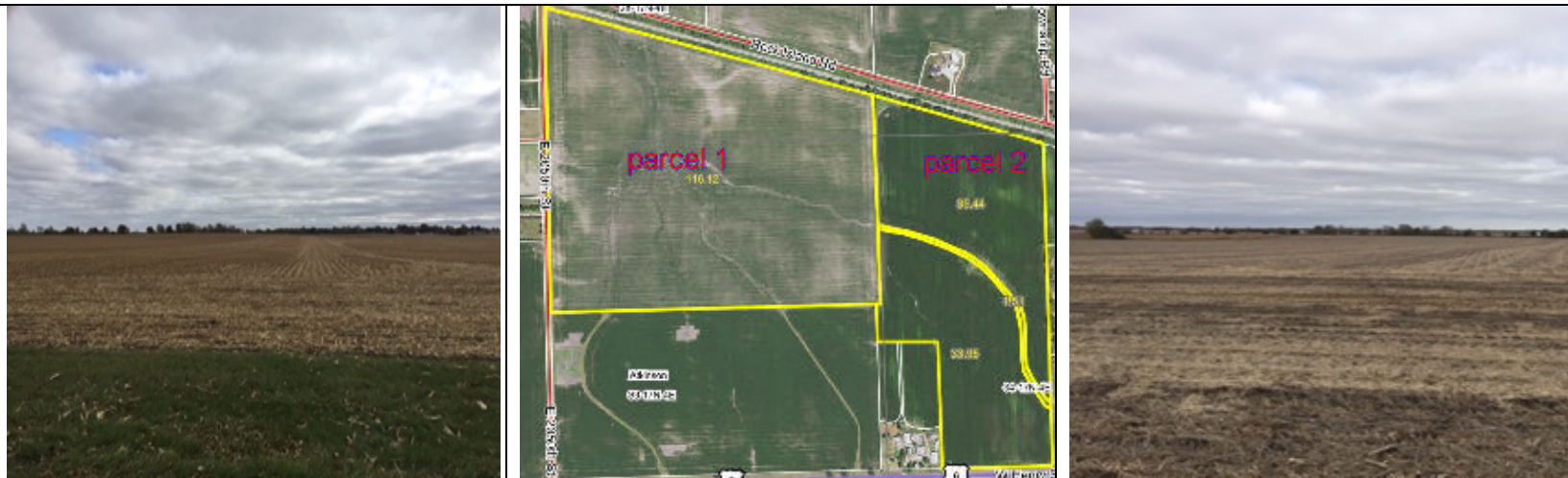


**PUBLIC AUCTION OF THE
POBANZ TRUST FARMS
194 ACRES, MORE OR LESS
PRIME PRODUCTIVE FARM LAND
Saturday, December 5, 2020**

Auction Will Begin Promptly at 10:00 a.m.

The undersigned will offer the below described farm real estate commonly known as the Pobanz Farms for auction. The sale is to take place at the Geneseo Community Center, located at 401 E. North Street, Geneseo, IL. The farms are located adjacent to the city of Atkinson IL off US RT 6 west in Sections 33 and 28 & 34 and 27 Atkinson Township, Henry County, IL



DUE TO COVID, MASKS AND SOCIAL DISTANCING WILL BE REQUIRED OR YOU MAY BID BY PHONE BY MAKING ARRANGEMENTS WITH ROY OR TIM HOLMSTROM PRIOR TO THE AUCTION

TO BE OFFERED IN THE FOLLOWING PARCELS

Parcel 1: 121 acres more or less, located in sections 33 & 28, Atkinson Township. This is an excellent piece of land in an excellent state of productivity, and is nearly all tillable.

Parcel 2: 73 acres more or less, located in sections 34 & 27 Atkinson Township. This also is an excellent parcel in an excellent state of productivity, and nearly all tillable.

METHOD OF SALE: We will first offer choice Parcel 1 & 2. If the first bidder selects both, it will be considered a Sale. If the parcels sell separately they will then be offered in combination, selling to the highest bid price. Minimum bid raises \$50 per acre.

ASCS Information: Parcel 1: Crop Land Acres: 116.11 Corn Base: Acres 72.55, Yield: 177 bushels per acre. Bean Base 40.26 acres, Yield: 62 Bushels per acre. Parcel 2: Crop Land acres: 70.96 Corn Base Acres: 58.9 yield, 130 bushels per acre. Bean Base: 10.5 acres, Yield 41 Bushels per acre, CRP 1.5 acres

TERMS: 10% down the day of sale. Final settlement will be on December 28, 2020, at which time possession will be given subject to an existing lease ending Feb 28, 2021. A Trust Deed and Title Insurance showing merchantable title will be provided to the buyer. Both Parcels sell more or less and no survey will be provided. Taxes for 2020 will be paid by the Seller. All subsequent taxes will be paid by the Buyer. The successful bidders will be required to sign a purchase agreement immediately following the auction. A copy of the required contract is available from Roy Holmstrom or Attorney Richard Stone. This property is being sold free and clear of any encumbrances. Property is sold "AS IS, WHERE IS" free of any expressed or implied warranties by either the seller or the auction company as to the condition of the property. Announcements made the day of the sale take precedence over any prior information whether written or oral. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy is assumed by the seller or the auction company. An ID shall be required to bid.

AUCTIONEER'S NOTE. This is a great farm real estate opportunity. These are two of the best pieces of farm land to be sold this year. They both have excellent soil types and have been well farmed for years. If you would like to inspect the property, obtain a plat of the property, or for more information contact either Roy or Tim Holmstrom.

OWNERS

**Willicene V. Pobanz Trust – Marilyn Bourne and Darold Cherry co-Trustees
Clifford L. Pobanz Trust – Central Bank Illinois Trustee**

**AUCTION CONDUCTED BY: Holmstrom Realty Services
Atkinson, IL 309-944-6423**

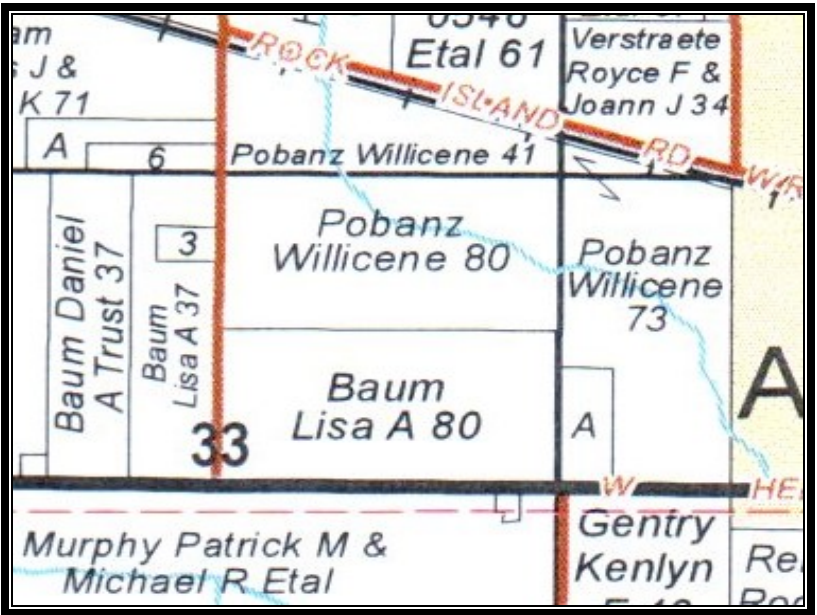
**To inspect the premises, obtain a copy of the plat, or for more information contact
Roy Holmstrom, Broker, 309-269-0135 or Tim Holmstrom, Broker, 309-944-6423**

For more information look at HolmstromRealEstate.com

Richard Stone, Attorney for the Sellers, 309-944-4628

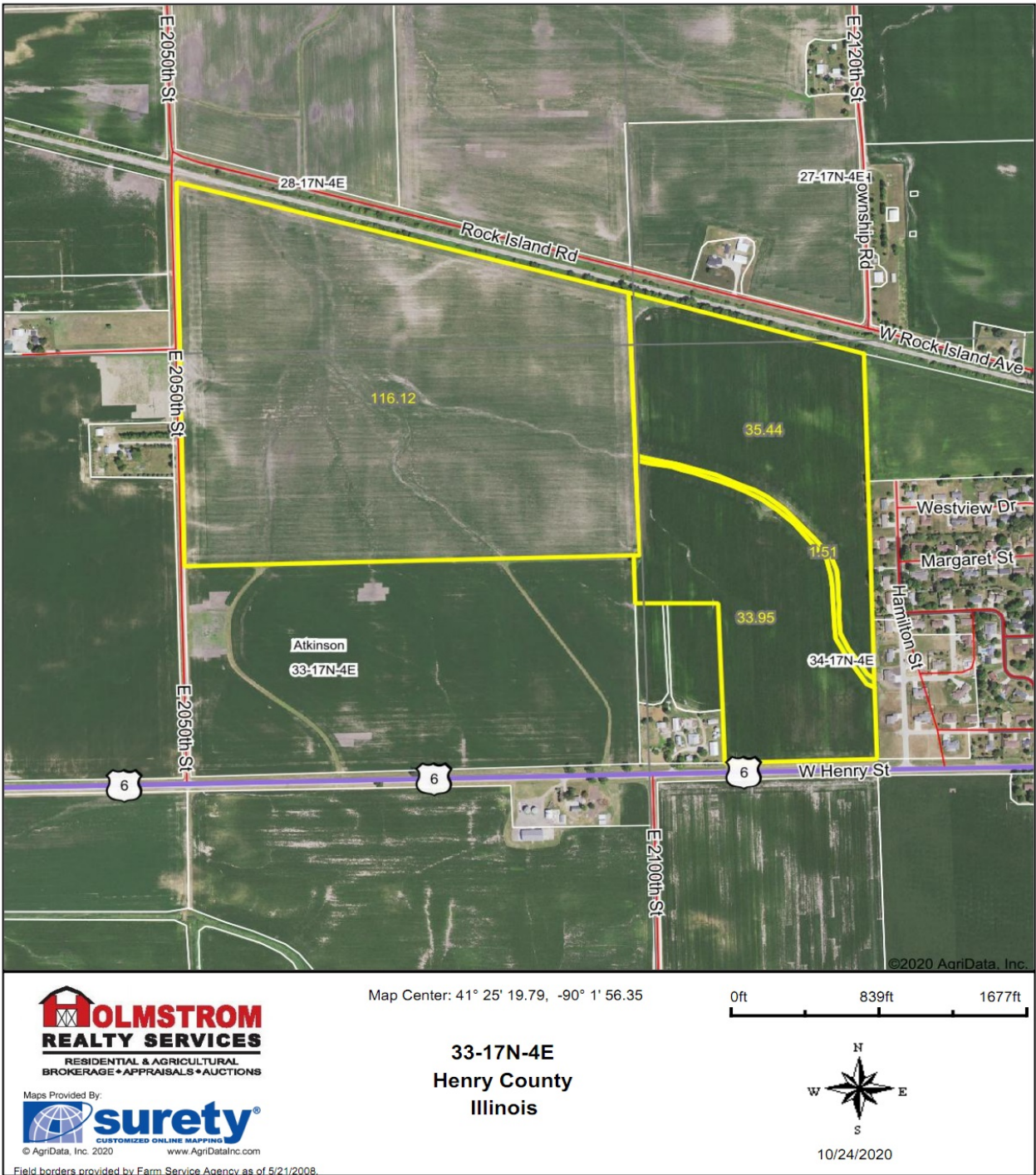
Stone & Palmgren, Geneseo, IL

**THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.
NOT RESPONSIBLE FOR ACCIDENTS THAT MAY OCCUR.**

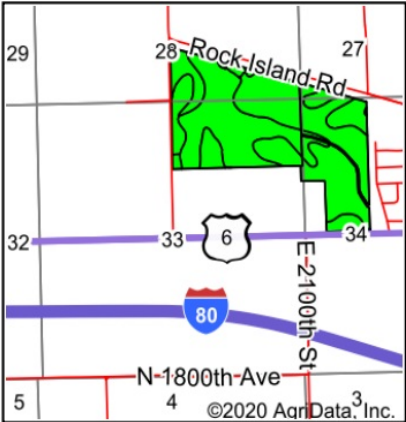
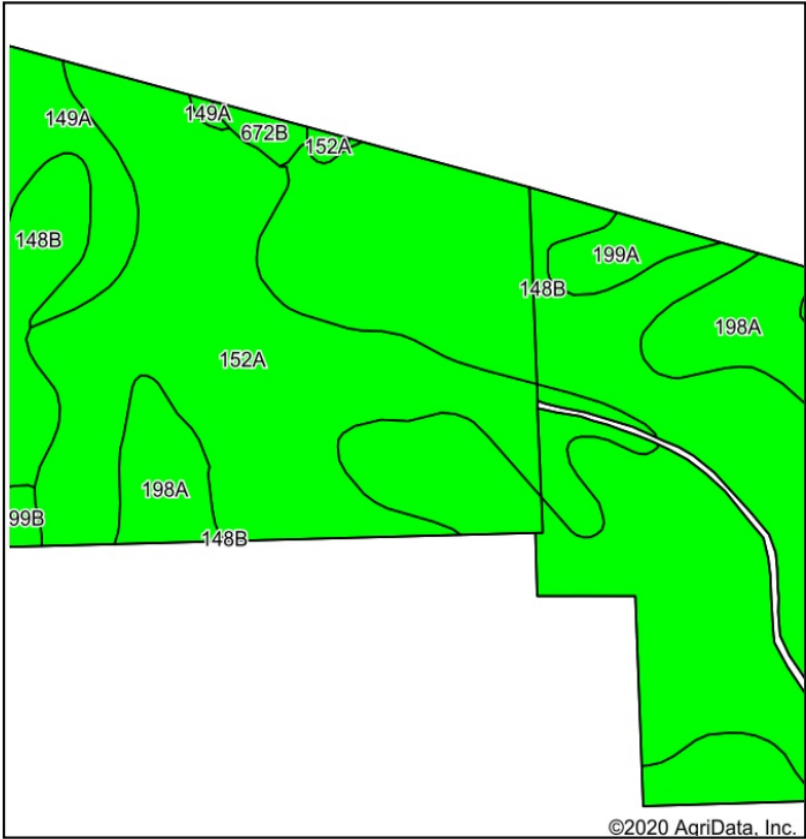


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Aerial Map



Soils Map



State: Illinois
County: Henry
Location: 33-17N-4E
Township: Atkinson
Acres: 185.51
Date: 10/31/2020



Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**148B	Proctor silt loam, 2 to 5 percent slopes	90.92	49.0%		FAV	**183	**57	**134
152A	Drummer silty clay loam, 0 to 2 percent slopes	59.30	32.0%		FAV	195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	19.09	10.3%		FAV	197	61	143
149A	Brenton silt loam, 0 to 2 percent slopes	9.88	5.3%		FAV	195	60	141
199A	Plano silt loam, 0 to 2 percent slopes	3.77	2.0%		FAV	194	60	142
**672B	Crescent loam, 2 to 5 percent slopes	1.47	0.8%		FAV	**156	**50	**116
**199B	Plano silt loam, 2 to 5 percent slopes	1.08	0.6%		FAV	**192	**59	**141
Weighted Average						189	59.5	138.6

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
^a UNF = unfavorable; FAV = favorable

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

