

The Uphoff Farm

Timed Online Farmland Auction



June 20th | 10:00 AM, 11:00 AM, 1:00 PM Soft Close

197.77 +/- Acres | 3 Tracts

Woodford County | Clayton Township

 **First Mid**
AG SERVICES

Michael Rhoda

309-665-0059

mrhoda@firstmid.com

#6 Heartland Drive Ste A

Bloomington, IL 61704



Designated MB | David Klein

800-532-5263

dklein@firstmid.com

#6 Heartland Drive Ste A

Bloomington, IL 61704

Lic. 471.000414

Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

The Uphoff Farm | Woodford County | Farmland Auction

General Information

- SELLERS:** Charles R. Uphoff, Laura A. Mahnke, Randall D. Uphoff, and Scott L. Uphoff
- DESCRIBED AS:** **Tract 1 is 100+/- Acres** in Section 10, Clayton Township, Woodford County, Illinois
Tract 2 is 20+/- Acres in Section 15, Clayton Township, Woodford County, Illinois
Tract 3 is 77.77+/- Acres in Section 15, Clayton Township, Woodford County, Illinois.
The Exception to this tract has been surveyed out and is 2.23+/- Acres described as
The East 234 feet of the North 415 feet of the Northeast Quarter of Section 15, Township
26 North, Range 1 East of the Third Principal Meridian, Woodford County, Illinois.
We are offering these tracts based upon real estate tax acres.
- LOCATION:** 2.5 miles west of Minonk, Illinois on County Road 2100N and County Road 2400E area.
4 miles north of Benson, Illinois
- TIME AND PLACE OF AUCTION:** **Soft Close 10:00 AM, 11:00 AM, 1:00 PM – June 20th, 2025**
Timed Online Only Auction
- ONLINE BIDDING:** Bid anytime from May 1st through June 20th, 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!
- AGENCY:** Michael Rhoda, Broker, and David Klein, Designated Managing Broker, are designated
agents with First Mid Ag Services, a Division of First Mid Wealth Management and
represent only the Seller in this transaction.



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. **All announcements communicated by Auctioneer via email prior to close of bidding will take precedence over printed material.** The 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.

The Uphoff Farm | Woodford County | Farmland Auction

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> from May 1st to June 20th 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. **East tract will start to close at its own time. Tract 1: 10:00 AM, Tract 2: 11:00 AM, Tract 3: 1:00 PM.** All Central Standard Time zone.



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 contract with a 10% down payment due at First Mid Ag Services by 4:00 PM on June 21st, 2025, and the balance due at closing, which shall occur on or before July 21th, 2025. All property will be sold "as is, where is", based on real estate tax acres for each tract. 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 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:

There is open tenancy for the 2026 crop year. The 2025 ag lease shall be assigned to the Buyer(s). Buyer(s) shall receive the following rent for each tract by November 26, 2025 from the tenant: **Tract 1: \$27,878.67, Tract 2: \$6,014.13 and Tract 3: \$22,288.20.** Contact us to review a copy of the 2025 lease.

POSSESSION:

Seller will grant landowner possession at closing, subject to the tenant's rights that terminate with the harvest of the 2025 crop.

MINERAL RIGHTS:

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

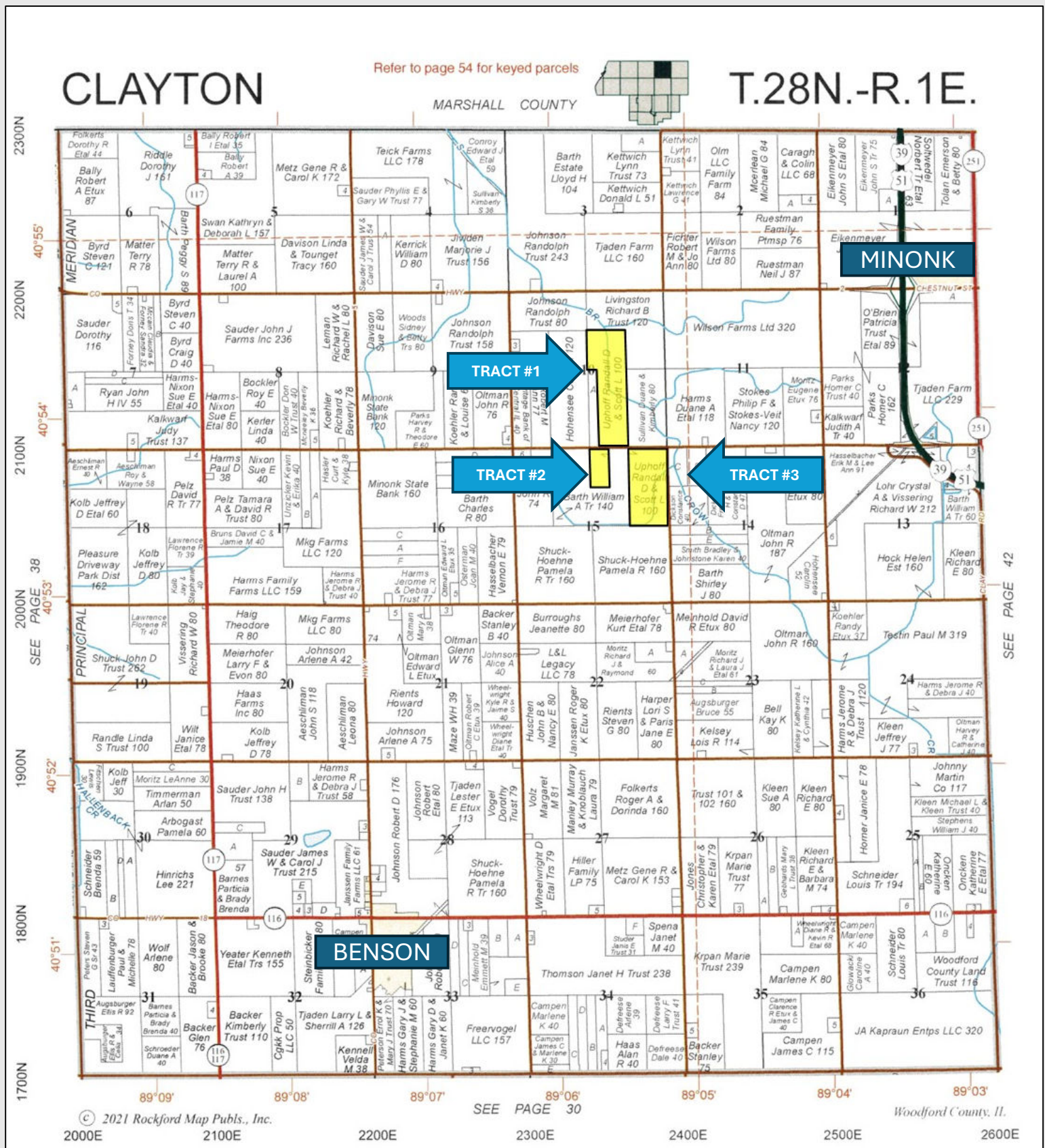
REAL ESTATE TAXES:

The 2024 Real Estate Taxes payable in 2025 shall be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. The 2025 real estate taxes payable in 2026 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.



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Area Maps



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The Uphoff Farm | Woodford County | Farmland Auction Photographs



Tract #1: 100+/- Acres



**Tract #2:
20+/- Acres**



**Tract #3
77.77+/- Acres**

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Aerial Map | Tract 1

Aerial Map



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Maps Provided By:



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

Boundary Center: 40° 54' 8.17, -89° 5' 35.65

10-28N-1E
Woodford County
Illinois

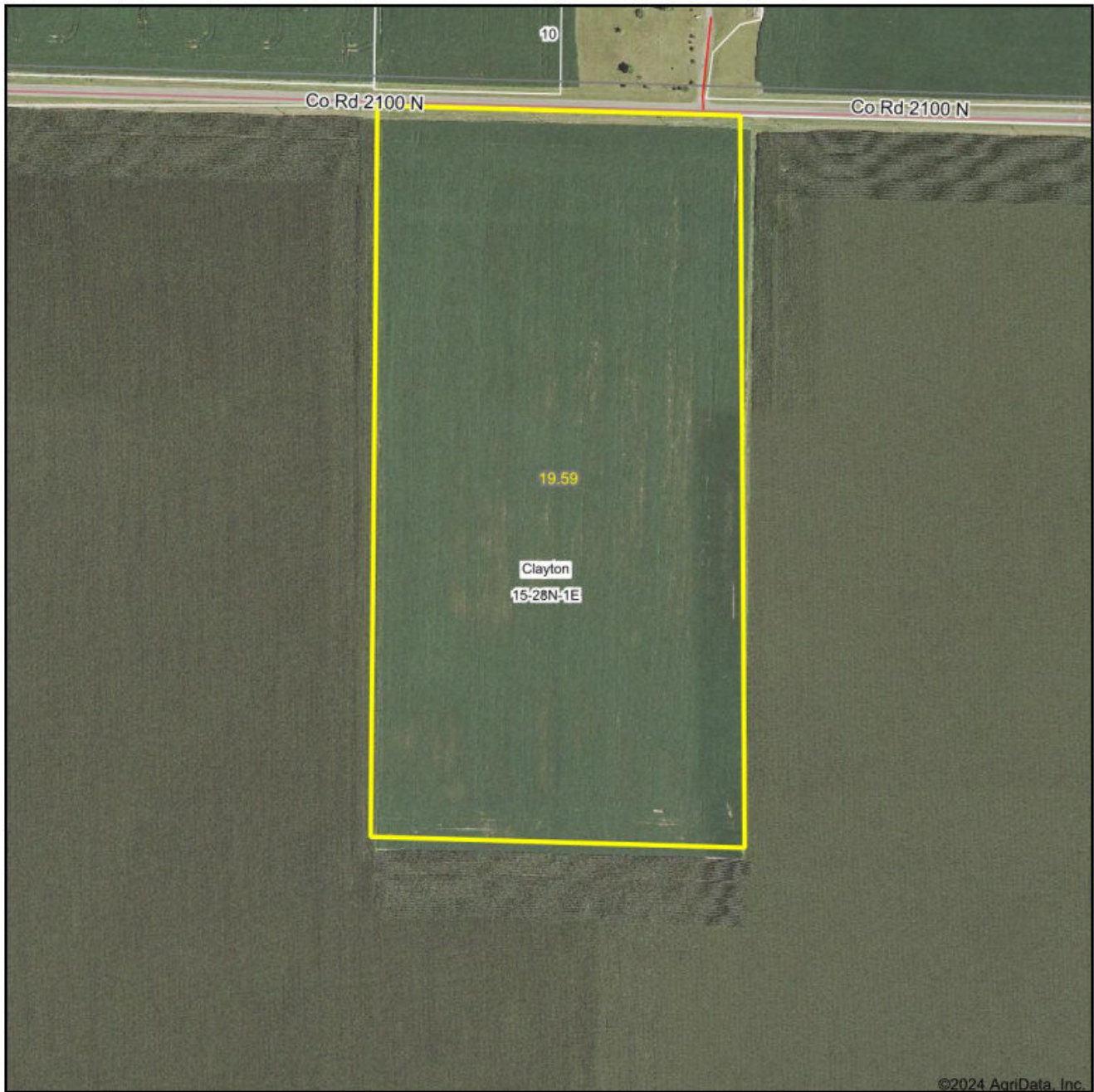
0ft 644ft 1288ft



4/22/2025

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Aerial Map | Tract 2

Aerial Map



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Boundary Center: 40° 53' 41.76, -89° 5' 39.51

0ft 276ft 552ft

15-28N-1E
Woodford County
Illinois

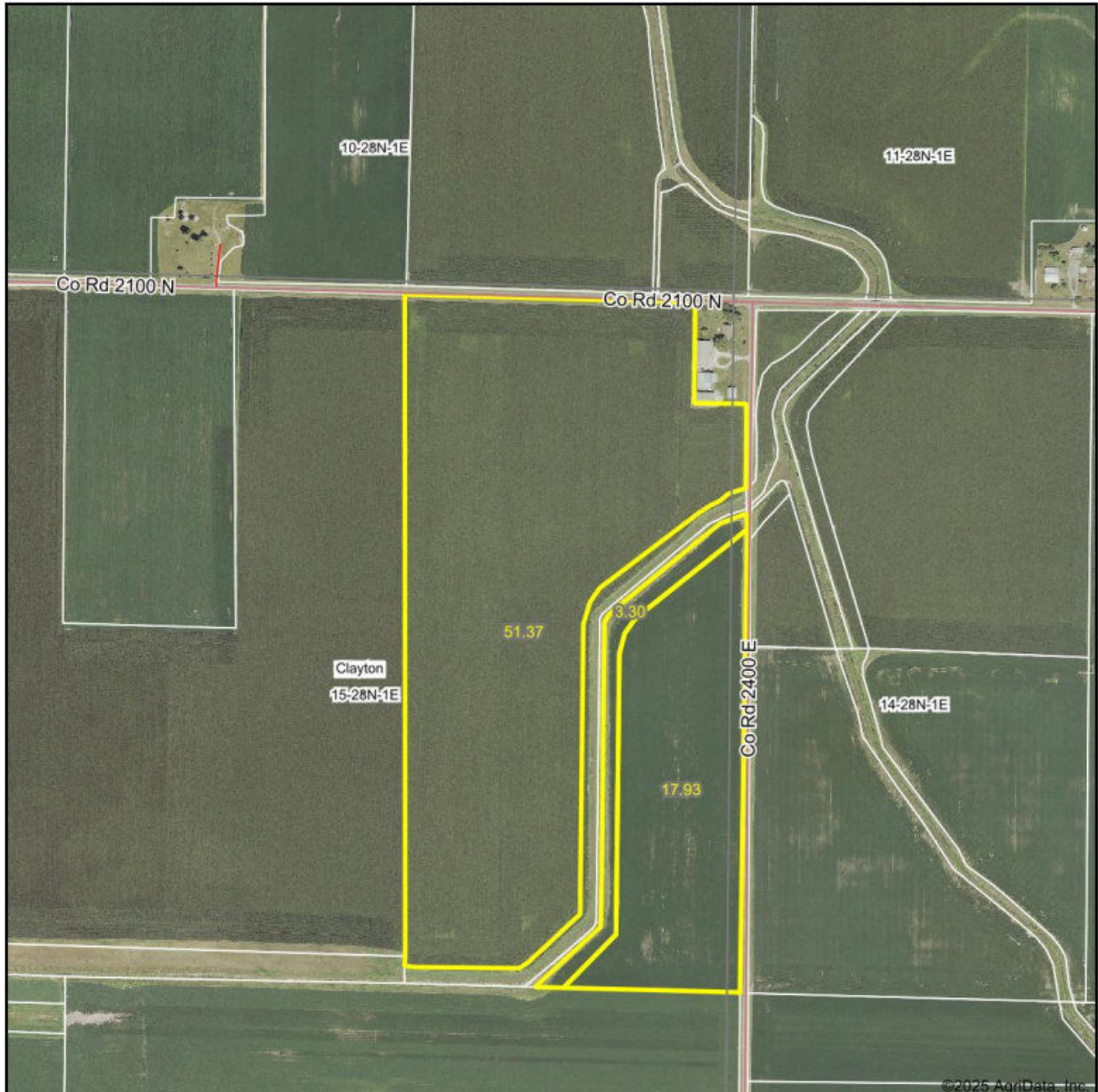


Maps Provided By:
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Field borders provided by Farm Service Agency as of 3/21/2008.

12/17/2024

Aerial Map



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Boundary Center: 40° 53' 35.04, -89° 5' 18.18

15-28N-1E
Woodford County
Illinois

0ft	599ft	1197ft
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4/24/2025

Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

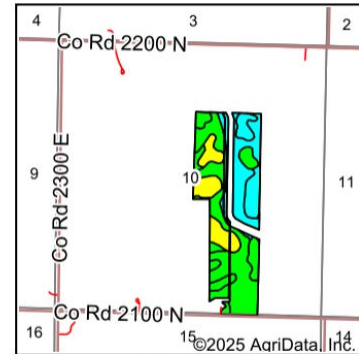
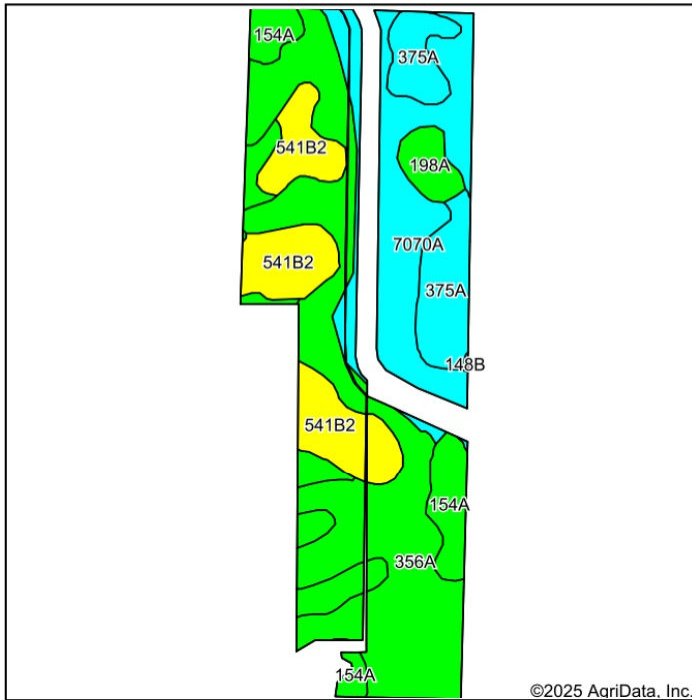
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Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map | Tract 1

Soils Map



State: **Illinois**
 County: **Woodford**
 Location: **10-28N-1E**
 Township: **Clayton**
 Acres: **90.71**
 Date: **4/24/2025**

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Area Symbol: IL203, Soil Area Version: 21

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
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	35.32	38.9%		Poorly drained	**195	**63	**66	**144
**7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	18.14	20.0%		Poorly drained	**176	**58	**69	**132
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	14.06	15.5%		Moderately well drained	**172	**54	**67	**126
154A	Flanagan silt loam, 0 to 2 percent slopes	11.34	12.5%		Somewhat poorly drained	104	63	77	144
**375A	Rutland silty clay loam, 0 to 2 percent slopes	9.24	10.2%		Somewhat poorly drained	**178	**57	**70	**132
198A	Elburn silt loam, 0 to 2 percent slopes	2.54	2.8%		Somewhat poorly drained	197	61	74	143
**148B	Proctor silt loam, 2 to 5 percent slopes	0.07	0.1%		Well drained	**181	**57	**69	**132
Weighted Average						185.8	59.9	68.8	137.6

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, flooding, and surface texture. Publication Date: 01-28-2025

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.

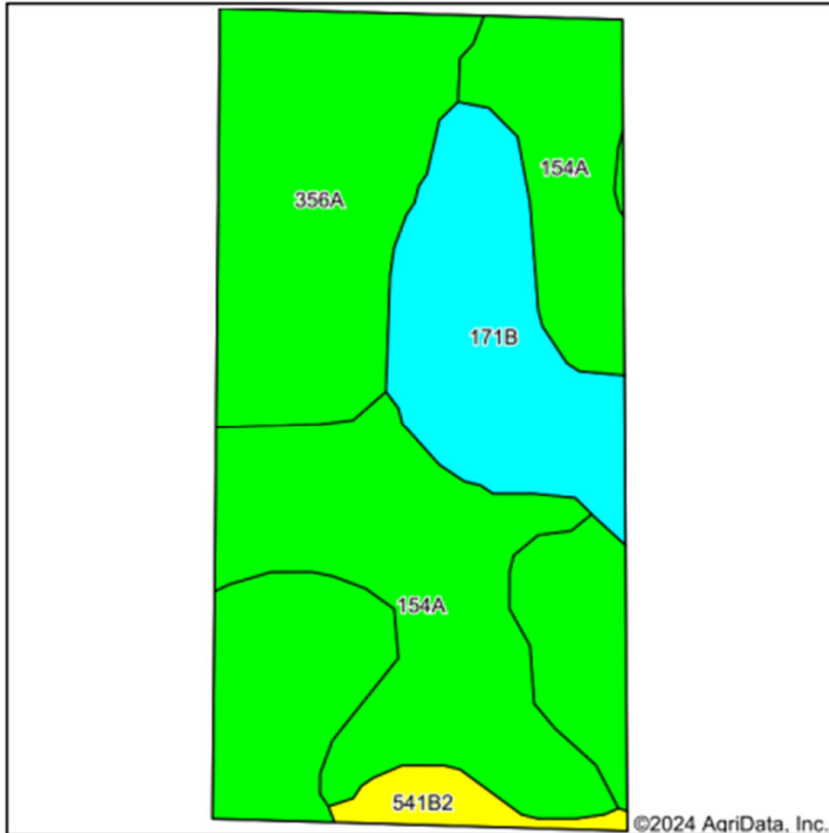
90.81 Est Tillable Acres

137.6 Average Soil PI

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Soils Map | Tract 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Woodford**
 Location: **15-28N-1E**
 Township: **Clayton**
 Acres: **19.59**
 Date: **12/17/2024**

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Area Symbol: IL203, Soil Area Version: 21

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
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	8.33	42.6%		Poorly drained	**195	**63	**66	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	7.14	36.4%		Somewhat poorly drained	194	63	77	144
**171B	Catlin silt loam, 2 to 5 percent slopes	3.55	18.1%		Moderately well drained	**185	**58	**72	**137
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	0.57	2.9%		Moderately well drained	**172	**54	**67	**126
Weighted Average						192.2	61.8	71.1	142.2

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

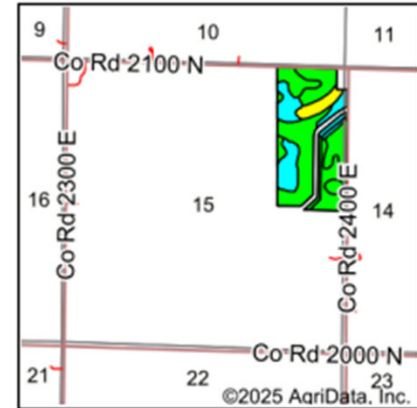
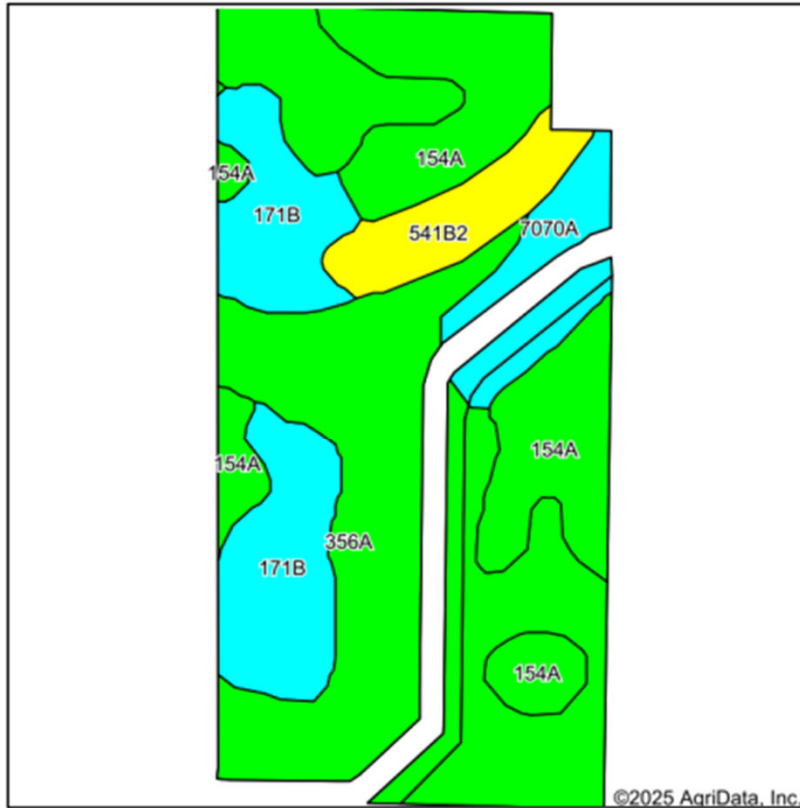
19.59 Est Tillable Acres

142.2 Average Soil PI

The Uphoff Farm | Woodford County | Farmland Auction

Soils Map | Tract 3

Soils Map



State: **Illinois**
 County: **Woodford**
 Location: **15-28N-1E**
 Township: **Clayton**
 Acres: **72.6**
 Date: **4/24/2025**

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Soils data provided by USDA and NRCS.

Area Symbol: IL203, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	33.75	46.5%		Poorly drained	**195	**63	**66	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	17.21	23.7%		Somewhat poorly drained	194	63	77	144
**171B	Callin silt loam, 2 to 5 percent slopes	12.49	17.2%		Moderately well drained	**185	**58	**72	**137
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	4.58	6.3%		Moderately well drained	**172	**54	**67	**126
**7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	4.57	6.3%		Poorly drained	**176	**58	**69	**132
Weighted Average						190.4	61.3	69.9	140.9

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: 01-28-2025

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 II. Soils EFOTG

CRP filter strip NOT included in Soils Data

72.60 Est Tillable Acres

140.9 Average Soil PI

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Additional Information

Real Estate Tax Information

Tract	Parcel #	Tax Acres	Total Assessment	2023 Tax Rate	2023 Taxes Paid 2024
1	05-10-200-002	40	\$23,652	7.9801%	\$1,887.46
1	05-10-400-002	60	\$38,138	7.9801%	\$3,043.46
2	05-15-200-001	20	\$15,487	7.9801%	\$1,235.88
3	05-15-200-004 – To be split. * Building site will be out 2025	80	\$115,159 (\$51,046 farmland)	7.9801%	\$8,826.08

FSA Information

FSA #	8713, 8714, & 8716
TRACT #	13964, 13963, 13965
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determination not complete
FSA FARMLAND ACRES	215.96
DCP CROPLAND ACRES	202.11
CORN BASE ACRES	102.41
PLC YIELD CORN	181
SOYBEAN BASE ACRES	90.19
PLC YIELD SOYBEANS	51
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Woodford Co, Illinois USDA FSA Office.

Farm #8714 includes acres NOT in the sale, FSA will reconstitute after the crop year.

LOCATION

Physical Address

2313-2333 County Rd 2100 North
Minonk, IL 61760

Latitude

40.896702

Longitude

-89.090905

The Southwest Quarter of the Northeast Quarter and the East Half of the West Half of the West Half of the Southeast Quarter and the East Half of the West Half of the Southeast Quarter, all in Section 10, Township 28 North, Range 1 east of the Third Principal Meridian, Woodford County, Illinois

And

The West Half of the Northwest Quarter of the Northeast Quarter and the East Half of the Northeast Quarter, all in Section 15, Township 28 North, Range 1 east of the Third Principal Meridian, Woodford County, Illinois

Except

The East 234 feet of the North 415 feet of the Northeast Quarter of Section 15, Township 26 North, Range 1 East of the Third Principal Meridian, Woodford County, Illinois.