

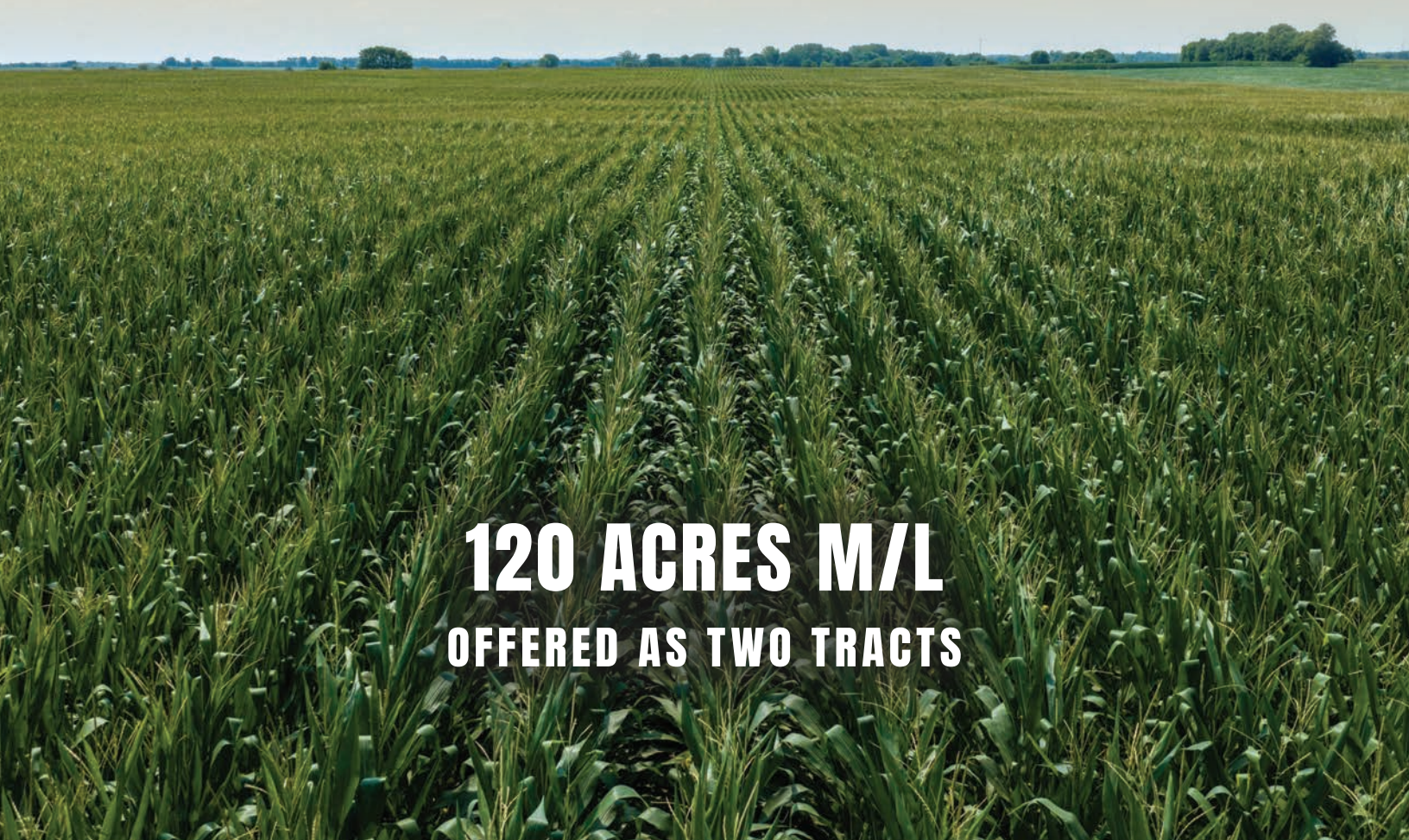
LISTING #19433

**VERMILION
COUNTY**

ILLINOIS

VIRTUAL LIVE AUCTION - ONLINE ONLY

WEDNESDAY, OCTOBER 28, 2026 AT 10:00 AM



120 ACRES M/L
OFFERED AS TWO TRACTS

120 ACRES M/L
VERMILION
COUNTY

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VIRTUAL LIVE AUCTION - ONLINE ONLY

ONLINE BIDDER REGISTRATION IS DUE BY TUESDAY, OCTOBER 27, 2026 AT NOON CT

WEDNESDAY, OCTOBER 28, 2026 AT 10:00 AM

PROPERTY OVERVIEW

Upcoming Vermilion County, Illinois Online Farmland Auction - Mark your calendars for Wednesday, October 28, 2026, at 10:00 AM! Peoples Company is pleased to present the Rheta Forrest Estate Farm consisting of 120.00 acres m/l located in Middlefork Township, Vermilion County, Illinois. Located north of Potomac, Illinois, this farm will be offered in two tracts and presents a rare opportunity to acquire productive farmland in an area where ownership turnover remains limited. The offering includes 114.41 FSA cropland acres with an overall Productivity Index of 123.0 and will be available for possession beginning with the 2027 crop year.

Offered as an 80-acre tract featuring an established farmstead and a highly tillable 40-acre tract, the property provides flexibility for buyers seeking an individual tract or the opportunity to purchase the entire farm. With more than 95% of the acreage currently in production, this is the type of farm that seldom reaches the open market in this area of Vermilion County.

The combination of productive cropland, existing improvements, future possession, and a strong agricultural location creates an attractive opportunity for local operators, neighboring landowners, and investors alike. Whether purchased individually or in combination, these tracts offer the chance to acquire well-maintained east-central Illinois farmland in a tightly held farming area.

These two tracts will be offered on a price-per-acre basis via Virtual Live Online-Only Auction beginning on Wednesday, October 28th, 2026, at 10:00 AM CT. The farm will be offered as two separate tracts using the "Buyer's Choice" auction method, where the high bidder may take, in any order, one or both tracts for their high bid. This method will continue until both tracts have been selected and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction.



TRACT ONE 80 ACRES M/L

7916 E 3400 N RD, POTOMAC, IL 61865 Net Taxes: \$5,422.94

Tract 1 consists of 80.00 acres m/l with 77.17 FSA cropland acres and a Productivity Index of 123.7. Located along County Road 3400 North, the tract offers a strong percentage of tillable acreage together with an established farmstead that provides additional utility beyond the cropland acres.

The farmstead includes an older country residence, detached garage, Morton building, and several additional outbuildings. While the productive cropland remains the primary component of the property, the existing improvements contribute flexibility that are becoming increasingly difficult to find on farms of this workable size.

Tract 1 presents an attractive opportunity for operators looking to expand, neighboring landowners seeking additional acres, or investors pursuing a productive Vermilion County farmland asset. The combination of productive acreage, existing improvements, and a desirable Middlefork Township location makes this a well-rounded offering.

IMPROVEMENTS Old farm house, Morton shed, and several outbuildings.

DIRECTIONS Head North out of Potomac, Illinois on N 750 E Rd for approximately 3.7 miles. Then turn right (east) onto E 3400 N Rd, and the house place will be on the right.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	IL PI
146A	Elliott silt loam	39.93	51.70%	125
232A	Ashkum silty clay loam	28.76	37.23%	126
223B2	Varna silt loam	8.55	11.07%	110
Weighted Average:				123.7

TRACT TWO 40 ACRES M/L

E 3400 N RD, POTOMAC, IL 61865 Net Taxes: \$1,696.86

Tract 2 consists of 40.00 acres m/l with 37.24 FSA cropland acres and a Productivity Index of 121.7. Featuring a high percentage of tillable acreage and an efficient field layout, this tract offers an excellent opportunity to acquire a manageable-sized parcel of productive Vermilion County farmland.

The tract includes approximately 1.61 acres enrolled in CRP as a grass waterway. The current CRP contract expires September 30, 2030, and provides annual income to the owner while helping protect the productivity of the surrounding cropland. CRP contract available by contacting the agent.

Smaller tillable tracts remain highly sought after throughout east-central Illinois, particularly in areas where farmland ownership turnover is limited. Whether purchased as a stand-alone investment or as an addition to an existing operation, Tract 2 offers buyers the opportunity to acquire productive farmland in a strong agricultural area of Vermilion County.

DIRECTIONS Head North out of Potomac, Illinois on N 750 E Rd for approximately 3.7 miles. Then turn left (west) onto E 3400 N Rd, and follow the road for approximately 2 miles, and the farm will be on the right (north) after the treeline.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	IL PI
146B2	Elliott silty clay loam	19.15	51.43%	117
232A	Ashkum silty clay loam	7.62	20.45%	126
146A	Elliott silt loam	6.93	18.62%	125
294B	Symerton silt loam	2.42	6.50%	129
293A	Andres silt loam	1.12	2.99%	135
Weighted Average:				121.7



1605 South State Street, Suite 110
Champaign, IL 61820



PeoplesCompany.com
Listing #19433



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

AUCTION TERMS & CONDITIONS

Vermilion County, Illinois Online-Only Land Auction
120.00 Acres M/L
Offered in Two Tracts
Auction Date: Wednesday, October 28, 2026, at 10:00 AM CT

SELLER Rheta L Forrest Estate

ATTORNEY Brian T. Schurter, Tummelson Bryan & Knox, LLP

ONLINE BIDDING Register to bid at <http://peoplescompany.bidwrangler.com>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the internet. By using Peoples Company's online auction platform, bidders acknowledge that the internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

AUCTION METHOD The farmland will be offered in a virtual live online auction format. Bidding will be on a dollars per acre basis utilizing the Buyer's Choice Auction Method. The high bidder will have the opportunity to select either Tract 1, Tract 2, or both tracts at their high bid price, subject to the Seller's approval. If only one tract has been selected, the remaining tract will then be offered.

RESERVE Auction is with reserve. Seller reserves the right to accept or reject any and all bids.

AUCTIONEER & LICENSE NUMBER Jesse Meyer, #475.213408, #441.002805

BIDDER REGISTRATION All prospective bidders must register with Peoples Company and receive bidder approval prior to bidding. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Registration is due by Tuesday, October 27th at Noon CT.

2027 FARMING RIGHTS The successful buyer(s) shall receive full farming rights for the 2027 crop year.

FARM PROGRAM INFORMATION Farm Program Information is provided by the Vermilion County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Vermilion County FSA and NRCS offices.

CRP INFORMATION Tract 2 includes approximately 1.61 acres enrolled in the Conservation Reserve Program (CRP) as a grass waterway. The current CRP contract expires on September 30, 2030. Seller shall transfer all rights and obligations of the contract to the buyer. The payment due on September 30, 2026, will be retained by the Seller.

EARNEST MONEY PAYMENT A 10% earnest money payment is required within 24 hours of the conclusion of the auction. Earnest money shall be paid in the form of a wire transfer. All earnest money funds shall be held by Vermilion County Title Company pending closing.

CLOSING Closing shall occur on or before December 2, 2026. The balance of the purchase price shall be payable at closing in the form of guaranteed funds or wire transfer.

POSSESSION Possession shall be granted at closing, subject to any remaining rights of the tenant in the expiring farm lease. Buyer shall receive full farming rights for the 2027 crop year.

FARM LEASE The property is leased for the 2026 crop year. Seller shall retain all landlord income attributable to the 2026 farm lease. Buyer shall receive possession and full farming rights beginning with the 2027 crop year.

PROPERTY IMPROVEMENTS Tract 1 includes an older residence, detached garage, Morton building, and several additional outbuildings. All improvements are being sold in their present "As Is, Where Is" condition. For additional information on the improvements, see the information provided by the Seller and the Vermilion County Assessor.

CONTRACT & TITLE Immediately upon conclusion of the auction, the successful bidder(s) shall enter into a real estate sales contract and deposit the required earnest money payment with Vermilion County Title Company. The Seller will provide a proper deed conveying merchantable title to the property, free and clear of any liens. Sale is not contingent upon Buyer financing.

TAXES Seller shall pay all real estate taxes due and payable in 2026. Buyer shall be responsible for all real estate taxes due and payable in 2027 and thereafter.

AGENCY Peoples Company and its representatives are agents of the Seller.

OTHER This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

DISCLAIMER All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the title commitment.