The Smith Family Farm

Timed Online Farmland Auction



Friday, December 18th | 10:00 AM Soft Close
32.052 +/- Surveyed Acres
Woodford County | Clayton Township

First Mid
AG SERVICES

Michael Rhoda | Broker
309-665-0059
mrhoda@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704





Auctioneer | David Klein
800-532-5263
dklein@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704
Auctioneer Lic. 441.001928

Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

General Information

SELLER: Ryan Smith, Bradley Smith, and Karen S Johnstone Trust

DESCRIBED AS: 32.052 +/- surveyed acres in Section 14, Clayton Township, Woodford County, Illinois
See page 11 for legal description.

LOCATION: 1.5 miles west of Minonk, Illinois on County Road 2400E.
2.5 miles north of Benson, Illinois

TIME AND PLACE OF AUCTION: December 18, 2026 | 10 AM Soft Close
Timed Online Only Auction

ONLINE BIDDING: Bid anytime through December 18, 2026, subject to a soft close, at https://firstmidag.bidwrangler.com or download the First Mid Ag App from the App store on your mobile device!

ATTORNEY FOR SELLER:
Nicholas Ehrgott
Ehrgott Legal Group, LLC
204 N. Main St.
Pontiac, IL 61764
Phone: 815-842-1112

AGENCY: Michael Rhoda, Broker, and David Klein, Auctioneer and Designated Managing Broker, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management entered into an agreement to provide certain real estate services and represent only the Seller in this transaction. As a result, the above-named brokers will not be representing any buyers in this transaction. This notice of no-agency is being provided as required by state law.

First Mid
AG SERVICES

Disclosures and Disclaimer: The information provided is believed to be accurate and representative. 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 real estate company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential buyer(s) is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. Seller and Seller's agent disclaim any and all responsibility for buyer(s) safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale.

Terms & Conditions

SALE METHOD: This is a TIMED ONLINE AUCTION ONLY. Bids can be made online to First Mid Ag Services at https://firstmidag.bidwrangler.com through December 18th with a soft close. No further bidding will be accepted after the bidding deadline is concluded. For example, if a bid is received at 9:59 AM, the clock will extend for 3 additional minutes until there is a 3-minute interval with no bids after each tract's respective soft close. Soft close at 10:00 AM Central Time.

DOWNLOAD BIDDING APP

SCAN HERE!

No Buyer's Premium is being charged.

Online bidding is conducted at https://firstmidag.bidwrangler.com/ui or download the First Mid Ag App from the App store on your mobile device!

CONTRACT: Buyer will enter into a Seller provided contract with a 10% down payment by 4:00 PM December 21, 2026, and the balance due at closing on or before January 29, 2027, unless otherwise agreed to by the Sellers. All property will be sold "as is".

FINANCING: Bidding is not conditional upon financing, or any buyer or lender inspections. Be certain you have arranged financing, if needed, and are capable of paying cash at closing if you bid.

TITLE: Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.

LEASE & POSSESSION: Possession shall be given on the date of closing, subject to the rights of the existing farm tenant that terminate with the harvest of the 2026 crop. Seller to retain Landowner's share of 2026 rents, crop sales and government payment proceeds. The 2027 lease rights are open.

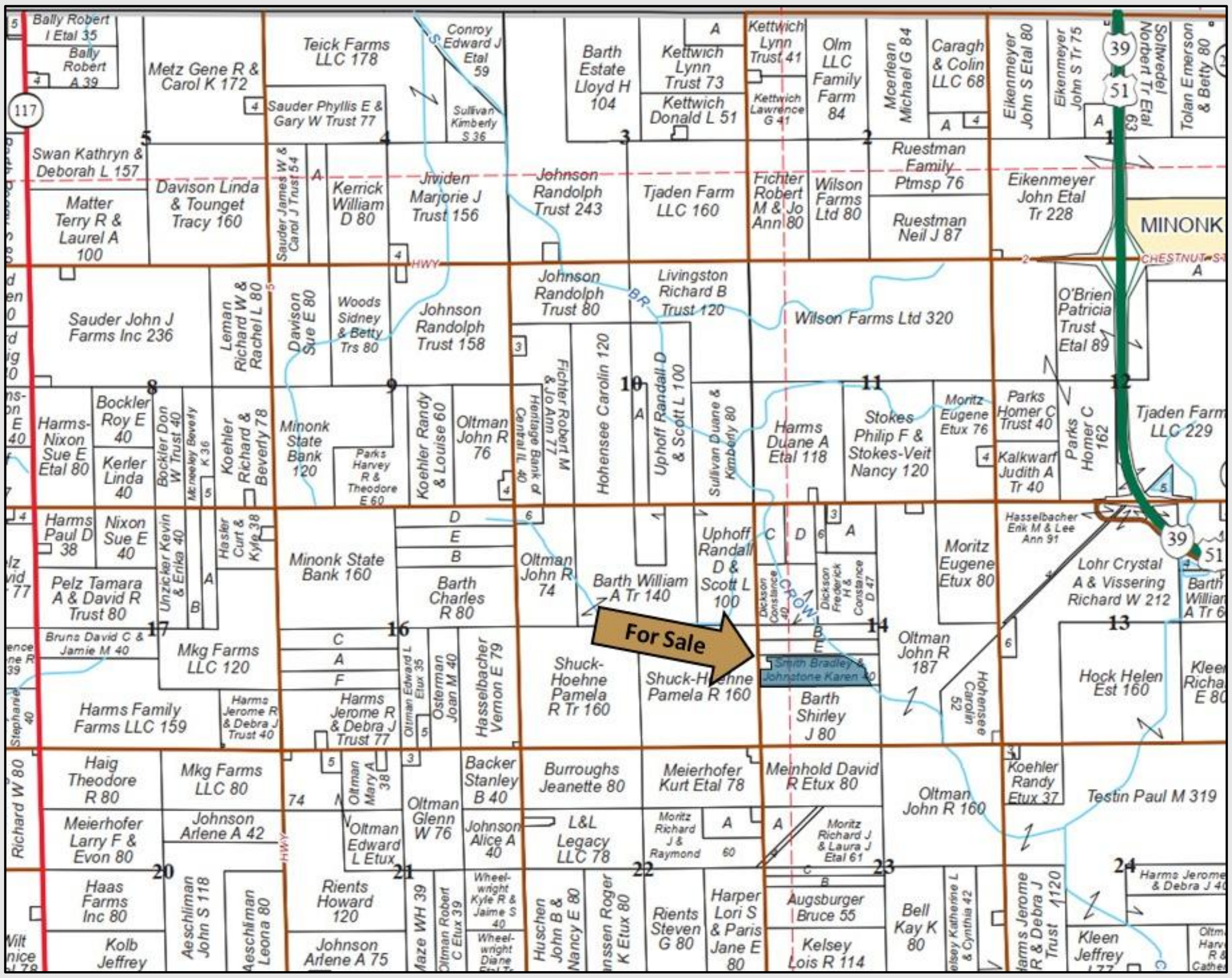
MINERAL RIGHTS: The owner's remaining interest, if any, will be conveyed with the land.

REAL ESTATE TAXES: The 2026 Real Estate Taxes payable in 2027 shall be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. The 2027 real estate taxes payable in 2028 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.

EASEMENTS & ACCESS: There will be a farm gate installed for access by Clayton Township, south of the building site.

Area Maps

Woodford County | Clayton Township   Section 14



Reprinted with permission from Rockford Map Publishing, Inc.

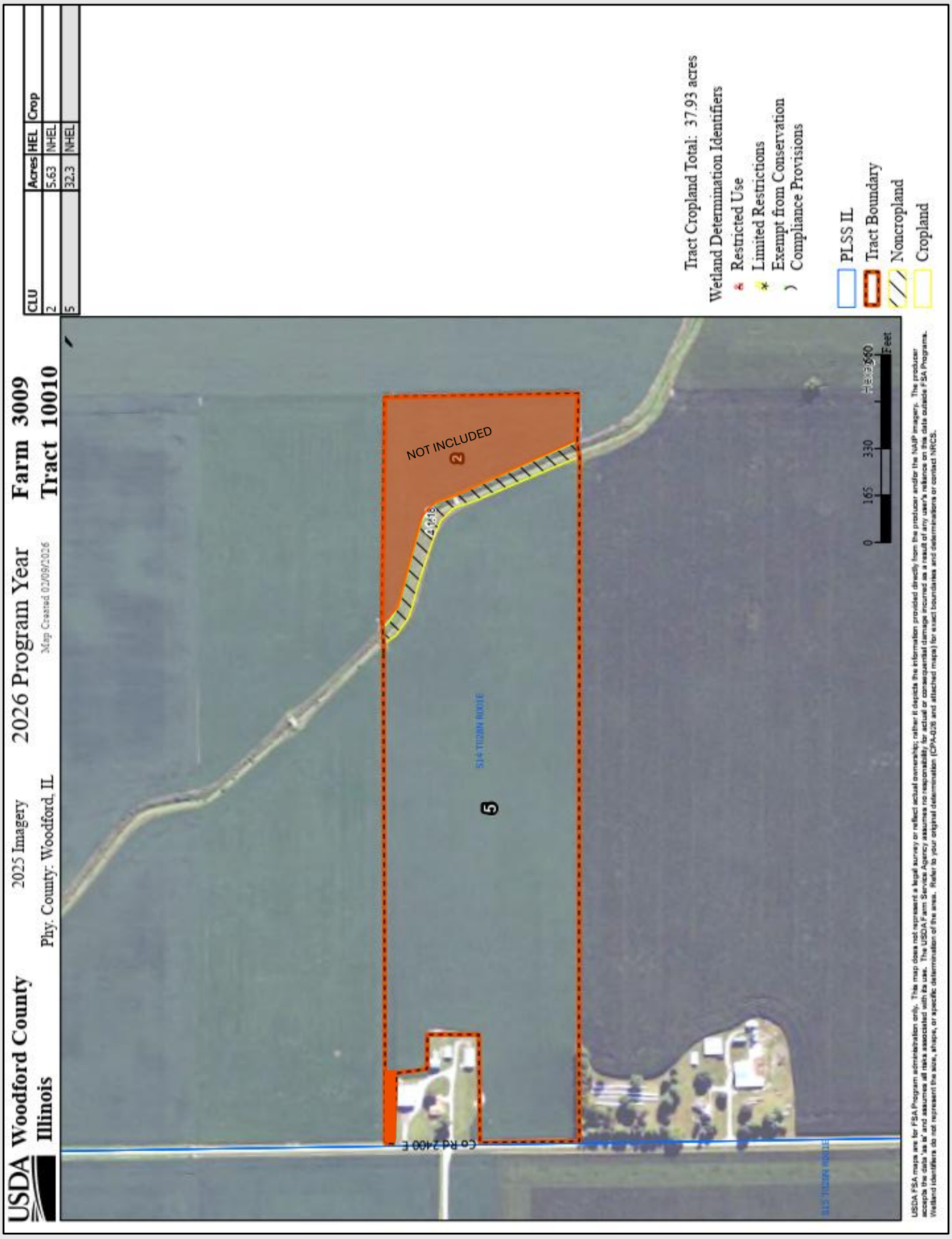








FSA Tract Map



Aerial Map

Aerial Map



First Mid AG SERVICES

Maps Provided By surety CUSTOMIZED ONLINE MAPPING

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

Boundary Center: 40° 53' 12.08, -89° 4' 53.01

14-28N-1E
Woodford County
Illinois

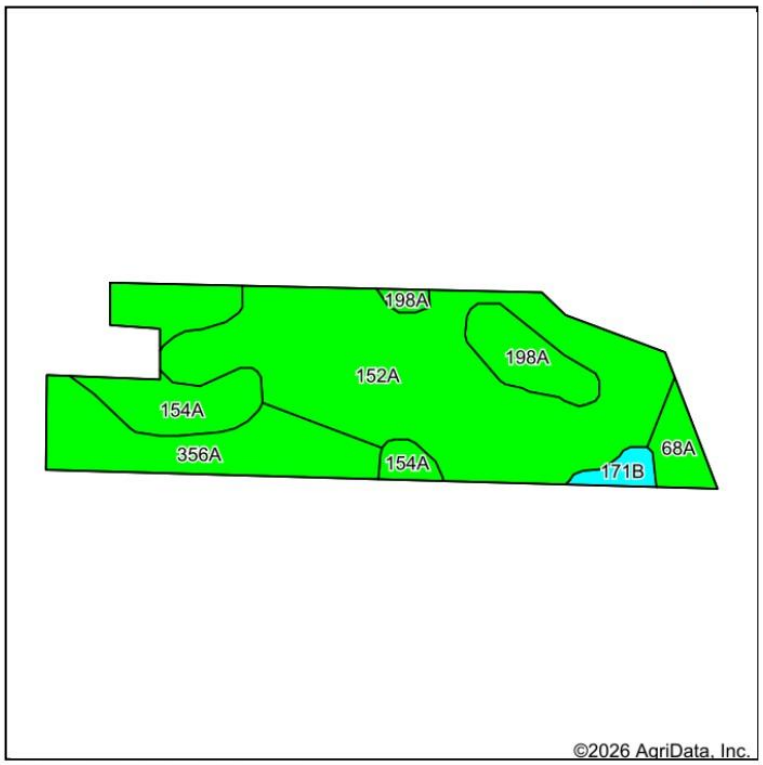
0ft 525ft 1051ft

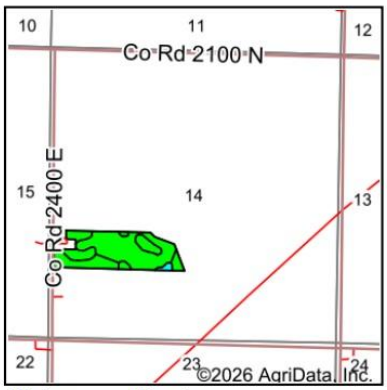
N W E S

10/29/2026

Soils Map

Soils Map





State: **Illinois**
County: **Woodford**
Location: **14-28N-1E**
Township: **Clayton**
Acres: **32.05**
Date: **10/29/2026**

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Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL203, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	17.54	54.8%		Poorly drained	**195	**63	**73	**144
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	5.44	17.0%		Poorly drained	**195	**63	**66	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	4.79	14.9%		Somewhat poorly drained	194	63	77	144
198A	Elburn silt loam, 0 to 2 percent slopes	2.41	7.5%		Somewhat poorly drained	197	61	74	143
**68A	Sable silty clay loam, 0 to 2 percent slopes	1.23	3.8%		Poorly drained	**192	**63	**74	**143
**171B	Catlin silt loam, 2 to 5 percent slopes	0.64	2.0%		Moderately well drained	**185	**58	**72	**137
					Weighted Average	**194.7**	**62.7**	**72.5**	**143.7**

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

32.0 Est Tillable Acres | 143.7 Average Soil PI

Real Estate Tax Information

Parcel #	Tax Acres	Farm Assessment	Building Assessment	2025 Taxes Paid 2026
Part of 05-14-300-007	40.00 (38.44 Acres of Farmland)	$34,173	$44,050 **(not in auction)**	**$6,199.42 Total** ~$2,708.31 for the Farmland Portion

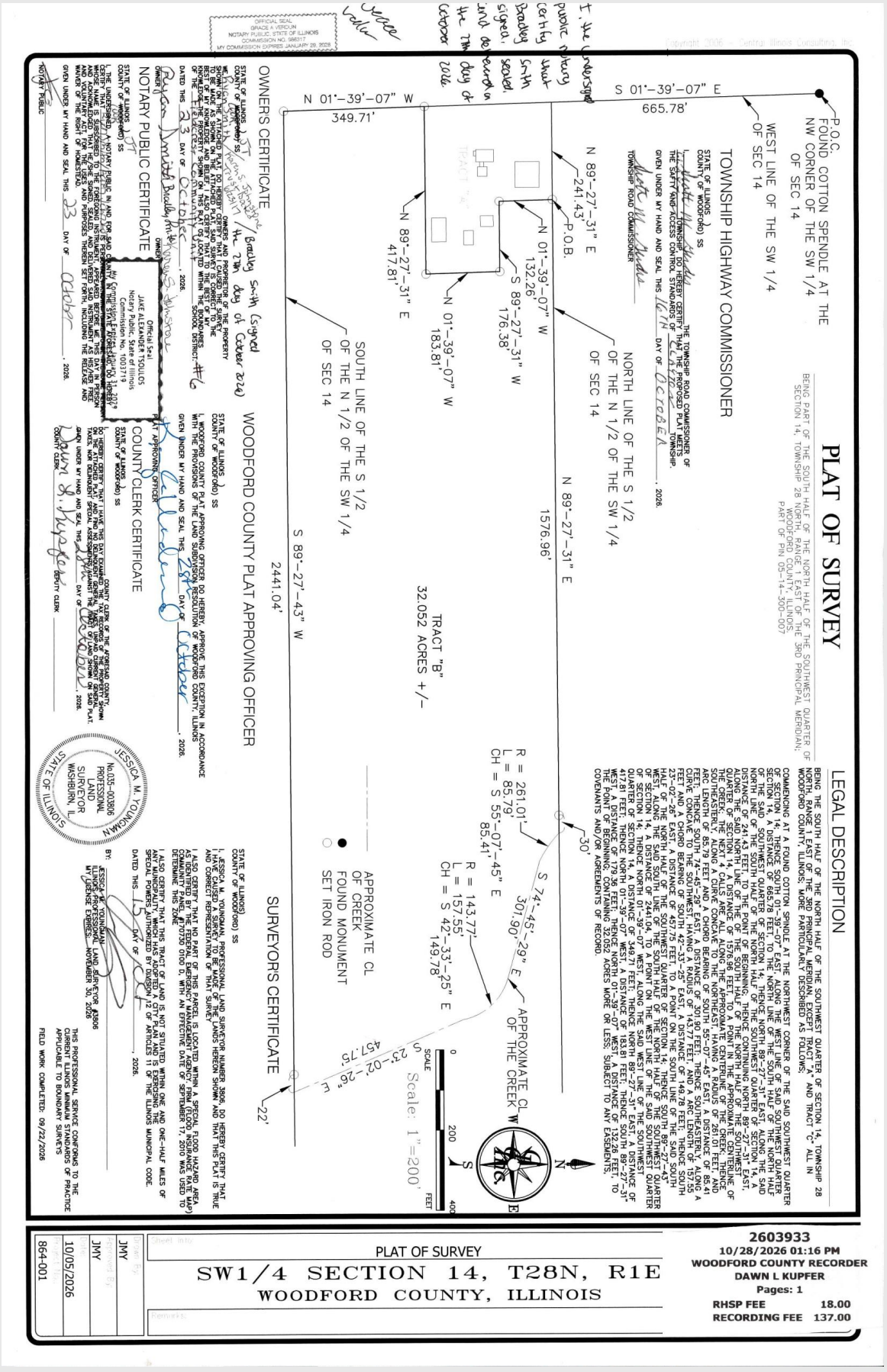
Parcel has been approved for the subdivision of the house-site and farmland. The 32.052 surveyed acres +/- will have a new parcel number.

FSA Information

FSA #	3009
TRACT #	10010
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	determinations not complete
FSA FARMLAND ACRES	39.11
DCP CROPLAND ACRES	37.93
CORN BASE ACRES	30.60
PLC YIELD CORN	160
SOYBEAN BASE ACRES	7.18
PLC YIELD SOYBEANS	56
CORN PROGRAM ELECTION	PLC
SOYBEAN PROGRAM ELECTION	ARC County

Source: Woodford Co, Illinois USDA FSA Office.
The Farm will need to be reconstituted, please visit the Woodford County FSA for reconstitution information after the auction.

Physical Address
2032 CR 2400 E
Minonk, IL 61760
Latitude
40.886750
Longitude
-89.081784


PLAT OF SURVEY
LEGAL DESCRIPTION
BEING THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, EXCEPT TRACT "A" AND TRACT "C" ALL IN WOODFORD COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT A FOUND COTTON SPINDLE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 01°-39'-07" EAST, ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 665.78 FEET, TO THE NORTH LINE OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 241.43 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°-27'-31" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 1576.96 FEET, TO A POINT IN THE APPROXIMATE CENTERLINE OF THE CREEK; THENCE ALONG SAID APPROXIMATE CENTERLINE OF THE CREEK; THE NEXT 4 CALLS ARE ALL ALONG THE APPROXIMATE CENTERLINE OF THE CREEK; THENCE SOUTHEASTERLY ALONG A CHORD BEARING NORTH 55°-07'-45" EAST, A DISTANCE OF 85.41 FEET, THENCE SOUTH 74°-45'-29" EAST, A DISTANCE OF 301.90 FEET, THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 143.77 FEET, AND A ARC LENGTH OF 157.55 FEET, AND A CHORD BEARING OF SOUTH 42°-33'-25" EAST, A DISTANCE OF 149.78 FEET; THENCE SOUTH 23°-02'-26" EAST, A DISTANCE OF 457.75 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89°-27'-43" WEST, ALONG THE SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 2441.04 FEET, TO A POINT ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH 01°-39'-07" WEST, A DISTANCE OF 349.71 FEET; THENCE NORTH 89°-27'-31" EAST, A DISTANCE OF 417.81 FEET; THENCE NORTH 01°-39'-07" WEST, A DISTANCE OF 183.81 FEET; THENCE SOUTH 89°-27'-31" WEST, A DISTANCE OF 132.26 FEET, TO THE POINT OF BEGINNING; CONTAINING 32.052 ACRES MORE OR LESS; SUBJECT TO ANY EASEMENTS, COVENANTS AND/OR AGREEMENTS OF RECORD.
BEING PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS
PART OF PIN 03-14-300-007
P.O.C. FOUND COTTON SPINDLE AT THE NW CORNER OF THE SW 1/4 OF SEC 14
WEST LINE OF THE SW 1/4 OF SEC 14
S 01°-39'-07" E
665.78'
N 01°-39'-07" W
349.71'
N 89°-27'-31" E
241.43'
P.O.B.
N 01°-39'-07" W
132.26'
S 89°-27'-31" W
176.38'
N 01°-39'-07" W
183.81'
N 89°-27'-31" E
417.81'
NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF SEC 14
N 89°-27'-31" E
1576.96'
SOUTH LINE OF THE S 1/2 OF THE N 1/2 OF THE SW 1/4 OF SEC 14
S 89°-27'-43" W
2441.04'
TRACT "B"
32.052 ACRES +/-
R = 261.01'
L = 85.79'
CH = S 55°-07'-45" E
85.41'
S 74°-45'-29" E
301.90'
R = 143.77'
L = 157.55'
CH = S 42°-33'-25" E
149.78'
S 23°-02'-26" E
457.75'
30'
22'
APPROXIMATE CL OF THE CREEK
APPROXIMATE CL OF CREEK
FOUND MONUMENT
SET IRON ROD
SCALE
0
200
400
FEET
Scale: 1"=200'
TOWNSHIP HIGHWAY COMMISSIONER
STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, Matt Shedd, TOWNSHIP ROAD COMMISSIONER OF ____ TOWNSHIP, DO HEREBY CERTIFY THAT THE PROPOSED PLAT MEETS THE SAFETY AND ACCESS CONTROL STANDARDS OF ____ TOWNSHIP.
GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF October, 2026.
Matt Shedd
TOWNSHIP ROAD COMMISSIONER
OWNERS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
WE, Bradley Smith, Trustee of the Smith Family Trust, OWNERS AND PROPRIETOR OF THE PROPERTY SHOWN ON THE ATTACHED PLAT DO HEREBY CERTIFY THAT I CAUSED THE SURVEY OF THE PROPERTY SHOWN ON THIS PLAT TO BE MADE AS INDICATED HEREON. TO THE BEST OF MY KNOWLEDGE AND BELIEF I ALSO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN THE SCHOOL DISTRICT #6
DATED THIS 23 DAY OF October, 2026.
Bradley Smith, Trustee
OWNER
NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Bradley Smith, Trustee PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD
GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF October, 2026.
NOTARY PUBLIC
OFFICIAL SEAL
JAKE ALEXANDER TSOULOS
Notary Public, State of Illinois
Commission No. 1003719
My Commission Expires January 29, 2028
WOODFORD COUNTY PLAT APPROVING OFFICER
STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, PLAT APPROVING OFFICER DO HEREBY APPROVE THIS EXCEPTION IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION RESOLUTION OF WOODFORD COUNTY, ILLINOIS
GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF October, 2026.
PLAT APPROVING OFFICER
COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, COUNTY CLERK OF THE AFORESAID COUNTY, DO HEREBY CERTIFY THAT I HAVE THIS DAY EXAMINED THE TAX RECORDS OF THE PROPERTY SHOWN ON THE ATTACHED PLAT AND FIND THAT NO DELINQUENT GENERAL TAXES, NOR DELINQUENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND SHOWN ON SAID PLAT.
GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF October, 2026.
COUNTY CLERK
DEPUTY CLERK
SURVEYORS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WOODFORD) SS
I, JESSICA M. YOUNGMAN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3806, DO HEREBY CERTIFY THAT I HAVE CAUSED THE SURVEY OF THE LANDS HEREIN SHOWN AND THAT THIS PLAT IS TRUE AND CORRECT REPRESENTATION OF THAT SURVEY.
I ALSO CERTIFY, THAT NO PART OF THIS PARCEL IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FROM (FLOOD INSURANCE RATE MAP) NUMBER 17203C0730 0160 D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010 WAS USED TO DETERMINE THIS ZONE
I ALSO CERTIFY, THAT THIS TRACT OF LAND IS NOT SITUATED WITHIN ONE AND ONE-HALF MILES OF ANY MUNICIPALITY, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLES 11 OF THE ILLINOIS MUNICIPAL CODE.
DATED THIS 15 DAY OF October, 2026.
BY: JESSICA M. YOUNGMAN
ILLINOIS PROFESSIONAL LAND SURVEYOR #3806
MY LICENSE EXPIRES NOVEMBER 30, 2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS
FIELD WORK COMPLETED: 09/22/2026
JESSICA M. YOUNGMAN
No.035-003806
PROFESSIONAL LAND SURVEYOR
WASHBURN, IL
STATE OF ILLINOIS
PLAT OF SURVEY
SW1/4 SECTION 14, T28N, R1E
WOODFORD COUNTY, ILLINOIS
Sheet Info
Drawn By: JMY
Checked By: JMY
Date: 10/05/2026
Job No.: 864-001
Remarks:
2603933
10/28/2026 01:16 PM
WOODFORD COUNTY RECORDER
DAWN L KUPFER
Pages: 1
RHSP FEE 18.00
RECORDING FEE 137.00

LEGAL DESCRIPTION

BEING THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, EXCEPT TRACT "A" AND TRACT "C" ALL IN WOODFORD COUNTY, ILLINOIS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND COTTON SPINDLE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 01°–39'–07" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION 14, A DISTANCE OF 665.78 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SAID SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH 89°–27'–31" EAST, ALONG THE SAID NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 241.43 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°–27'–31" EAST, ALONG THE SAID NORTH LINE OF THE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 1576.96 FEET, TO A POINT IN THE APPROXIMATE CENTERLINE OF THE CREEK; THE NEXT 4 CALLS ARE ALL ALONG THE APPROXIMATE CENTERLINE OF THE CREEK; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 261.01 FEET, AND ARC LENGTH OF 85.79 FEET AND A CHORD BEARING OF SOUTH 55°–07'–45" EAST, A DISTANCE OF 85.41 FEET; THENCE SOUTH 74°–45'–29" EAST, A DISTANCE OF 301.90 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 143.77 FEET, AND A ARC LENGTH OF 157.55 FEET AND A CHORD BEARING OF SOUTH 42°–33'–25" EAST, A DISTANCE OF 149.78 FEET; THENCE SOUTH 23°–02'–26" EAST, A DISTANCE OF 457.75 FEET, TO A POINT ON THE SOUTH LINE OF THE SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89°–27'–43" WEST, ALONG THE SAID SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 2441.04, TO A POINT ON THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH 01'–39'–07" WEST, ALONG THE SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, A DISTANCE OF 349.71 FEET; THENCE NORTH 89°–27'–31" EAST, A DISTANCE OF 417.81 FEET; THENCE NORTH 01°–39'–07" WEST, A DISTANCE OF 183.81 FEET; THENCE SOUTH 89°–27'–31" WEST, A DISTANCE OF 179.36 FEET; THENCE NORTH 01°–39'–07" WEST, A DISTANCE OF 132.26 FEET, TO THE POINT OF BEGINNING; CONTAINING 32.052 ACRES MORE OR LESS; SUBJECT TO ANY EASEMENTS, COVENANTS AND/OR AGREEMENTS OF RECORD.