

350.23 +/- ACRES | PREMIUM OFFERING

Multi-Parcel AUCTION

ONLINE & PHONE BIDDING

NOVEMBER 19, 2026

BIDDING CLOSES:

10 AM CENTRAL/9 AM EASTERN

**MCHENRY COUNTY
OFFERED IN EIGHT
(8) TRACTS**

GESWEIN
FARM & LAND

auctions.gfarmland.com

AUCTIONEER: JOHNNY KLEMME | IL License # 441002505

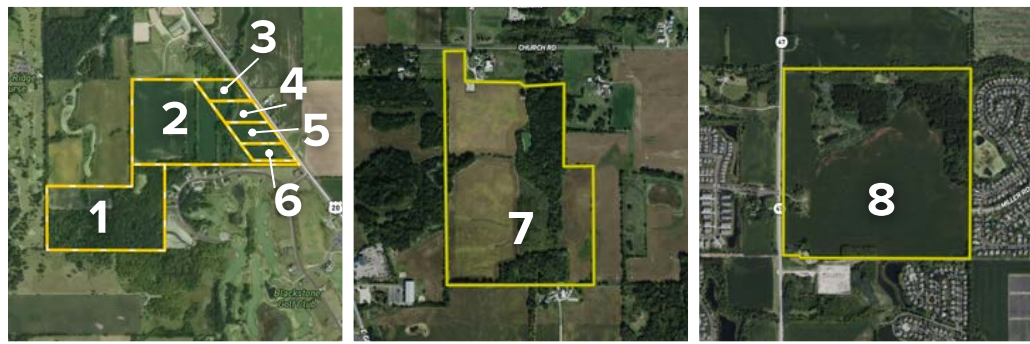
SELLERS: The Seals 2012 Irrevocable Trust, et al.

One (1%) Buyer's Premium

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



LAND AUCTION

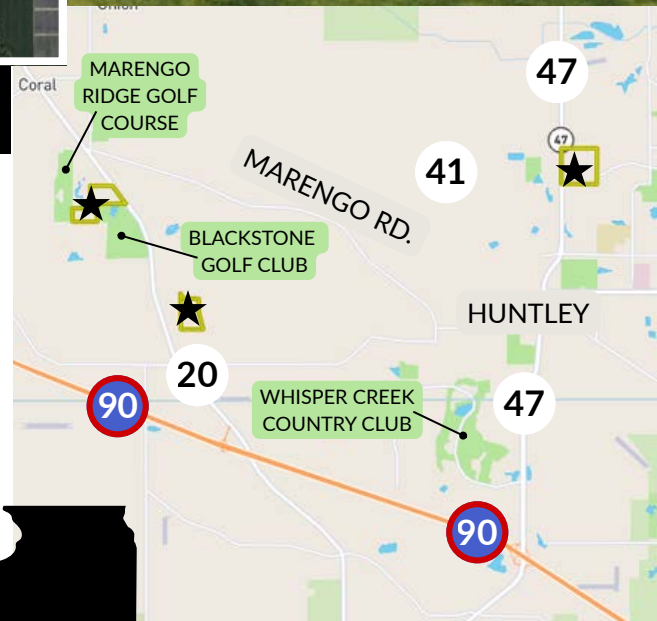


GESWEIN
FARM & LAND

350.23 +/- ACRES

Marengo & Huntley, Illinois McHenry County

- Offered as Eight (8) Tracts
 - Bid on Individual Tracts, Combinations, or Whole Property
- Road Frontage on all Tracts
- Investigate Potential Homesites
- Investigate Development Opportunities
- One (1%) Buyer's Premium



ONLINE

auctions.gfarmland.com



PHONE BIDDING AVAILABLE
Call 765-426-6666 for details

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, ET AL.

AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

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





BIDDING CLOSES:
THURSDAY, NOVEMBER 19, 2026
@ 10:00AM CENTRAL
auctions.gfarmland.com

*Scan the QR code for map of
all tracts & get directions
from your location*



AUCTION INFORMATION

350.23 +/- Acres | McHenry County, Illinois
Listing # JT2663350AU

BIDDING CLOSES

Thursday, November 19th @ 10:00am Central / 11:00am Eastern

auctions.gfarmland.com
PHONE BIDDING AVAILABLE



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 Seals 2012 Irrevocable Trust, ET AL.

ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder by 5:00pm EST on Wednesday, November 18, 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 on an auction prior to speaking with auction staff.**
- If you register outside of business hours (8am-5pm 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, November 17, 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 of this information packet. Questions related to the property? Call Jeremy Thompson at (815) 351 - 5572. 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 - Friday.



DATES TO REMEMBER

350 +/-Acres | McHenry County, Illinois

Listing # JT2663350AU

auctions.gfarmland.com

2026 NOVEMBER						
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 BIDDING CLOSES	20	21
22	23	24	25	26	27	28
29	30					

- Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Tuesday, November 17, 2026.
- Online Bidders must be registered by 5:00pm EST on Wednesday, November 18, 2026.
- Successful Bidders must execute the Purchase Agreement/Sale Contract by 5pm EST November 20, 2026 and initiate wire transfer of Earnest Money by 5pm EST Monday, November 23, 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 Seals 2012 Irrevocable Trust, et al



PHONE BIDDER REGISTRATION FORM

350 +/- ACRES | MCHENRY COUNTY, ILLINOIS

Upon completing this form in its entirety, you may submit via mail, email, or fax:

mail:

Geswein Farm & Land Realty

Attn: Auctions

1100 N 9th St.

Lafayette, IN 47904

email: auctions@gfarmland.com

fax: 765-497-2438

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 Chicago Title. Wire transfer of Earnest Money to the Chicago Title must be completed the immediate day following the auction date. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. Buyers may be required to sign an Escrow Agreement with Chicago Title prior to sending funds. Proof of wire confirmation shall be provided to Geswein Farm & Land Realty, LLC by 5:00pm EST Monday, November 23, 2026. Seller reserves the right to accept or reject any and/or all bids. A one percent (1%) Buyer's Premium will be added to the final bid price to determine the Contract Sales Price (Final Purchase Price). Earnest money and closing funds shall be based on the Contract Sales Price. Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. AUCTIONEER: JOHNNY KLEMME IL License # 441002505. SELLERS: The Seals 2012 Irrevocable Trust, et al. Listing # JT2663350AU

THIS FORM MUST BE COMPLETED AND RECEIVED BY:

TUESDAY, NOVEMBER 17, 2026.

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

Bidders may also register online at: 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) NAME

FINANCIAL INSTITUTION (bank or credit union) ADDRESS

SELECT TRACTS OF INTEREST:

ALL TRACTS ☐

ALL 'BLACKSTONE' TRACTS: 1-6 ☐

TRACT 1 ☐

TRACT 4 ☐

TRACT 7 ☐

TRACT 2 ☐

TRACT 5 ☐

TRACT 8 ☐

TRACT 3 ☐

TRACT 6 ☐

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

SIGNATURE

DATE

AUCTION TERMS & CONDITIONS

350.23 +/- Acres | McHenry County, Illinois | Listing # JT2663350AU



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, November 20, 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 Eastern / 4:00PM Central, November 23, 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 eight (8) tracts available per the taxable acreage by the Multi-Parcel method. Bids may be placed on individual tracts, combinations, or the whole property offering. Bidding increments shall be a minimum of \$5,000 unless otherwise announced 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 Jeremy Thompson at (815) 351 - 5572 by November 17, 2026; bidders will be required to complete a registration form.

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 4:00 PM Central / 5:00pm Eastern on Monday, November 23, 2026. Earnest money is to be held by Chicago Title. 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 Chicago 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.

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 December 18, 2026. Closing to take place at Chicago Title in Crystal Lake, Illinois. 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 one percent (1%) Buyer's Premium shall then be added to the adjusted bid amount to determine the final Contract Sales Price. If Tracts 2 and 6 sell separately, a new survey will be required. A new survey will be required for Tract 7.

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. Information and farm acreage referenced from the USDA / FSA office and county records in McHenry 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. Seller will provide an easement for Tract 7 if required for development purposes.

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@gfamlnd.com
765-426-6666

SELLER: The Seals 2012 Irrevocable Trust, et al.

LEGAL: See page 17 of the bidder packet for legal descriptions by parcel as gathered from sources deemed reliable but not guaranteed.



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.

TRACT DATA

TRACT	TRACT ACRES +/-	PARCEL ID	RECORDED ACRES	EST. CROP ACRES	PRODUCTIVITY INDEX
1	45	17-20-200-008 17-21-100-005	30	7.08	124.2
2	45.32	17-21-100-008 17-21-100-013 17-21-100-012 (part of)	38.17	34.21	115
3	5.32	17-21-100-009	5.32	2.01	127.6
4	5.32	17-21-100-010	5.32	3.51	120.8
5	5.32	17-21-100-011	5.32	4.82	115.8
6	4.04	17-21-100-012 (part of)	5.32	3.75	123.5
7	80.14	17-27-300-021 (part of) 17-27-300-019 17-27-300-006 17-27-400-002	9.61	37.96	116.5
8	159.77	18-16-400-006 18-16-400-007 18-16-400-005	54.27	98.44	122.6
350.23					

TRACT 1



TRACT 1: 45 +/- ACRES

- PARCEL IDs: 17-20-200-008 + 17-21-100-005
- 2025 pay 2026 taxes: \$496.94
- Estimated Crop Acres: 7.08
- Productivity Index: 124.2
- Investigate Potential Homesites
- Tillable Crop Acres
- Investigate Development Potential



AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

LIVE & ONLINE SIMULCAST
auctions.gfarmland.com



PHONE BIDDING AVAILABLE
Call 765-426-6666 for details



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





TRACT 2

TRACT 2: 45.32 +/- ACRES

- PARCEL IDs: 17-21-100-008 + 17-21-100-013 + 17-21-100-012 (part of)
- 2025 pay 2026 taxes: \$1,405.34 (*this is for the whole of all three parcels; only a portion of 17-21-100-012 is included in Tract 2)
- If Tracts 2 and 6 are purchased separately, a new survey will be required.
- Estimated crop acres: 34.21
- Productivity Index: 115
- Investigate Potential Homesites
- Investigate Development Opportunities
- If Tracts 2 & 6 sell separately, a new survey will be required.



AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

LIVE & ONLINE SIMULCAST

auctions.gfarmland.com



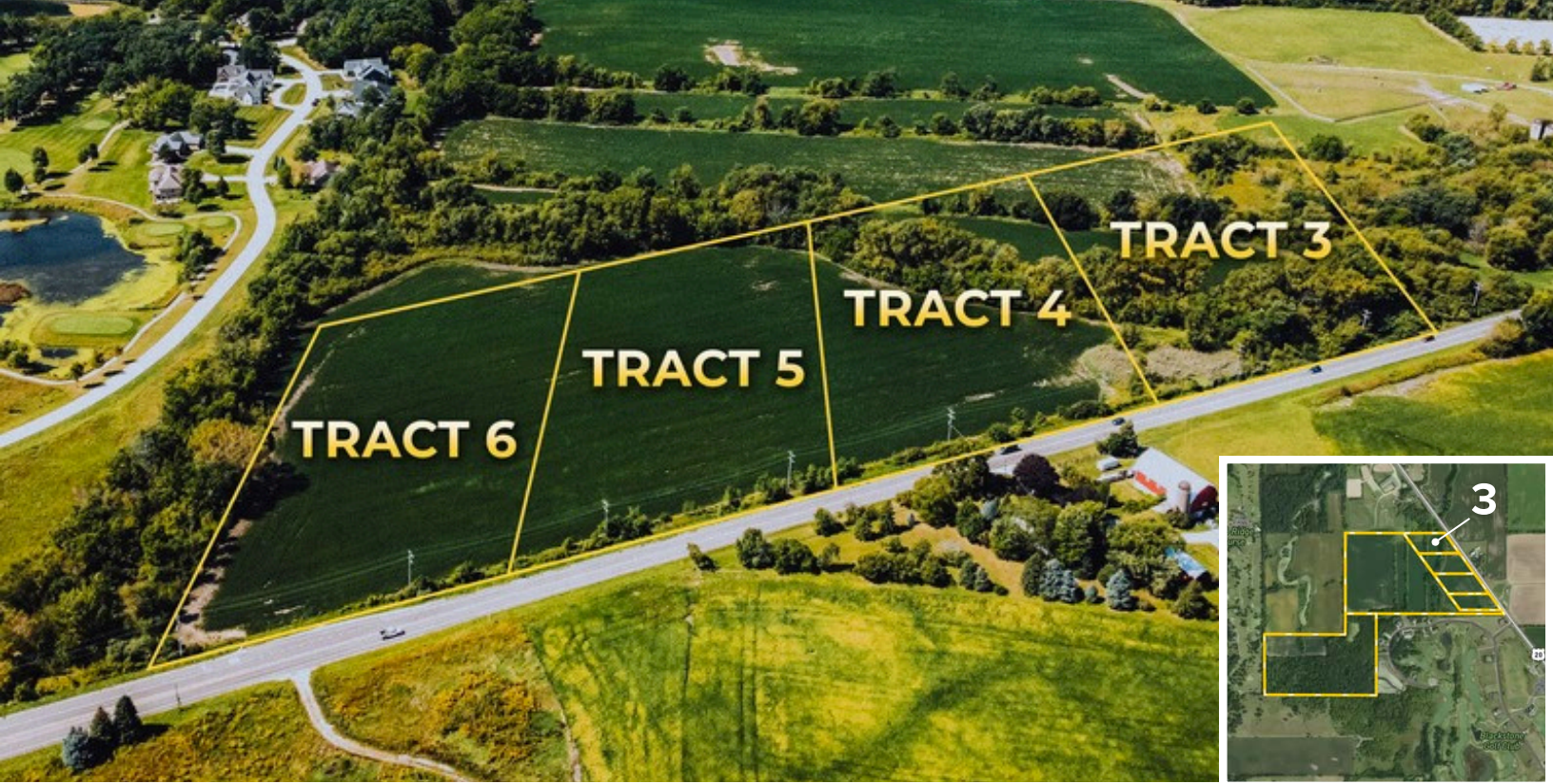
PHONE BIDDING AVAILABLE

Call 765-426-6666 for details



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





TRACT 3: 5.32 +/- ACRES

- PARCEL ID: 17-21-100-009
- 2025 pay 2026 taxes: \$178.10
- Estimated Crop Acres: 2.01
- Productivity Index: 127.6
- Investigate Potential Homesites
- Investigate Development Opportunities



AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

LIVE & ONLINE SIMULCAST

auctions.gfarmland.com



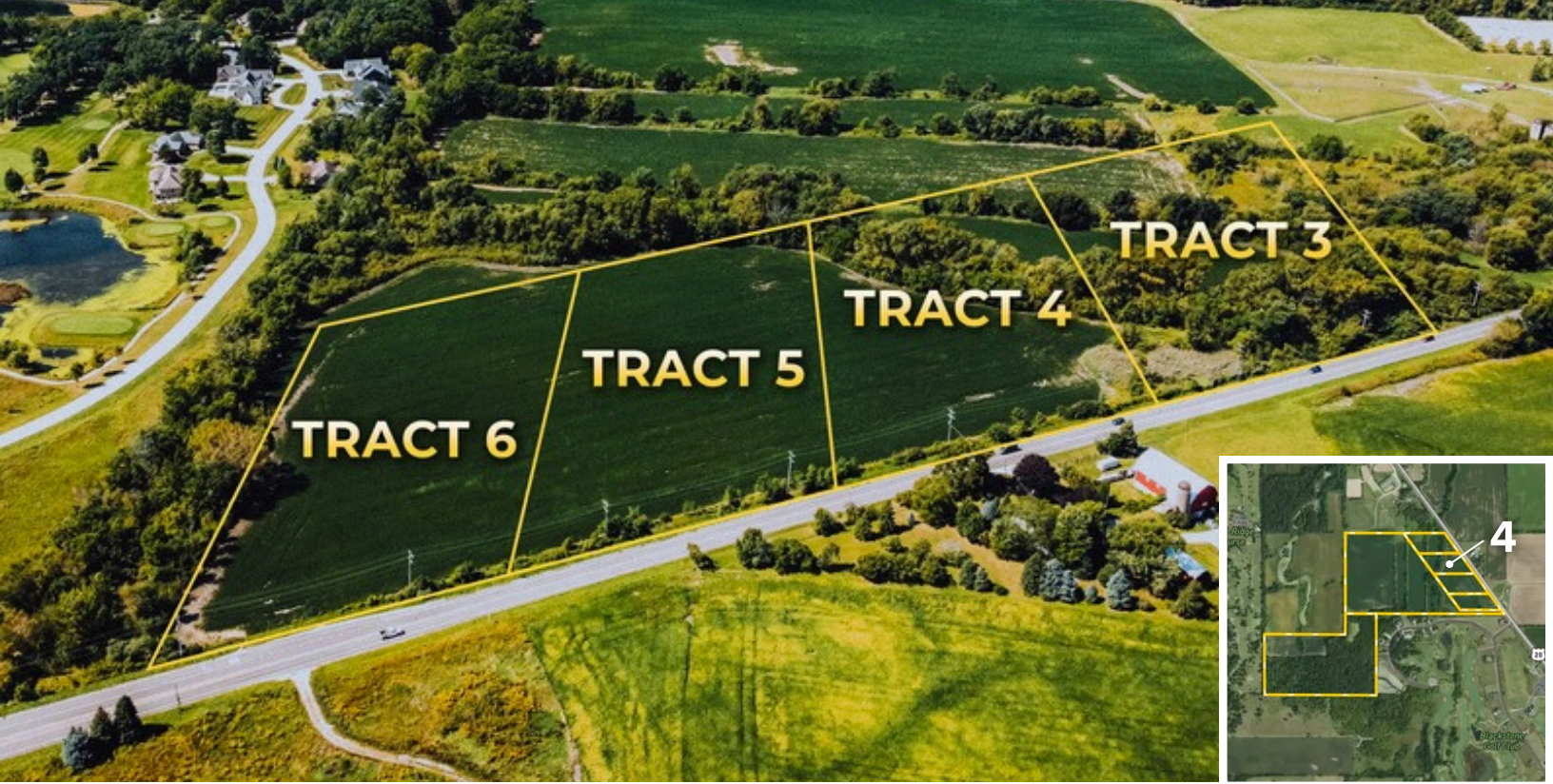
PHONE BIDDING AVAILABLE

Call 765-426-6666 for details



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





TRACT 4: 5.32 +/- ACRES

- PARCEL ID: 17-21-100-010
- 2025 pay 2026 taxes: \$156.18
- Estimated Crop Acres: 3.51
- Productivity Index: 120.8
- Investigate Potential Homesites



AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

LIVE & ONLINE SIMULCAST
auctions.gfarmland.com

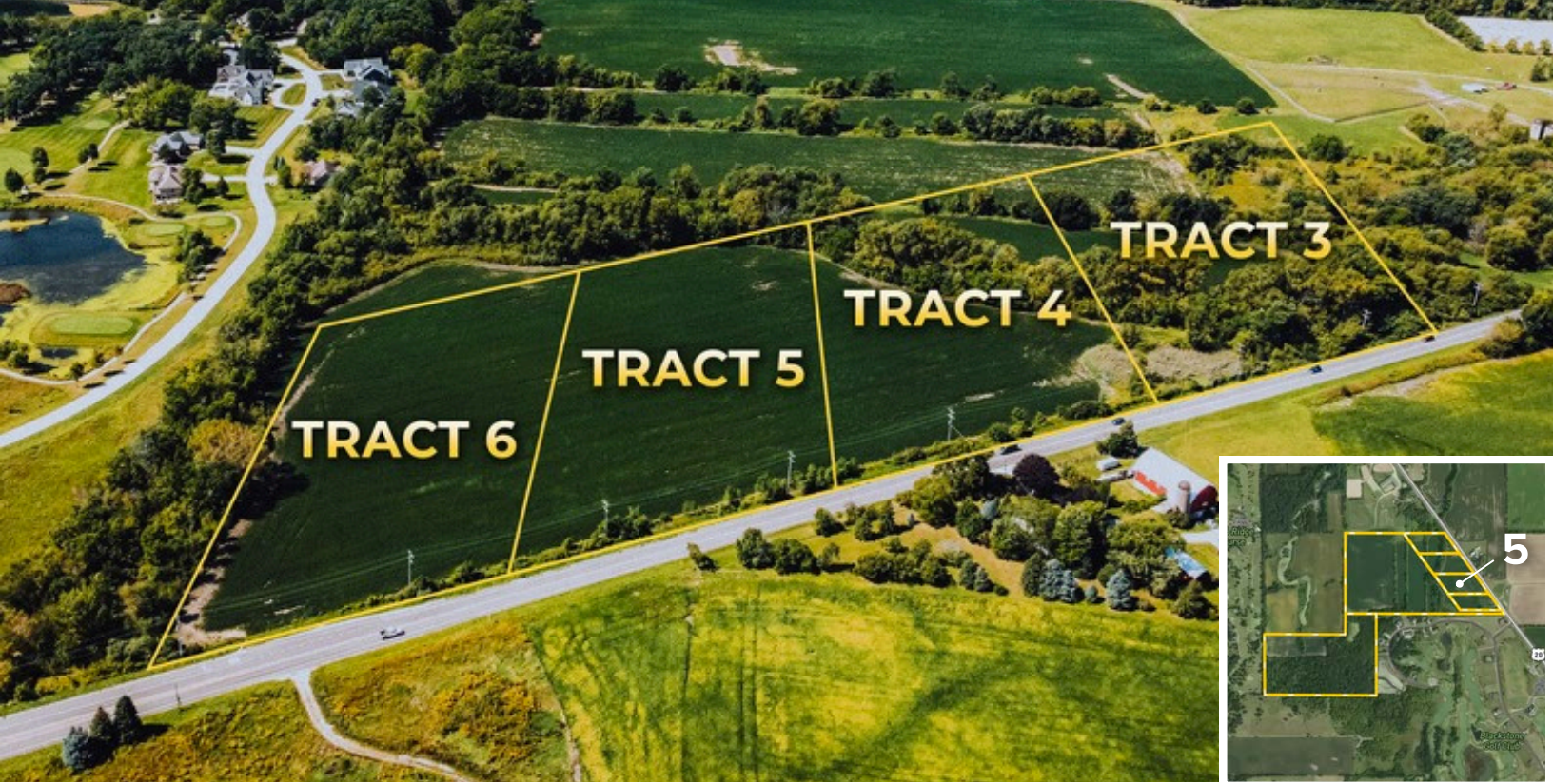


PHONE BIDDING AVAILABLE
Call 765-426-6666 for details



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





TRACT 5: 5.32 +/- ACRES

- PARCEL ID: 17-21-100-011
- 2025 pay 2026 taxes: \$151.10
- Estimated Crop Acres: 4.82
- Productivity Index: 115.8
- Investigate Potential Homesites

AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

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

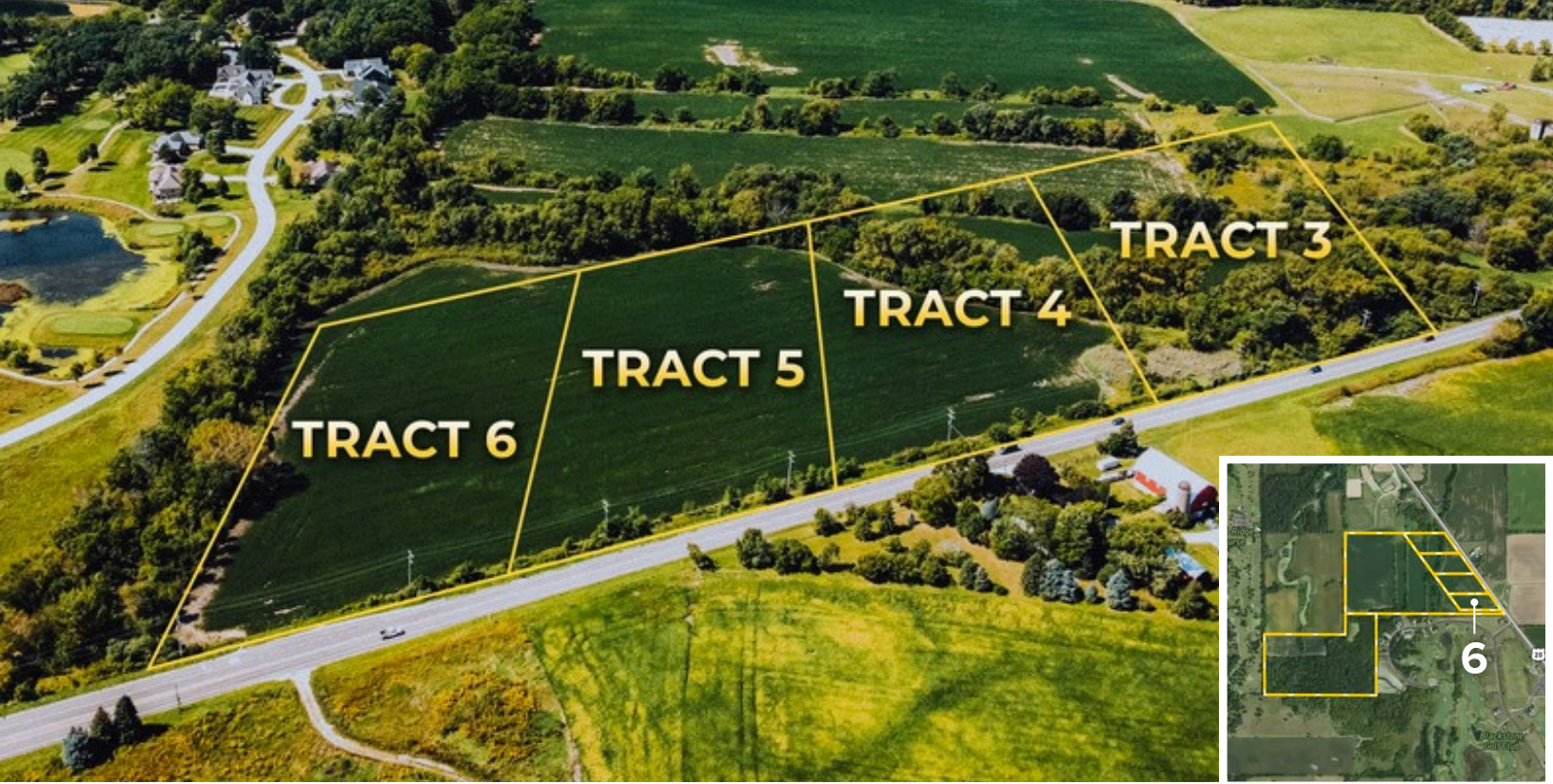


LIVE & ONLINE SIMULCAST
auctions.gfarmland.com



PHONE BIDDING AVAILABLE
Call 765-426-6666 for details





TRACT 6: 4.04 +/- ACRES

- PARCEL ID: 17-21-100-012 (part of)
- 2025 pay 2026 taxes: \$143.86
- Estimated Crop Acres: 3.75
- Productivity Index: 123.5
- Investigate Potential Homesites
- If Tracts 2 and 6 are purchased separately, a new survey will be required.



AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

LIVE & ONLINE SIMULCAST

auctions.gfarmland.com



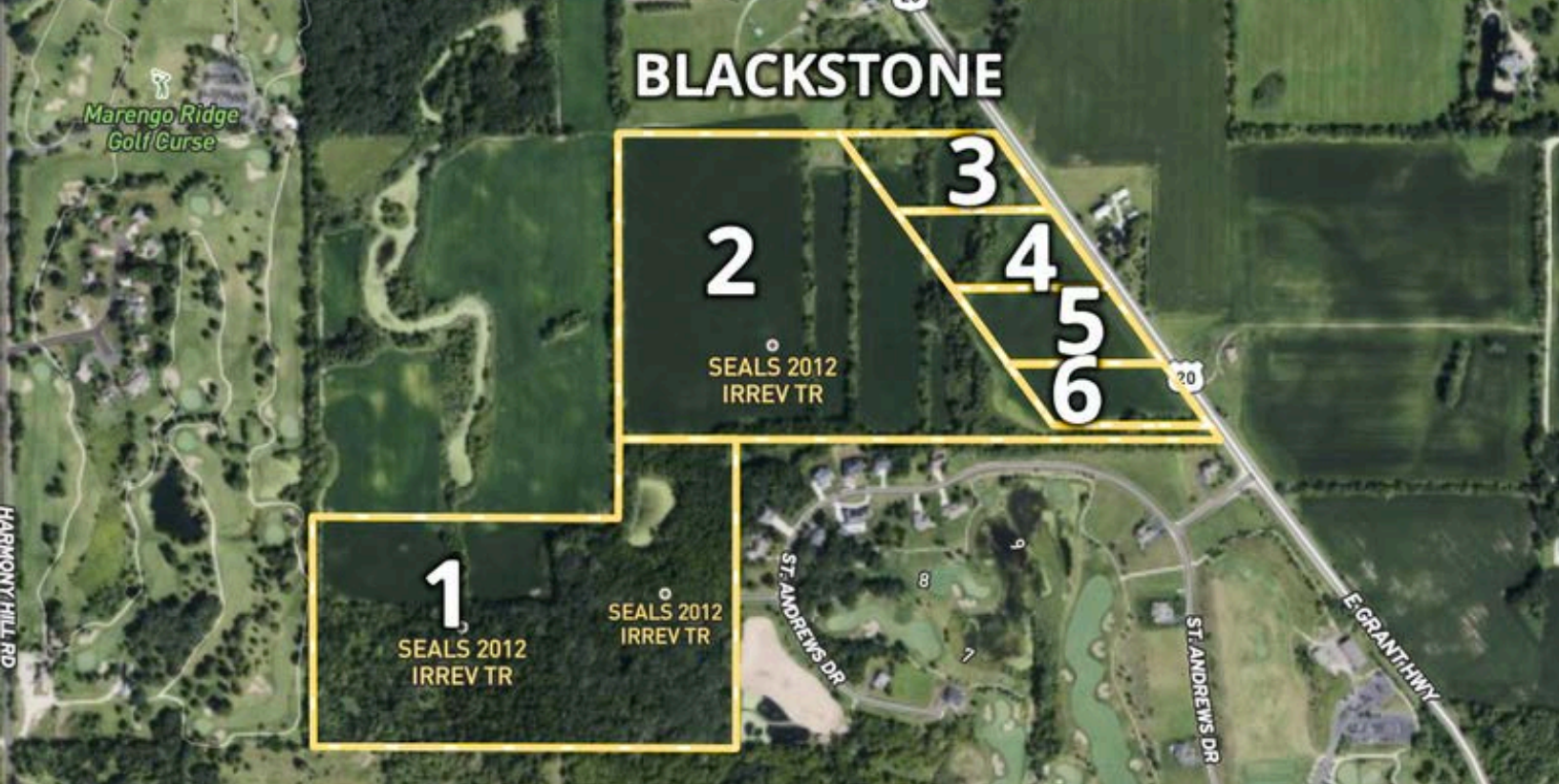
PHONE BIDDING AVAILABLE

Call 765-426-6666 for details



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





TRACTS 1-6: 110.32 +/- ACRES

- 'BLACKSTONE FARM'
- 2025 pay 2026 taxes: \$2,531.52
- Estimated Crop Acres: 55.38
- Average Productivity Index: 121.15
- Investigate Potential Homesites
- Tillable Crop Acres
- Investigate Development Potential



AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

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

LIVE & ONLINE SIMULCAST
auctions.gfarmland.com



PHONE BIDDING AVAILABLE
Call 765-426-6666 for details



TRACT 7



TRACT 7: 80.14 +/- ACRES

- PARCEL ID: 17-27-400-002 + 17-27-300-006 + 17-27-300-019 + 17-27-300-021 (part of)
- 2025 pay 2026 taxes: \$7,907.44 (*this is for the whole of all four parcels; only a portion of 17-27-300-021 is included in Tract 7)
- Investigate Potential Homesites
- Quality Tillable Crop Acres
- Estimated Crop Acres: 37.96
- Productivity Index: 116.5
- A new survey will be required for Tract 7



AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

LIVE & ONLINE SIMULCAST

auctions.gfarmland.com



PHONE BIDDING AVAILABLE

Call 765-426-6666 for details



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



TRACT 8



TRACT 8: 159.77 +/- ACRES

- PARCEL ID: 18-16-400-006 + 18-16-400-007 + 18-16-400-005
- 2025 pay 2026 taxes: \$5,709.06
- Estimated Crop Acres: 98.44
- Productivity Index: 122.6
- Investigate Potential Homesites
- Quality Tillable Crop Acres
- Potential Development Opportunity
- Located within Lake of the Hills town limits
- Zoned B-4 & B-5 Commercial and Office



AUCTION REPRESENTATIVE:

JEREMY THOMPSON

(815) 351 - 5572

jeremy.thompson@gfarmland.com

AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IL # 441002505

SELLER: The Seals 2012 Irrevocable Trust, et al

LIVE & ONLINE SIMULCAST

auctions.gfarmland.com



PHONE BIDDING AVAILABLE

Call 765-426-6666 for details



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



TRACT LEGAL INFO

TRACT	TRACT ACRES +/-	PARCEL ID	RECORDED ACRES	2025 PAY 2026 TAXES	LEGAL DESCRIPTION	
1	45	17-20-200-008	30	\$419.90	DOC 2020R0035484 S 30A SE1/4 NE1/4	
		17-21-100-005	15	\$77.04	DOC 2020R0035484 W 15A SW1/4 NW1/4	
				\$496.94		
2	45.32	17-21-100-008	38.17	\$1,132.78	DOC 2020R0035484 NW1/4 NW1/4 /EX NE COR/	
		17-21-100-013	5.87	\$128.70	DOC 2020R0035484 TRI PC PT NE1/4 NW1/4	
		17-21-100-012 (part of)	5.32	\$143.86	DOC 2020R0035484 PT NE1/4 NW1/4	
				\$1,405.34		
3	5.32	17-21-100-009	5.32	\$178.10	DOC 2020R0035484 PT N1/2 NW1/4	MARENGO BLACKSTONE FARM LLC
4	5.32	17-21-100-010	5.32	\$156.18	DOC 2020R0035484 PT N1/2 NW1/4	
5	5.32	17-21-100-011	5.32	\$151.10	DOC 2020R0035484 PT NE1/4 NW1/4	
6	4.04	17-21-100-012 (part of)	5.32	\$143.86	DOC 2020R0035484 PT NE1/4 NW1/4	
7	80.14	17-27-300-021 (part of)	9.61	\$5,847.30	DOC 2020R0044423 (RE-RECORD) W PT N1/2 NE1/4 SW1/4	
		17-27-300-019	28.39	\$674.54	DOC 2020R0035485 S PT NE1/4 SW1/4	CHURCH ROAD FARM LLC
		17-27-300-006	40	\$1,042.34	DOC 2020R0035485 SE1/4 SW1/4	
		17-27-400-002	10	343.26	DOC 2020R0035485 W 10A SW1/4 SE1/4	
				\$7,907.44		
8	159.77	18-16-400-006	54.27	\$1,757.74	DOC 2020R0035482 N PT W PT SE1/4	
		18-16-400-007	52.75	\$2,022.98	DOC 2020R0035482 MID PT SE1/4	47 FARM LLC
		18-16-400-005	52.75	\$1,928.34	DOC 2020R0035482 E 828.02FT & PT S 101.01FT SE1/4	
				\$5,709.06		