

FARM AUCTION

GESWEIN

FARM & LAND



**MULTI-PARCEL AUCTION
53.5 +/- ACRES
JEFFERSON COUNTY
TWO (2) TRACTS**



MATT RHODES
(217) 251-7067
matt.rhodes@gfarmland.com

[**auctions.gfarmland.com**](https://auctions.gfarmland.com)

AUCTIONEER: JOHNNY KLEMME | IL License # 441002505

SELLER: DIXIE STONECIPHER



SCAN TO REGISTER

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



AUCTION INFORMATION

ONLINE AUCTION - PHONE BIDDING AVAILABLE

53.50 +/- Acres | Jefferson County, Illinois
Listing #MR264153AU

BIDDING CLOSES

Thursday, September 10th @ 2:00pm CST

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: Dixie Stonecipher

BIDDING PROCEDURE

- Bidders will have the option to bid on individual tracts or the whole farm.
- Bids will be placed in whole dollars on the purchase price of tract or tracts of their selection.
- Bids will be placed in increments of \$5,000 unless otherwise communicated by auctioneer.

ONLINE BIDDING

- To bid on this property, you must be registered as an online bidder by 5:00PM EST on **Wednesday, September 9, 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 **Wednesday, September 9, 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

53.50 +/- Acres | Jefferson County, Illinois

Listing #MR264153AU

auctions.gfarmland.com

September 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	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	29	30			

BIDDING
CLOSES
@ 2PM CST

- Online & Phone bidder registrations must be received (via mail, fax, or online) by **5pm EST Wednesday, September 9, 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).
- Wire Transfer of earnest money & execution of the Purchase Agreement due by **5pm CST Friday, September 11, 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: Dixie Stonecipher



BIDDER REGISTRATION FORM

JEFFERSON COUNTY, ILLINOIS | LISTING #MR264153AU 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

Thursday, September 10th @ 11:00am CST

ONLINE:

auctions.gfarmland.com

Johnny Klemme, Auctioneer

License IL # 441002505

Seller: Dixie Stonecipher

The successful Bidder(s) must be prepared to complete a wire transfer or cashier's check for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfer or cashiers check) must be made payable to Advocus Title. Deposit of Earnest Money to the Advocus Title must be completed on **September 11, 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 Advocus 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 **September 9, 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

ONLINE

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

SIGNATURE

DATE



ONLINE REGISTRATION

JEFFERSON COUNTY, ILLINOIS | LISTING # MR264153AU
REAL ESTATE AUCTION

auctions.gfarmland.com

BIDDING CLOSES

THURSDAY, SEPTEMBER 10TH @ 2:00PM CST
ONLINE AUCTION

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

53.50 +/- Acres | Jefferson County, Illinois | Listing # MR264153AU



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, September 11, 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, September 11, 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 taxable acreage by the Multi-Parcel method and will sell to the highest bidder. Bids will be placed on purchase price of tract or tracts of choice. Bids shall increase in \$5,000 increments unless otherwise communicated by the Auctioneer. 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 September 9, 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 September 11, 2026 to Advocus Title in Mt. Vernon, IL. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. Successful Bidder(s) may be required to enter into an earnest money agreement with Advocus Title prior to sending funds. 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 October 9, 2026. Closing to take place at Mt. Vernon Title in Mt. Vernon, IL. Final settlement will require wire transfer. Possession of the property will occur with closing, subject to tenants rights for the 2026 crop.

LEASE: OPEN LEASE FOR 2027. Seller to retain all 2026 crop proceeds.

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: 2025 real estate taxes and assessments due and payable in 2026 shall be the responsibility of the Seller. 2026 real estate taxes and assessments due and payable in 2027 shall be responsibility of the seller and seller will provide credit to buyer at closing.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey merchantable title. Any need for a new survey shall be determined solely by Seller unless such survey is required by state law, local law, the title company, or other closing requirement. The cost of any required survey shall be shared equally by Seller and Buyer(s), unless otherwise stated in the auction terms and conditions. The type and scope of survey performed shall be at Seller's option and shall be sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the bid amount for the surveyed tract(s) shall be adjusted up or down to the exact surveyed acres. For any tract sold on a per-acre basis, the adjusted bid amount shall be calculated by multiplying the accepted bid price per acre by the final surveyed acreage for the applicable tract(s). The property will be sold on the taxable acreage and survey will not be provided.

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 sold per the taxable acreage. The farm contains 53.50 total taxable acres - the North Tract is 13.5 taxable acres and the South Tract is 40.0 taxable acres. The property has 50.35 Total FSA Cropland Acres. Information and farm acreage referenced from the USDA / FSA office and Assessor's office in Jefferson 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.

AUCTION END TIMES: Geswein Farm & Land Realty, LLC online auctions are timed events. Bidding begins closing at the time specified for each lot, subject to the Auto Extend feature described below — the specified time is not a guaranteed final closing time. **AUTO EXTEND:** Any bid placed within the final 5 minutes before a lot's scheduled closing will automatically extend that lot's bidding by an additional 5 minutes. This will repeat, resetting with each qualifying bid, until a full 5-minute period passes with no further bids, at which point the lot closes. This ensures no bidder can be outbid in the closing seconds without a fair opportunity to respond. The Auctioneer may, prior to the start of bidding, set a different extension window or increment for a specific auction or lot; any such variation will be disclosed in the auction-specific terms. Once bidding has commenced, the Auctioneer may shorten or waive the extension window only in the event of a verified technical malfunction, platform or internet service interruption, or suspected bidding irregularity, and will provide notice to all registered bidders before the affected lot closes.

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 & sellers 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: Dixie Stonecipher

LEGAL: The Southwest Quarter of the Southwest Quarter of Section 1, Township 2 South, Range 3, East of the Third Principal Meridian, and 27 rods off of the South side of the Northwest Quarter of the Southwest Quarter of Section 1, Township 2 South, Range 3, East of the Third Principal Meridian, situated in Jefferson County, Illinois.



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.**

FARM AUCTION



53.50 +/- ACRES

Mt. Vernon, Illinois

Mt. Vernon Township / Jefferson County

- Offered in Two (2) Tracts
 - Bid on Individual Tracts or Whole Farm
- 50.35 FSA Crop Acres
- Soil Productivity Index: 93.1
- Ample Opportunity for Building Sites or Tillable Farmland Use



AUCTION REPRESENTATIVE

Matt Rhodes

(217) 251-7067

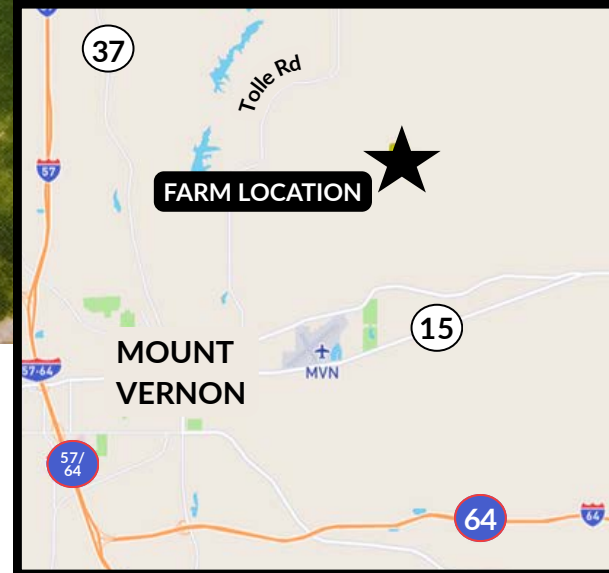
matt.rhodes@gfarmland.com

Johnny Klemme, Auctioneer

License IL # 441002505

Sellers: Dixie Stonecipher

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



ONLINE

auctions.gfarmland.com



PHONE BIDDING AVAILABLE

Call 765-426-6666 for details



NORTH TRACT (1)

13.5 +/- Acres | Jefferson County, Illinois

Listing #MR264153AU



13.5 +/- ACRES

Mt. Vernon Township / Jefferson County

- Productive Tillable Crop Acres
- Est 13.59 Crop Acres
- Soil Productivity Index: 99.8
- Investigate Potential Homesites
- Road Frontage along Journey Lane
- Lease-free for the 2027 Crop Year



FARM & LAND
Real Estate & Auctions



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

Johnny Klemme, Auctioneer
License IL # 441002505
Sellers: Dixie Stonecipher

SOUTH TRACT (2)

40 +/- Acres | Jefferson County, Illinois

Listing #MR264153AU



40 +/- ACRES

Mt. Vernon Township / Jefferson County

- Productive Tillable Crop Acres
- Est. 34.53 Crop Acres
- Soil Productivity Index: 90.4
- Convenient Road Frontage along Journey Lane and CR 1700 N
- Lease-free for the 2027 Crop Year
- Pond in Timber
- Access to Fiber Optic Internet

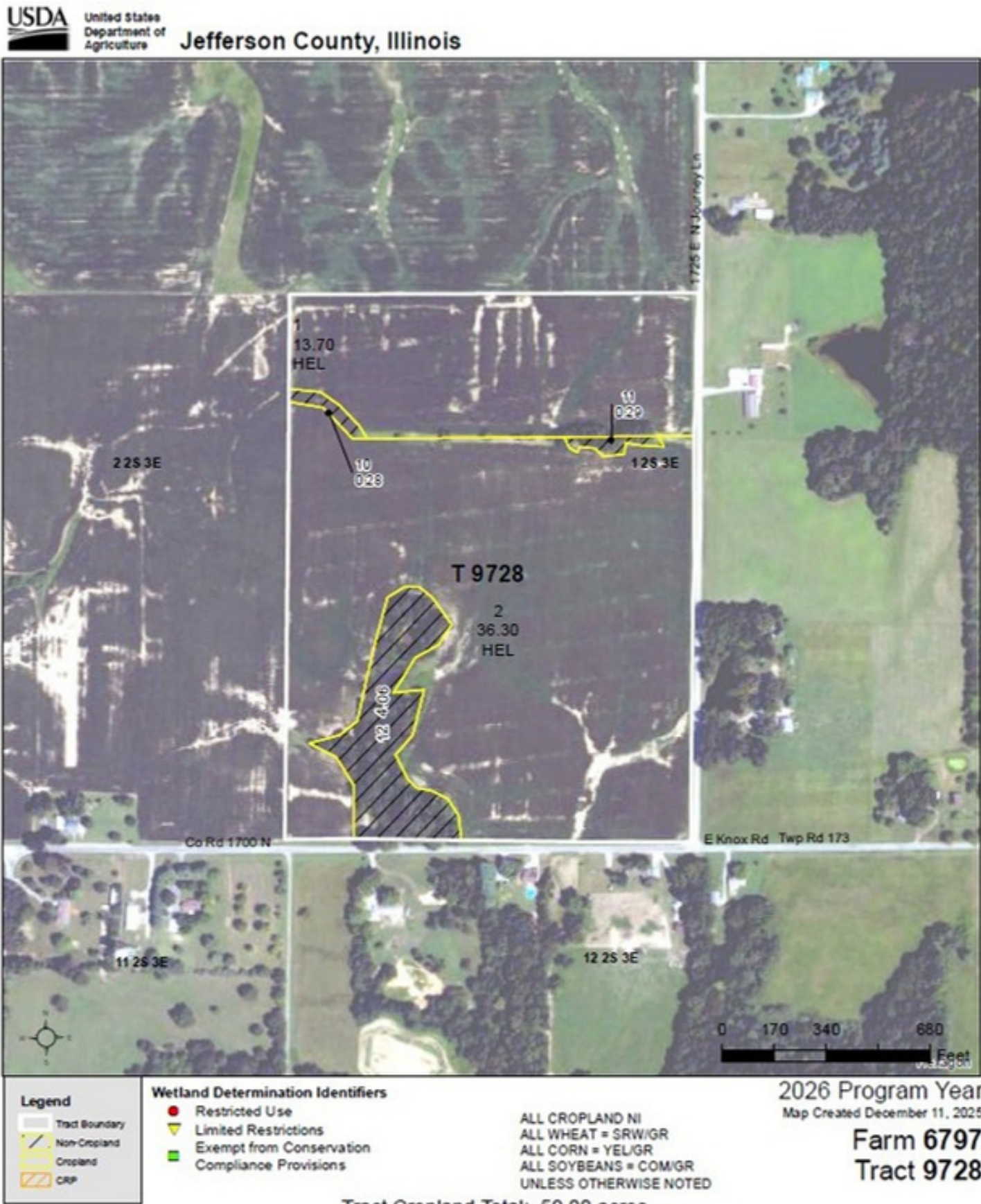


FARM & LAND
Real Estate & Auctions



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

Johnny Klemme, Auctioneer
License IL # 441002505
Sellers: Dixie Stonecipher



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 reflect actual 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 determination 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

53.50 +/- Acres | Jefferson County, Illinois
Listing # MR264153AU

ILLINOIS
JEFFERSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6797

Prepared : 7/9/26 7:04 AM CST

Crop Year : 2026

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
54.63	50.00	50.00	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	50.00		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

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Tract Number : 9728

Description : K4-18.5
FSA Physical Location : ILLINOIS/JEFFERSON
ANSI Physical Location : ILLINOIS/JEFFERSON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DIXIE STONECIPHER
Other Producers : None
Recon ID : None

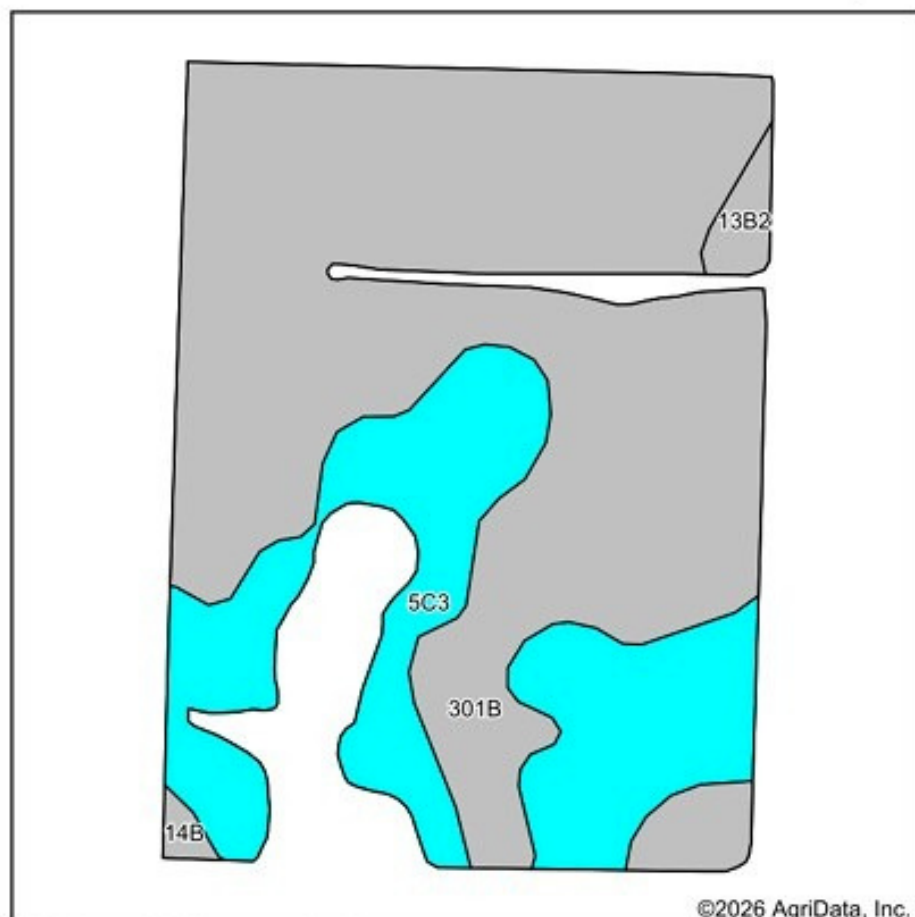
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
54.63	50.00	50.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00

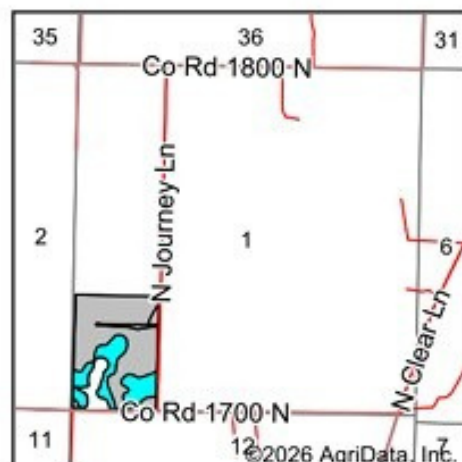
SOILS MAP - WHOLE FARM

53.50 +/- Acres | Jefferson County, Illinois
Listing # MR264153AU

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Jefferson**
Location: **1-2S-3E**
Township: **Mount Vernon**
Acres: **48.12**

GESWEIN
FARM & LAND

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL081, Soil Area Version: 18

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
**301B	Grantsburg silt loam, 2 to 5 percent slopes	33.38	69.3%		**131	**45	**100	65	61	52
**5C3	Blair silty clay loam, 5 to 10 percent slopes, severely eroded	13.75	28.6%		**101	**33	**76	71	71	56
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	0.71	1.5%		**129	**42	**96	51	48	45
**14B	Ava silt loam, 2 to 5 percent slopes	0.28	0.6%		**134	**44	**99	65	61	55
Weighted Average					122.4	41.5	93.1	*n 66.5	*n 63.7	*n 53.1

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.

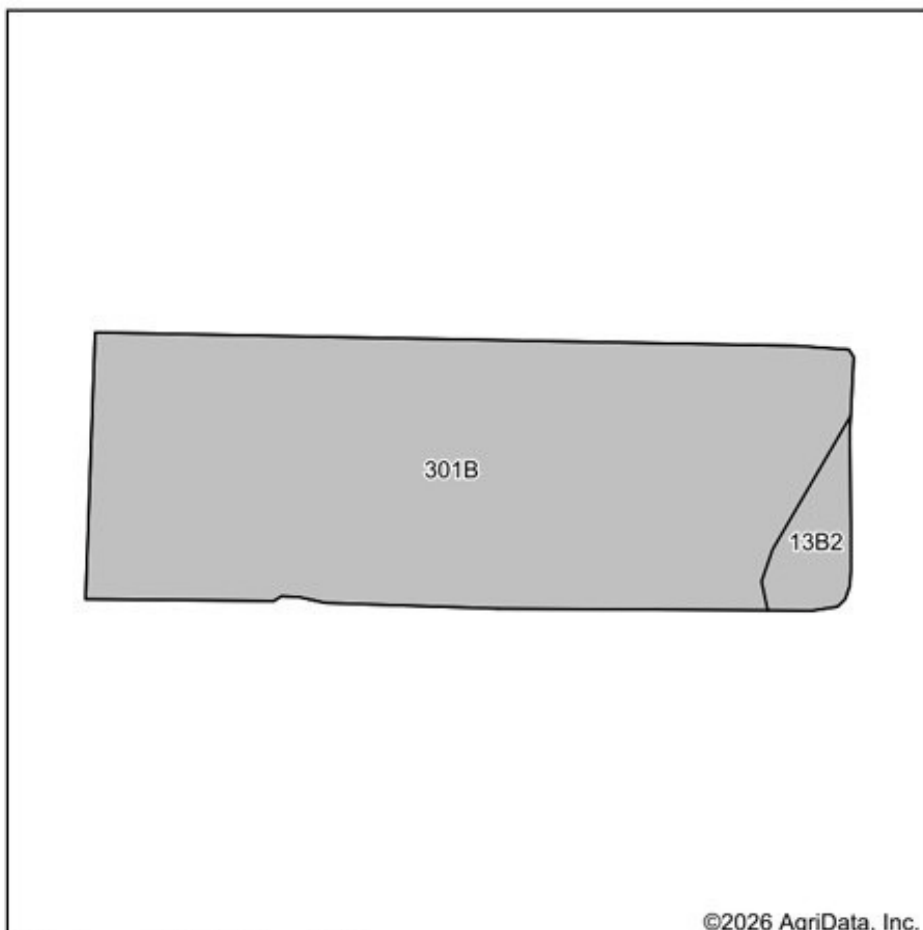
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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

SOILS MAP - NORTH TRACT (1)

53.50 +/- Acres | Jefferson County, Illinois
Listing # MR264153AU

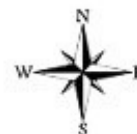
Soils Map



State: **Illinois**
County: **Jefferson**
Location: **1-2S-3E**
Township: **Mount Vernon**
Acres: **13.59**

GESWEIN
FARM & LAND

Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL081, Soil Area Version: 18

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
**301B	Grantsburg silt loam, 2 to 5 percent slopes	12.90	94.9%		**131	**45	**100	65	61	52
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	0.69	5.1%		**129	**42	**96	51	48	45
Weighted Average					130.9	44.8	99.8	*n 64.3	*n 60.3	*n 51.6

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.

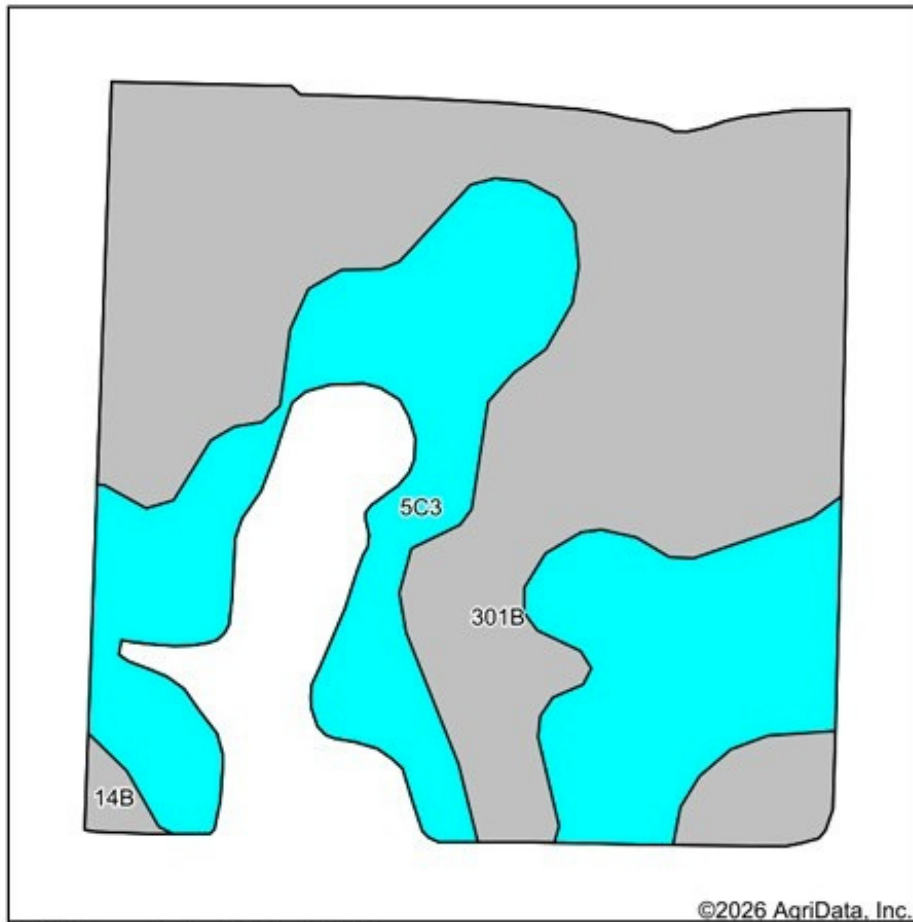
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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

SOILS MAP - SOUTH TRACT (2)

53.50 +/- Acres | Jefferson County, Illinois
Listing # MR264153AU

Soils Map



State: **Illinois**
County: **Jefferson**
Location: **1-2S-3E**
Township: **Mount Vernon**
Acres: **34.53**

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Area Symbol: IL081, Soil Area Version: 18

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**301B	Grantsburg silt loam, 2 to 5 percent slopes	20.47	59.3%		**131	**45	**100	65	61	52
**5C3	Blair silty clay loam, 5 to 10 percent slopes, severely eroded	13.75	39.8%		**101	**33	**76	71	71	56
**14B	Ava silt loam, 2 to 5 percent slopes	0.31	0.9%		**134	**44	**99	65	61	55
Weighted Average					119.1	40.2	90.4	*n 67.4	*n 65	*n 53.6

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

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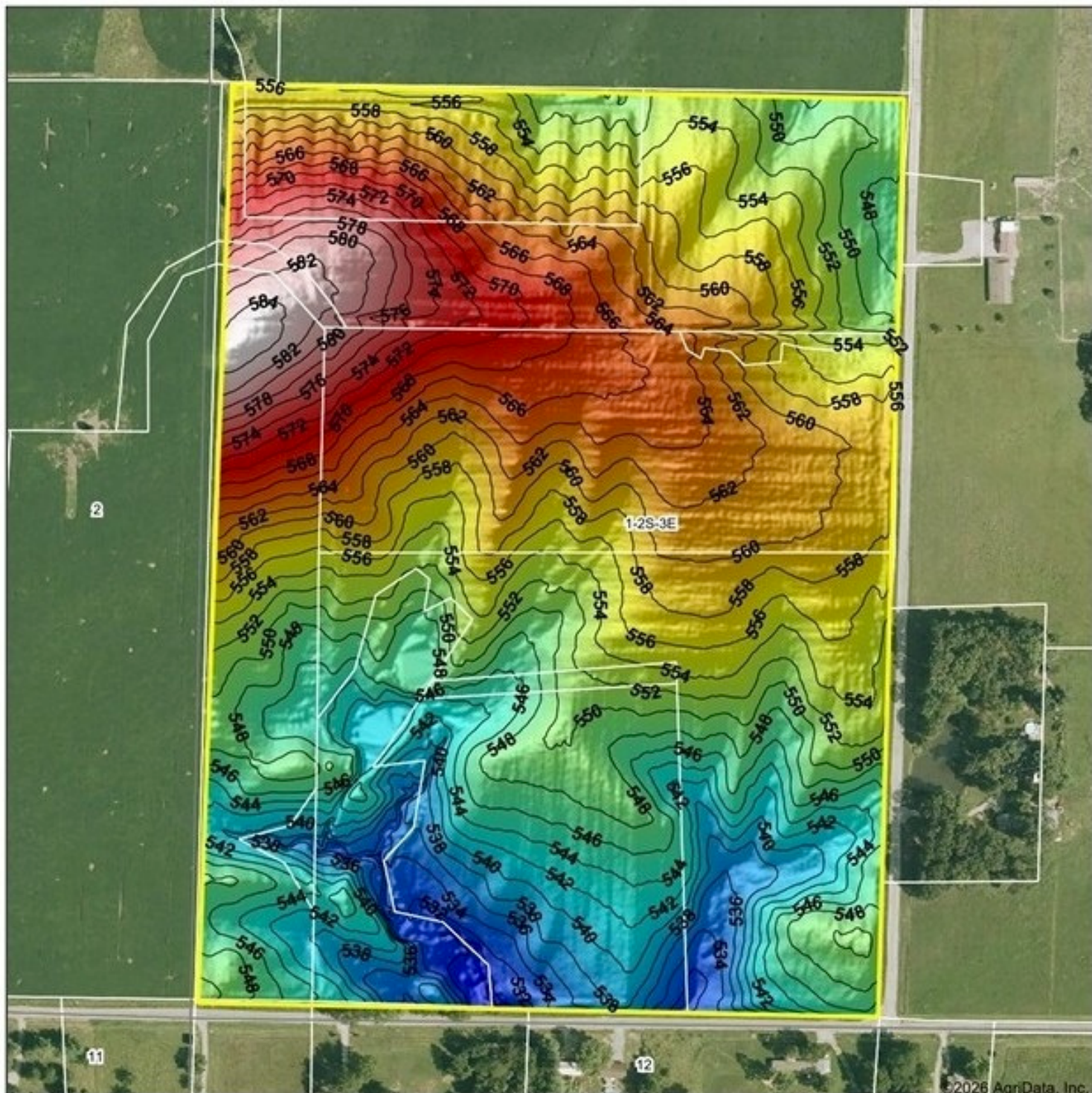
** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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

TOPOGRAPHY

53.50 +/- Acres | Jefferson County, Illinois
Listing # MR264153AU

Topography Hillshade



Low Elevation High



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

Source: USGS 1 meter dem

Interval(ft): 2

Min: 527.6

Max: 585.1

Range: 57.5

Average: 554.3

Standard Deviation: 11.48 ft

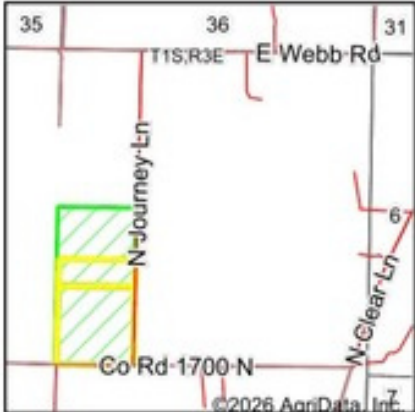
0ft 302ft 604ft



1-2S-3E
Jefferson County
Illinois

Boundary Center: 38° 22' 32.33, -88° 49' 41.23

PLSS Legal Description



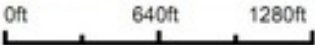
Acres: 55.39
Date: 7/27/2026
Township: Mount Vernon
County: Jefferson
State: Illinois

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Map Center: 38° 22' 30.02, -88° 49' 41.05



PLSS Source: Various State Sources
PLSS Note: No Government Lots. Quarters created by equally splitting the sections

Short Legal:

PT NWSW; SWSW 1-2S-3E

Long Legal:

PART OF THE NW1/4 SW1/4; SW1/4 SW1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, 3 EAST, JEFFERSON COUNTY, ILLINOIS





PARCEL INFORMATION

53.50 +/- Acres | Jefferson County, Illinois
Listing # MR264153AU

Part of the W 1/2 of the SW 1/4 of Section 1, Township, 2 South, Range 3
East of the 3rd Principal Meridian, Mt. Vernon Township, Jefferson County, IL.

'24-'25 RE Taxes:

Tract 1: \$290.06, or \$21.49/taxable acre

Tract 2: \$761.02, or \$19.03/taxable acre

DIXIE STONECIPHER FARM AUCTION
ONLINE-ONLY | MULTI-PARCEL
53.5 +/- TOTAL ACRES IN TWO (2) TRACTS
AUCTION ENDS 2 P.M. CST, THURSDAY SEPTEMBER 10, 2026

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

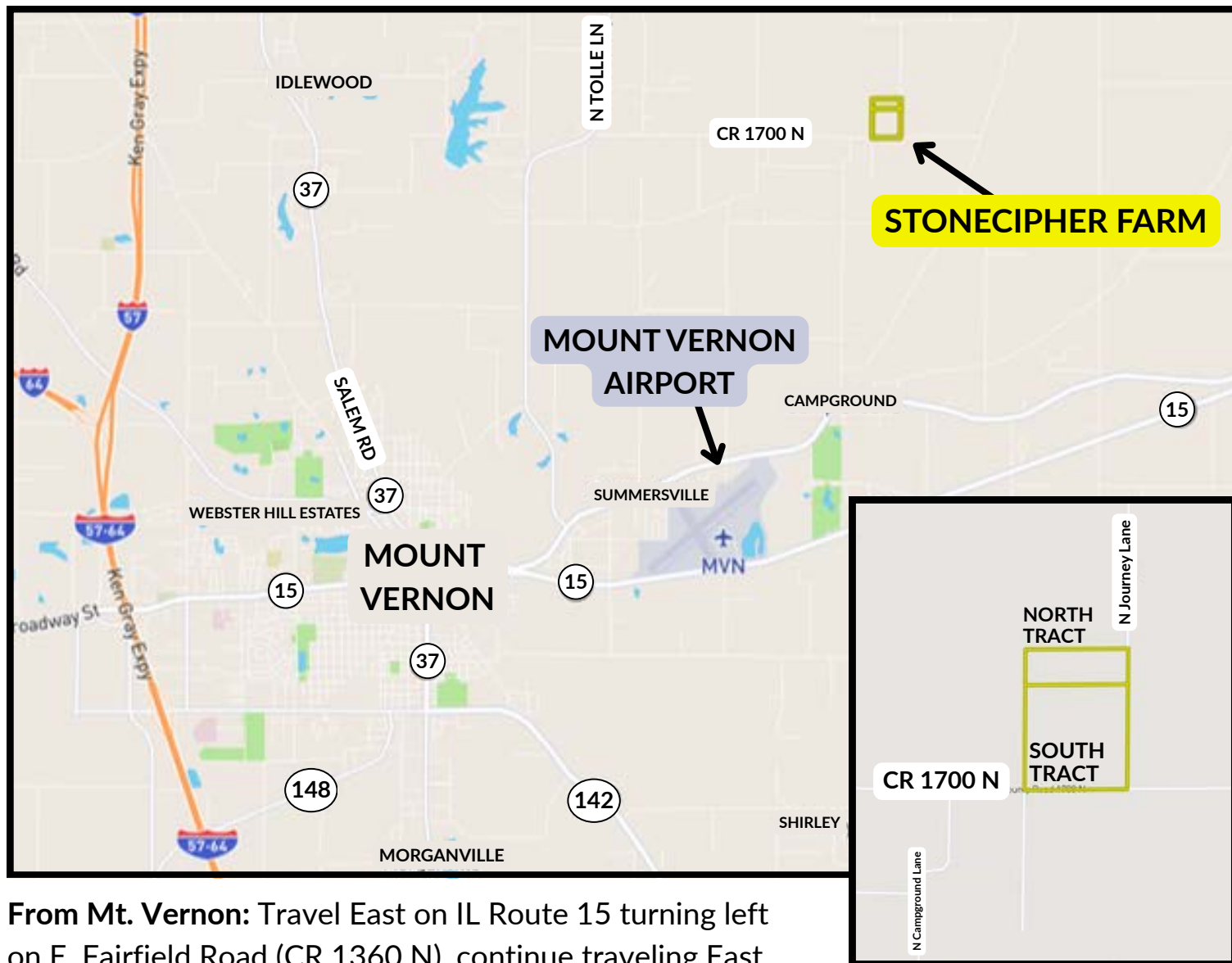
Johnny Klemme, Auctioneer
License IL # 441002505
Sellers: Dixie Stonecipher





DIRECTIONS

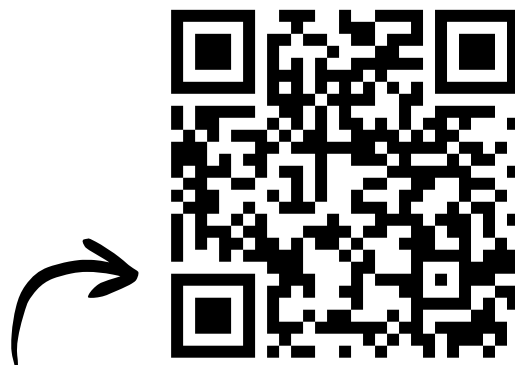
53.50 +/- Acres | Jefferson County, Illinois
Listing # MR264153AU



From Mt. Vernon: Travel East on IL Route 15 turning left on E. Fairfield Road (CR 1360 N), continue traveling East for 3.5 miles turning left on N Campground Lane, travel North for 2.5 miles and turn right on CR 1700 N (E. Knox Road), travel East for 1/4 mile and property is located at corner of CR 1700 N & N Journey Lane.

Watch for signs!

GESWEIN
FARM & LAND



SCAN THE QR CODE FOR DIRECTIONS
FROM YOUR LOCATION