

FARM AUCTION

LIVE & ONLINE

 **BUYER'S CHOICE:
BID PER ACRE**

JANUARY 28, 2026 - 1 PM CST

Join us at The Foxmore in Shelbyville, IL

**77.37 +/- ACRES
SHELBY COUNTY
TWO (2) TRACTS**



GESWEIN

FARM & LAND



Matt Rhodes
(217) 251-7067
matt.rhodes@gfarmland.com

auctions.gfarmland.com

AUCTIONEER: JOHNNY KLEMME | IL License # 441002505

SELLER: THE MILLER FAMILY, ET AL.



SCAN TO REGISTER

DISCLAIMER: Image shown on cover page is for illustration use only.



AUCTION INFORMATION

LIVE & ONLINE | PHONE BIDDING AVAILABLE

77.37 +/- Acres | Shelby County, Illinois
Listing # MR258777AU

BIDDING BEGINS

Wednesday, January 28th @ 1:00pm CST

The Foxmore - 222 E. Main St., Shelbyville, IL

auctions.gfarmland.com

AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. Auctioneer: John R. Klemme - License IL # 441002505
- Seller: The Miller Family, et al.

BIDDING PROCEDURE

- Bids will be placed per acre. Final acreage subject to survey.
- Bidding will be in a 'Buyer's Choice' Format. Bidders will have the option to select either tract or both tracts to purchase the whole farm.

ONLINE BIDDING

- To bid on this property, you must be registered as an online bidder by 5:00PM EST on Tuesday, January 27, 2026. To register, visit auctions.gfarmland.com and follow on-screen prompts/buttons.
- Auction staff will contact you to verify information, receive driver's license number, and approve registration. **You will not be able to bid within an auction prior to speaking with auction staff.**
- If you register outside of business hours (8a-5p EST - Monday through Friday) you will receive a call at the next availability within business hours.
- Contact Auction Staff at (765) 426-6666 with questions. Staff members available 8a-5p EST Monday - Friday.

PHONE BIDDING

- Bidders will be required to fill out the Phone Bidder Registration Form (on following page) or register at auctions.gfarmland.com.
- Your registration must be received (via mail, fax, or online) by 5pm EST Tuesday, January 27, 2026.
- Questions or assistance needed? Call 765-426-6666

VIEWING AUCTION (NOT BIDDING)

- To view only on sale day, navigate to the auctions.gfarmland.com (as above). Click on the "Enter Auction" button. The auction is LIVE when the button is green.

FOR MORE INFORMATION...

Please review the Term & Conditions on page 5 of this information packet. Questions related to the property? Call Matt Rhodes at (217) 251-7067. Need help registering or have questions related to the auction process? Call the Auction staff at (765) 426-6666. Staff members available 8a-5p EST Monday through Friday.



DATES TO REMEMBER

77.37 +/- Acres | Shelby County, Illinois

Listing # MR258777AU

auctions.gfarmland.com

JANUARY 2026

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	31 NEW YEAR'S EVE	1 NEW YEAR'S DAY	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28 BIDDING OPENS @ 1PM CST	29	30	31

- Online & Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Tuesday, January 27, 2026.
 - Phone bidders: complete & return form on page 4 of this packet.
 - Online bidders: register at auctions.gfarmland.com (see page 5 of this packet).
- Live Bidders may register in advance by returning the form on the following page.
- Wire Transfer of earnest money & execution of the Purchase Agreement due by 5pm CST Thursday, January 29, 2026.

AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. Auctioneer: John R. Klemme - License IL # 441002505
- Seller: The Miller Family, et al.



BIDDER REGISTRATION FORM

SHELBY COUNTY, ILLINOIS | LISTING #MR258777AU REAL ESTATE AUCTION

Upon completing this form in its entirety, you may submit via:

mail:

Geswein Farm & Land Realty

Attn: Auctions

1100 N 9th St.

Lafayette, IN 47904

email: auctions@gfarmland.com

fax: 765-497-2438

BIDDING OPENS

Wednesday, January 28th @ 1:00pm CST

The Foxmore - 222 E. Main St.

Shelbyville, IL

ONLINE:

auctions.gfarmland.com

Johnny Klemme, Auctioneer

License IL # 441002505

Seller: The Miller Family, et al.

The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be made payable to The Title Center. Wire transfer of Earnest Money to the Allied Capital Title must be completed on January 29, 2026. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. Buyers will be required to sign Escrow Agreement with Allied Capital Title prior to sending funds. Bidders wishing to make a confidential phone or email bid may do so by contacting Matt Rhodes at (217) 251-7067 by 5:00pm CST January 27, 2026. The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price. Seller reserves the right to accept or reject any and/or all bids.

QUESTIONS: Call 765-426-6666 or Email auctions@gfarmland.com

FIRST NAME	LAST NAME	
STREET ADDRESS	CITY/STATE/ZIP	
PRIMARY PHONE	OTHER PHONE	
EMAIL ADDRESS		
DRIVER LICENSE # (or other state issued ID)	ISSUING STATE	
FINANCIAL INSTITUTION (bank or credit union)	ADDRESS	
I WOULD LIKE TO BID BY: (PLEASE CIRCLE ONE)	PHONE	LIVE (IN-PERSON)

By signing below, bidder acknowledges receipt and understanding of terms listed within the Terms & Conditions page for this auction.

SIGNATURE	DATE
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ONLINE REGISTRATION

SHELBY COUNTY, ILLINOIS | LISTING # MR258777AU
REAL ESTATE AUCTION

auctions.gfarmland.com

ONLINE BIDDING ROOM OPENS

WEDNESDAY, JANUARY 28TH @ 12:00PM NOON CST

BIDDING BEGINS

WEDNESDAY, JANUARY 28TH @ 1:00PM CST

THE FOXMORE - 222 E. MAIN ST. - SHELBYVILLE, IL

Scan the QR code below for a tutorial video on
how to register as an online bidder.



Visit auctions.gfarmland.com to register.

Need assistance? Call 765-426-6666 or email auctions@gfarmland.com



AUCTION TERMS & CONDITIONS

77.37 +/- Acres | Shelby County, Illinois | Listing # MR258777AU



BIDDER RESPONSIBILITY: It is the Bidder/Buyers responsibility to read and review all terms & conditions prior to bidding on any property. By bidding on the property, the Bidder/Buyer agrees that these terms will supersede all prior discussions, negotiations, and agreements, whether oral or written. The bidder/buyer agrees his/her actions shall be binding and obligatory upon the undersigned, their separate heirs, administrators, executors, assigns, and successors in the interest of the undersigned. Bidder may not assign the rights afforded the Bidder to any other party without the Seller's consent. Successful bidder(s) agree to immediately execute a purchase agreement following the conclusion of the auction per the following terms and conditions. By bidding on the property, bidder/buyer agrees to all terms and conditions set forth and will enter into a contractual real estate purchase agreement to purchase the property under the following terms and conditions.

UPON CONCLUSION OF THE AUCTION: The Winning Bidder(s) will enter into a Real Estate Contract immediately following conclusion of auction. If the Winning Bidder(s) are not physically present (bidding by phone or online), the Winning Bidder(s) will be sent (electronically via email, DocuSign) a Real Estate Contract. Winning bidder(s) may print the Real Estate Contract and is/are required to fully and correctly complete and properly sign without any modifications. Bidder(s) are required to return the completed, signed contract to Geswein Farm & Land Realty, LLC by email or delivered in person by 5:00 PM CST, January 29, 2026. Along with the completed, signed contract, the Winning Bidder(s) will be required to send the specified non-refundable 10% earnest money deposit as stated in the real estate terms within the Real Estate Contract. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees. Successful bidders not executing and returning the completed contract and earnest money deposit by 5:00 PM CST, January 29, 2026 will be considered in default. Such default by the Successful Bidder will result in that Bidder's liability to both the Seller and Geswein Farm & Land Realty, LLC. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Geswein Farm & Land Realty, LLC and in such an event, the Buyer shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Geswein Farm & Land Realty, LLC. In addition, Geswein Farm & Land Realty, LLC also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify Geswein Farm & Land Realty, LLC for and hold harmless Geswein Farm & Land Realty, LLC from any costs, losses, liabilities, or expenses, including attorney fees resulting from Geswein Farm & Land Realty, LLC being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

NO CONTINGENCIES: This Real Estate contract is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.

OFFERING PROCEDURE: The property will be offered as two (2) tracts - North and South - available per the surveyed acreage by Buyer's Choice method and will sell to the highest bidder on a price per acre basis, subject to acceptance of the seller. The high bidder in Round 1 may select either or both tracts available. If only one Tract is selected in the first round of bidding, another round of bidding will be completed until all tracts are selected. Final acreage subject to survey. Seller reserves the right to accept or reject any and/or all bids. Bidders wishing to make a confidential phone or email bid may do so by contacting Matt Rhodes at (217) 251-7067 by January 27, 2026.

NEW DATA, CORRECTIONS AND CHANGES: Please review all announcements prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

DOWN PAYMENT: The successful Bidder(s) will complete a down payment for not less than ten (10%) percent of the total purchase price upon acceptance of the high bid(s) by 5 PM CST on January 29, 2026 to Allied Capital Title in Shelbyville, IL. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. This down payment shall serve as Earnest Money and the balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL, be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller. Bid increments are subject to the approval of the auctioneer.

CONFLICTS: In the event of any conflict between this document and the sales contract, the sales contract will prevail.

POSSESSION & CLOSING: Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 27, 2026. Closing to take place at Allied Capital Title in Shelbyville, Illinois. Final settlement will require wire transfer. Possession of the property will occur with closing.

LEASE: OPEN LEASE FOR 2026.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer. Preliminary commitment will be available prior to auction.

REAL ESTATE TAXES AND ASSESSMENTS: The Seller will provide a credit at closing for the 2025 Property Taxes Due in 2026 and the buyer will be responsible for the tax bill due in 2026. The credit will be pro-rated for the surveyed acreage for each separate tract, if necessary, based on the most recent available information at the time of closing.

SURVEY: Seller shall provide a new survey providing legal description and acreage for the North Tract and South Tract. Aerial tract boundary lines are approximate and are for illustration purposes only.

AERIAL IMAGES: Photos, aerial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

ACREAGES: The property is being surveyed and the farm will sell per the surveyed acreage. Final acreage and plat of survey will be provided prior to the auction. The farm contains 77.37 taxable acres and 73.69 Total FSA Cropland Acres. Information and farm acreage referenced from the USDA / FSA office and Assessor's office in Shelby County is assumed to be correct.

MINERAL RIGHTS: Seller shall convey 100% of the mineral rights owned by the seller, if any.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

CONDITIONS OF THE AUCTION: The Auctioneer's decision is final in the event of a dispute over any Auction matter. The Auctioneer reserves the right to accept bids in any increments he feels are in the best interest of his clients and reserve the right to waive any previously printed or announced requirements. All Auction day announcements by the Auctioneer supersede any printed material or any other Auction statements made previously. The Auctioneer reserves the right to bid on behalf of any buyer. All Auction Sales Contracts will be presented to the seller for approval. The Auctioneer reserves the right to withdraw any property from the Auction, without penalty. Auctioneer may elect to cancel the Auction without penalty if Auctioneer believes that the outcome will not be in the Seller's best interest. If Seller is not present, the Auctioneer may elect to start or cancel the Auction without penalty. The Auctioneer shall be held harmless by buyer and seller should the property fail to go to a successful settlement for any reason. The seller, Auctioneer, and its agents shall not be held liable for any errors or omissions regarding Auction property. Buyer assumes responsibility to check with the appropriate authority/authorities regarding the property's zoning and current or future intended use as well as any restrictions or covenants affecting the property. Auctioneer complies with all federal, state, and local laws regarding the buying and selling of property.

TECHNICAL ISSUES DISCLAIMER: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Geswein Farm & Land Realty, LLC reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Geswein Farm & Land Realty, LLC, shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

CONDUCT OF THE AUCTION: Bid increments will be at the sole discretion of the auctioneer. Geswein Farm & Land Realty, LLC and the Seller reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction or remove any item or lot from this auction prior to the close of bidding. All decisions of Geswein Farm & Land Realty, LLC are final.

RELEASE OF LIABILITY: Attendees agree to observe and obey all rules, warnings, and oral instructions or directions given by Geswein Farm & Land Realty, LLC and/or auction house. Attendees hereby release, waive, and forever discharge any and all liability, claims, and demands of whatever kind or nature against Geswein Farm & Land Realty, LLC and its affiliated partners and sponsors, including in each case, without limitation, their directors, officers, employees, volunteers, and agents (the "released parties") either in law or in equity, to the fullest extent permissible by law, including but not limited to damages or losses caused by the negligence, fault, or conduct of any kind on the part of the released parties, including but not limited to death, bodily injury, illness, economic loss, or out of pocket expenses, or loss or damage to property, which attendees, heirs, assignees, next of kin and/or legally appointed or designated representatives, may have or which may hereinafter accrue on my behalf, which arise or may hereafter arise from my attendance and/or participation.

PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquiries concerning the property. Inspections may be scheduled with auction personnel. Further, Seller, Seller's Agent, and Auctioneer disclaim any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company, auctioneer or real estate agency. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & seller's agent reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auction company or seller agent are final. Bidder expressly warrants the purchase is being made in AS IS CONDITION and solely based upon Bidder's examination of the Property and without any expressed or implied warranties of the Auction Company or Seller. The property is sold, and the Bidder agrees to accept the Property in its present condition, AS IS, with all faults, in all respects, subject to utility easements, zoning ordinances, and any other restrictions of record. No warranties as to physical condition, environmental condition, habitability, suitability to a particular purpose, tenancies, or compliance with any laws, codes, or ordinances, including those relating to water supplies and septic systems ("Deficiencies") are made by the Seller unless stated otherwise. Any and all cost and responsibility for curing Deficiencies, if any, is the Bidder's, and the correction and cure of any Deficiencies shall not be a condition of this sale or affect the Bidder's obligations under this Contract.

AGENCY & AUCTIONEER: Auctioneer John R. Klemme and Geswein Farm & Land Realty LLC are exclusive agents of the seller. License # IL 441.002505
Geswein Farm & Land Realty
1100 N 9th St., Lafayette IN 47904
auctions@gfarmland.com
765-426-6666

SELLER: The Miller Family, et al.

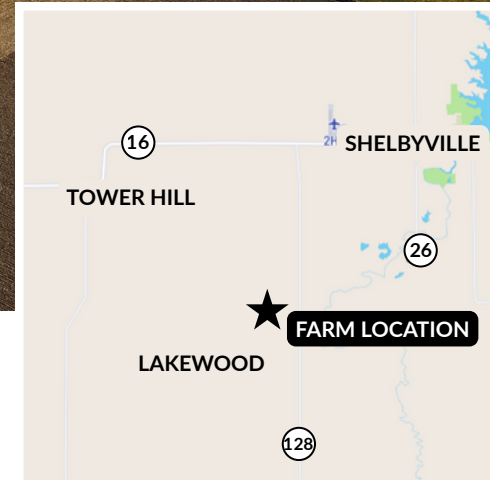
LEGAL: (Abbrev.) Part of the W 1/2 of the NW 1/4 of Section 4, Township, 10 North, Range 3 East of the 3rd Principal Meridian, Lakewood Township, Shelby County, IL. Final legal description and acreage subject to survey.



DISCLAIMER AND ABSENCE OF WARRANTIES: All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. ANNOUNCEMENTS MADE BY THE REAL ESTATE AGENCY OR AUCTIONEER DURING THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY ORAL STATEMENT MADE.

LAND AUCTION

77 +/- TOTAL ACRES
BIDDER'S CHOICE
TWO (2) TRACTS
SUBJECT TO SURVEY



77.37 +/- ACRES

Shelbyville, Illinois

Lakewood Township / Shelby County

- Offered in Two (2) Tracts
- Buyer's Choice: Bid Per Acre
- High Percentage Tillable
 - 73.69 FSA Crop Acres
- Soil Productivity Index: 105.2
- Excellent Drainage & Yield History
- Open Lease for 2026



Johnny Klemme, Auctioneer
License IL # 441002505
Sellers: The Miller Family, et al.

Photos, aerial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

AUCTION INFO:



1:00 PM CST
The Foxmore
222 E Main St.
Shelbyville, IL 62565

LIVE & ONLINE
[auctions.gfarmland.com](https://www.auctions.gfarmland.com)



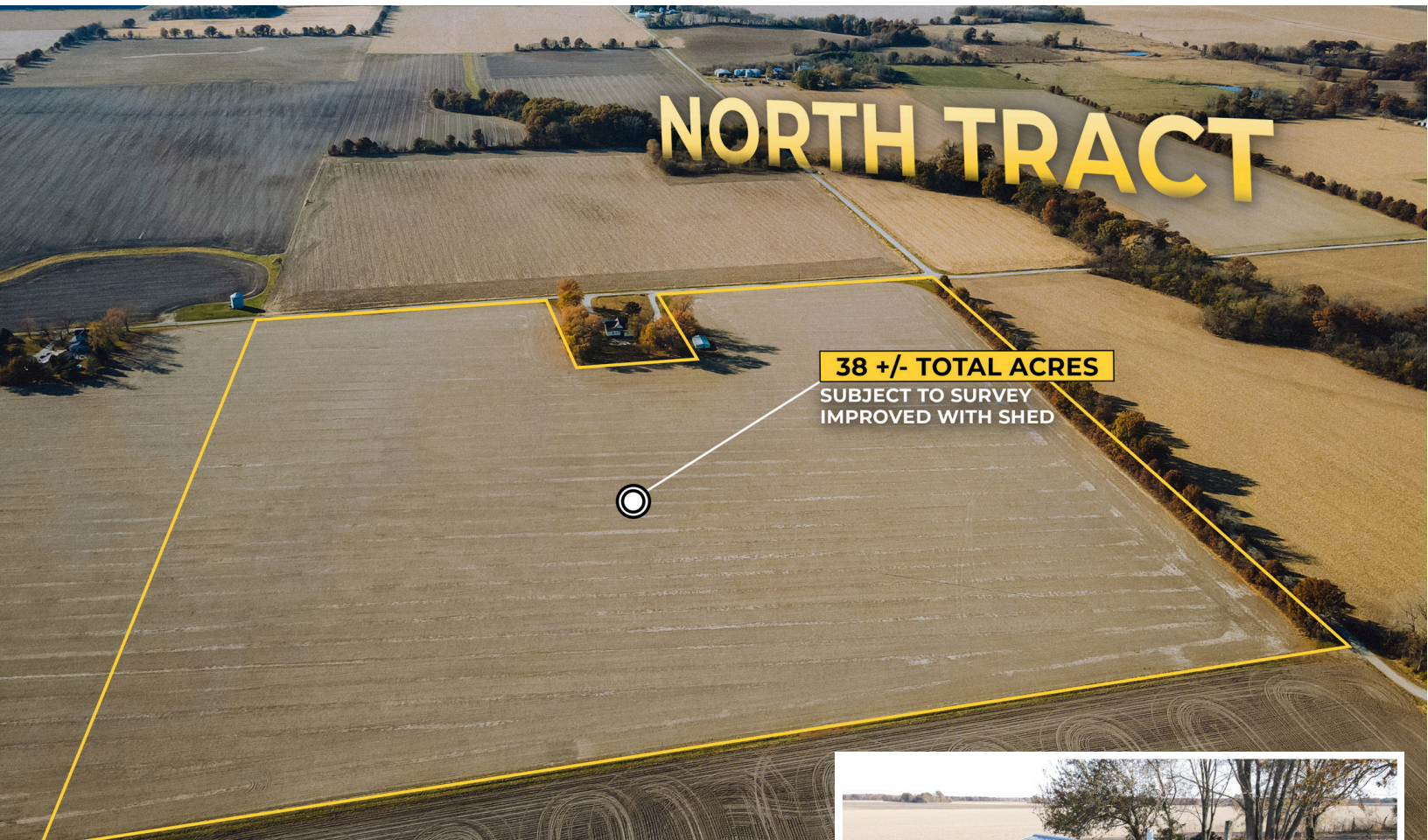
PHONE BIDDING AVAILABLE
Call 765-426-6666 for details



AUCTION REPRESENTATIVE

Matt Rhodes
(217) 251-7067
matt.rhodes@gfarmland.com

NORTH TRACT (1)



38 +/- ACRES

Shelbyville, Illinois

Lakewood Township / Shelby County



- Buyer's Choice: Bid Per Acre
- High Percentage Tillable
 - 35.91 FSA Crop Acres
- Soil Productivity Index: 101.7
- Storage Shed
- Excellent Drainage & Yield History
- Open Lease for 2026



FARM & LAND
Real Estate & Auctions



Photos, arial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

SOUTH TRACT (2)

SOUTH TRACT

38 +/- TOTAL ACRES

SUBJECT TO SURVEY
EXCELLENT INVESTMENT OPPORTUNITY

38 +/- ACRES

Shelbyville, Illinois

Lakewood Township / Shelby County

- Buyer's Choice: Bid Per Acre
- High Percentage Tillable
 - 37.78 FSA Crop Acres
- Soil Productivity Index: 108.7
- Excellent Drainage & Yield History
- Open Lease for 2026



FARM & LAND
Real Estate & Auctions

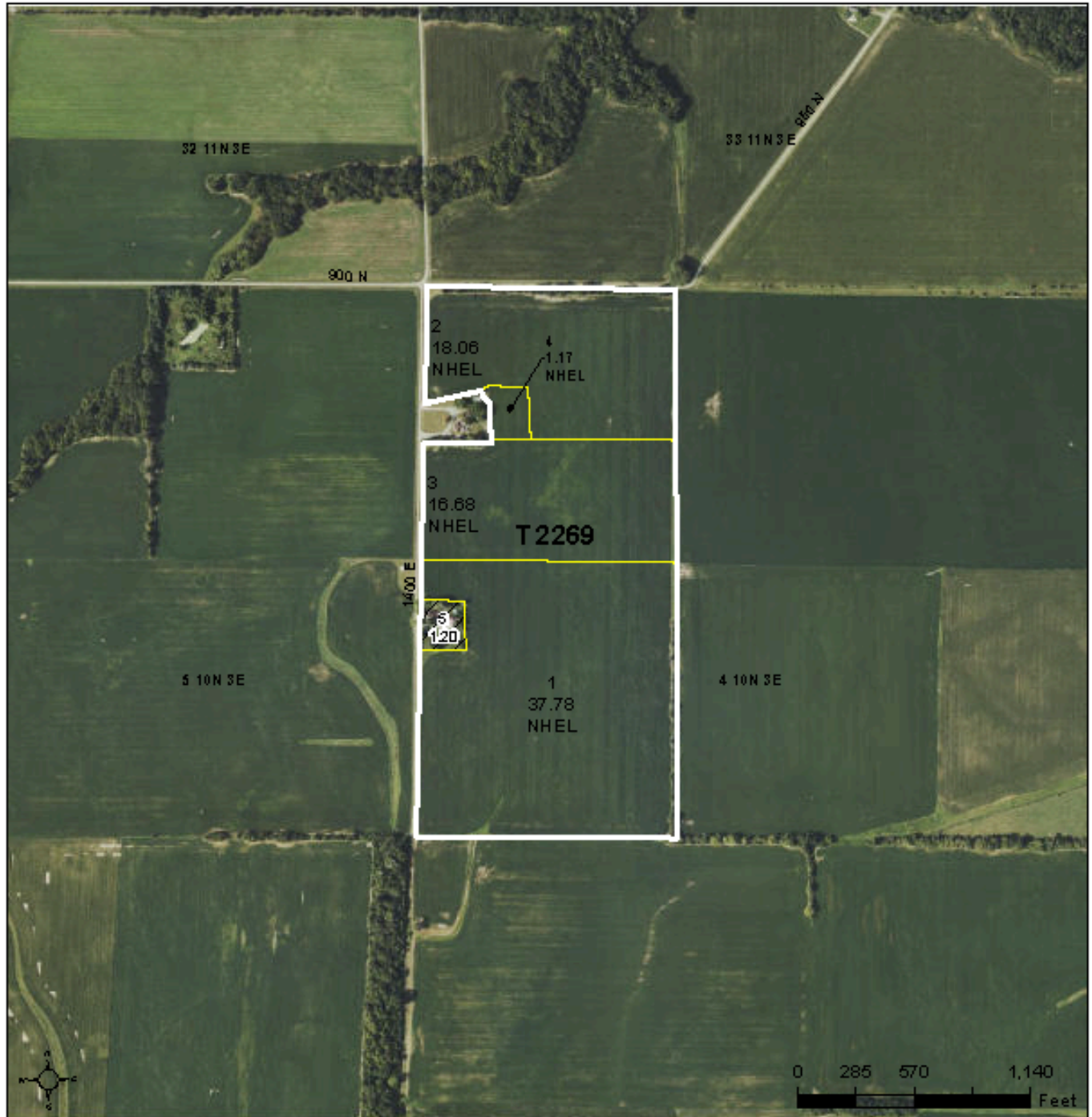


Photos, arial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.



Shelby County, Illinois

Unless Noted : All Cropland = Non-Irrigated
All Wheat = SRWGR
All Corn = YELGR
All Soybeans = COMGR



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2025 Program Year
Map Created November 14, 2024

Farm **1373**
Tract **2269**

Tract Cropland Total: 73.69 acres

IL173_T2269

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or intellectual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific termination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA INFORMATION - 156EZ

77.37 +/- Acres | Shelby County, Illinois
Listing # MR258777AU

ILLINOIS
SHELBY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1373
Prepared : 11/21/25 3:14 PM CST
Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74.89	73.69	73.69	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	73.69	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	36.30	0.00	162	
Soybeans	36.20	0.00	42	0
TOTAL	72.50	0.00		

NOTES

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Tract Number : 2269

Description : J11 4J LAKEWOOD TWP T10N R3E
 FSA Physical Location : ILLINOIS/SHELBY
 ANSI Physical Location : ILLINOIS/SHELBY
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : ROBERT J MILLER
 Other Producers : None
 Recon ID : None

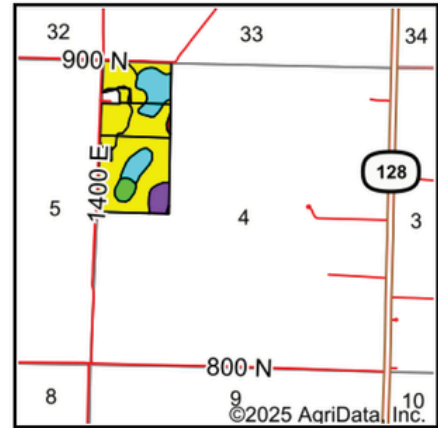
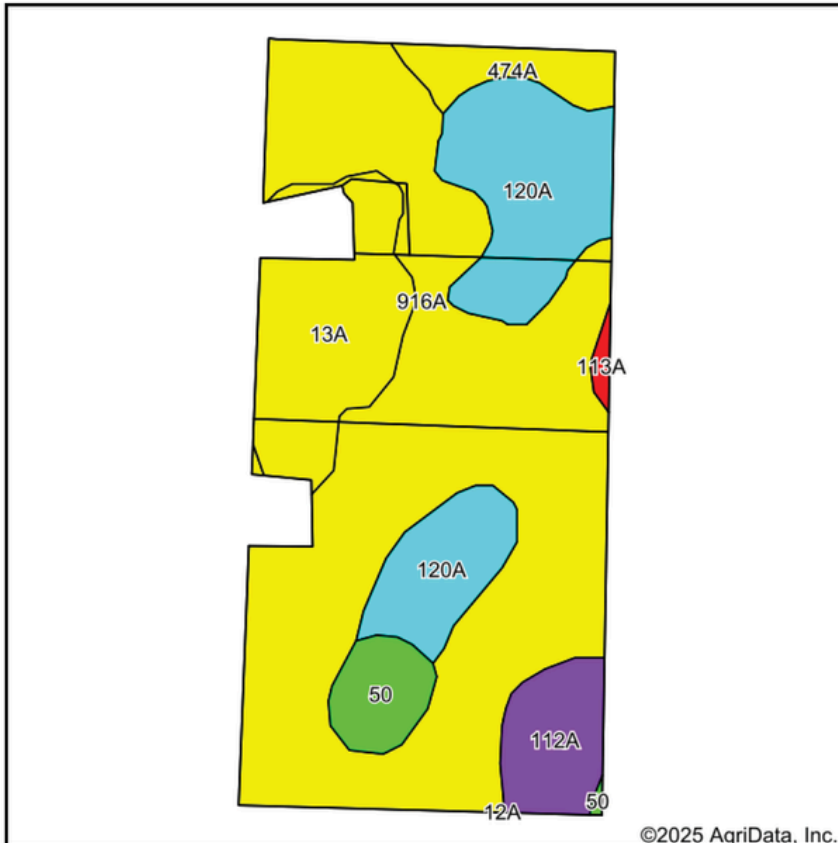
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.89	73.69	73.69	0.00	0.00	0.00	0.00	0.0

SOILS MAP - WHOLE FARM

77.37 +/- Acres | Shelby County, Illinois
Listing # MR258777AU

Soils Map



State: Illinois
County: Shelby
Location: 4-10N-3E
Township: Lakewood
Acres: 73.69



Area Symbol: IL173, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
916A	Oconee-Darmstadt silt loams, 0 to 2 percent slopes	41.94	56.9%		144	47	108	71	69	61
120A	Huey silt loam, 0 to 2 percent slopes	13.08	17.8%		109	43	89	62	45	45
13A	Bluford silt loam, 0 to 2 percent slopes	8.93	12.1%		136	44	101	66	62	62
112A	Cowden silt loam, 0 to 2 percent slopes	3.99	5.4%		159	49	117	88	87	66
**50	Virden silty clay loam, 0 to 2 percent slopes	2.75	3.7%		**186	**60	**138	82	82	67
474A	Piasa silt loam, 0 to 2 percent slopes	2.65	3.6%		136	48	104	62	44	36
113A	Oconee silt loam, 0 to 2 percent slopes	0.35	0.5%		164	50	119	83	83	66
Weighted Average					139	46.6	105.3	*n 69.9	*n 64.5	*n 57.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

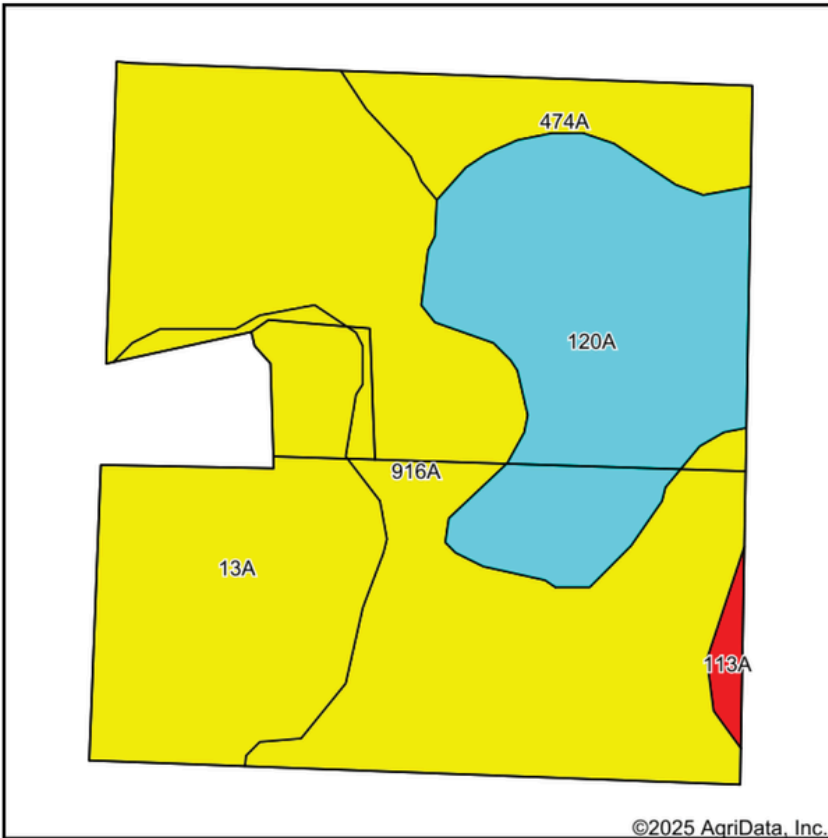
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

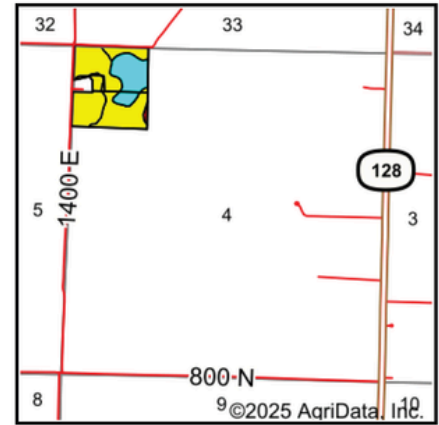
SOILS MAP - NORTH TRACT

77.37 +/- Acres | Shelby County, Illinois
Listing # MR258777AU

Soils Map - North Tract



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Shelby**
Location: **4-10N-3E**
Township: **Lakewood**
Acres: **35.91**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL173, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
916A	Oconee-Darmstadt silt loams, 0 to 2 percent slopes	16.63	46.3%		144	47	108	71	69	61	
120A	Huey silt loam, 0 to 2 percent slopes	8.66	24.1%		109	43	89	62	45	45	
13A	Bluford silt loam, 0 to 2 percent slopes	7.62	21.2%		136	44	101	66	62	62	
474A	Piasa silt loam, 0 to 2 percent slopes	2.65	7.4%		136	48	104	62	44	36	
113A	Oconee silt loam, 0 to 2 percent slopes	0.35	1.0%		164	50	119	83	83	66	
Weighted Average					133.5	45.5	101.7	*n 67.2	*n 60	*n 55.6	

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

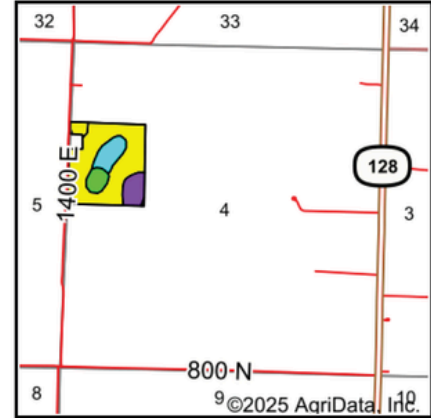
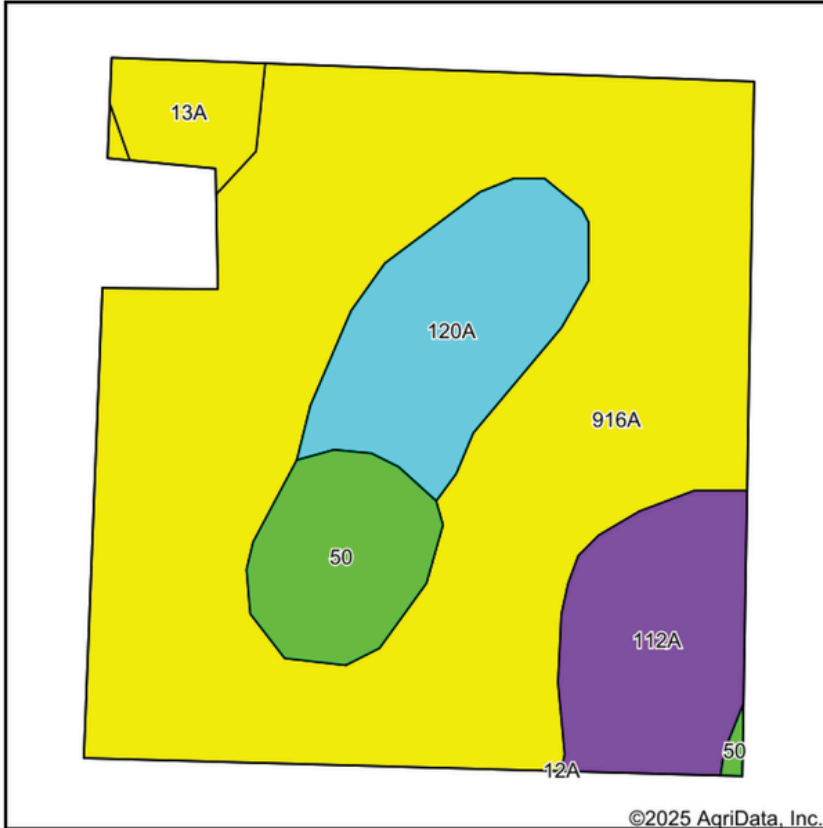
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

SOILS MAP - SOUTH TRACT

77.37 +/- Acres | Shelby County, Illinois
Listing # MR258777AU

Soils Map - South Tract



State: Illinois
County: Shelby
Location: 4-10N-3E
Township: Lakewood
Acres: 37.78

Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: IL173, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
916A	Oconee-Darmstadt silt loams, 0 to 2 percent slopes	25.31	66.9%		144	47	108	71	69	61
120A	Huey silt loam, 0 to 2 percent slopes	4.42	11.7%		109	43	89	62	45	45
112A	Cowden silt loam, 0 to 2 percent slopes	3.99	10.6%		159	49	117	88	87	66
**50	Virden silty clay loam, 0 to 2 percent slopes	2.75	7.3%		**186	**60	**138	82	82	67
13A	Bluford silt loam, 0 to 2 percent slopes	1.31	3.5%		136	44	101	66	62	62
Weighted Average					144.3	47.6	108.7	*n 72.4	*n 68.8	*n 60.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

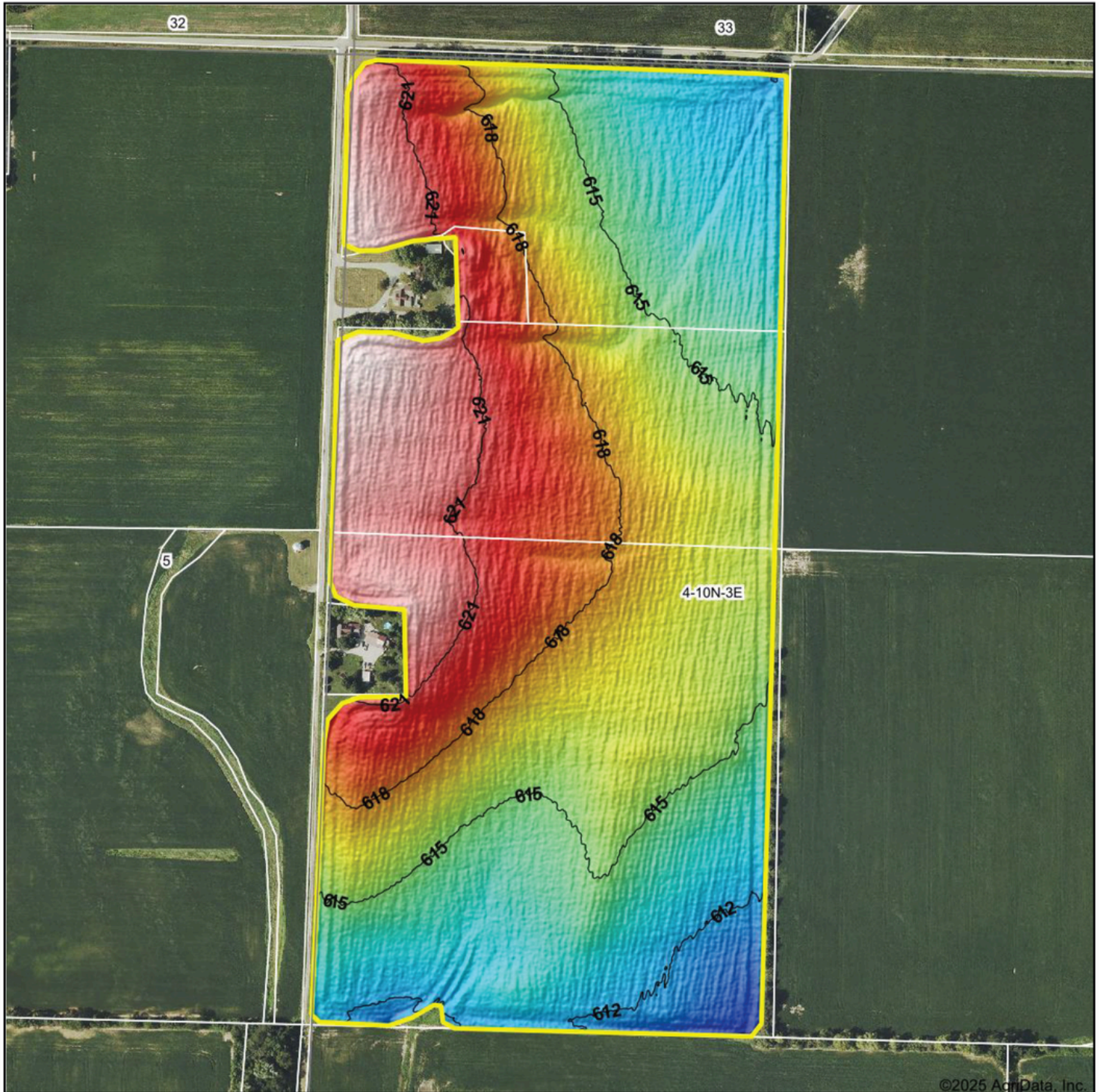
* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

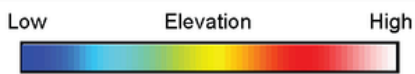
*n: The aggregation method is "Weighted Average using all components"

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

Topography Hillshade



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Source: USGS 1 meter dem
Interval(ft): 3
Min: 609.8
Max: 623.5
Range: 13.7
Average: 616.6
Standard Deviation: 3.22 ft



4-10N-3E
Shelby County
Illinois

Boundary Center: 39° 20' 38.52, -88° 52' 41.09

Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008.



PARCEL INFORMATION

77.37 +/- Acres | Shelby County, Illinois
Listing # MR258777AU

Part of the W 1/2 of the NW 1/4 of Section 4, Township, 10 North, Range 3 East of the 3rd Principal Meridian, Lakewood Township, Shelby County, IL. Final legal description subject to survey.

2024 RE Taxes Paid in 2025: \$1,615.60, or \$20.88/taxable acre

The shed on the North Tract contributes \$300 to the Assessed Value or approximately \$17.51 in total tax.

The property lies within the Shelbyville Unit #4 School District.

The Seller will provide a credit at closing for the 2025 RE Taxes Due in 2026 and the buyer will be responsible for the tax bill due in 2026. The credit will be pro-rated for the surveyed acreage for each separate tract, if necessary, based on the most recent available information at the time of closing.



AUCTION REPRESENTATIVE

Matt Rhodes
(217) 251-7067
matt.rhodes@gfarmland.com

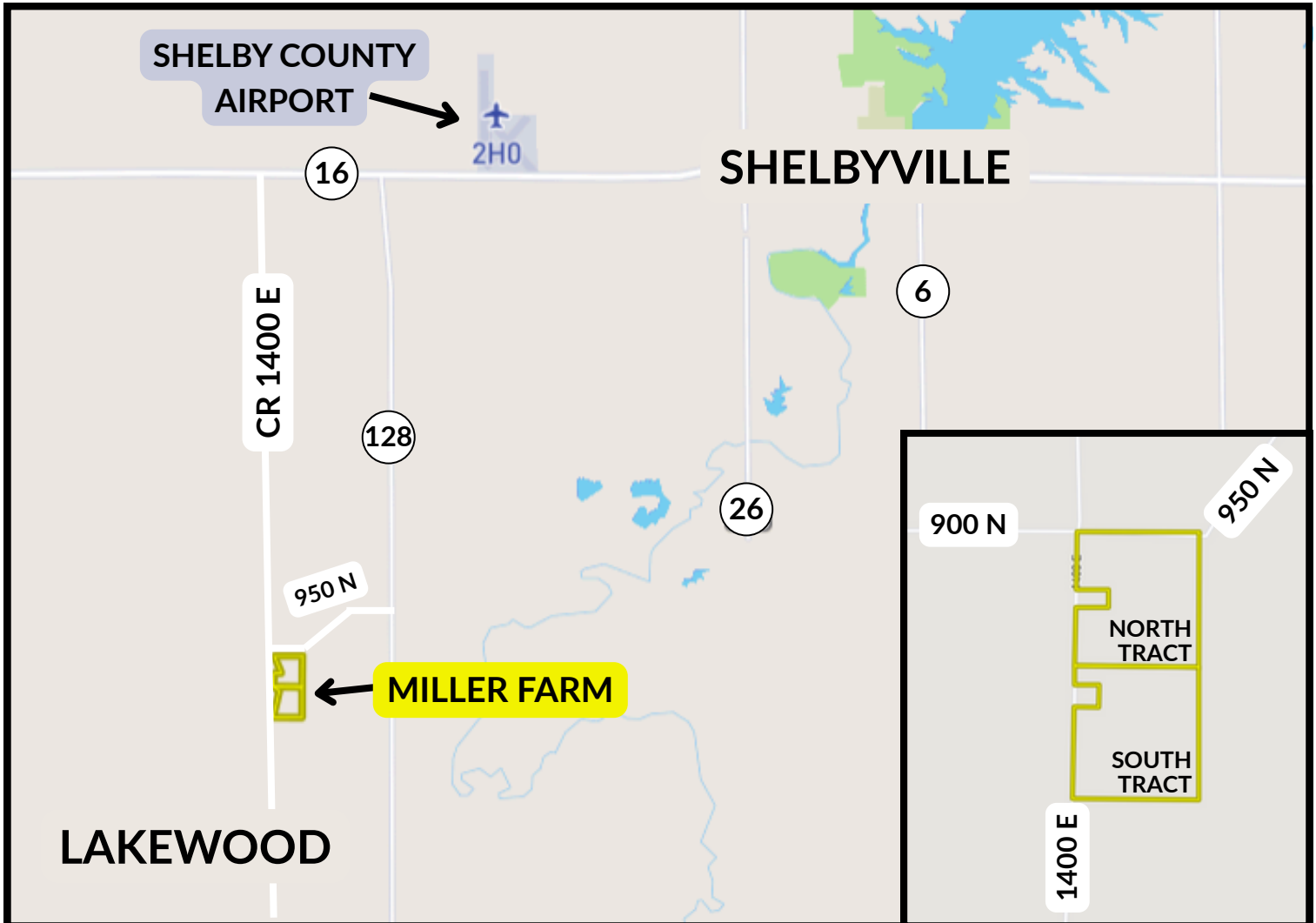
Johnny Klemme, Auctioneer
License IL # 441002505
Sellers: The Miller Family, et al.





DIRECTIONS

77.37 +/- Acres | Shelby County, Illinois
Listing # MR258777AU



From Shelbyville: Travel west on IL Route 16 one mile to IL Route 128 and turn south, continue south three miles to CR 1000 N, turn west for one mile, then turn south on CR 1400 E for one mile to the northwest corner of the property.

From Cowden: Travel north on IL Route 128 seven miles to CR 950 N, turn west and follow road to CR 900 N to the northeast corner of the property.

Watch for signs!



SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION



SHELBYVILLE, ILLINOIS

77.37 +/- Acres | Shelby County, Illinois

Listing # MR258777AU



Photos, arial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

