

# The Stevenson Farm

## One-Chance Sealed Bid Request Offering



**Bids Due Friday, August 21<sup>st</sup>, 2026 |**  
**160 +/- Acres**  
**Henderson County | Carman Township**

 **First Mid**  
AG SERVICES



**Broker | John Van Riper**  
309-687-6009  
217-415-6948  
[john.vanriper@firstmid.com](mailto:john.vanriper@firstmid.com)  
4530 N University St  
Peoria, IL 61614



**Des. Managing Broker & Auctioneer**  
**David Klein**  
800-532-5263  
[dklein@firstmid.com](mailto:dklein@firstmid.com)  
**#6 Heartland Drive Ste A**  
**Bloomington, IL 61704**  
**License # 471.000414**  
**License # 441.001928**



**Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management**

# The Stevenson Farm | Henderson County, IL | Sealed Bid Request

## General Information

**SELLER:** John JW Guanci, III 2008 Living Trust  
Stacy J. Guanci Trust

**DESCRIBED AS:** The Northwest Quarter (NW¼) of Section 11, Township 9 North, Range 6 West of the Fourth Principal Meridian, situated in Henderson County, Illinois, containing 160 acres, more or less.

Complete Legal Descriptions can be found on page 13.

**LOCATION:** The farm is located approximately 1.5 miles south of US 34 and HWY 522 junction, or 3.3 miles north of Carman. (Just a few miles straight east of Burlington, IA)

**DEADLINE FOR SEALED BIDS:** Bids can be turned in before 12:00 PM on August 21<sup>st</sup>, 2026.



**BID SUBMISSION PROCESS:**

To request a bid packet, please contact John Van Riper in Peoria at 309-687-6009. All parties are required to submit bids on purchase contracts provided by First Mid Ag Services obtained through our sealed bid packet and delivered to one of the addresses/ email or fax below by 12PM, August 21, 2026. Seller will accept or reject all bids by August 27, 2026. All bidders will be notified by 4:00 PM August 28, 2026 of their status.

**LOCATION TO SEND BIDS:**

**First Mid Ag Services:**  
4530 North University St.  
Peoria, IL 61612  
309-687-6009  
[john.vanriper@firstmid.com](mailto:john.vanriper@firstmid.com)

Or

**First Mid Ag Services:**  
6 Heartland Drive Suite A  
Bloomington, IL 61704  
309-665-0961  
309-665-0966 fax or [dklein@firstmid.com](mailto:dklein@firstmid.com)

**AGENCY:** John Van Riper, Broker, and David Klein, Designated Managing Broker and Auctioneer, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management and represent only the Seller in this transaction. By bidding on the sealed bid sale, as a Buyer, you are acknowledging our agency to them.

**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 auction company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential bidder 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. By bidding on the real estate, the Buyer agrees that Buyer has had ample opportunity to inspect the property. Seller and Seller's agent disclaim any and all responsibility for Bidder'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. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Brokerage/Auction Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Seller reserves the right to reject any and all bids.

# The Stevenson Farm | Henderson County | Sealed Bid Request

## Terms & Conditions

**SALE METHOD:** Sealed Bid Request. First Mid Ag Services' Designated Agents is soliciting offers for the Guanci Trust farmland by Sealed Bids. There will be no survey, and the farm will be offered in one real estate tax tract parcels for bidding purposes. **This will be a one-chance sealed bid offering using forms provided by First Mid Ag Services.**

**CONTRACT:** Buyer will enter into a contract with 10% down payment of the total purchase price and within 3 business days of contract signing. The balance will be due on or before November 2, 2026. Title policy in amount of sale price to be furnished to the respective Buyer(s) by Seller. All property will be sold "as is, where is." Bidding is calculated by your bid price times the acres being sold and subject to Seller's confirmation.

**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.

**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:** The Seller shall terminate current building lease and farm will be open for tenancy in 2027 crop year. This farm is enrolled in the CRP Pollinator program. See page 11 for details on the CRP contract status.

**POSSESSION:** Seller shall retain the 2026 income/CRP rent and pay all related expenses for the 2026 crop year. Buyer shall receive possession following closing or Nov 2<sup>nd</sup> whichever is later.

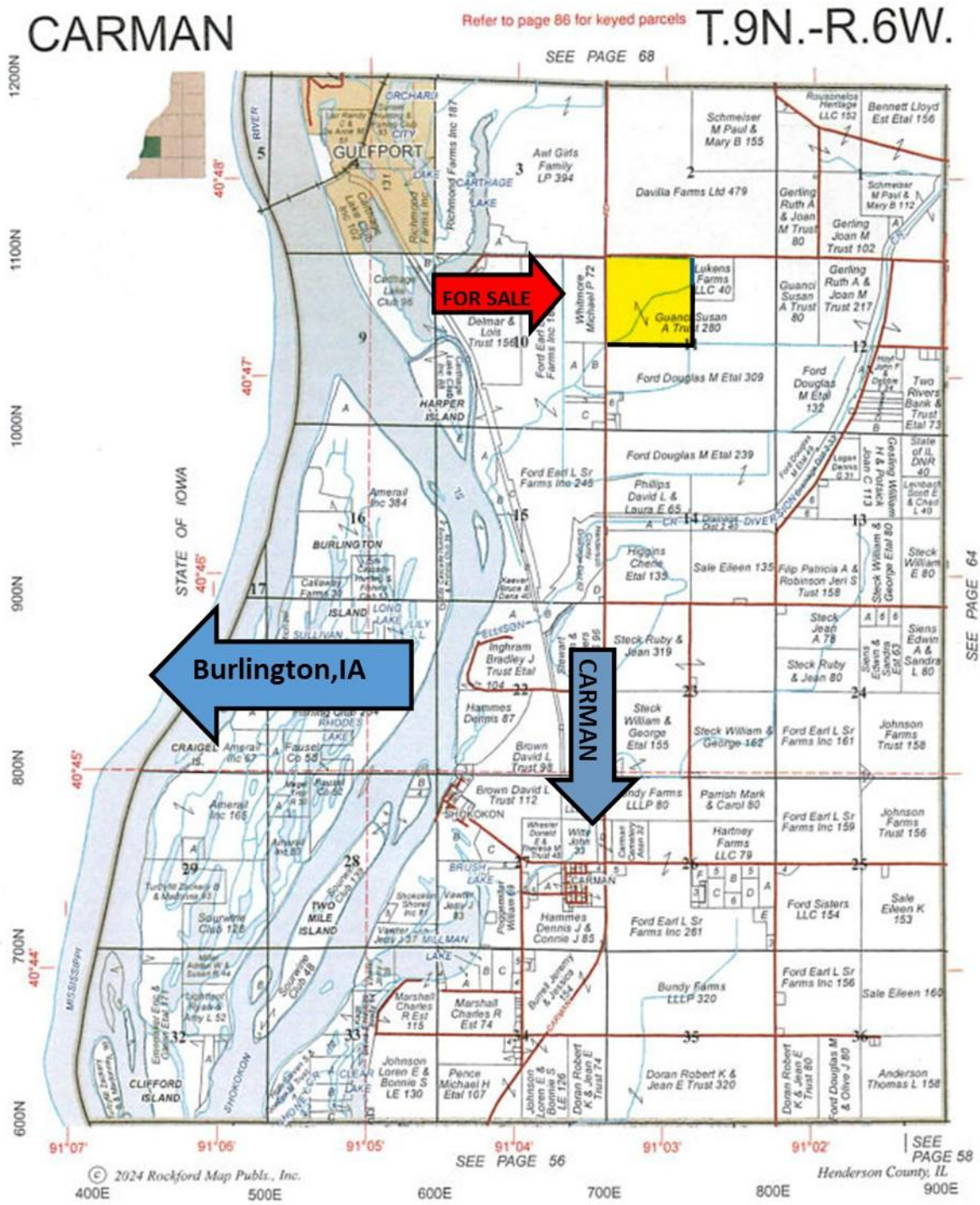
**MINERAL RIGHTS:** The owner's remaining interest, if any, will be conveyed with the land.

**REAL ESTATE** 2025 real estate taxes payable in 2026 will be paid by Seller before or by closing.

**TAXES:** The estimated 2026 real estate taxes and payable in 2027 shall be paid by Seller, by a credit at closing, based upon the most recent real estate tax information available at closing. Any estimated real estate taxes not yet due but paid by the Seller shall be as a credit to the Buyer(s) at closing, based upon the most recent real estate tax information available. 2027 and all future years' real estate taxes, to be paid by the Buyer(s).



# The Stevenson Farm | Henderson County | Sealed Bid Request Plat Map-Carman Township



Reprinted with permission from Rockford Map Publishing, Inc.

The Stevenson Farm | Henderson County | Sealed Bid Request  
Drone Photograph | 160 +/- Acres

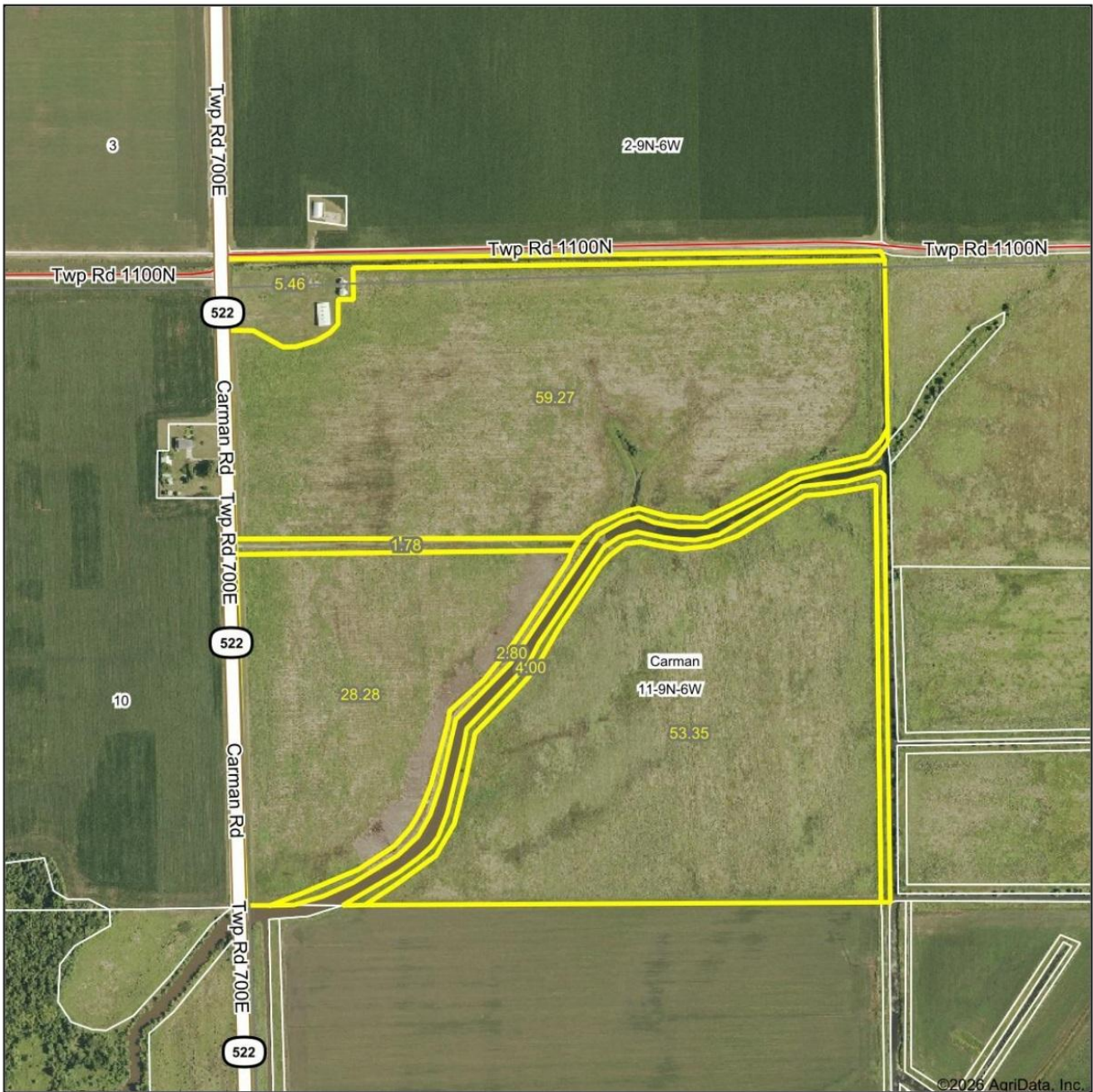


Lat 40.7898861  
Long -91.0519305

1096 State Hwy 522  
Carman, Il 61425

# The Stevenson Farm | Henderson County | Sealed Bid Request Aerial Map

## Aerial Map



**First Mid**  
AG SERVICES

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2025 www.AgriDataInc.com

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

Boundary Center: 40° 47' 23.59, -91° 3' 6.95

**11-9N-6W**  
Henderson County  
Illinois

0ft 629ft 1257ft



4/15/2026

# The Stevenson Farm | Henderson County | Sealed Bid Request

## FSA & CRP Information

### FSA Information-Whole Farm

<b>FSA #</b>	161
<b>TRACT #</b>	301
<b>HEL STATUS</b>	NHEL: No Agricultural commodity planted on undetermined fields
<b>WETLAND STATUS</b>	Tract contains a wetland or farmed wetland.
<b>FSA FARMLAND ACRES</b>	160
<b>DCP CROPLAND ACRES</b>	141.45
<b>CORN BASE ACRES</b>	N/A
<b>PLC YIELD CORN</b>	N/A
<b>SOYBEAN BASE ACRES</b>	N/A
<b>PLC YIELD SOYBEANS</b>	N/A
<b>CORN PROGRAM ELECTION</b>	N/A
<b>SOYBEAN PROGRAM ELECTION</b>	N/A

*This farm is currently enrolled in the CRP Pollinator program.  
See details below on past payment information.  
Source: Henderson Co, Illinois USDA FSA Office*

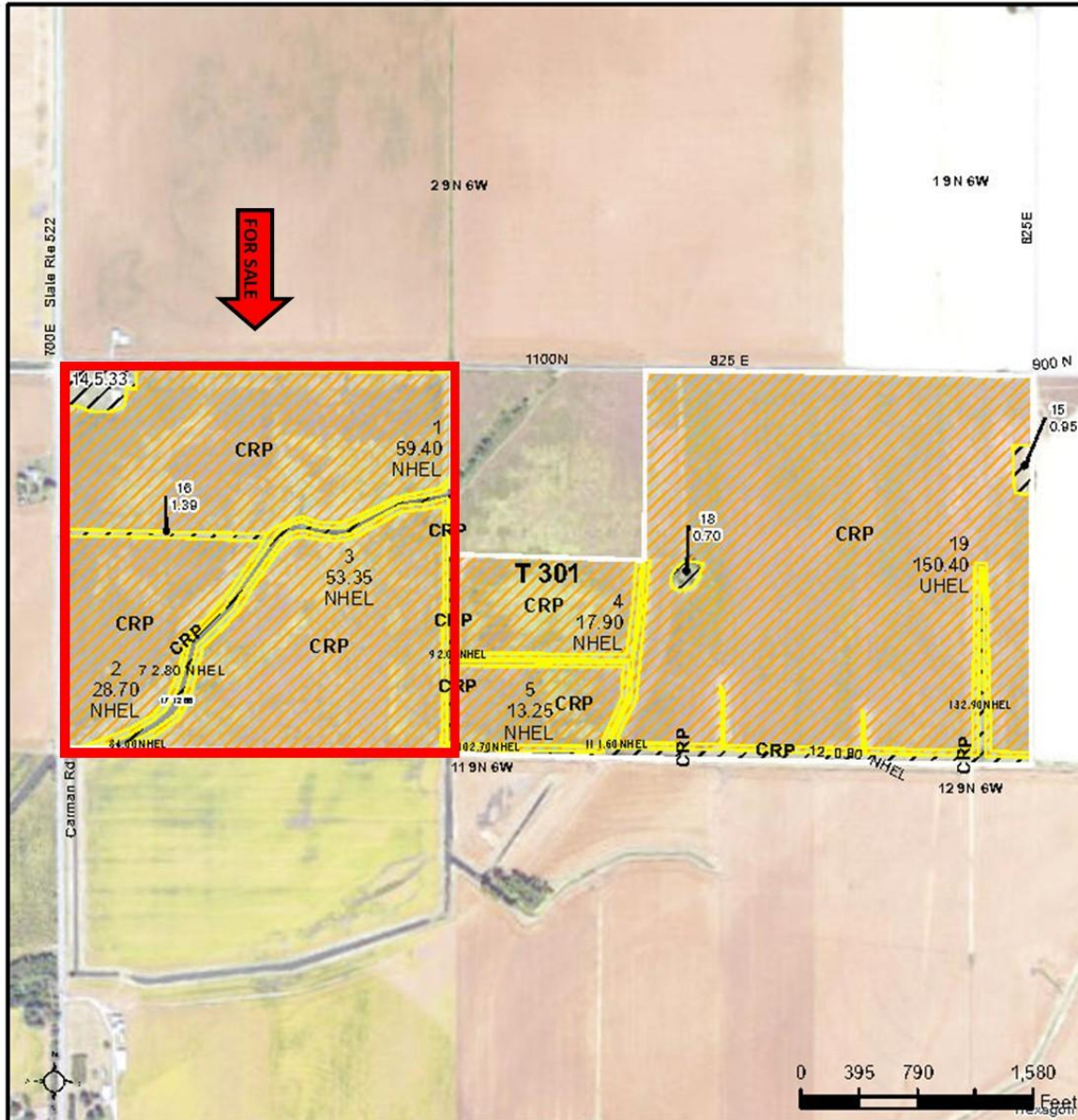
### CRP Information

Tract	Field #	Contract Number	Acres	Payment Rate	Annual Total Payment	End Date
301	0007	11556A	2.8	\$253.61	\$710.11	9/30/2034
301	0008	11556A	4.0	\$253.61	\$1,014.44	9-30-2034
301	0009	11556A	2.0	\$253.61	\$507.22	9-30-2034
301	1	11141A	59.40	\$292.94	\$17,400.64	9-30-2026
301	2	11141A	28.70	\$292.94	\$8,407.35	9-30-2026
301	3	11141A	53.35	\$292.94	\$15,628.35	9-30-2026
301					\$43,668.11	Total

# The Stevenson Farm | Henderson County | Sealed Bid Request FSA Aerial Map



Henderson County, Illinois



Legend	
	Tract Boundary
	Non-Cropland
	Cropland
	CRP

**Wetland Determination Identifiers**

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

2026 Program Year

Map Created January 13, 2026

**Farm 161**  
**Tract 301**

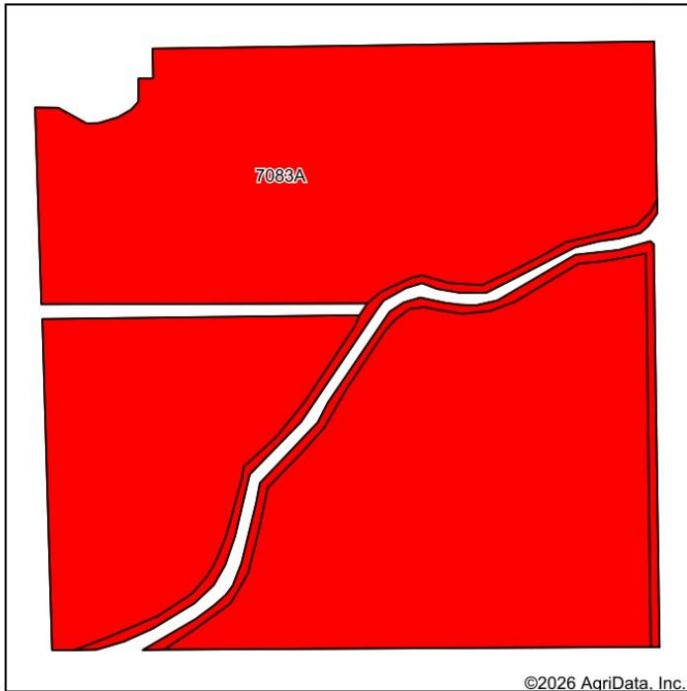
Tract Cropland Total: 339.80 acres

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).

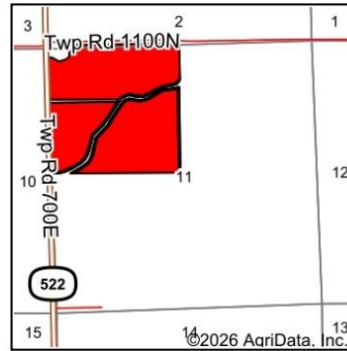
# The Stevenson Farm | Henderson County | Sealed Bid Request

## Cropland Soils Map | Tract 1

### Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Henderson**  
 Location: **11-9N-6W**  
 Township: **Carman**  
 Acres: **147.7**  
 Date: **4/15/2026**

**First Mid**  
 AG SERVICES

Maps Provided By



Area Symbol: IL071, Soil Area Version: 27

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
**7083A	Wabash silty clay, 0 to 2 percent slopes, rarely flooded	147.70	100.0%		Poorly drained	**156	**51	**61	**115
<b>Weighted Average</b>						<b>156</b>	<b>51</b>	<b>61</b>	<b>115</b>

**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, flooding, 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>

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

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

**+/- 160 Tax Acres**

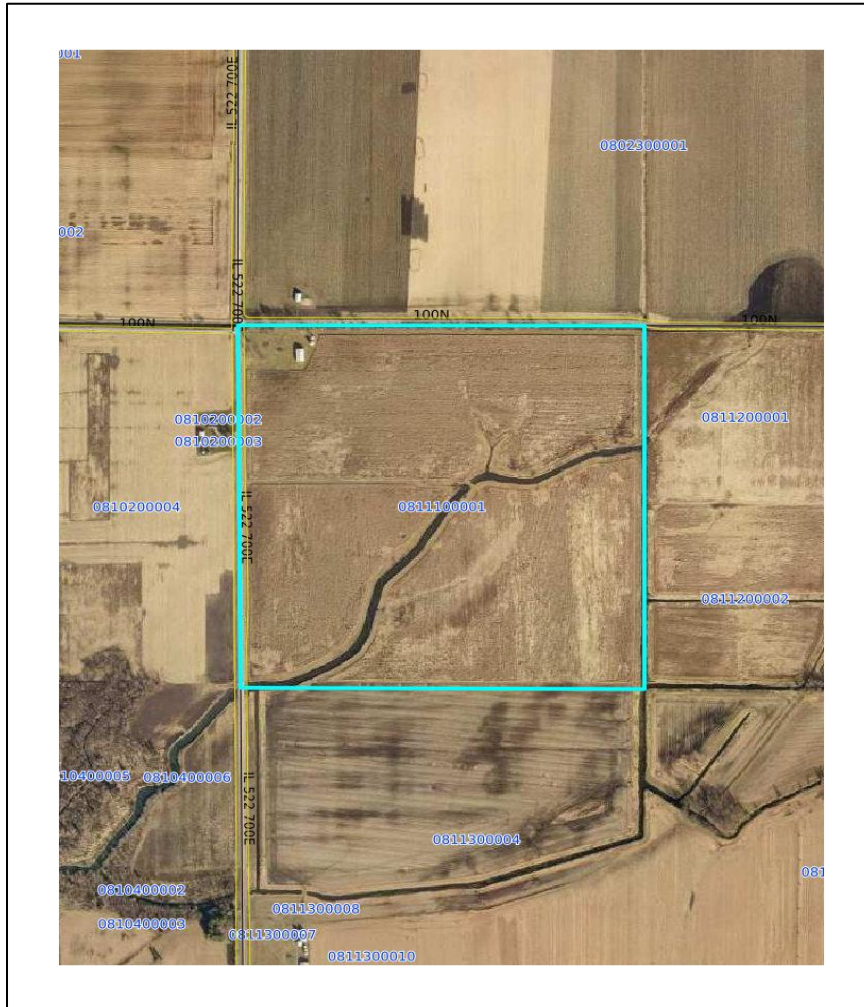
**115 Average Soil PI**

# The Stevenson Farm | Henderson County | Sealed Bid Request

## Real Estate Tax/Soil Tests & Yield Information

### Real Estate Tax Information

Tract	Parcel #	Tax Acres	Total Assessment	2025 Taxes Paid 2026
1	08-11-100-001	160	\$28,658	\$8,512.64



Source: Henderson County GIS & Assessor

## Tract #1

Parcel Identification Number (PIN): 08-11-000-001

The Northwest Quarter (NW¼) of Section 11, Township 9 North, Range 6 West of the Fourth Principal Meridian, situated in Henderson County, Illinois, containing 160 acres, more or less.

This property is currently being re-enrolled into the CP42 CRP pollinator program, which expires in September, 2026. This allows the new owner to either continue in the CRP program with little to no maintenance, or the property may be withdrawn from the program and returned to production agriculture. If there are any penalties for withdrawing from CRP those would be the Buyer's responsibility.

The property also includes two grain bins and a well-maintained machine shed with power on site. Both the bins and the shed have been actively used and are currently rented. This provides the new owner with the option to utilize the facilities for their own operation or continue leasing them for additional income.



**THE STEVENSON FARM**  
**160+/- TAX ACRES FARMLAND OFFER SHEET**  
**OFFERS DUE FRIDAY, AUGUST 21, 2026**  
**BY 12:00 P.M C.S.T.**

I wish to place the following bid(s) on the John JW Guanci III 2008 Living Trust and Stacy J. Gaunci Trust farmland being offered for sale located in Section 11, T9N, R6W (Carman Township), Fourth Principal Meridian, Henderson County, Illinois and agree to abide by the terms of sale provided herein.

I understand that I will be required to sign a contract at this bid price if I am the successful bidder. I will present a 10% downpayment by cashier's check or wire transfer made payable to the Western Illinois Title Company to be held in escrow until closing if I am the successful bidder.

I offer \$ \_\_\_\_\_ per acre on 160 acres+/- or a total of \$ \_\_\_\_\_

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE: \_\_\_\_\_

PHONE NO: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Bids may be presented via email or mailed to:

First Mid Ag Services, A Division of First Mid Wealth Management Company  
Attn: David Klein, Designated Managing Broker/Auctioneer or John Van Riper, Broker  
#6 Heartland Drive, Suite A  
Bloomington, IL 61704  
(309)-665-0961  
[dklein@firstmid.com](mailto:dklein@firstmid.com)

PO Box 10095  
Peoria, IL 61612  
(309)-687-6009  
[john.vanriper@firstmid.com](mailto:john.vanriper@firstmid.com)

Please confirm by phone all bids are received.