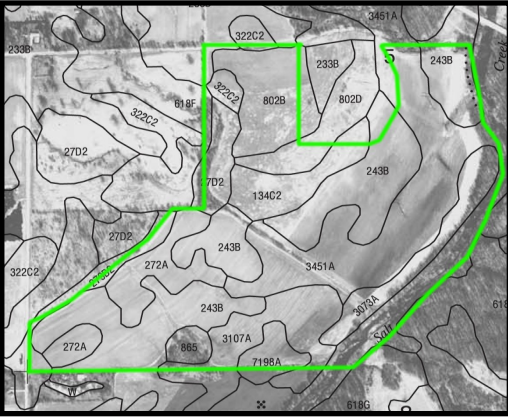
Possession: Available at closing.

Farms Location: 2 miles south of Clinton. Public access to the property is provided by township roads which form the northern and western boundaries.



Tract 8, 9 & 10: Farmland * Tiled * Recreational Land * Developmental Land

Soil #	Soil Type	Acres	% of Productivity		
			Farm Index (811)	Productivity Index (1156)	
243	St. Charles silt loam	35.64	30.8%	122.0	125.0
451	Lawson silt loam	25.01	21.5%	140.0	155.0
802	Orthents, loamy (f)	11.04	9.5%	120.8	123.8
272	Edington silt loam	9.01	7.7%	124.0	125.0
107	Sawmill silty clay loam	8.50	7.3%	139.0	140.0
134	Camden silt loam	7.19	6.2%	110.7	112.8
73	Ross loam	6.16	5.3%	134.0	140.0
802	Orthents, loamy (f)	3.54	3.0%	107.9	117.5
27	Miami silt loam	2.67	2.3%	99.7	108.0
198	Elburn silt loam	2.58	2.2%	143.0	155.0
279	Rozetta silt loam	1.74	1.5%	114.0	120.0
322	Russell silt loam	1.56	1.3%	107.9	117.5
233	Birkbeck silt loam	1.08	0.9%	120.8	123.8
618	Senachwine silt loam	0.57	0.5%	85.6	96.0
Weighted Averages		116.29	100%	126.1	132.1
Non-tillable		19.55			
Total		135.84			



Spillway Property
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278 Acres +/-

Tillable Land, Beautiful Home & Shop Building, Center Pivot Irrigation

**Coming
Soon!!**



**20 Acres +/-
Irrigated * Private**

**FBI Machine Shed- Finished Interior
Beautiful Office/ Bar/ Apartment**

278 Acres +/-

Tillable Land, Beautiful Home & Shop Building, Center Pivot Irrigation



**3,500 Sq. Ft. Home with
80% finished Basement**



**Heated FBI Building
Full concrete floor * Bathrooms**



**Fabulous Outdoor Entertainment Area...
Relax Poolside or Play!**

**278 Acres +/-
Multi Parcels!**