



175± ACRES

**PRIME
FARMLAND
AUCTION**

CHAMPAIGN COUNTY, IL

INFORMATION BOOK TRACT 4

NOVEMBER 12TH - 10AM CT

**IN-PERSON AUCTION HELD AT: Holiday Inn, Champaign
101 Trade Center Dr. Champaign, IL 61820**

Online Also Available

 **Murray Wise
ASSOCIATES LLC**

**MurrayWiseAssociates.com
217-398-6400 | liz@mwallc.com**

2 | TABLE OF CONTENTS

BROCHURE	3-5
AERIAL & SOIL MAPS	6-7
YIELD DATA	8
TAX INFORMATION	9-13
FSA INFORMATION	14-16
SOIL TEST	17-25
SOLAR LETTER	26
PRELIMINARY TITLE COMMITMENT	27

Call (217) 398-6400 or email Ross.Perkins@mwallc.com with any questions.

175± ACRES

PRIME FARMLAND AUCTION

CHAMPAIGN COUNTY, IL

**NOV 12TH
10AM CT**

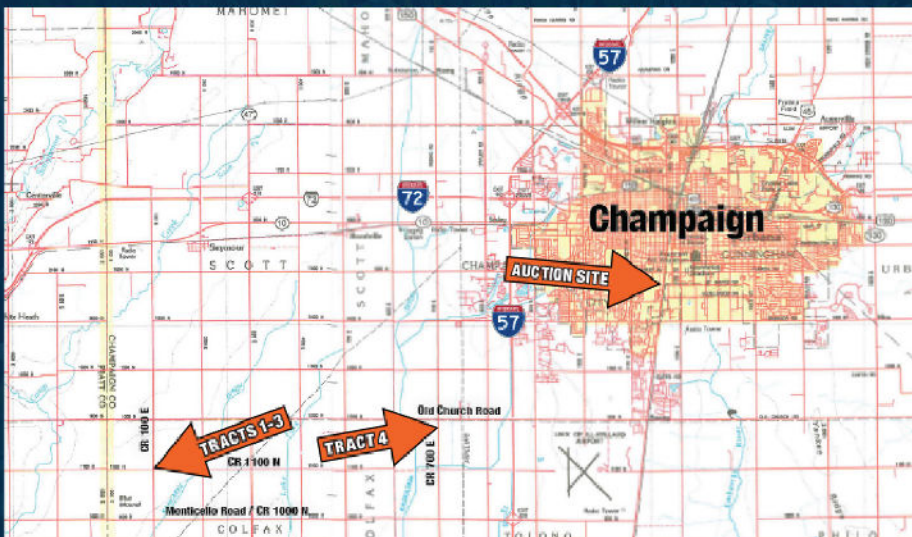
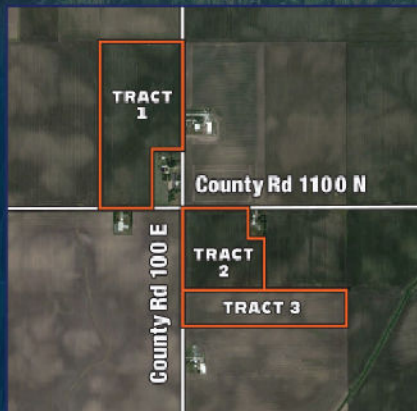
IN-PERSON AUCTION HELD AT:
Holiday Inn, Champaign
101 Trade Center Dr. Champaign, IL 61820

Online Also Available

ONLINE REGISTRATION DUE BY NOVEMBER 11TH AT NOON
To register for online bidding, visit www.MurrayWiseAssociates.com
or contact us at (217) 398-6400 or layna.spratt@mwallc.com

Tract	Surveyed/ Taxed Acres	FSA Tillable Acres	Soil PI
1	70.00	71.37	143.9
2	37.49	35.38*	143.1
3	27.21	26.92*	142.7
4	40.00	39.26	143.3

* Approximate FSA tillable acres.
Reconstitution not complete.



**175± Acres of
Champaign
County High
Quality Farmland**

Located just west of
Champaign and south of
Seymour, IL & in close
proximity to Interstates
57 and 72.

EXECUTIVE SUMMARY

Located in Colfax and Tolono townships, these tracts feature Drummer silty clay loam, Flanagan silt loam and Elburn silt loam soil types and each have average PIs of 142+. For more information on the soil types for individual tracts, download the Information Book for this sale from MurrayWiseAssociates.com.



FROM THE MONTICELLO ROAD EXIT (EXIT 229) ON I57:

FOR TRACT 4, head west on Monticello Road for 1.5 miles. Turn right (north) on CR 700E for 1.5 miles. Tract 4 will be on the west (left) side of the road.

FOR TRACTS 1-3, head west on Monticello Road for 7.5 miles. Turn right (north) on CR 100E for 1 mile. Tracts 1-3 are on both sides of the road. Please look for MWA signage.



Murray Wise
ASSOCIATES LLC

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IN-PERSON AUCTION HELD AT:
Holiday Inn, Champaign
101 Trade Center Dr. Champaign, IL 61820

Online Also Available

AUCTION TERMS & CONDITIONS

AUCTION METHOD: The farm will be offered as 4 individual tracts. Tracts 1-3 will use the "Buyer's Choice" method of sale, whereas the high bidder at the conclusion of the first round of bidding can purchase either an individual tract or multiple tracts for their high bid. Should the high bidder not select all tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all of tracts 1-3 have been chosen by a high bidder. Upon completion of tracts 1-3, tract 4 will be offered individually. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis and the final purchase price will be determined by multiplying the high bid by the taxable (tracts 1 & 4) or surveyed (tracts 2 & 3) acreage.

ONLINE REGISTRATION: All online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Monday, November 11, 2024. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates LLC for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

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(s). Final bid price is subject to approval or rejection by Seller(s).

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder(s) and shall be made via a wire transfer. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: The closing shall take place on or before January 15, 2025.

POSSESSION: Possession will be given at closing.

TITLE: Seller(s) will provide a proper deed conveying merchantable title to the real estate to the successful buyer(s) free and clear of liens.

INCOME: Seller(s) shall retain the 2024 income and be responsible for all the farm expenses. Buyer will be responsible for all the 2025 income and expenses.

LEASE: The lease is open for 2025.

REAL ESTATE TAXES & ASSESSMENTS: The 2024 calendar year taxes due and payable in 2025 shall be paid by the Seller(s) in the form of a credit at closing. The amount of the credit will be determined by using the most recent ascertainable tax figures available.

SURVEY: A survey has been completed for tracts 2 and 3. Tracts 1 and 4 will be sold on taxable acres. Visit MurrayWiseAssociates.com to download the Information Book for the survey and additional information. The Seller(s) will not complete any additional surveys.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller(s).

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. 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(s) or Murray Wise Associates LLC. 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 this 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(s) or Murray Wise Associates LLC. 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 final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller(s) and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

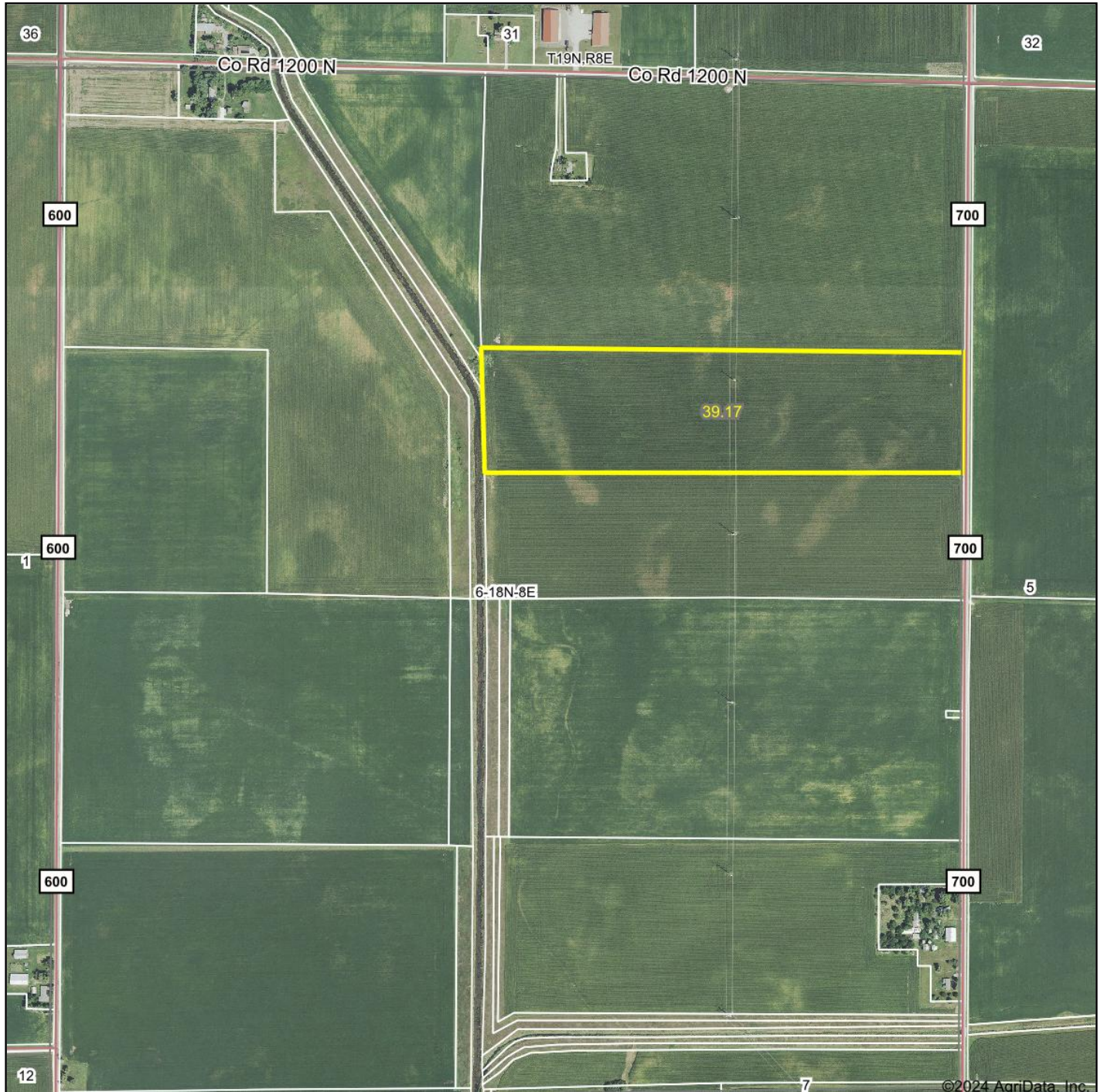
AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller(s).

SELLER: D&R Schumacher Trust/ Joe and Kelly Schumacher

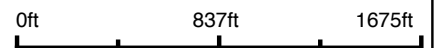
REPRESENTING ATTORNEY: Marc Miller of Miller and Hendren, Champaign, IL

6 | AERIAL MAP - TRACT 4

Aerial Map



Boundary Center: 40° 3' 0.73, -88° 20' 14.28



6-18N-8E
Champaign County
Illinois



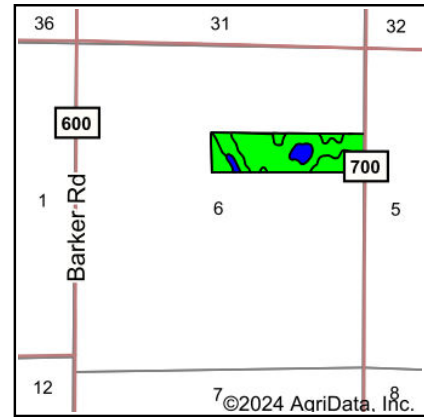
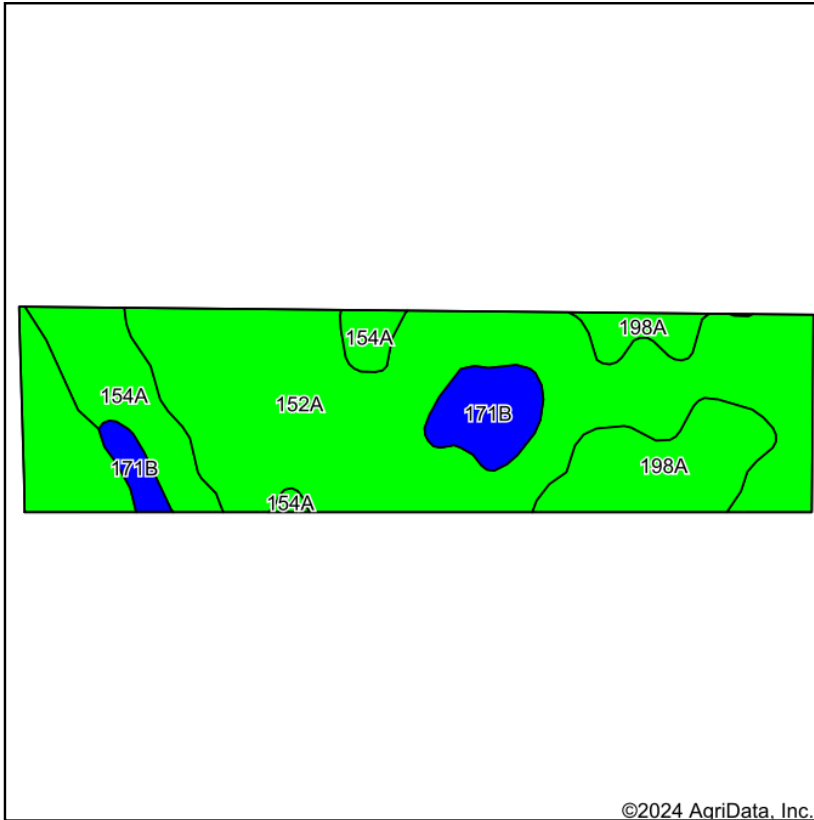
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

8/22/2024

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

All boundary lines and acreages are approximated

Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **6-18N-8E**
 Township: **Tolono**
 Acres: **39.17**
 Date: **8/22/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 18

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	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	26.28	67.1%		FAV	**195	**63	**144	82	81	68	74
198A	Elburn silt loam, 0 to 2 percent slopes	5.43	13.9%		FAV	197	61	143	91	91	76	78
154A	Flanagan silt loam, 0 to 2 percent slopes	4.56	11.6%		FAV	194	63	144	90	90	73	76
**171B	Catlin silt loam, 2 to 5 percent slopes	2.90	7.4%		FAV	**185	**58	**137	77	77	70	72
Weighted Average						194.4	62.4	143.3	*n 83.8	*n 83.1	*n 69.8	*n 74.6

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: 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

*n: The aggregation method is "Weighted Average using all components"

8 | YIELD DATA

Year	Corn Yield Per Acre	Soybean Yield Per Acre
	Tract 4	Tract 4
2019	229	
2020		60
2021	226	
2022		73
2023	247	
2024		78
Average Yield	234	70

** Yield information provided by current tenant

TAX INFORMATION - TRACT 4 | 9

9/4/24, 4:34 PM

Parcel Details for 292606200003

Notice

To view current assessment information, use the Tax Year dropdown to select the current year.

Property Information			
Parcel Number 29-26-06-200-003	Site Address	Owner Name & Address	
Tax Year 2023 (Payable 2024) ▼			
Sale Status None			
Property Class 0021 - Farmland	Tax Code 2907 -	Tax Status Taxable	
Net Taxable Value 32,770	Tax Rate 5.623300	Total Tax \$1,882.76	Print Tax Bill
Township Tolono	Acres 40.0000	Mailing Address	
Legal Description pt G.L. 1 Sec 6 T18NR8E			

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/03/2024	\$921.38	\$14.12	\$0.00	\$20.00	\$955.50	\$955.50	6/21/2024	\$0.00
2	09/03/2024	\$921.38	\$0.00	\$0.00	\$20.00	\$941.38	\$941.38	8/21/2024	\$0.00
Total		\$1,842.76	\$14.12	\$0.00	\$40.00	\$1,896.88	\$1,896.88		\$0.00

Drainage / Special Districts	
District	Amount
KASKASKIA SPECIAL MAIN	\$40.00

10 | TAX INFORMATION - TRACT 4

9/4/24, 4:34 PM

Parcel Details for 292606200003

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2023	\$1,896.88	\$1,896.88	\$0.00
2022	\$1,860.96	\$1,860.96	\$0.00
2021	\$1,745.08	\$1,745.08	\$0.00

[Show 36 More](#)

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	0	0	32,770	0	0	32,770	No
Department of Revenue	0	0	32,770	0	0	32,770	No
Board of Review Equalized	0	0	32,770	0	0	32,770	No
Board of Review	0	0	32,770	0	0	32,770	No
S of A Equalized	0	0	32,770	0	0	32,770	No
Supervisor of Assessments	0	0	32,770	0	0	32,770	No
Township Assessor	0	0	32,770	0	0	32,770	No
Prior Year Equalized	0	0	31,060	0	0	31,060	No

Final values

No Exemptions

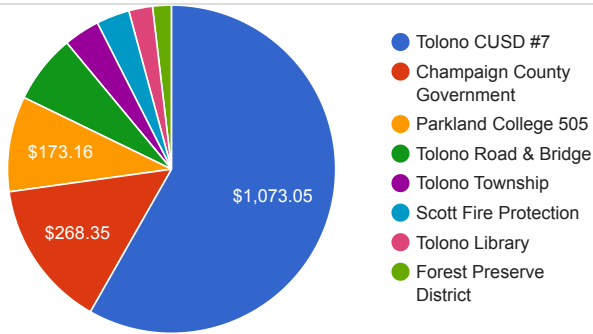
TAX INFORMATION - TRACT 4 | 11

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Parcel Details for 292606200003

Taxing Bodies

District	Tax Rate	Extension
Tolono CUSD #7	3.274500	\$1,073.05
Champaign County Government	0.818900	\$268.35
Parkland College 505	0.528400	\$173.16
Tolono Road & Bridge	0.381600	\$125.05
Tolono Township	0.199600	\$65.41
Scott Fire Protection	0.184000	\$60.30
Tolono Library	0.131600	\$43.13
Forest Preserve District	0.104700	\$34.31
TOTAL	5.623300	\$1,842.76



No Redemptions

No Forfeiture Information

12 | TAX INFORMATION - TRACT 4

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Parcel Details for 292606200003

Farmland		
Land Type	Acres	EAV
CROPLAND	39.7700	33,133
DRNGE DEBASE	0.0000	-361
NON-AG	0.2300	0
Totals	40.0000	32,772

[Click to open Farmland Details](#)

Sales History								
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2016			1/6/2016			\$462,115.00	\$0.00	\$462,115.00
1991		Arms Length Sale	12/12/1991			\$96,000.00	\$0.00	\$96,000.00
1987		Arms Length Sale	12/1/1987			\$92,000.00	\$0.00	\$92,000.00

Legal Information

Legal 1

Legal Description

pt G.L. 1 Sec 6 T18NR8E

Important Information

Please make check payable to "Champaign County Collector" and mail payment to:

Champaign County Collector

1st Installment Due: 6/3/2024

2nd Installment Due: 9/3/2024

If you are paying after 9/30/2024 it must be in-person at the Treasurer/Collector's Office with cash, cashier's check, or money order.

Last day to pay to avoid Tax Sale: 10/24/2024

Tax Sale: 10/25/2024

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

Please make sure the Supervisor of Assessments has your most current address on file. Forms for address updates and exemptions can be found here.

14 | FSA 156 - TRACT 4

ILLINOIS
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10324
Prepared : 9/12/24 10:36 AM CST
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
39.26	39.26	39.26	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	39.26	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	19.70	0.00	166	
Soybeans	19.50	0.00	56	0
TOTAL	39.20	0.00		

NOTES

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Tract Number : 3656

Description : D13-4 SEC 6 D T18N R8E
 FSA Physical Location : ILLINOIS/CHAMPAIGN
 ANSI Physical Location : ILLINOIS/CHAMPAIGN
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.26	39.26	39.26	0.00	0.00	0.00	0.00	0.0

ILLINOIS
 CHAMPAIGN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10324
 Prepared : 9/12/24 10:36 AM CST
 Crop Year : 2024

Tract 3656 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	39.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.70	0.00	166
Soybeans	19.50	0.00	56

TOTAL **39.20** **0.00**

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

16 | FSA 156 - TRACT 4



Champaign County, Illinois

Unless Noted: All crops are Non-Irrigated
 All crops intended use is Grain
 All Corn - YEL
 All Soybeans - COM



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created April 18, 2024

Farm 10324
Tract 3656

Tract Cropland Total: 39.26 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).



Soil Test Sampling Map

Farm:
Field:

Area: 38.92
Sample Date: Aug 02, 2022
Lab Name:



Location:

County: Champaign, IL
Township:
Twp Rng Sec: TTolono R8E S6

Summary Statistics

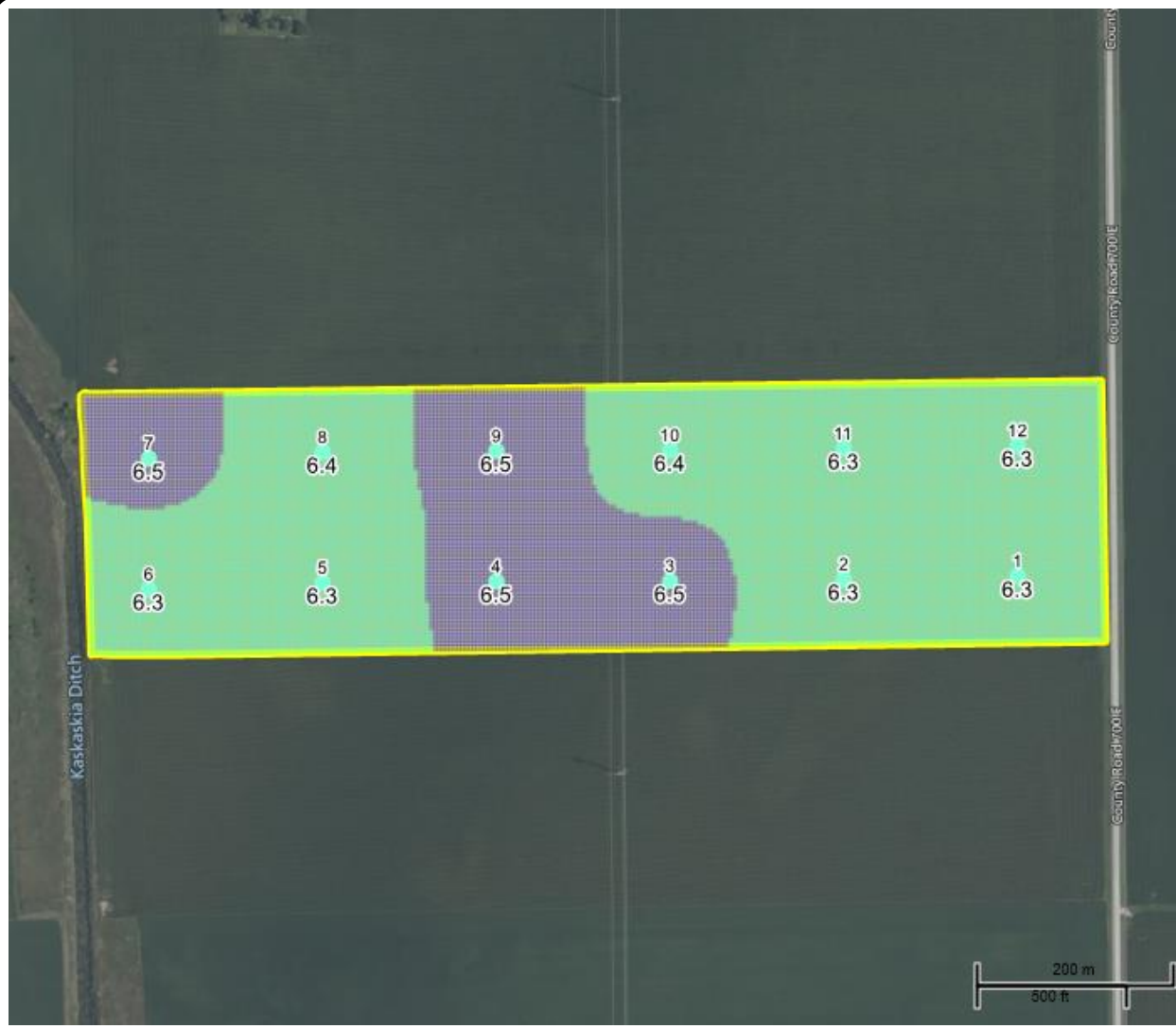
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Sample Count: 12
LayerID: 30981H6258

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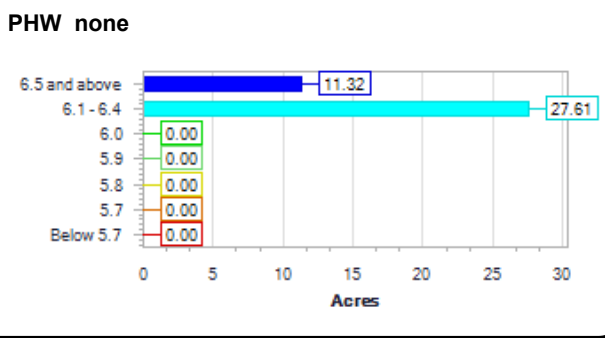


Soil Test Map Report - PHW

Area: 38.92
Farm:
Field:
Sample Date: Aug 02, 2022
Lab Name:



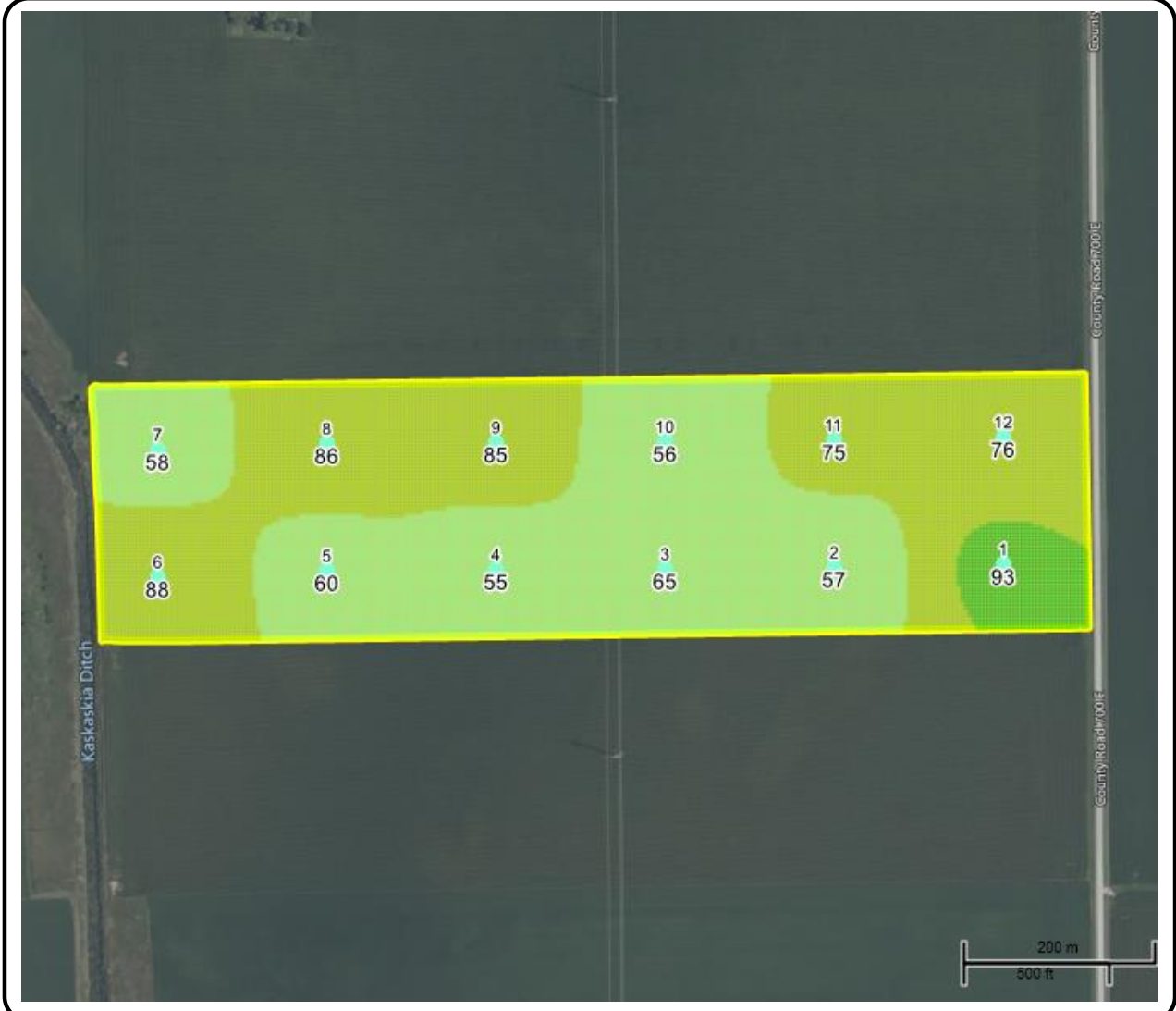
Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: T Tolono R8E S6
Summary Statistics
 Layer Name: Current Test Results
 Sample Count: 12
 Minimum: 6.3
 Maximum: 6.5
 Average Rate: 6.38
 Weighted Average: 6.38



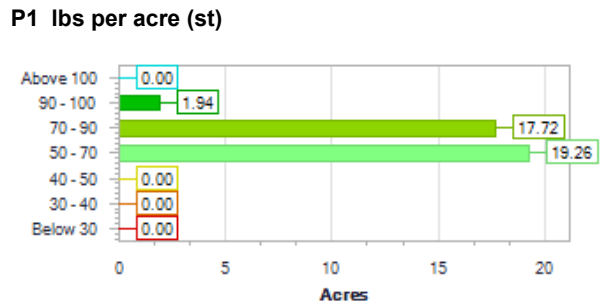


Soil Test Map Report - P1

Area: 38.92
 Farm:
 Field:
 Sample Date Aug 02, 2022
 Lab Name



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TTolono R8E S6
Summary Statistics
 Layer Name Current Test Results
 Sample Count 12
 Minimum 55
 Maximum 93
 Average Rate 71.01
 Weighted Average: 70.97



20 | SOIL TEST - TRACT 4



Soil Test Map Report - K

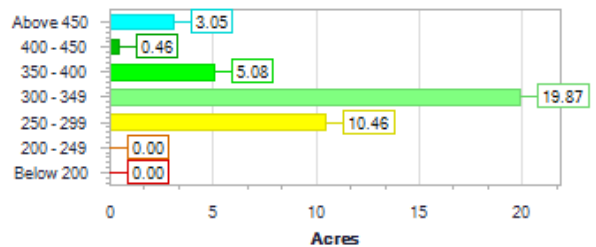
Area: 38.92
Farm:
Field:
Sample Date: Aug 02, 2022
Lab Name:



Location:

County: Champaign, IL
Township:
Twp Rng Sec: T Tolono R8E S6
Summary Statistics
Layer Name: Current Test Results
Sample Count: 12
Minimum: 250
Maximum: 621
Average Rate: 338.8
Weighted Average: 338.55

K lbs per acre (st)





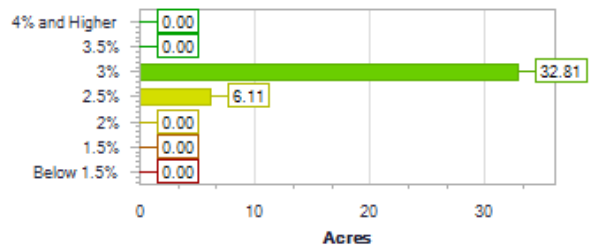
Soil Test Map Report - OM

Area: 38.92
 Farm:
 Field:
 Sample Date Aug 02, 2022
 Lab Name



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: TTolono R8E S6
Summary Statistics
 Layer Name Current Test Results
 Sample Count 12
 Minimum 2.7
 Maximum 3.4
 Average Rate 3.18
 Weighted Average: 3.18

OM none

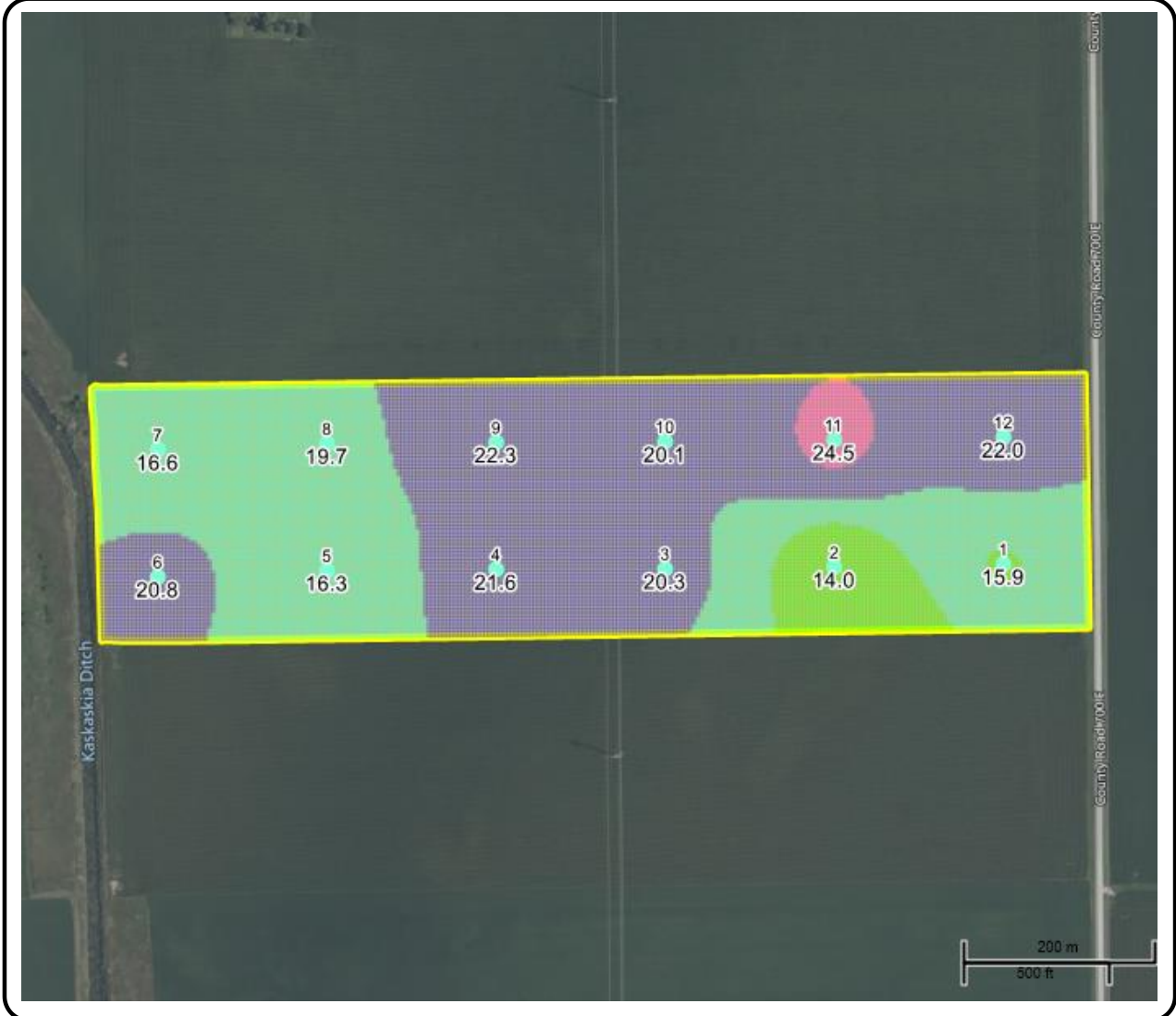


22 | SOIL TEST - TRACT 4

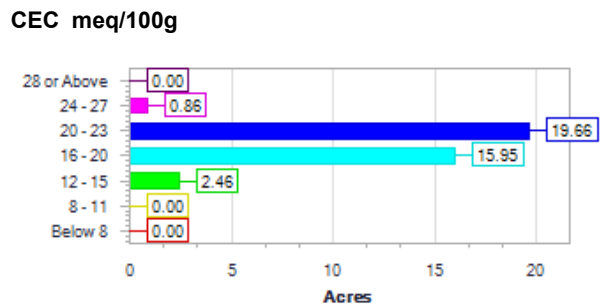


Soil Test Map Report - CEC

Area: 38.92
Sample Date: Aug 02, 2022
Lab Name:



Location:
 County: Champaign, IL
 Township:
 Twp Rng Sec: T Tolono R8E S6
Summary Statistics
 Layer Name: Current Test Results
 Sample Count: 12
 Minimum: 14
 Maximum: 24.5
 Average Rate: 19.5
 Weighted Average: 19.5

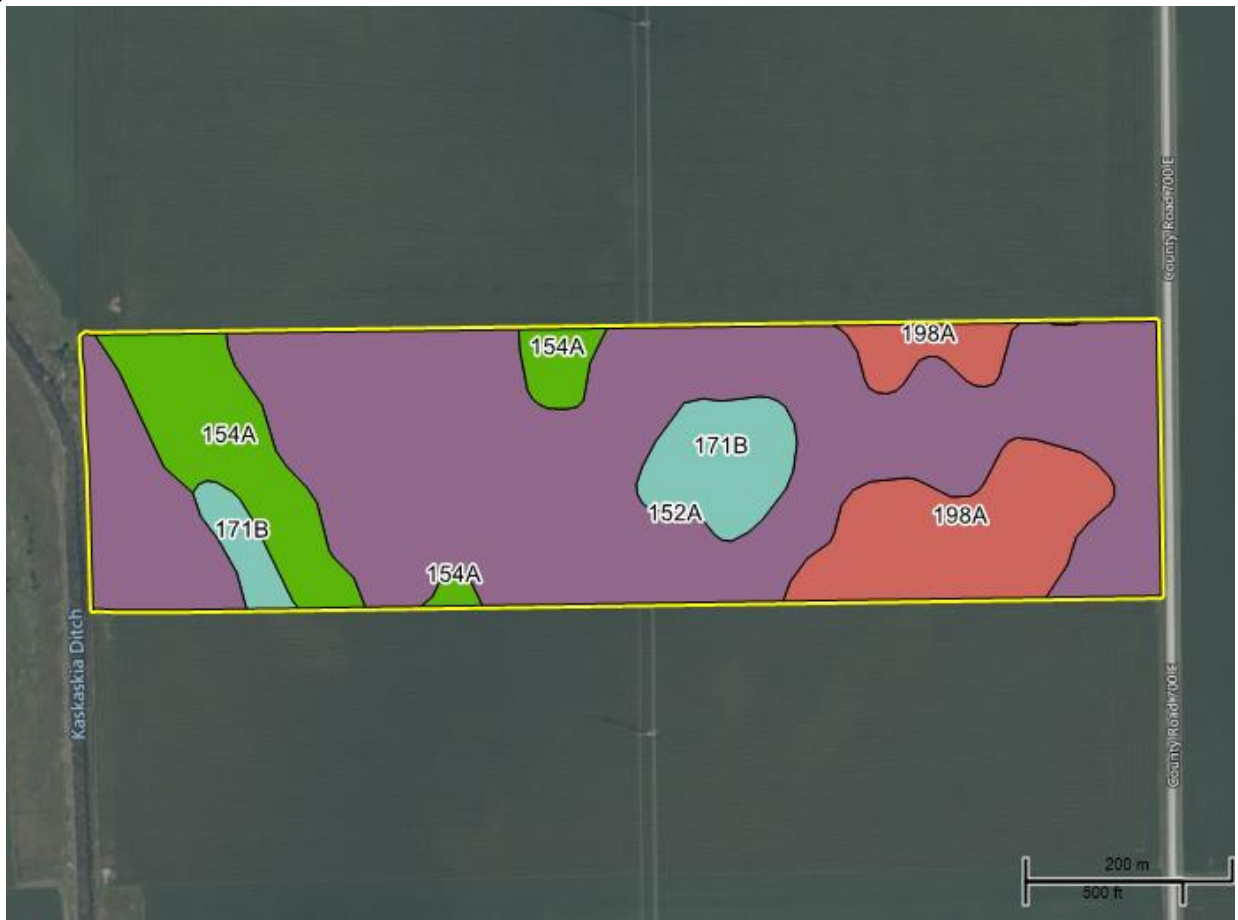




Soil Types

Area: 38.92

Farm:
Field:




Location:

County: Champaign, IL
Township:
Twp Rng Sec: TTolono R8E S6
Directions: 700E 1/2 mile south of 1200N west side of road.


MuSym by Acres

152A - Drummer silty clay loam, 0 to 2 percent sl	26.03
198A - Elburn silt loam, 0 to 2 percent slopes	5.53
154A - Flanagan silt loam, 0 to 2 percent slopes	4.44
171B - Catlin silt loam, 2 to 5 percent slopes	2.93

24 | SOIL TEST - TRACT 4

	<h3>Soil Test Summary</h3>		
	Area: 38.92 Farm: [REDACTED] Field: [REDACTED]	Sample Date: Aug 02, 2022 Lab Name:	

SampleID	PHW	PHB	P1	K	OM	CA	MG	CEC	PERK	PERCA	PERMG
none	none	none	lbs per acre (st)	lbs per acre (st)	none	lbs per acre (st)	lbs per acre (st)	meq/100g	percent	percent	percent
1	6.3	7.0	93	621	3.4	3,932	722	15.9	5.1	61.9	19.0
2	6.3	7.0	57	250	2.7	3,198	893	14.0	2.3	57.2	26.6
3	6.5	7.0	65	334	3.3	5,013	1,280	20.3	2.2	61.8	26.3
4	6.5	7.0	55	333	3.4	5,319	1,365	21.6	2.0	61.6	26.4
5	6.3	7.0	60	276	3.2	3,916	920	16.3	2.2	60.1	23.6
6	6.3	7.0	88	317	3.0	4,985	1,207	20.8	2.0	60.0	24.2
7	6.5	7.0	58	369	2.7	3,996	1,069	16.6	2.9	60.2	26.9
8	6.4	7.0	86	358	3.0	4,667	1,242	19.7	2.4	59.3	26.3
9	6.5	7.0	85	339	3.4	5,507	1,405	22.3	2.0	61.8	26.3
10	6.4	7.0	56	320	3.4	4,924	1,193	20.1	2.1	61.3	24.8
11	6.3	7.0	75	283	3.2	5,934	1,411	24.5	1.5	60.6	24.0
12	6.3	7.0	76	263	3.4	5,300	1,284	22.0	1.6	60.3	24.4
Average:	6.4	7.0	71	339	3.2	4,724	1,166	19.5	2.4	60.5	24.9

	<h3>Soil Test Summary</h3>	
	Area: 38.92 Farm: Field: 	Sample Date: Aug 02, 2022 Lab Name:

SampleID	OM	CEC	PERK	PERCA	PERMG	S	ZN	FE	MN	CU	B
none	none	meq/100g	percent	percent	percent	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)	lbs per acre (st)
1	3.4	15.9	5.1	61.9	19.0	16.9	16.3	119.0	45.1	20.6	1.0
2	2.7	14.0	2.3	57.2	26.6	14.2	2.9	108.0	50.6	4.0	0.6
3	3.3	20.3	2.2	61.8	26.3	16.5	2.2	122.0	39.8	5.1	1.1
4	3.4	21.6	2.0	61.6	26.4	15.3	2.4	147.0	34.2	4.8	1.3
5	3.2	16.3	2.2	60.1	23.6	14.6	2.3	143.0	41.0	4.1	1.0
6	3.0	20.8	2.0	60.0	24.2	12.9	2.7	123.0	55.3	5.5	1.0
7	2.7	16.6	2.9	60.2	26.9	14.4	2.5	90.4	55.0	3.9	0.8
8	3.0	19.7	2.4	59.3	26.3	14.5	3.3	164.0	31.8	5.2	1.1
9	3.4	22.3	2.0	61.8	26.3	17.4	3.0	139.0	30.4	5.9	1.1
10	3.4	20.1	2.1	61.3	24.8	14.6	2.7	119.0	35.0	4.1	1.1
11	3.2	24.5	1.5	60.6	24.0	17.2	2.6	109.0	23.6	7.4	1.2
12	3.4	22.0	1.6	60.3	24.4	17.0	2.6	134.0	28.4	5.9	1.1
Average:	3.2	19.5	2.4	60.5	24.9	15.5	3.8	126.5	39.2	6.4	1.0



April 22, 2024

Kelly Sellers

Dear Ms. Sellers,

Re: Leasing your acreage in Champaign County, IL

My name is Tessa, and I am working with NativeFlow Energy (“NativeFlow”), a solar and energy storage developer. NativeFlow has researched your area and has identified your property as a favorable site for a solar project.

NativeFlow Energy can offer great lease rates above competitors. Our goal is to have the opportunity to work with landowners to provide financial security as well as accommodate any requests regarding the current use of your land.

Based on the amount of available acreage, there is potential to earn up to \$80,000/year, or more, with an annual escalator added yearly.

Timing is very important, because for a property to successfully host a solar project, it must claim available interconnection capacity from Ameren which is offered on a first-come, first-served basis. Taking advantage of this opportunity requires timely engagement and NativeFlow is committed to commencing the feasibility process immediately upon your response to this letter.

Please feel free to call, email, or text me with any questions you may have. I look forward to hearing from you.

Many thanks,

Tessa Dorval

Tessa Dorval
Landowner Outreach
217-677-3396
tessa@nativeflowenergy.com

COMING SOON!