

# The Arlene Wolf Estate Farm

## Timed Online Farmland Auction



**December 9<sup>th</sup> | 10:00 AM Soft Close**  
**80.0 +/- Acres | 1 Tract**  
**Woodford County | Clayton Township**

 **First Mid**  
AG SERVICES

**Managing Broker**  
**Craig Thompson**

**309-275-6741**

**crthompson@firstmid.com**

**#6 Heartland Drive Ste A**

**Bloomington, IL 61704**

**Lic. 471.022775**



**Auctioneer & Designated MB**  
**David Klein**

**800-532-5263**

**dklein@firstmid.com**

**#6 Heartland Drive Ste A**

**Bloomington, IL 61704**

**Lic. 441.001928**

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

# Arlene Wolf Estate Farm | Woodford County | Farmland Auction

## General Information

- SELLER:** Arlene Wolf Estate, Gary Wolf, Executor
- Legal Description:** The West Half (1/2) of the Northeast Quarter (1/4) of Section 31 Township 28 North Range 1 East of the Third Principal Meridian, Woodford County, Illinois.
- LOCATION:** 6 miles southwest of Minonk, 1.5 miles west of Benson, 4 miles northeast of Roanoke
- TIME AND PLACE OF AUCTION:** 10:00 AM – December 9<sup>th</sup>, 2025  
Time Online Only Auction with a soft close
- ONLINE BIDDING:** Bid anytime through December 9<sup>th</sup>, 2025, 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:** Steven Mann  
Caughey, Legner, Freehill, Ehrgott & Mann, LLP  
213 Green Street  
Chenoa, IL 61726
- AGENCY:** Craig Thompson, Managing 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.

**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. While the property is being offered with a reserve, we fully anticipate having a successful sale.

# Arlene Wolf Estate | 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> through December 9<sup>th</sup> with a soft close at 10:00 AM. 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 then there will be a soft close.



**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 1:00 PM on December 10<sup>th</sup>, 2025, and the balance due at closing, which shall occur on or before January 9, 2026. All property will be sold "as is, where is", based on real estate tax acres. 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 & POSSESSION:** Seller to retain Landowner's share of 2025 rents, crop sales and payment payment proceeds. The 2025 lease has been terminated upon the completion of the 2025 harvest. 2026 farm lease rights are open.

**BUILDINGS:** The farm possesses an old wooden crib along County Road 1800 North.

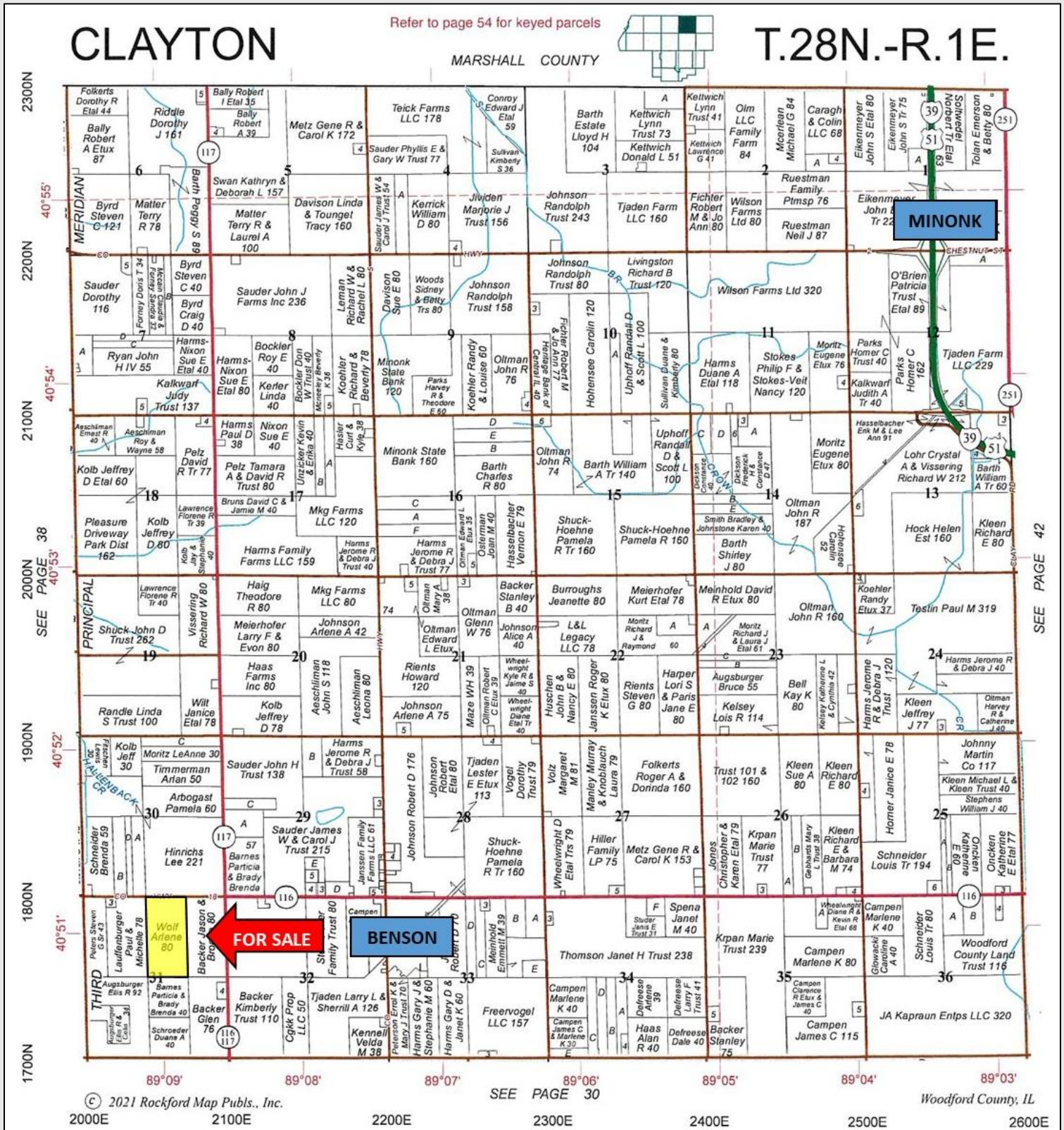
**MINERAL RIGHTS:** The owner's remaining interest, if any, will be conveyed with the land.

**REAL ESTATE TAXES:** The 2025 Real Estate Taxes payable in 2026 shall be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. The 2026 real estate taxes payable in 2027 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.





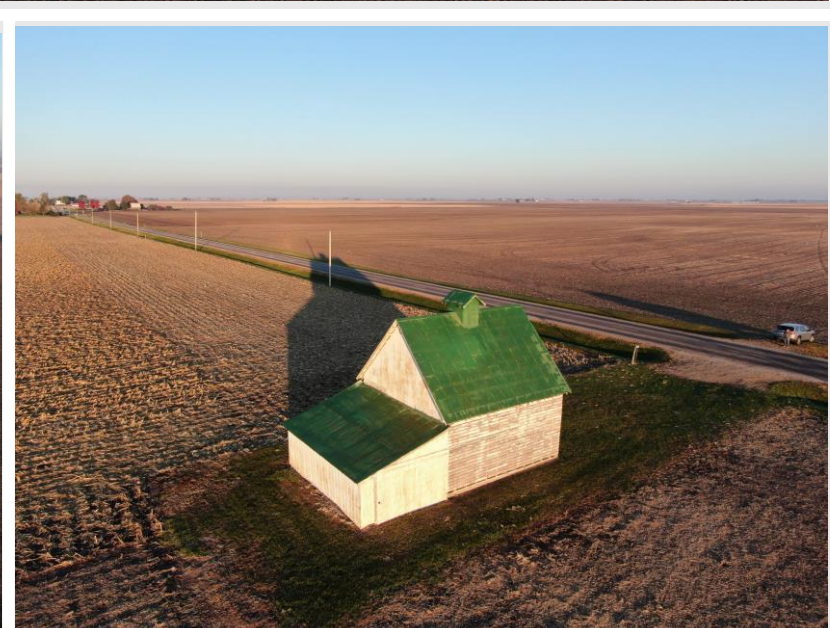
# Arlene Wolf Estate Farm | Woodford County | Farmland Auction Area Map



*Reprinted with permission from Rockford Map Publishing, Inc.*



**Arlene Wolf Estate Farm | Woodford County | Farmland Auction  
Photographs**



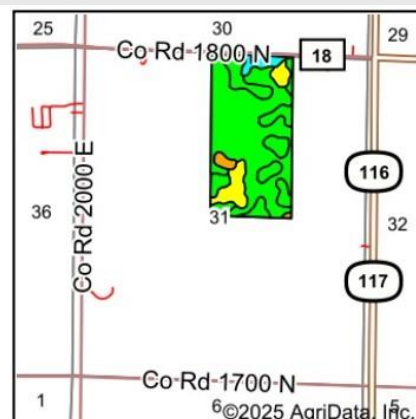
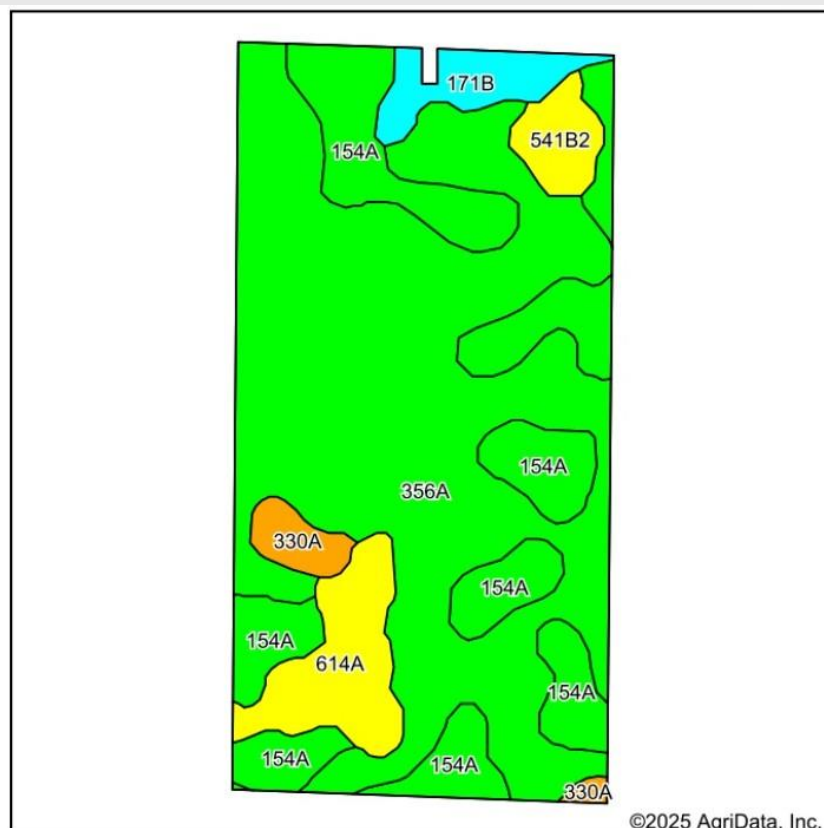


**Arlene Wolf Estate Farm | Woodford County | Farmland Auction**  
**Aerial Map**



# Arlene Wolf Estate Farm | Woodford County | Farmland Auction

## Soils Map



State: Illinois  
County: Woodford  
Location: 31-28N-1E  
Township: Clayton

**First Mid**  
AG SERVICES

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



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
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	46.97	59.0%		Poorly drained	**195	**63	**66	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	20.09	25.3%		Somewhat poorly drained	194	63	77	144
**614A	Chenoa silty clay loam, 0 to 2 percent slopes	5.45	6.9%		Somewhat poorly drained	**172	**56	**67	**128
**171B	Cattlin silt loam, 2 to 5 percent slopes	2.99	3.8%		Moderately well drained	**185	**58	**72	**137
**541B2	Graymont silt loam, 2 to 5 percent slopes, eroded	2.19	2.8%		Moderately well drained	**172	**54	**67	**126
**330A	Peotone silty clay loam, 0 to 2 percent slopes	1.71	2.2%		Very poorly drained	**164	**55	**61	**123
Weighted Average						191.5	61.9	69	141.7

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, 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

80.0 Real Estate Tax Acres

141.7 Average Soil PI

# Arlene Wolf Estate Farm | Woodford County | Farmland Auction

## Additional Information

### FSA Information

FSA #	150
TRACT #	499
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Determination Incomplete
FSA FARMLAND ACRES	79.40
DCP CROPLAND ACRES	79.40
CORN BASE ACRES	39.50
PLC YIELD CORN	194
SOYBEAN BASE ACRES	39.50
PLC YIELD SOYBEANS	55
CORN PROGRAM ELECTION	PLC
SOYBEAN PROGRAM ELECTION	ARC County

Source: Woodford Co, Illinois USDA FSA Office.

### Soil Tests

Test Date	Tested Acres	P #/a	K #/a	pH
10/25/2024	39.71 East Side	62	314	6.6
10/25/2024	39.89 West Side	52	326	6.6

25 Ton Limestone was applied Fall 2024 after the above soil test was taken

### Yields

Year	Corn	Soybean
2025	225	81
2024	247	81
2023	243	76
2022	258	77
2021	232	75
AVG	241	78

### Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2024 Tax Rate	2024 Taxes Paid 2025
05-31-200-001	80.0	\$66,894	7.4851%	\$5,007.08

**Physical Address:** 2057 County Road 1800 North Washburn, IL 61570 **Latitude:** 40.852058 **Longitude:** -89.149680