

# The Schuldt Trusts Farm



**159.32 +/- Acres | Offered in 1 Tract  
Ford County | Brenton Township**

**Broker | Michael Bernhard**  
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License # 475.187015



**Des. Managing Broker & Auctioneer  
David Klein**  
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dklein@firstmid.com  
#6 Heartland Drive Ste A  
Bloomington, IL 61704  
License # 471.000414  
License # 441.001928

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

## Terms & Conditions

- SALE METHOD:** The Schuldt Trusts Farm is listed at \$12,600.00 per acre on 159.32 +/- acres subject to final survey, or \$1,500,282 USD. The farm contains 2 tracts, but offered as 1 unit.
- CONTRACT:** Buyer will enter into a contract with 10% down and balance due at closing within 30 days.
- POSSESSION:** Existing cash rent lease has been terminated, and lease is open for the 2027 crop year. Seller will retain landowners share of 2026 rent, crop sales and government payment proceeds and Seller will be responsible for 2026 landowners share of crop expenses.
- REIMBURSEMENTS:** No reimbursements are due to the farm tenant for the 2026 crop year.
- TITLE:** Owner's title policy in the amount of the sale price will be furnished to Buyer following closing. Buyer must pay for any mortgage or loan title policy requested by Buyer at Buyer's expense. Title policy will be issued subject to (a) standard exceptions; (b) lien of current taxes and special assessments; (c) easements, covenants, and restrictions of record; (d) rights of the public, the State of Illinois, to the part of the land, if any, taken, used or dedicated for roads, streets, alleys, or highways; (e) rights of way for drainage ditches, feeders, lateral and underground pipe or tile, if any; and (f) oil, gas, or other mineral leases and rights thereunder pertaining to any mineral estate excepted, reserved or retained by Sellers or others.
- LEASE:** Farmland is leased for 2026. There is open tenancy for the 2027. Buyers and prospective tenants will have the ability to access the property after harvest is completed, subject to the current lease.
- CRP:** Farm contains 28.71 acres of CRP along both sides of the creek. Payments total \$10,191 or \$300 per acre. Contract expires 9/30/2035. Contact broker for additional details.
- BUILDINGS:** A ~3,500 bushel grain bin is on the farm. Access to the bin is off of State Route 115.
- MINERAL RIGHTS:** The owner's remaining interest, if any, will be conveyed with the land.
- SURVEY:** Tract 1 survey has been ordered, and Tract 2 has been surveyed.
- REAL ESTATE TAXES:** 2025 real estate taxes payable in 2026 have been paid by Seller. The 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. 2027 and all future real estate taxes are the responsibility of the Buyer.



# Schuldts Trusts Farm | Ford County

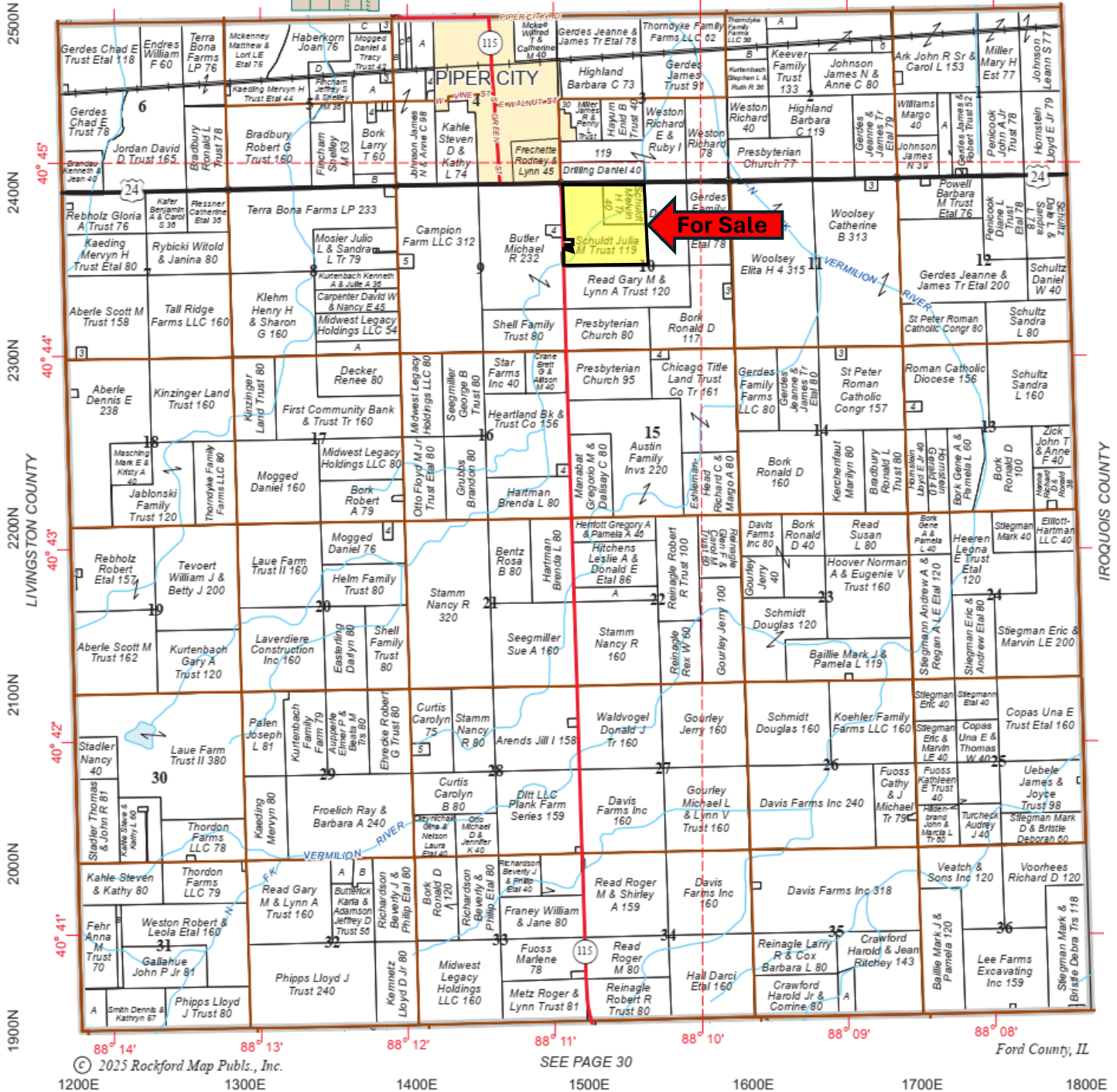
## Area Map 159.32 +/- acres

### BRENTON

### T.26N.-R.9E.

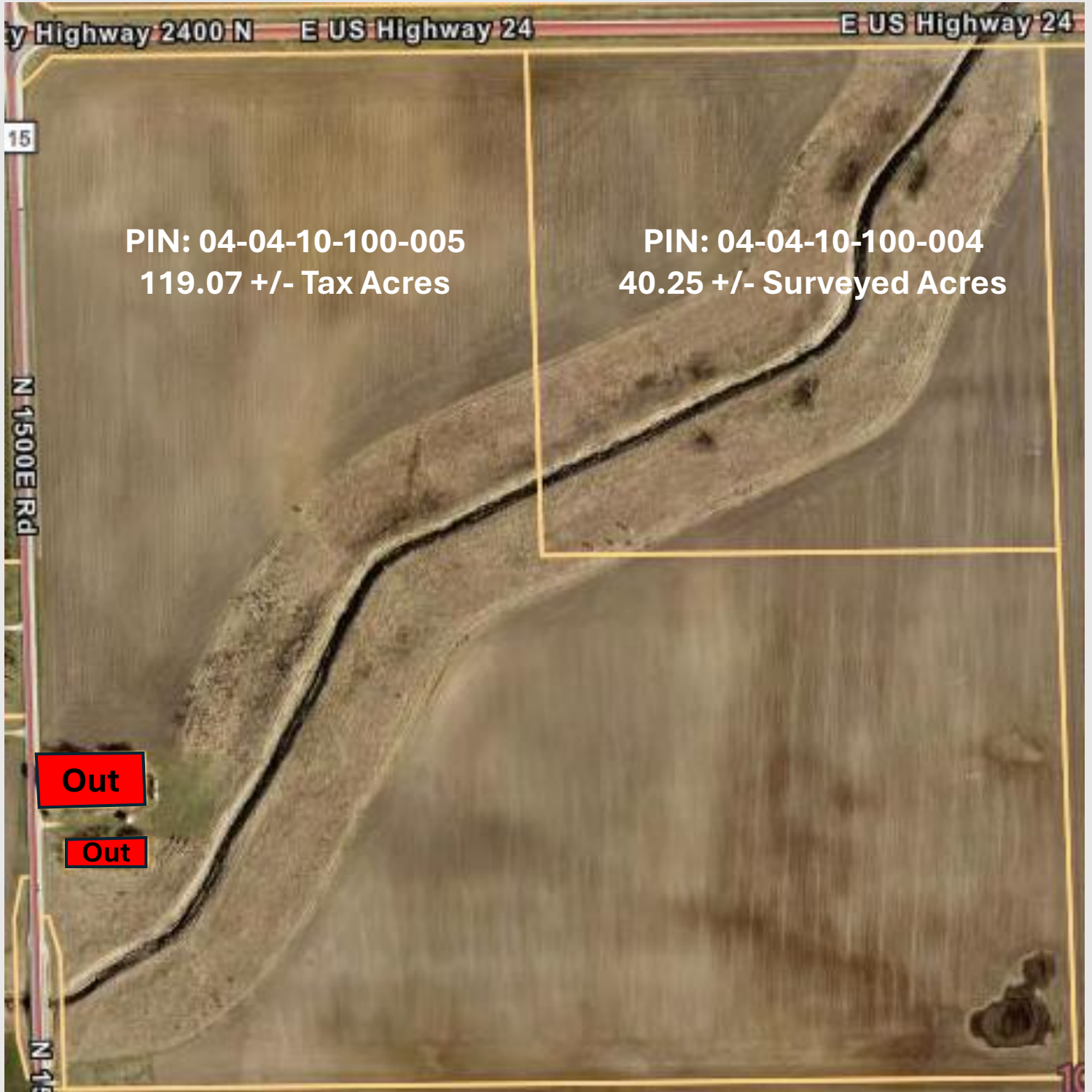
SEE PAGE 34

Refer to page 43 for keyed parcels



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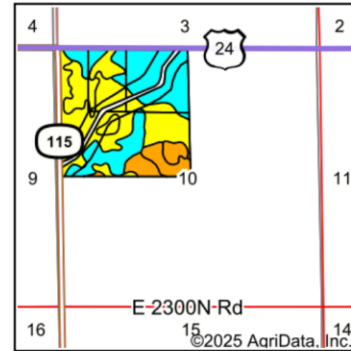
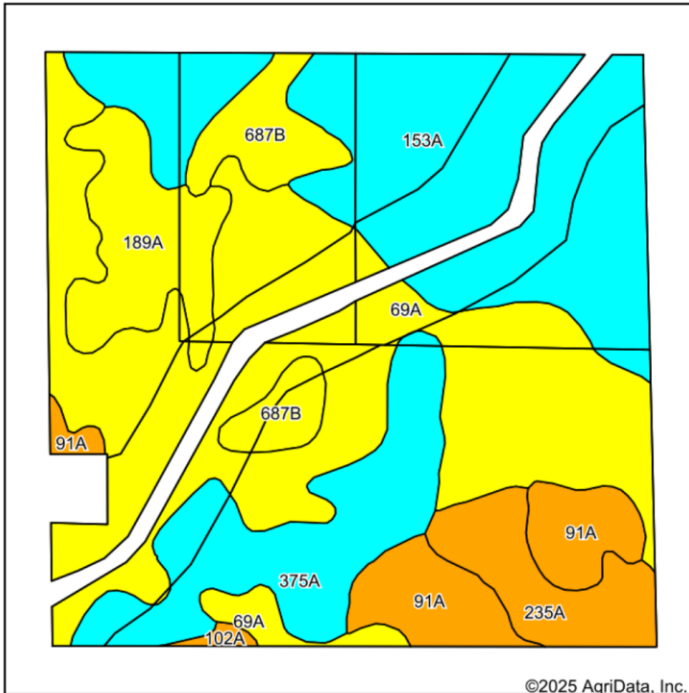
Schuldt Trusts Farm | Ford County  
Ford County GIS Map | 159.32 +/- acres



# Schuldt Trusts Farm | Ford County

## Soil Map

### Soils Map



State: **Illinois**  
 County: **Ford**  
 Location: **10-26N-9E**  
 Township: **Brenton**  
 Acres: **147.82**  
 Date: **12/3/2025**

**First Mid**  
 AG SERVICES

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL053, 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 |
|-------------------------|--|-------|------------------|-------------------------------------|-------------------------|--------------|---------------|-------------|--|
| **69A                   | Milford silty clay loam, 0 to 2 percent slopes               | 53.50 | 36.2%            |                                     | Poorly drained          | **171        | **57          | **68        | **128  |
| **153A                  | Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes | 39.17 | 26.5%            |                                     | Poorly drained          | **178        | **59          | **68        | **132  |
| **375A                  | Rutland silty clay loam, 0 to 2 percent slopes               | 17.67 | 12.0%            |                                     | Somewhat poorly drained | **178        | **57          | **70        | **132  |
| 189A                    | Martinton silt loam, 0 to 2 percent slopes                   | 10.65 | 7.2%             |                                     | Somewhat poorly drained | 173          | 57            | 70          | 130  |
| **91A                   | Swygart silty clay loam, 0 to 2 percent slopes               | 10.52 | 7.1%             |                                     | Somewhat poorly drained | **158        | **52          | **63        | **118  |
| **235A                  | Bryce silty clay, 0 to 2 percent slopes                      | 7.91  | 5.4%             |                                     | Poorly drained          | **161        | **54          | **63        | **120  |
| **687B                  | Penfield loam, 2 to 5 percent slopes                         | 7.90  | 5.3%             |                                     | Well drained            | **171        | **56          | **70        | **129  |
| **102A                  | La Hogue loam, 0 to 2 percent slopes                         | 0.50  | 0.3%             |                                     | Somewhat poorly drained | **162        | **52          | **71        | **121  |
| <b>Weighted Average</b> |  |       |                  |                                     |                         | <b>172.3</b> | <b>56.9</b>   | <b>67.9</b> | <b>128.6</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.

149.54 Cropland Acres

128.6 Average Soil PI

### Real Estate Tax Information

| Tract # 1        | Tax Acres | Total Assessment | 2024 Taxes Paid 2025 |
|------------------|-----------|------------------|----------------------|
| 04-04-10-100-005 | 119.07    | \$54,900         | \$4,853.64           |

Tri- Point School 6J, Ford County, Parkland College 505, Brenton Twp Road & Bridge, Brenton Township, Piper City Fire District, Piper City Library District, Multi Twp Asmt Dist 1  
 Farmland \$54,700. Building \$200. Tax Rate 8.156380

### FSA Information- Tract 1

|                              |  |
|------------------------------|--|
| FSA #                        | 5210   |
| TRACT #                      | 9381   |
| HEL (Highly Erodible) STATUS | HEL field on tract.<br>Conservation system being actively applied. |
| WETLAND STATUS               | Wetlands determination not complete.                               |
| FSA FARMLAND ACRES           | 118.72   |
| DCP CROPLAND ACRES           | 113.13   |
| CRP ACRES                    | 17.69  |
| CORN BASE ACRES              | 57.60  |
| PLC YIELD CORN               | 155  |
| SOYBEAN BASE ACRES           | 36.60  |
| PLC YIELD SOYBEANS           | 51   |
| CORN PROGRAM ELECTION        | ARC County   |
| SOYBEAN PROGRAM ELECTION     | ARC County   |

### Soil Fertility Tests- South Field Tracts 1 & 2 Combined

| Test Date    | Tested Acres | # of Samples | P #/a | K #/a | pH  |
|--------------|--------------|--------------|-------|-------|-----|
| October 2025 | 63.96        | 19           | 115.2 | 437.7 | 5.5 |

Samples taken by: Heritage FS

### Farm Location

Physical Address: 2354 IL-115 Piper City, IL 60959  
 Latitude: 40.742858 Longitude -88.182228

### Real Estate Tax Information

| Tract # 1        | Tax Acres | Total Assessment | 2024 Taxes Paid 2025 |
|------------------|-----------|------------------|----------------------|
| 04-04-10-100-004 | 40.00     | \$12,430         | \$1,138.88           |

Tri- Point School 6J, Ford County, Parkland College 505, Brenton Twp Road & Bridge, Brenton Township, Piper City Fire District, Piper City Library District, Multi Twp Asmt Dist 1  
Farmland \$12,430. Tax Rate 8.156380

### FSA Information- Tract 2

|                              |  |
|------------------------------|--|
| FSA #                        | 5209   |
| TRACT #                      | 8306   |
| HEL (Highly Erodible) STATUS | HEL field on tract.<br>Conservation system being actively applied. |
| WETLAND STATUS               | Wetlands determination not complete.                               |
| FSA FARMLAND ACRES           | 37.32  |
| DCP CROPLAND ACRES           | 36.41  |
| CRP ACRES                    | 16.28  |
| CORN BASE ACRES              | 11.80  |
| PLC YIELD CORN               | 155  |
| SOYBEAN BASE ACRES           | 6.40   |
| PLC YIELD SOYBEANS           | 51   |
| CORN PROGRAM ELECTION        | ARC County   |
| SOYBEAN PROGRAM ELECTION     | ARC County   |

### Soil Fertility Tests- South Field Tracts 1 & 2 Combined

| Test Date    | Tested Acres | # of Samples | P #/a | K #/a | pH  |
|--------------|--------------|--------------|-------|-------|-----|
| October 2025 | 63.96        | 19           | 115.2 | 437.7 | 5.5 |

Samples taken by: Heritage FS

### Farm Location

Physical Address: 1517 US- 24 Piper City, IL 60959  
Latitude: 40.748280 Longitude -88.172996

# Schuldt Trusts Farm | Ford County

## FSA Tract Map | Tract 1

USDA Ford County, Illinois



**Common Land Unit**  
 □ Cropland    □ Non-cropland    □ CRP

2025 Crop Year

Farm 5210  
 Tract 9381

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions



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).

# Schuldt Trusts Farm | Ford County

## FSA Tract Map | Tract 2

USDA Ford County, Illinois



### Common Land Unit

Cropland
  Non-cropland
  CRP

2025 Crop Year

Farm 5209  
Tract 8306

### Wetland Determination Identifiers

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



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# Schuldt Trusts Farm | Ford County Property Photos



**Aerial view of the farm**



**3,500 bushel grain bin**



**Looking west along US 24**

# Schuldt Trusts Farm | Ford County

## Legal Descriptions

**Tract 1:** South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10 excepting 1809' S of the NW corner E 288', S 125' W 288' S 90' E 84' E 204' N 60' W 84' N to POB, Township 26 N, Range 9 E of the 3rd Principal Meridian, Ford County, Illinois containing 119.07 acres more or less

**Tract 2:** : Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 26 N, Range 9 E of the 3<sup>rd</sup> Principal Meridian, Ford County, Illinois containing 40 acres more or less



ILLINOIS REALTORS®
NOTICE OF NO AGENCY RELATIONSHIP



Name of Licensee: Michael Bernhard

Name of Sponsoring Brokerage Company: First Mid Wealth Management Company dba First Mid Ag Services

Property Address: 1517 US- 24 Piper City, IL 60959

NOTICE OF NO AGENCY RELATIONSHIP
( Check here if you represent either seller or buyer)

Thank you for giving Licensee the opportunity to (Insert description of work, i.e. showing property of a FSBO)

Provide information on 159.32 +/- acre listing: Schuldts Trusts Farm

in regard to the above mentioned property.

Licensee's Sponsoring Broker has previously entered into an agreement with a client to provide certain real estate brokerage services through Licensee who acts as that client's designated agent. As a result, Licensee will not be acting as your agent.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Michael Bernhard
Licensee's Signature

Date 6/12/26

Form with fields for Print Customer's Name (OPTIONAL) and Customer Signature (OPTIONAL) with Date lines.