



305.84

TOTAL ACRES M/L

OFFERED IN FOUR TRACTS

Holiday Inn | 101 Trade Center Drive | Champaign, IL 61820

LISTING #19598



HIGH QUALITY CHAMPAIGN COUNTY LAND AVAILABLE

305.84 TOTAL ACRES M/L | TOLONO, ILLINOIS

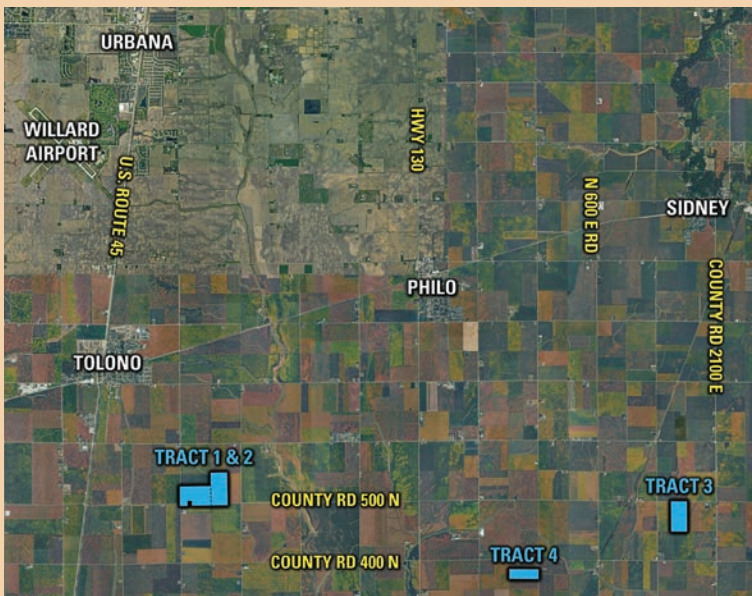
Auction Date: Wednesday, November 4, 2026, at 10:00 AM

Auction Location: Holiday Inn: 101 Trade Center Drive, Champaign, IL 61820

Upcoming Champaign County, Illinois Farmland Auction - Mark your calendars for Wednesday, November 4th, 2026, at 10:00 AM! Peoples Company is pleased to present 305.84 acres m/l of highly productive Champaign County, Illinois farmland located in Crittenden and Raymond Townships southeast of Tolono, Illinois. The offering includes 300.75 FSA acres carrying a weighted average Productivity Index of 142.1 and will be offered in four individual tracts ranging from 54.49 acres m/l to 90.38 acres m/l.

Comprised predominantly of Drummer, Flanagan, Elburn, and Catlin soils, the farms offer excellent crop-producing capabilities, strong tillable acreage percentages, and desirable tract sizes. This offering presents an excellent opportunity for local operators, neighboring landowners, and investors to acquire highly productive east-central Illinois farmland with possession available for the 2027 farming season.

These four tracts will be offered on a price-per-acre basis via Public Auction and will take place on Wednesday, November 4th, 2026, at 10:00 AM. The farm will be offered as four separate tracts using the "Buyer's Choice" auction method, where the high bidder may take, in any order, one or more tracts for their high bid. This method of auctioning will continue until all four tracts have been selected and removed from the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



TRACT 1 90.38 Acres M/L | IL PI 142.8

TRACT 2 80.97 Acres M/L | IL PI 143.2

TRACT 3 80 Acres M/L | IL PI 140.8

TRACT 4 54.49 Acres M/L | IL PI 141.3



TRACT 1 90.38 ACRES M/L



Tract 1 consists of 90.38 acres m/l with approximately 89.49 FSA cropland acres carrying a Productivity Index of 142.8. Located southeast of Tolono along County Road 500 North, the tract is comprised primarily of Flanagan, Drummer, and Elburn soils and offers excellent crop-producing capabilities.

With nearly all acres currently in production, Tract 1 offers a highly productive farming unit with strong agricultural characteristics and an excellent location in Champaign County. The tract is well suited for operators looking to expand their acreage base as well as investors seeking quality farmland.

A survey of Tract 1 was recently completed.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of	
			Field	IL PI
154A	Flanagan silt loam	37.01	41.36%	144 ●
152A	Drummer silty clay loam	35.28	39.42%	143 ●
198A	Elburn silt loam	9.73	10.87%	143 ●
171B	Catlin silt loam	6.50	7.26%	136 ●
663B	Clare silt loam	0.98	1.108%	132 ●
Weighted Average			142.8	

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PEOPLES COMPANY

INTEGRATED LAND SOLUTIONS

TRACT 2 80.97 ACRES M/L



Tract 2 consists of 80.97 acres m/l with approximately 80.97 FSA cropland acres carrying a Productivity Index of 143.2. Comprised primarily of Drummer and Flanagan soils, the tract carries the highest Productivity Index rating in the offering and offers excellent crop-producing capabilities.

Included within the FSA acreage is an approximately 2.00-acre grass waterway located along the north end of the farm. The tract's strong soil profile, efficient layout, and high percentage of productive acreage create an attractive opportunity for both operators and investors.

A survey of Tract 2 was recently completed.



TILLABLE SOILS MAP

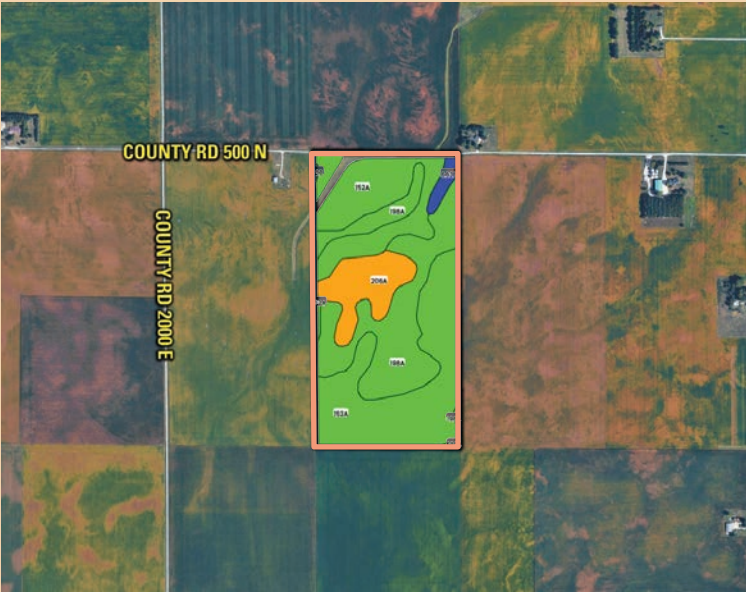
Code	Soil Description	Acres	% of		IL PI
			Field		
152S	Drummer silty clay loam	42.21	53.45%	143	●
154A	Flanagan silt loam	35.24	44.62%	144	●
56B	Dana silt loam	1.52	1.93%	129	●
Weighted Average			143.2		

TRACT 3 80.00 ACRES M/L



Tract 3 consists of 80.00 acres m/l, including approximately 77.49 FSA acres, of which 1.39 acres are enrolled in CRP, and carries a Productivity Index of 140.8. Located in Raymond Township, the tract is comprised primarily of Drummer and Elburn soils and offers strong agricultural productivity with a long history of corn and soybean production.

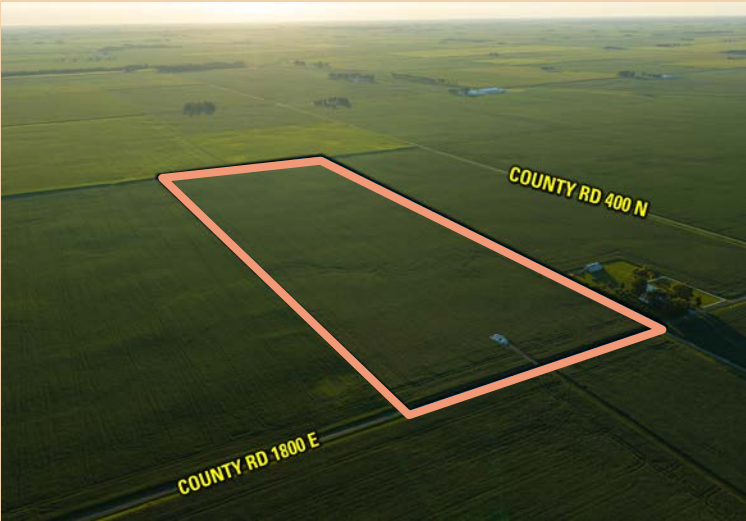
The tract's size, productive soils, and location create an attractive opportunity for local operators, neighboring landowners, and investors seeking quality east-central Illinois farmland. Additional CRP information is available within the Due Diligence section.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of	
			Field	IL PI
152A	Drummer silty clay loam	42.42	54.74%	143 ●
198A	Elburn silt loam	24.35	31.42%	143 ●
206A	Thorp silt loam	9.22	11.90%	126 ●
663B	Clare silt loam	1.44	1.86%	132 ●
56B	Dana silt loam	0.06	0.08%	129 ●
Weighted Average			140.8	

TRACT 4 54.49 ACRES M/L



Tract 4 consists of 54.49 acres m/l with approximately 52.80 FSA cropland acres and carries a Productivity Index of 141.3. Located near Philo, Illinois, the tract is comprised primarily of Drummer, Elburn, Catlin, and Flanagan soils and offers a strong combination of productivity and farmability.

The tract's manageable size and strong agricultural characteristics create an attractive opportunity for operators looking to expand their acreage base as well as investors seeking a quality agricultural asset in Champaign County.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of	
			Field	IL PI
152A	Drummer silty clay loam	20.31	38.46%	143 ●
198A	Elburn silt loam	13.97	26.45%	143 ●
171B	Catlin silt loam	13.67	25.89%	136 ●
154A	Flanagan silt loam	4.86	9.20%	144 ●
Weighted Average			141.3	

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AUCTION TERMS & CONDITIONS

Auction Location: Holiday Inn: 101 Trade Center Drive, Champaign, IL 61820

Seller: Dorsey-Messman Farms LLC

Attorney for Seller: Jeffrey M. Davis, Meyer Capel

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may participate in 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 a slow connection to the online auction platform. Bidders agree that neither 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 property will be offered via Public Auction with simultaneous online bidding. All four tracts will be offered on a dollars-per-acre basis utilizing the "Buyer's Choice" auction method. The high bidder will have the opportunity to take, in any order, any or all available tracts at their high bid. The "Buyer's Choice" auction will continue until all tracts have been selected and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction.

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

Survey: Seller recently completed a boundary survey on Tracts 1 and 2, and it is available for review. Surveyed acres will be used in the Real Estate Purchase Agreement to calculate the final purchase price for Tracts 1 and 2. Assessed acres will be used to calculate the final sale prices for Tracts 3 and 4.

Auctioneer & License Number: Jesse Meyer, #475.213408, #441.002805

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Bidder(s) acknowledge they are representing themselves in completing the auction sales transaction. Online Bidder Registration is due by Tuesday, November 3rd at Noon CT.

Farm Program Information: Farm Program Information is provided by the Champaign 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 plans, and related information are subject to change when the farm is reconstituted by the Champaign County FSA and NRCS offices.

CRP Information: Tract 3 includes approximately 1.39 acres enrolled in the Conservation Reserve Program (CRP). The current CRP contract expires on September 30, 2030. The 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 on the day of the auction. The earnest money payment may be paid in the form of a wire transfer. All funds shall be held by Chicago Title pending closing.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made prior to bidding. By bidding, the bidder represents that he/she has the present ability to perform at the bid price and will fulfill all obligations under the Real Estate Purchase Agreement.

Real Estate 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. Taxes on newly created tracts may be estimated until reassessed by Champaign County.

Closing: Closing will occur on or before Monday, December 7, 2026. The balance of the purchase price will be payable at closing via wire transfer. Time is of the essence with respect to the timing of the obligations of the Buyer and Seller under the Real Estate Purchase Agreement.

Possession: Possession of the land will be given at Closing, subject to the remaining tenant's rights.

Farm Lease: The farm is available for the 2027 farming season.

Contract & Title: Immediately upon conclusion of the auction, the successful bidder(s) shall enter into a Real Estate Purchase Agreement and deposit the required earnest money payment. Seller shall provide good and merchantable title. This sale is not contingent upon financing.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

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 made on a per-acre basis. Any announcements made on auction day shall take precedence over any previously printed material or oral statements.

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, FSA figures, Productivity Index ratings, and other information may vary from figures stated within the marketing material. Buyer should perform his/her own independent 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 and closing documents.



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