

SCHMID AUCTION

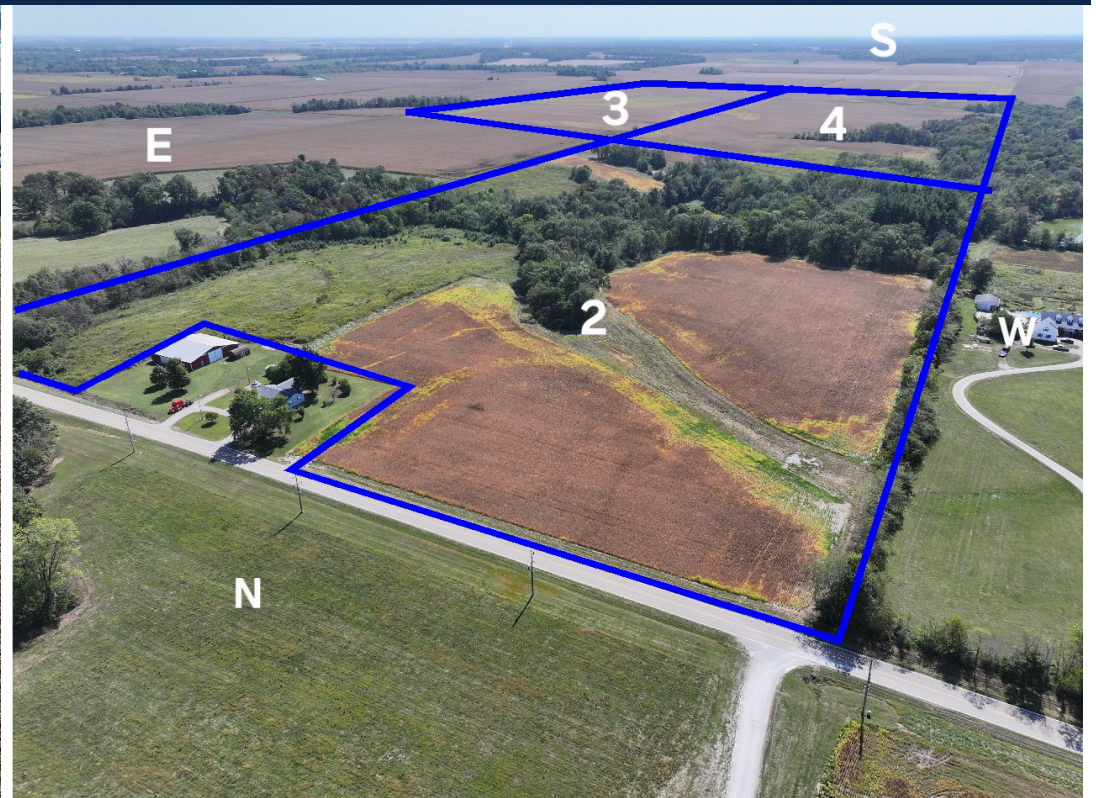
IL Auction Firm License No.: 444.000399
909 E Main St., Teutopolis, IL 62467



298.96+/- ACRE LAND AUCTION

Online-only Absolute (No Reserve) Auction
Fayette & Marion Counties, Illinois

Starts to Close on Monday, November 10, 2025 • 5:00 P.M.



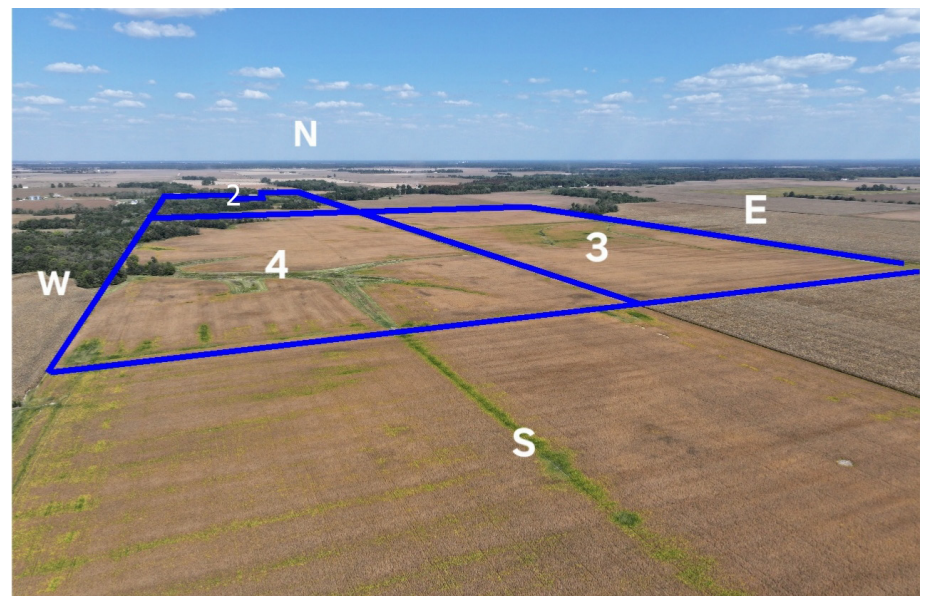
Tract 1- Acres: 42+/- (40.63+/- tillable). Located in Section 31, LaClede Township, Fayette County, IL

Tract 2- Acres: 78.3+/- (42.61+/- tillable). Of the total tillable acreage, 22.48+/- acres are currently farmed and 20.13+/- acres are in a CRP, though the 20.13+/- acres are farmable. Remaining acres (non-tillable) are mostly wooded areas with large trees and a ½ acre pond with slate rock on the banks. Excellent Whitetail Deer & Wild Turkey Hunting Land. Located in Section 35, LaClede Township, Fayette County, IL

*An agricultural easement will be granted to farm the south part of Tract 2

Tract 3- Acres: 89.33+/- (89.33+/- tillable). Located in Section 2, Meacham Township, Marion County, IL. Tract has legal access down a private lane.

Tract 4- Acres 89.33+/- (77.35.09+/- tillable; 7.21 wooded hunting land with large trees). Excellent Whitetail Deer & Wild Turkey Hunting Land. Located in Section 2, Meacham Township, Marion County, IL. Tract has legal access down a private lane.



Seller: Juanita Sigrist Estate and Albert Sigrist Testamentary Trust

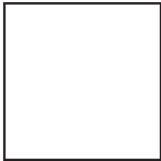
*Attorney: Dale Wolff, McDevitt Osteen Chojnicki & Deters, LLC
127 W Jefferson Ave, Effingham, IL 62401 • (217) 342-8060*



Auction Terms & Conditions

All of the Seller's mineral, oil, and gas rights, if any, will transfer without warranty of title or title evidence. This is an absolute auction: Property sells with no reserve. Bidding is by the acre. Final purchase price will equal the high bid multiplied by the total acres for each tract. Purchase agreements will reflect the total tract price (not per-acre price). Bidding is by the acre in \$25.00 increments. Any bid placed on Tracts 1 within the final 2 minutes will extend bidding on Only Tract 1 by 2 minutes. Any bid placed on Tracts 2, 3 and 4 within the final 2 minutes will extend bidding on all 3 tracts, 2, 3 and 4 by 2 minutes. 10% of the total purchase price is due on auction day. The remaining balance is due at closing, approximately 40 days following the auction. Down payment is held in escrow with the title company. Successful bidders must sign purchase agreements on Tuesday Nov 11th or Wednesday Nov 12th. (in person or via DocuSign). Current farm tenant retains rights to 2025 crop. New owners gain possession at closing if harvest is complete, or upon completion of harvest if crops remain in the field. Real estate sells "As Is." Buyers are encouraged to conduct independent inspections and due diligence. Maps, brochures, and field markers are approximate and for guidance only. Auction day announcements take precedence over printed materials. Schmid Auction is not responsible for accidents.

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