PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

SEALED BID OFFERING

3,776

ACRES M/L

MIDWEST FARMLAND

OFFERED IN 28 TRACTS ACROSS
ILLINOIS, INDIANA, & OHIO

BIDS DUE THURSDAY, OCTOBER 15, 2026 AT 4:00 PM (CT)



Midwest FARMLAND Offering

MidwestFarmlandOffering.com

BRYAN BERGDALE
712.251.8588 | IN LIC RB23002174
Bryan@PeoplesCompany.com

ERIC SARFF
309.612.9316 | IL LIC 471020806
Eric.Sarff@PeoplesCompany.com

STEVE BRUERE
515.222.1347 | OH LIC REC.2022000505
Steve@PeoplesCompany.com

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EXECUTIVE SUMMARY

Peoples Company is pleased to present an exceptional portfolio of approximately 3,776 total acres of highly productive farmland located throughout the Eastern Corn Belt in Illinois, Indiana, and Ohio. Offered through a sealed bid process in 28 individual tracts, this multi-state offering spans seven counties and provides buyers the flexibility to acquire individual farms, multiple tracts, or assemble a significant regional land position. The portfolio includes farms located in Macoupin and Morgan Counties, Illinois; Allen County, Indiana; and Hancock, Henry, Van Wert, and Wood Counties, Ohio.

Representing a diverse collection of high-quality agricultural assets, the portfolio consists primarily of productive row crop farms that have been professionally managed under consistent ownership for many years. Many of the farms have been improved with tile drainage and feature productive soils that have supported long-term agricultural productivity with proven yield history. The farms have been operated by established local farm tenants with a proven history of sound farming practices and responsible land stewardship, reflecting the ownership's commitment to preserving the long-term quality of these assets.

Ownership has maintained a disciplined approach to farm management and recordkeeping throughout the portfolio, providing buyers with a well-documented offering supported by historical production information, tile maps, farm management records, and other due diligence materials. Combined with the scale, geographic diversity, and overall quality of the assets, this portfolio represents an outstanding opportunity to acquire professionally managed farmland across some of the Midwest's most productive agricultural regions.

BRYAN BERGDALE
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Bryan@PeoplesCompany.com

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309.612.9316 | IL LIC 471020806
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515.222.1347 | OH LIC REC.2022000505
Steve@PeoplesCompany.com



CLUSTER ONE

MORGAN & MACOUPIN COUNTIES
ILLINOIS

1,928.64 Acres M/L

Tract 1 | 80 Acres M/L
Tract 2 | 78.41 Acres M/L
Tract 3 | 80 Acres M/L
Tract 4 | 375 Acres M/L
Tract 5 | 90 Acres M/L
Tract 6 | 65 Acres M/L
Tract 7 | 260.81 Acres M/L
Tract 8 | 205.08 Acres M/L
Tract 9 | 160 Acres M/L
Tract 10 | 134.48 Acres M/L
Tract 11 | 239.86 Acres M/L
Tract 12 | 160 Acres M/L

CLUSTER TWO

ALLEN COUNTY, INDIANA &
VAN WERT COUNTY, OHIO

599.04 Acres M/L

Tract 13 | 95.56 Acres M/L
Tract 14 | 183.48 Acres M/L
Tract 15 | 151 Acres M/L
Tract 16 | 89 Acres M/L
Tract 17 | 80 Acres M/L

CLUSTER THREE

WOOD, HENRY & HANCOCK COUNTIES
OHIO

1,248.54 Acres M/L

Tract 18 | 59.59 Acres M/L
Tract 19 | 71.16 Acres M/L
Tract 20 | 78 Acres M/L
Tract 21 | 158.80 Acres M/L
Tract 22 | 78.83 Acres M/L
Tract 23 | 188.96 Acres M/L
Tract 24 | 104 Acres M/L
Tract 25 | 162.62 Acres M/L
Tract 26 | 128.48 Acres M/L
Tract 27 | 99.32 Acres M/L
Tract 28 | 119.08 Acres M/L

PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

NAA Auctioneer

Yield maps and tile maps are available, contact agents for details.

MidwestFarmlandOffering.com

TRACTS 1-12 | 1,928.64 ACRES M/L

MORGAN & MACOUPIN COUNTIES, ILLINOIS

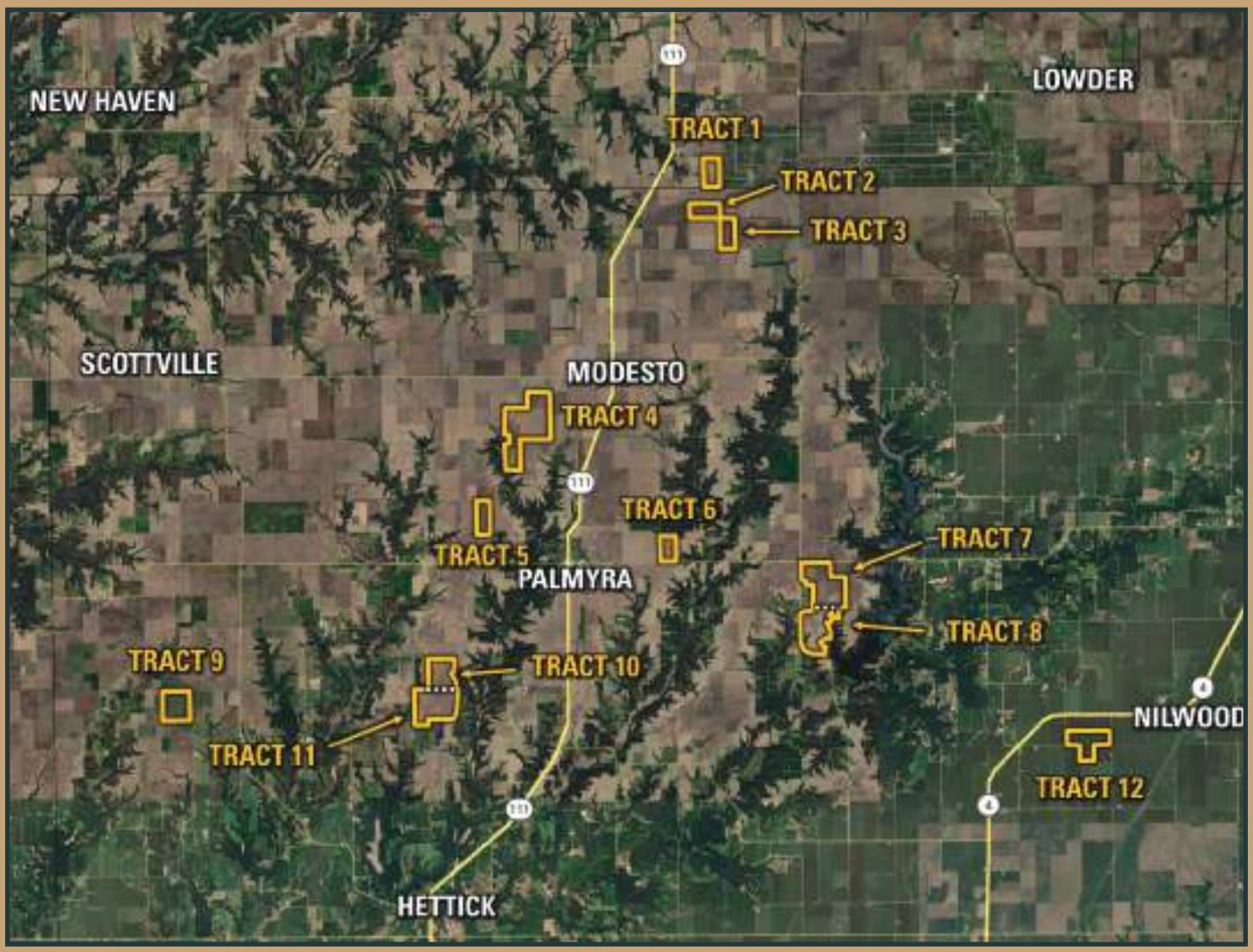
CLUSTER ONE

SEALED BID OFFERING

BIDS DUE THURSDAY, OCTOBER 15, 2026 AT 4:00 PM (CT)

The Illinois offering consists of approximately 1,928.64 acres m/l across twelve tracts located throughout Morgan and Macoupin Counties. The farms have been professionally managed and feature a high percentage of tillable acres, productive soils, and tile drainage improvements throughout much of the offering. Situated throughout the agricultural corridor between Springfield and the St. Louis metropolitan area, the properties offer convenient access to numerous grain elevators, ethanol facilities, and agricultural service providers. A wide range of tract sizes provides opportunities for neighboring operators, investors, and buyers seeking to expand or diversify their land holdings in this productive agricultural region.

Yield maps and tile maps are available, contact agents for details.





MidwestFarmlandOffering.com











BRYAN BERGDALE

712.251.8588 | IL LIC 475182830
Bryan@PeoplesCompany.com

ERIC SARFF

309.612.9316 | IL LIC 471020806
Eric.Sarff@PeoplesCompany.com

STEVE BRUERE

515.222.1347 | IL LIC 475173929
Steve@PeoplesCompany.com

TRACT 1: 80 ACRES M/L

BRIEF LEGAL DESCRIPTION
W1/2 SE1/4 of 35-13N-8W
ESTIMATED ANNUAL TAXES $3,650.00

Tract 1 totals 80.00 acres m/l and consists of approximately 78.51 FSA cropland acres m/l. Primary soil types include Virden silty clay loam and Muscatune silt loam. This farm has been pattern tiled, and tile maps are available. Located on the south side of Rohrer Road, this tract is situated in Section 35 of Waverly No. 1 Township, Morgan County, Illinois.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
50A	Virden silty clay loam	65.52	83.45%		137
51B	Muscatune silt loam	7.73	9.85%		144
43A	Ipava silt loam	5.26	6.70%		142
				Average	**138.0**



TRACT 2: 78.41 ACRES M/L

BRIEF LEGAL DESCRIPTION
SE1/4 NW1/4 & SW1/4 NE1/4 of 2-12N-8W
ESTIMATED ANNUAL TAXES $3,481.74

Tract 2 totals 78.41 acres m/l and consists of approximately 79.39 FSA cropland acres m/l. Primary soil types include Virden silty clay loam and Ipava silt loam. Tile drainage improvements are present on portions of the farm. Located on the east side of Bobs Road, this tract is situated in Section 2 of North Palmyra Township, Macoupin County, Illinois.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
50A	Virden silty clay loam	49.30	62.10%		137
43A	Ipava silt loam	30.09	37.90%		142
				Average	**138.9**



TRACT 3: 80 ACRES M/L

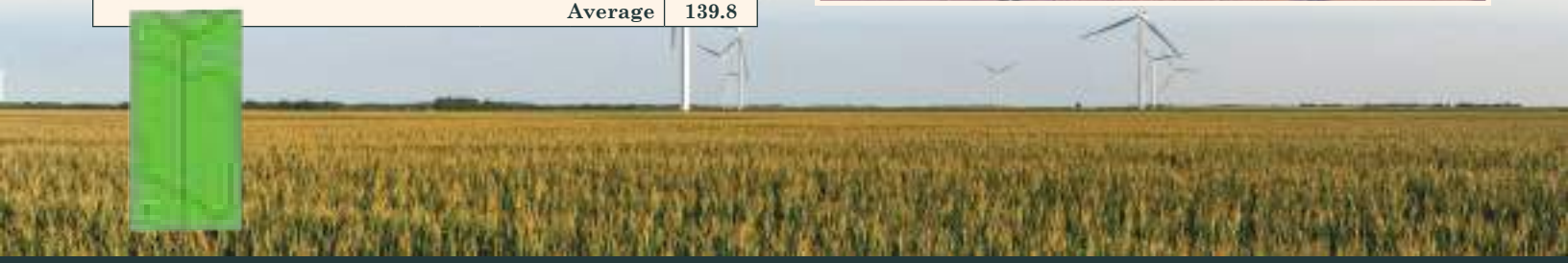
BRIEF LEGAL DESCRIPTION
E1/2 SE1/4 of 2-12N-8W
ESTIMATED ANNUAL TAXES $3,768.36

Tract 3 totals 80.00 acres m/l and consists of approximately 79.54 FSA cropland acres m/l. Primary soil types include Virden silty clay loam and Ipava silt loam. This farm has been pattern tiled, and tile maps are available. Located on the north side of Ruthland Road, this tract is situated in Section 2 of North Palmyra Township, Macoupin County, Illinois.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
43A	Ipava silt loam	45.24	56.88%		142
50A	Virden silty clay loam	34.30	43.12%		137
				Average	**139.8**



TRACT 4: 375 ACRES M/L

BRIEF LEGAL DESCRIPTION
E3/4 S1/2 NE1/4, SE1/4 & E1/2 SW1/4 of 20-12N-8W & E1/2 NW1/4 of 29-12N-8W

Tract 4 totals 375.00 acres m/l and consists of approximately 357.93 FSA cropland acres m/l. Primary soil types include Virden silty clay loam and Ipava silt loam. This farm has been partially tiled, and tile maps are available. Located on the east side of Fairview Farm Road, this tract is situated in Sections 20 and 29 of North Palmyra Township, Macoupin County, Illinois.

ESTIMATED ANNUAL TAXES $14,558.00



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
43A	Ipava silt loam	228.3	63.78%		142
50A	Virden silty clay loam	73.03	20.40%		137
257A	Clarksdale silt loam	16.07	4.49%		128
259C2	Assumption silt loam	15.70	4.39%		110
279A	Rozetta silt loam	14.17	3.96%		120
119C2	Elco silt loam	3.72	1.04%		104
16A	Rushville silt loam	3.69	1.03%		109
119B2	Elco silt loam	1.66	0.46%		106
				Average	**137.0**

TRACT 5: 90 ACRES M/L

BRIEF LEGAL DESCRIPTION
E1/2 NE1/4 & N1/4 NE1/4 SE1/4 of 31-12N-8W
ESTIMATED ANNUAL TAXES $3,776.54

Tract 5 totals 90.00 acres m/l and consists of approximately 89.76 FSA cropland acres m/l. Primary soil types include Virden silty clay loam and Ipava silt loam. This farm has been pattern tiled, and tile maps are available. Located on the south side of Tickridge Road, this tract is situated in Section 31 of North Palmyra Township, Macoupin County, Illinois.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
43A	Ipava silt loam	59.22	65.98%		142
50A	Virden silty clay loam	30.54	34.02%		137
				Average	**140.3**



TRACT 6: 65 ACRES M/L

BRIEF LEGAL DESCRIPTION
SE1/4 SE1/4 SE1/4 & S1/2 NE1/4 SE1/4 of 34-12N-8W

Tract 6 totals 65.00 acres m/l and consists of approximately 62.39 FSA cropland acres m/l. Primary soil types include Virden silty clay loam and Ipava silt loam. This farm has been pattern tiled, and tile maps are available. Located northeast of the intersection of Emmerson Airline and Terry Park Road, this tract is situated in Section 34 of North Palmyra Township, Macoupin County, Illinois.

ESTIMATED ANNUAL TAXES $2,505.36



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
43A	Ipava silt loam	37.38	59.91%		142
50A	Virden silty clay loam	16.49	26.43%		137
17A	Keomah silt loam	8.10	12.98%		119
6B2	Fishhook silt loam	0.40	0.64%		90
				Average	**137.3**



TRACT 7: 260.81 ACRES M/L

BRIEF LEGAL DESCRIPTION
Pt of NW1/4, SW1/4 NE1/4, NE1/4 SW1/4, NW1/4 SE1/4 of 6-11N-7W

Tract 7 totals 260.81 acres m/l and consists of approximately 250.58 FSA cropland acres m/l. Primary soil types include Virden silty clay loam and Ipava silt loam. Tile drainage improvements are present on portions of the farm, and tile maps are available. Located south of the intersection of Emmerson Airline and Quarton Road, this tract is situated in Section 6 of South Otter Township, Macoupin County, Illinois.

ESTIMATED ANNUAL TAXES $9,573.06



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
43A	Ipava silt loam	146.84	57.99%		142
50A	Virden silty clay loam	58.06	22.93%		137
470B	Keller silt loam	18.26	7.21%		112
897C2	Bunkum-Atlas silt loams	17.77	7.02%		93
17A	Keomah silt loam	11.77	4.65%		119
279B	Rozetta silt loam	0.25	0.10%		117
				Average	**134.1**

TRACT 8: 205.08 ACRES M/L

BRIEF LEGAL DESCRIPTION
Pt of NW1/4 of Section 7-11N-7W, Pt of S1/2 of 6-11N-7W

Tract 8 totals 205.08 acres m/l and consists of approximately 193.98 FSA cropland acres m/l. Primary soil types include Keomah silt loam, Bunkum-Atlas silt loam & Virden silty clay loam. No known tile drainage improvements are present on the farm. Located on the south side of Blooming Grove Road, this tract is situated in Sections 6 and 7 of South Otter Township, Macoupin County, Illinois.

ESTIMATED ANNUAL TAXES $4,786.65



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
17A	Keomah silt loam	77.64	40.03%		119
897C2	Bunkum-Atlas silt loams	25.83	13.32%		93
50A	Virden silty clay loam	23.54	12.14%		137
279A	Rozetta silt loam	16.81	8.67%		120
43A	Ipava silt loam	14.17	7.30%		142
279B	Rozetta silt loam	13.81	7.12%		117
897D2	Bunkum-Atlas silt loams	13.45	6.93%		87
6B2	Fishhook silt loam	5.21	2.69%		90
				Average	**116.0**

TRACT 9: 160 ACRES M/L

BRIEF LEGAL DESCRIPTION
W1/2 NW1/4 of 16-11N-9W, E1/2 NE1/4 of 17-11N-9W

Tract 9 totals 160.00 acres m/l and consists of approximately 160.04 FSA cropland acres m/l. Primary soil types include Virden silty clay loam and Ipava silt loam. Tile drainage improvements are present on portions of the farm, and tile maps are available. Located on the south side of Barr Road, this tract is situated in Sections 16 and 17 of Barr Township, Macoupin County, Illinois.

ESTIMATED ANNUAL TAXES $6,766.94



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
50A	Virden silty clay loam	99.61	62.24%		137
43A	Ipava silt loam	60.43	37.76%		142
				Average	**138.9**



TRACT 10: 134.48 ACRES M/L

BRIEF LEGAL DESCRIPTION
SW1/4 of 7-11N-8W

ESTIMATED ANNUAL TAXES $4,836.28

Tract 10 totals 134.48 acres m/l and consists of approximately 132.72 FSA cropland acres m/l. Primary soil types include Ipava silt loam and Clarksdale silt loam. Tile drainage improvements are present on portions of the farm, and tile maps are available. Located on the south side of Goshen Road, this tract is situated in Section 7 of South Palmyra Township, Macoupin County, Illinois.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
43A	Ipava silt loam	57.93	43.65%		142
257A	Clarksdale silt loam	25.91	19.52%		128
6B2	Fishhook silt loam	21.92	16.51%		90
17A	Keomah silt loam	12.83	9.67%		119
50A	Virden silty clay loam	12.68	9.55%		137
897C2	Bunkum-Atlas silt loams	0.74	0.56%		93
279B	Rozetta silt loam	0.70	0.53%		117
				Average	**127.6**



TRACT 11: 239.86 ACRES M/L

BRIEF LEGAL DESCRIPTION
NW1/4 of 18-11N-8W, E1/2 NE1/4 & N1/2 NE1/4 SE1/4 of 13-11N-9W

Tract 11 totals 239.86 acres m/l and consists of approximately 232.32 FSA cropland acres m/l. Primary soil types include Ipava silt loam and Clarksdale silt loam. This farm has been partially tiled, and tile maps are available. Located on the east side of Boyscout Road, this tract is situated in Section 13 of Barr Township and Section 18 of South Palmyra Township, Macoupin County, Illinois.

ESTIMATED ANNUAL TAXES $7,708.46



Tillable Soils Map

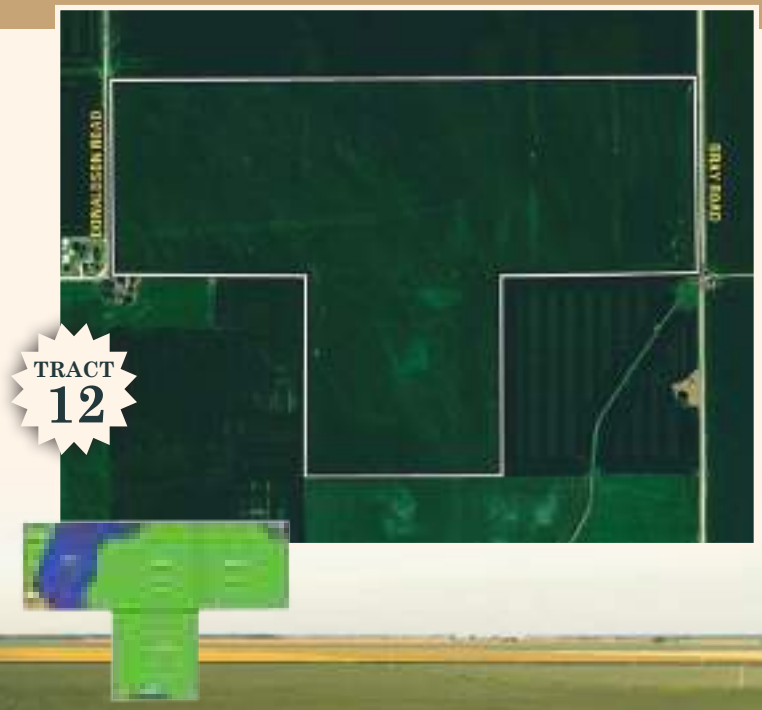
Code	Soil Description	Acres	% of field	Legend	PI
43A	Ipava silt loam	63.05	27.14%		142
50A	Virden silty clay loam	41.14	17.71%		137
17A	Keomah silt loam	25.41	10.94%		119
257A	Clarksdale silt loam	20.60	8.87%		128
279A	Rozetta silt loam	19.34	8.33%		120
897C2	Bunkum-Atlas silt loams	18.58	8.00%		93
279B	Rozetta silt loam	12.85	5.53%		117
119B2	Elco silt loam	11.77	5.07%		106
				Average	**124.2**

TRACT 12: 160 ACRES M/L

BRIEF LEGAL DESCRIPTION
S1/2 SE1/4 & SE1/4 SW1/4 of 14-11N-7W, NW1/4 NE1/4 of 23-11N-7W

Tract 12 totals 160.00 acres m/l and consists of approximately 159.17 FSA cropland acres m/l. Primary soil types include Virden silty clay loam & Herrick silt loam. Approximately 80 acres of the property are improved with pattern tile drainage, and tile maps are available. Located on the east side of Donaldson Road, this tract is situated in Sections 14 and 23 of South Otter Township, Macoupin County, Illinois.

ESTIMATED ANNUAL TAXES $7,770.16



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	PI
50A	Virden silty clay loam	129.0	81.05%		137
46A	Herrick silt loam	27.64	17.37%		133
112A	Cowden silt loam	2.53	1.59%		117
				Average	**136.0**

TRACTS 13-17 | 599.04 ACRES M/L

ALLEN COUNTY, INDIANA & VAN WERT COUNTY, OHIO

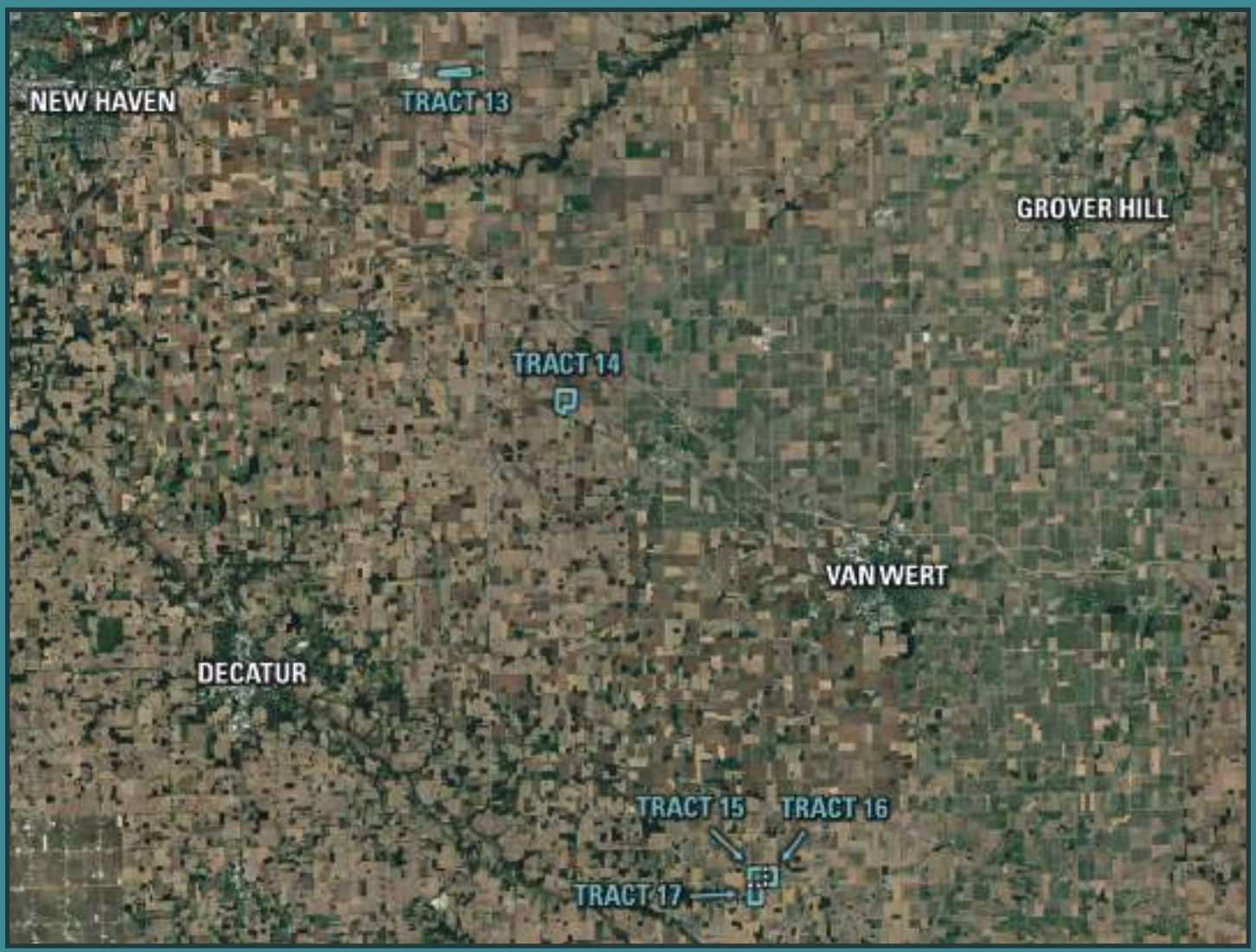
CLUSTER TWO

SEALED BID OFFERING

BIDS DUE THURSDAY, OCTOBER 15, 2026 AT 4:00 PM (CT)

Located along the Indiana and Ohio state line, this offering consists of approximately 599.04 acres m/l across five tracts in Allen County, Indiana, and Van Wert County, Ohio. The farms have been professionally managed and feature a high percentage of tillable acres, productive soils, and extensive tile drainage improvements across the majority of the offering. Situated just west of Fort Wayne with convenient access to U.S. Highway 30 and Interstate 69, the properties benefit from strong regional grain markets, agricultural infrastructure, and numerous grain handling facilities. The variety of tract sizes provides opportunities for neighboring operators, investors, and buyers seeking to expand their farming operations.

Yield maps and tile maps are available, contact agents for details.





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BRYAN BERGDALE

712.251.8588 | IN LIC RB23002174
Bryan@PeoplesCompany.com

ERIC SARFF

309.612.9316 | IL LIC 471020806
Eric.Sarff@PeoplesCompany.com

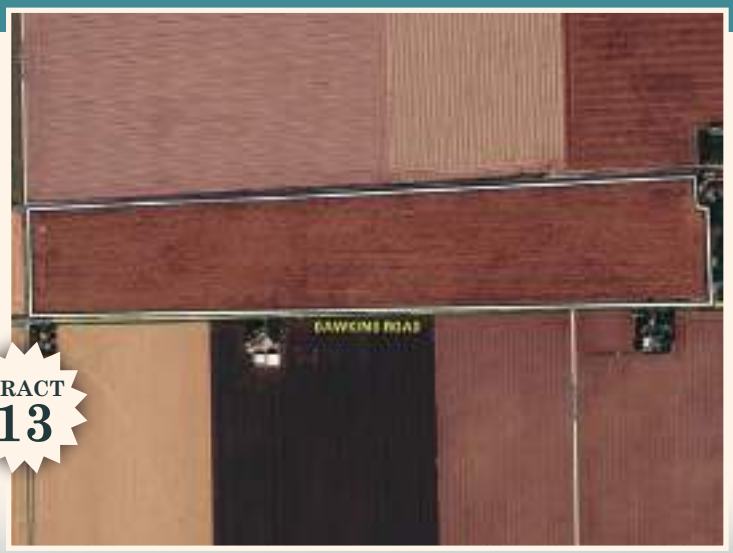
STEVE BRUERE

515.222.1347 | OH LIC REC.2022000505
Steve@PeoplesCompany.com

TRACT 13: 95.56 ACRES M/L

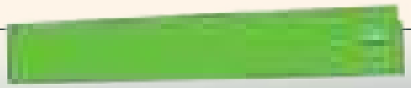
BRIEF LEGAL DESCRIPTION
Pt of the N1/2 of 10-30N-15E
ESTIMATED ANNUAL TAXES $2,868.22

Tract 13 totals 95.56 acres m/l and consists of approximately 94.27 FSA cropland acres m/l. Primary soil types include Hoytville silty clay. This farm has been pattern tiled, and tile maps are available. Located north of Dawkins Road, this tract is situated in Section 10 of Jackson Township, Allen County, Indiana.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HtA	Hoytville silty clay	89.04	100%		64
				Average	**64.0**



TRACT 14: 183.48 ACRES M/L

BRIEF LEGAL DESCRIPTION
Pt of the NW1/4 & Pt of the NW1/4 SW1/4 of 21-1S-1E

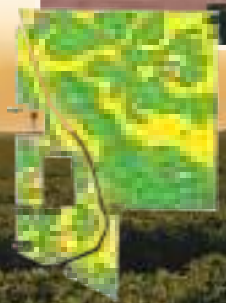
Tract 14 totals 183.48 acres m/l and consists of approximately 170.43 FSA cropland acres m/l. Primary soil types include Pewamo silty clay loam and Toledo silty clay. This farm contains extensive tile drainage improvements, and tile maps are available. Located southeast of the intersection of Dixon Cavett Road and Mentzer Church Road, this tract is situated in Section 21 of Tully Township, Van Wert County, Ohio.

ESTIMATED ANNUAL TAXES $6,276.20



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
Pk	Pewamo silty clay loam	72.99	42.83%		76
To	Toledo silty clay	63.16	37.06%		66
Blg1A1	Blount silt loam	15.29	8.97%		68
HnA	Haskins loam	9.12	5.35%		73
HnB	Haskins loam	8.57	5.03%		72
HdB	Haney loam	0.77	0.45%		70
				Average	**71.2**



TRACT 15: 151 ACRES M/L

BRIEF LEGAL DESCRIPTION
E1/2 SW1/4 & W1/2 SE1/4 of 29-3S-2E
ESTIMATED ANNUAL TAXES $5,545.46

Tract 15 totals 151.00 acres m/l and consists of approximately 149.52 FSA cropland acres m/l. Primary soil types include Pewamo silty clay loam and Blount silt loam. This farm has extensive tile drainage, and tile maps are available. The farm is currently leased through the 2027 crop season. Recent farming practices have included no-till and cover crops as part of a soil health program. Located north of Highway 81, this tract is situated in Section 29 of Liberty Township, Van Wert County, Ohio.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
Pk	Pewamo silty clay loam	74.01	49.50%		76
Blg1A1	Blount silt loam	23.00	15.38%		68
Ble1A1	Blount silt loam	12.95	8.66%		68
Blg1B1	Blount silt loam	8.56	5.72%		66
HnA	Haskins loam	6.38	4.27%		73
Blg2B1	Blount loam	4.29	2.87%		65
HkB	Haskins fine sandy loam	3.66	2.45%		68
				Average	**72.0**

TRACT 16: 89 ACRES M/L

BRIEF LEGAL DESCRIPTION
E1/2 SE1/4 of 29-3S-2E
ESTIMATED ANNUAL TAXES $3,219.36

Tract 16 totals 89.00 acres m/l and consists of approximately 85.27 FSA cropland acres m/l. Primary soil types include Pewamo silty clay loam and Blount silt loam. This farm has extensive tile drainage, and tile maps are available. The farm is currently leased through the 2027 crop season. Recent farming practices have included no-till and cover crops as part of a soil health program. Located north of Highway 81, this tract is situated in Section 29 of Liberty Township, Van Wert County, Ohio.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
Pk	Pewamo silty clay loam	44.39	52.05%		76
Blg1A1	Blount silt loam	20.88	24.49%		68
BmB	Belmore loam	4.87	5.71%		70
HdB	Haney loam	3.96	4.64%		70
HnB	Haskins loam	2.68	3.14%		72
DmB	Digby loam	2.61	3.06%		64
HnA	Haskins loam	1.96	2.30%		73
				Average	**71.4**

TRACT 17: 80 ACRES M/L

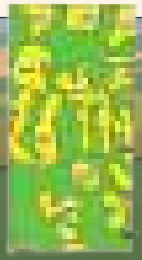
BRIEF LEGAL DESCRIPTION
E1/2 NW1/4 of 32-3S-2E
ESTIMATED ANNUAL TAXES $2,899.08



Tract 17 totals 80.00 acres m/l and consists of approximately 80.48 FSA cropland acres m/l. Primary soil types include Pewamo silty clay loam and Blount silt loam. This farm has been improved with pattern tile drainage and is currently leased through the 2027 crop season as part of a soil health program utilizing no-till and cover crop practices. Tile maps are available. Located on the south side of Highway 81, this tract is situated in Section 32 of Liberty Township, Van Wert County, Ohio.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
Pk	Pewamo silty clay loam	45.62	56.68%		76
Ble1A1	Blout silt loam	21.51	26.73		68
Ble1B1	Blout silt loam	8.27	10.28%		66
Gwe1B1	Glynwood silt loam	2.94	3.65%		66
Blg2B1	Blout loam	2.14	2.66%		65
				Average	**72.2**













BRYAN BERGDALE

712.251.8588 | IN LIC RB23002174
Bryan@PeoplesCompany.com

ERIC SARFF

309.612.9316 | IL LIC 471020806
Eric.Sarff@PeoplesCompany.com

STEVE BRUERE

515.222.1347 | OH LIC REC.2022000505
Steve@PeoplesCompany.com

TRACTS 18-28 | 1,248.54 ACRES M/L

WOOD, HENRY & HANCOCK COUNTIES, OHIO

CLUSTER THREE

SEALED BID OFFERING

BIDS DUE THURSDAY, OCTOBER 15, 2026 AT 4:00 PM (CT)

The northwest Ohio offering consists of approximately 1,248.54 acres m/l across eleven tracts located in Wood, Henry, and Hancock Counties. The farms have been professionally managed and feature a high percentage of tillable acres, productive soils, and extensive tile drainage improvements across the majority of the offering. Situated throughout the agricultural region surrounding Findlay with convenient access to major state and U.S. highways, the properties are well positioned near numerous grain elevators, agricultural facilities, and service providers throughout northwest Ohio. A wide range of tract sizes provides opportunities for neighboring operators, investors, and buyers seeking to expand or diversify their land holdings.

Yield maps and tile maps are available, contact agents for details.





MidwestFarmlandOffering.com











BRYAN BERGDALE

712.251.8588 | OH LIC BRKA.2026000590
Bryan@PeoplesCompany.com

ERIC SARFF

309.612.9316 | IL LIC 471020806
Eric.Sarff@PeoplesCompany.com

STEVE BRUERE

515.222.1347 | OH LIC REC.2022000505
Steve@PeoplesCompany.com

TRACT 18: 59.59 ACRES M/L

BRIEF LEGAL DESCRIPTION
SW1/4 NE1/4 & Pt of N1/2 SE1/4 NE1/4 in 9-4N-8E

Tract 18 totals 59.59 acres m/l and consists of approximately 59.56 FSA cropland acres m/l. Primary soil types include Hoytville clay loam. This farm has been pattern tiled, and tile maps are available. Access to the farm is provided by a recorded easement across the adjoining acreage, allowing for normal agricultural operations. Located on the west side of Highway 65, this tract is situated in Section 9 of Richfield Township, Henry County, Ohio.

ESTIMATED ANNUAL TAXES $2,562.70



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HoA	Hoytville clay loam	59.56	100%		64
				Average	**64.0**

TRACT 19: 71.16 ACRES M/L

BRIEF LEGAL DESCRIPTION
Pt of W1/2 NW1/4 of 1-4N-9E
ESTIMATED ANNUAL TAXES $3,946.80

Tract 19 totals 71.16 acres m/l and consists of approximately 70.48 FSA cropland acres m/l. Primary soil types include Hoytville clay loam and Mermill-Aurand complex. This farm has been pattern tiled, and tile maps are available. Located on the east side of Highway 235, this tract is situated in Section 1 of Weston Township, Henry County, Ohio.



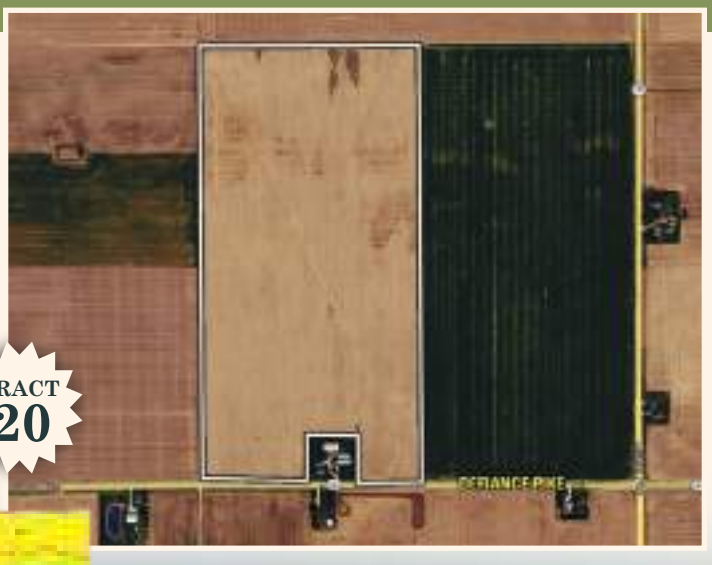
Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HoA	Hoytville clay loam	60.80	86.27%		64
MfA	Mermill-Aurand complex	3.64	5.16%		68
RfA	Rimer and Tedrow	3.61	5.12%		53
RfB	Rimer and Tedrow	2.43	3.45%		52
				Average	**63.2**

TRACT 20: 78 ACRES M/L

BRIEF LEGAL DESCRIPTION
W1/2 SE1/4 of 23-4N-9E
ESTIMATED ANNUAL TAXES $3,768.30

Tract 20 totals 78.00 acres m/l and consists of approximately 77.87 FSA cropland acres m/l. Primary soil types include Hoytville clay loam and Mermill sandy clay loam. This farm has been pattern tiled, and tile maps are available. Located north of Highway 281, this tract is situated in Section 23 of Milton Township, Wood County, Ohio.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HoA	Hoytville clay loam	55.07	70.73%		64
MeA	Mermill sandy clay loam	11.52	14.80%		70
RfA	Rimer and Tedrow	10.56	13.56%		53
SdA	Seward and Ottokee	0.71	0.91%		57
				Average	**63.3**



TRACT 21: 158.50 ACRES M/L

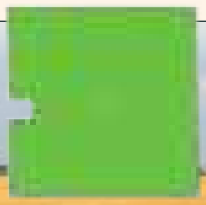
BRIEF LEGAL DESCRIPTION
Pt of SW1/4 of 10-3N-9E
ESTIMATED ANNUAL TAXES $7,057.86

Tract 21 totals 158.50 acres m/l and consists of approximately 156.72 FSA cropland acres m/l. Primary soil types include Hoytville silty clay loam. This farm has been pattern tiled, and tile maps are available. Located north of Highway 24, this tract is situated in Section 10 of Jackson Township, Wood County, Ohio.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HcA	Hoytville silty clay loam	156.72	100%		66
				Average	**66.0**



TRACT 22: 78.83 ACRES M/L

BRIEF LEGAL DESCRIPTION
W1/2 NE1/4 of 33-3N-9E
ESTIMATED ANNUAL TAXES $4,037.04

Tract 22 totals 78.83 acres m/l and consists of approximately 75.87 FSA cropland acres m/l. Primary soil types include Hoytville silty clay loam. This farm has been pattern tiled, and tile maps are available. Located on the south side of Reigle Road, this tract is situated in Section 33 of Jackson Township, Wood County, Ohio.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HcA	Hoytville silty clay loam	75.87	100%		66
				Average	**66.0**



TRACT 23: 188.96 ACRES M/L

BRIEF LEGAL DESCRIPTION
NE1/4 & Pt of SE1/4 of 30-3N-10E
ESTIMATED ANNUAL TAXES $9,652.76

Tract 23 totals 188.96 acres m/l and consists of approximately 181.84 FSA cropland acres m/l. Primary soil types include Hoytville silty clay loam and Nappanee loam. This farm contains some older tile, the exact location is unknown. Located southwest of the intersection of Potter Road and Needles Road, this tract is situated in Section 30 of Henry Township, Wood County, Ohio.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HcA	Hoytville silty clay loam	178.79	98.32%		66
NnA	Nappanee loam	3.05	1.68%		64
				Average	**66.0**



TRACT 24: 104 ACRES M/L

BRIEF LEGAL DESCRIPTION
W1/2 NW1/4 & Pt of N1/2 NW1/4 SW1/4 of 29-3N-10E

Tract 24 totals 104.00 acres m/l and consists of approximately 101.15 FSA cropland acres m/l. Primary soil types include Hoytville silty clay loam. This farm has been pattern tiled, and tile maps are available. Located southeast of the intersection of Potter Road and Needles Road, this tract is situated in Section 29 of Henry Township, Wood County, Ohio.

ESTIMATED ANNUAL TAXES $5,236.02



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HcA	Hoytville silty clay loam	101.15	100%		66
				Average	**66.0**

TRACT 25: 162.62 ACRES M/L

BRIEF LEGAL DESCRIPTION
Pt of NW1/4 of 32-3N-10E

ESTIMATED ANNUAL TAXES $7,914.93

Tract 25 totals 162.62 acres m/l and consists of approximately 158.25 FSA cropland acres m/l. Primary soil types include Hoytville silty clay loam and Nappanee silty clay loam. This farm has been pattern tiled, and tile maps are available. The Ohio Department of Transportation is acquiring approximately 2.887 gross acres, resulting in an anticipated net acreage reduction of approximately 1.294 acres. The property is located within a targeted economic development area identified by the Wood County Planning Commission, near the CSX intermodal terminal and UPS regional hub, offering potential commercial and industrial development opportunities. Located southeast of the Highway 18 and Potter Road intersection, this tract is situated in Section 32 of Henry Township, Wood County, Ohio.



The boundary between Tracts 25 and 26 is approximate. If purchased separately, Seller will have the dividing line surveyed prior to closing, and final acreage is subject to change based on the completed survey.

Due to the Ohio Department of Transportation purchase, a few of the tile outlets along Highway 18 will need to be moved. If the tile outlets can be moved prior to closing, Seller will pay the contractor directly for the expenses related to moving the tile outlets. If the work cannot be done prior to closing, a credit of $9,600 will be provided to the Buyer at closing. Contact agent for more details.

Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HcA	Hoytville silty clay loam	156.70	99.02%		66
NpA	Nappanee silty clay loam	0.92	0.58%		64
				Average	**66.0**

TRACT 26: 128.48 ACRES M/L

BRIEF LEGAL DESCRIPTION
N1/2 NE1/4 & SW1/4 NE1/4 of 32-3N-10E, Pt of the SW1/4 NW1/4 of 32-3N-10E

Tract 26 totals 128.48 acres m/l and consists of approximately 122.95 FSA cropland acres m/l. Primary soil types include Hoytville silty clay loam and Nappanee silty clay loam. This farm has been pattern tiled, and tile maps are available. The Ohio Department of Transportation is acquiring approximately 2.931 gross acres, resulting in an anticipated net acreage reduction of approximately 1.183 acres. The property is located within a targeted economic development area identified by the Wood County Planning Commission, near the CSX intermodal terminal and UPS regional hub, offering potential commercial and industrial development opportunities. Located southwest of Highway 18 and Wingston Road, this tract is situated in Sections 32 and 33 of Henry Township, Wood County, Ohio.

ESTIMATED ANNUAL TAXES $6,462.01





Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HcA	Hoytville silty clay loam	115.43	93.88%		66
NnA	Nappanee loam	7.48	6.08%		64
NpA	Nappanee silty clay loam	0.04	0.03%		64
				Average	**65.9**

The boundary between Tracts 25 and 26 is approximate. If purchased separately, Seller will have the dividing line surveyed prior to closing, and final acreage is subject to change based on the completed survey.

Due to the Ohio Department of Transportation purchase, a few of the tile outlets along Highway 18 will need to be moved. If the tile outlets can be moved prior to closing, Seller will pay the contractor directly for the expenses related to moving the tile outlets. If the work cannot be done prior to closing, a credit of $9,600 will be provided to the Buyer at closing. Contact agent for more details.

Midwest FARMLAND Offering





TRACT 27: 99.32 ACRES M/L

BRIEF LEGAL DESCRIPTION
NW1/4 NW1/4 of 15-2N-10E, SW1/4 SW1/4 & S1/2 NW1/4 SW1/4 of 10-2N-10E

Tract 27 totals 99.32 acres m/l and consists of approximately 96.92 FSA cropland acres m/l. Primary soil types include Hoytville silty clay loam. This farm has been pattern tiled, and tile maps are available. Located east of Highway 139, this tract is situated in Sections 10 and 15 of Portage Township, Hancock County, Ohio.

ESTIMATED ANNUAL TAXES $4,436.36



Tillable Soils Map

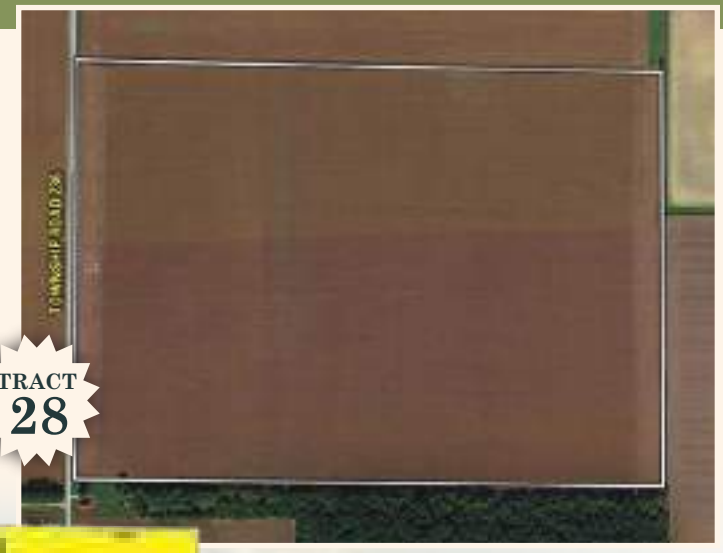
Code	Soil Description	Acres	% of field	Legend	NCCPI
HcA	Hoytville silty clay loam	89.64	92.49%		66
NpA	Nappanee silty clay loam	7.28	7.51%		69
				Average	**66.2**

TRACT 28: 119.08 ACRES M/L

BRIEF LEGAL DESCRIPTION
Pt of S3/4 SW1/4 of 3-2N-11E

ESTIMATED ANNUAL TAXES $6,067.44

Tract 28 totals 119.08 acres m/l and consists of approximately 118.72 FSA cropland acres m/l. Primary soil types include Hoytville silty clay loam and Vaughnsville loam. This farm has been pattern tiled, and tile maps are available. Located east of Township Road 236, this tract is situated in Section 3 of Cass Township, Hancock County, Ohio.



Tillable Soils Map

Code	Soil Description	Acres	% of field	Legend	NCCPI
HcA	Hoytville clay loam	112.80	95.01%		66
VeA	Vaughnsville loam	3.24	2.73%		66
HnA	Haskins loam	1.92	1.62%		74
NnA	Nappanee loam	0.76	0.64%		67
				Average	**66.1**

Midwest FARMLAND Offering

SEALED BID OFFERING

3,776 ACRES M/L

MIDWEST FARMLAND

BIDS DUE THURSDAY, OCTOBER 15, 2026 AT 4:00 PM (CT)

TERMS & CONDITIONS

NOTICE. The information provided herein represents the extent of the information available from Seller. Bidder understands the Offering Memorandum contains selected information about the properties and does not purport to contain all the data a prospective buyer may desire. Bidder agrees to conduct, at their own risk and expense, their own independent inspections, investigations, inquiries, and due diligence concerning the property to verify the accuracy and completeness of any information obtained from the Offering Memorandum. Bidder hereby acknowledges that neither the Seller nor any person acting on the Seller's behalf has made any representations or warranties, expressed or implied, as to the accuracy or completeness of this information or contents herein or the suitability of the information contained herein for any purpose. At any time, this information is subject to, among other things, corrections or errors and omissions, addition or deletion of terms, and/or change of terms. Each potential bidder shall be liable for any property damage and/or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants. Seller reserves the right to accept or reject any bid or offer, terminate negotiations, withdraw the properties from the market without notice, amend these Terms & Conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow. This information has been obtained from sources believed to be reliable. Seller and Peoples Company of Indianola ("Broker") may supplement, revise, or add property information until bids are due. Potential Bidders should continue to monitor the Broker's website to ensure that the Bidder is aware of the most up-to-date information.

SELLER INTENT. Seller intends to obtain the highest value for the properties.

DATA ROOM. Broker has set up an electronic data room ("Data Room") where Bidders may examine documents about the sale, including but not limited to existing leases, maps, pro forma title insurance commitments, and reports. Access to the Data Room will be made available to all Bidders upon execution of a Non-Disclosure Agreement to be provided by the Broker.

AGENCY. Broker is acting exclusively as the agent for the Seller. The Buyer acknowledges they are either representing themselves or have their own representation to assist them in completing a sales transaction.

BROKER PARTICIPATION. A broker representing a Bidder ("Cooperating Broker"), who qualifies under Broker's broker incentive program requirements, will be paid under the terms of the program at the Closing of the Property. A Cooperating Broker must complete the registration form with the Broker, as required for this incentive program, 48-hours PRIOR to the Cooperating Broker's client's bid submission. A Cooperating Broker registration form with complete instructions will be made available upon request by the Cooperating Broker to the Broker.

BID SUBMITTAL PROCESS & DEADLINE. Sealed Bids, in written or electronic format, for the properties and/or individual tracts, as applicable will be due no later than 4:00 PM CT, on October 15, 2026, to the following:

Bryan Bergdale
Peoples Company
4408 S. 44th Street, Suite 102
Cumming, IA 50061
712.251.8588 | Bryan@PeoplesCompany.com

Sealed Bids for individual tracts or combinations of tracts, as applicable should be submitted on the Sealed Bid Submittal Form found in the Data Room or available by contacting the Broker directly. Handwritten bids, if legible, may be acceptable at the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, negotiate with one or more Bidders, or withdraw the properties from the market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding PSA. The Seller shall not be obligated or bound to sell any property until the Seller has entered into a fully executed, definitive PSA.

EARNEST MONEY. Unless otherwise agreed to between the Seller and Buyer, within 3 days of the Effective Date of the PSA, Buyer will deposit with Escrow and Closing Agent, First American Title, 10% of the purchase price, payable in the form of a guaranteed check or wire transfer.

CLOSING DATE. Closings will occur on or before Tuesday, December 8, 2026. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer. Given the amount of tracts, closings may be scheduled over several days and will be scheduled at Seller's discretion.

CLOSING EXPENSES & PRORATIONS. Buyer and Seller shall share equally all escrow fees and other closing fees and costs. Seller shall pay real estate transfer taxes for the transfer of the Real Property and the premium for a standard owner's title insurance policy to be issued to Buyer in the amount of the Purchase Price allocated to the Real Property. The Buyer will pay any additional title insurance coverage or

endorsements requested by the Buyer or its lender(s). Buyer shall pay all recording fees.

REAL ESTATE TAXES AND SPECIAL ASSESSMENTS. Real estate taxes for the 2026 calendar year shall be prorated between Seller and Buyer as of the date of closing, with Seller responsible for taxes attributable to the period prior to closing and Buyer responsible for taxes attributable to the period from and after closing. Real estate taxes for all subsequent years shall be paid by Buyer. Buyer shall pay any special assessments with respect to the Subject Property levied after the date of execution of this Contract by both parties, and Seller shall pay, or give Buyer a credit for, any special assessments existing as of the date of execution of this Contract. All such taxes and special assessments payable by Seller shall constitute a credit to Buyer against the purchase price and shall release Seller from any further liability to Buyer in connection therewith.

TITLE TO PROPERTY. Seller shall convey good, marketable, and insurable fee simple title to the Properties to Buyer free and clear of all liens and encumbrances, subject to exceptions to be outlined in the PSA. Properties will be conveyed via Limited or Special Warranty Deed. A standard, basic owner's policy of title insurance in the amount equal to the purchase price of the property will be furnished at the Seller's cost. The Buyer shall pay any additional costs, fees, coverages, and endorsements on the title insurance policy. If the Buyer desires further survey information, the Buyer shall be responsible for the cost of such. Title to Real Property shall transfer pursuant to the terms provided in the PSA in a form reasonably acceptable to Seller. Title to Personal Property shall transfer by Bill of Sale subject to the restrictions and reservations provided in the PSA in a form reasonably acceptable to Seller. Seller will cause any water rights if any, appurtenant to the property and owned by the Seller to transfer with the sale of the property.

LEASES. Tracts 15, 16, 17 are subject to existing farm leases that shall remain in effect through the current lease term. All other property leases will expire on December 31, 2026 and the lease will not continue beyond their current expiration date. Buyer shall purchase the Property subject to the existing lease and agree to assume all rights and obligations of the landlord for the remainder of the current lease term. Buyer further agrees to indemnify and hold Seller, its officers, members, agents, and employees harmless from and against any claims, liabilities, fees, penalties, or costs arising out of Buyer's failure to perform the landlord's obligations under the lease following the date of closing. Please contact the Broker for additional details regarding any current leases.

Seller shall retain all rents, crop income, government payments, reimbursements, and other amounts attributable to the 2026 crop year, whether received before or after Closing, unless expressly stated otherwise. Buyer shall not interfere with the tenant's rights for the 2026 crop year and shall cooperate as reasonably necessary to permit completion of the 2026 farming operations.

POSSESSION. Possession of the Properties will be given at closing, subject to tenant's rights, if any.

SURVEY. Seller does not intend to complete a survey of the Property except where, in Seller's sole discretion, a survey is deemed necessary to convey a tract as offered. Certain tracts are being offered as split parcels and may require a survey if purchased separately. If all portions of a split parcel are purchased by the same Buyer, a survey may not be required. Any survey deemed necessary by Seller for conveyance shall be completed at Seller's expense. Any additional survey requested by a Bidder or Buyer shall be at the Bidder's or Buyer's sole cost and expense.

FARM PROGRAM INFORMATION. Farm Program Information is believed to be accurate but is provided for informational purposes only. The figures stated in the Offering Memorandum and other marketing materials represent the best estimates of the Seller and Broker. Farm Program Information, including but not limited to base acres, crop acres, conservation program enrollment, conservation plans, and other program data, is subject to change upon reconstitution of the Properties by the applicable Farm Service Agency ("FSA") and Natural Resources Conservation Service ("NRCS") offices. Buyers are encouraged to verify all Farm Program Information independently prior to submitting a bid.

FENCES. Existing fences, if any, are being conveyed in their present, "AS IS" condition and will not be repaired, replaced, or improved by the Seller. Not all Property and tract boundaries are fenced, and any fencing desired by the Buyer after closing shall be the sole responsibility and expense of the Buyer. Existing fence lines may not coincide with the legal property boundaries, and neither Seller nor Broker makes any representation or warranty regarding the location or condition of any existing fences.

CURRENT USE STATUS. Buyer acknowledges that the Subject Property may be enrolled in or eligible for current agricultural use valuation, agricultural district status, or similar agricultural tax, assessment, or deferral programs. From and after Closing, Buyer shall be solely responsible for maintaining any such qualification, filing any required applications or renewals, and paying any CAUV recoupment, agricultural district recoupment, deferred assessment, penalty, charge, tax, lien, or similar amount arising from Buyer's ownership, use, conversion, withdrawal, failure to renew, or failure to maintain qualifying agricultural use of the Subject Property, even if such amount is calculated by reference to periods before Closing. Seller shall have no liability for any such amount. Buyer's obligations under this Section shall survive Closing.

GOVERNING LAW. The PSA to be executed by Seller and Buyer shall be governed by and constructed by the laws of the state in which the applicable Property is situated, unless otherwise agreed to by the parties.

DISCLAIMER. By submitting a sealed bid, each Bidder acknowledges, represents, and warrants to Seller and Broker that the Bidder has assessed, or has had the opportunity to evaluate, the size, configuration, utility service, environmentally sensitive areas, means of access, permitted uses, status of title (including, but not limited to, all easements, rights of way, covenants, conditions and restrictions, reservation of rights, and other encumbrances and restrictions affecting the Real Property or any portion thereof), value, condition (including, but not limited to, the physical and environmental condition of the Real Property), water rights, irrigation and water systems, and all other material aspects of the Real Property and Personal Property, and the Bidder is not relying on, nor influenced by, any statement or representation or warranty of the Real Property and Personal Property. Seller hereby disclaims any warranties of habitability, merchantability, and fitness for a particular purpose, expressed or implied. Unless otherwise expressly agreed to in writing by the Seller, the winning Bidder is acquiring the Real Property and Personal Property "AS IS, WHERE IS, WITH ALL OF ITS FAULTS" in its current condition existing as of the Closing Date, without any representation, warranty, promise, covenant, agreement or guaranty of any kind or nature whatsoever by the Seller, whether expressed or implied, oral or written, past, present or future, of, as, to or concerning any aspect of the Real Property or Personal Property.

Information provided in the Data Room and elsewhere to prospective Bidders is believed to be substantially accurate; however, Bidders shall perform their own investigation to verify all information independently. Each Bidder hereby unconditionally waives and releases Seller and Broker from and against any causes of action, now existing or hereafter arising, which the Bidder may have against Seller or Broker, or their agents, concerning the accuracy or completeness of the information provided.

ACKNOWLEDGEMENT. By signing and submitting a bid, including via the Sealed Bid Submittal Form, the Bidder acknowledges and accepts the Terms and Conditions referenced herein. If the Bidder's offer is accepted, the Bidder agrees to enter into a PSA with the Seller upon notification of a successful bid. Seller reserves the right to negotiate any agreements submitted by a Bidder before acceptance.

Thank you in advance for your consideration. If you have questions, please contact:

Bryan Bergdale
712.251.8588
Bryan@PeoplesCompany.com

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

SEALED BID OFFERING

3,776

ACRES M/L

MIDWEST FARMLAND

OFFERED IN 28 TRACTS ACROSS
ILLINOIS, INDIANA, & OHIO

BIDS DUE THURSDAY, OCTOBER 15, 2026 AT 4:00 PM (CT)



Midwest FARMLAND Offering

MidwestFarmlandOffering.com

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