

The Hedrick Children Farm

Virtual Live Online Only Auction



Tuesday February 17th | 10:00 AM
159 +/- Surveyed Acres | 1 Tract
Whiteside County | Hahnaman Township



First Mid
AG SERVICES

Broker | Douglas D. Ray
815-878-5225
doug@rayfarm1.com
226 Prairie Lane W
Princeton, IL 61356



Auctioneer | Justin Wheeler
217-855-8358
jwheeler@firstmid.com
455 North Main Street
Decatur, IL 62523
Lic. 441.002548

Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

The Hedrick Children Farm | Whiteside County | Farmland Auction

General Information

SELLER: Sara Karlson, Individually and as Trustee of the Stephanie L. Hermes Trust, Joan M. Padawan as Trustee of the Joan M. Padawan Revocable Trust, David Lendman, Trustee of the David R. Lendman and Rebecca L. Lendman Joint Revocable Living Trust

DESCRIBED AS: A tract of land being all of the SW $\frac{1}{4}$ of Section 3, T19N, R7E of the 4th P.M., Whiteside County, Illinois.

LOCATION: 6 miles south of Rock Falls, Illinois
Located at the southwest corner of Hoover (IL State Highway 40) and Bell Road.



TIME AND PLACE OF AUCTION: 10:00 AM – February 17th, 2026
Virtual Live Online Only Auction

ONLINE BIDDING: Online bidding will be available. Prebid anytime from February 3rd through February 17th, 10:00 AM at <https://firstmidag.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device! The live auction begins at 10:00 AM February 17th.

ATTORNEY FOR SELLER: Matthew D. Cole
Ward, Murray, Pace & Johnson, P.C.
226 W River St (POB 404)
Dixon, IL 61021
Phone: 815-284-8200
Email: cole@wmpj.com



AGENCY: Douglas D. Ray, Managing Broker, with Ray Farm Management Services Inc., Justin Wheeler, Auctioneer, and David Klein, Designated Managing Broker, with First Mid Ag Services, a Division of First Mid Wealth Management Company are designated agents and have entered into an agreement to provide certain real estate services and represent only the Seller in this transaction. As a result, the above-named brokers will not be representing any bidders in this transaction. This notice of no-agency is being provided as required by state law.

Disclosures and Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. By bidding on the real estate, the Buyer agrees that Buyer has had ample opportunity to inspect the property. This sale may be recorded and/or videotaped with the permission of the auctioneer. Seller and Seller's agent disclaim any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. **All announcements day of sale will take precedence over printed material.** The Auction Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Announcements will be allowed on auction day ONLY with prior approval from First Mid Ag Services. While this farm is being offered with reserve, we do anticipate a sale of the property.

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Terms & Conditions

SALE METHOD:

Download Bidding App



Scan here!

This is a **VIRTUAL LIVE ONLINE ONLY AUCTION**. Bids can be made online to First Mid Ag Services at <https://firstmidag.bidwrangler.com> or by downloading the First Mid Ag App. Pre-Bidding will be open from February 3rd through February 17th with the live portion of the auction beginning at 10:00 AM February 17th. For bidding questions, call Justin Wheeler, Auctioneer, at 217-855-8358 for details.

No Buyer's Premium is being charged.

Online bidding is conducted at <https://firstmidag.bidwrangler.com/ui> or download the First Mid Ag App from the App store on your mobile device!

CONTRACT:

Buyer will enter into a contract with a 10% down payment due at H.B. Wilkinson Title Company in Sterling by 4:00 PM on February 17th, 2026, and the balance due at closing, which shall occur on or before March 20th, 2026. Property will be offered "as is, where is." Bidding is calculated by your bid price times the real estate tax acres of the tract and subject to Seller's confirmation.

FINANCING:

Bidding is not conditional upon financing, or any buyer or lender inspections. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.

TITLE:

Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.

LEASE:

The current lease has been terminated following the 2025 crop harvest. There is open tenancy for the 2026 crop year.

IRRIGATION:

8 tower pivot irrigation system & well will be included in the sale. Details are on page 10.

REIMBURSEMENT: Tillage reimbursement in the amount of \$1,840 will be owed to the Seller at closing.

POSSESSION: Seller will grant full possession at closing, subject to the tenant's rights which terminate February 28, 2026.

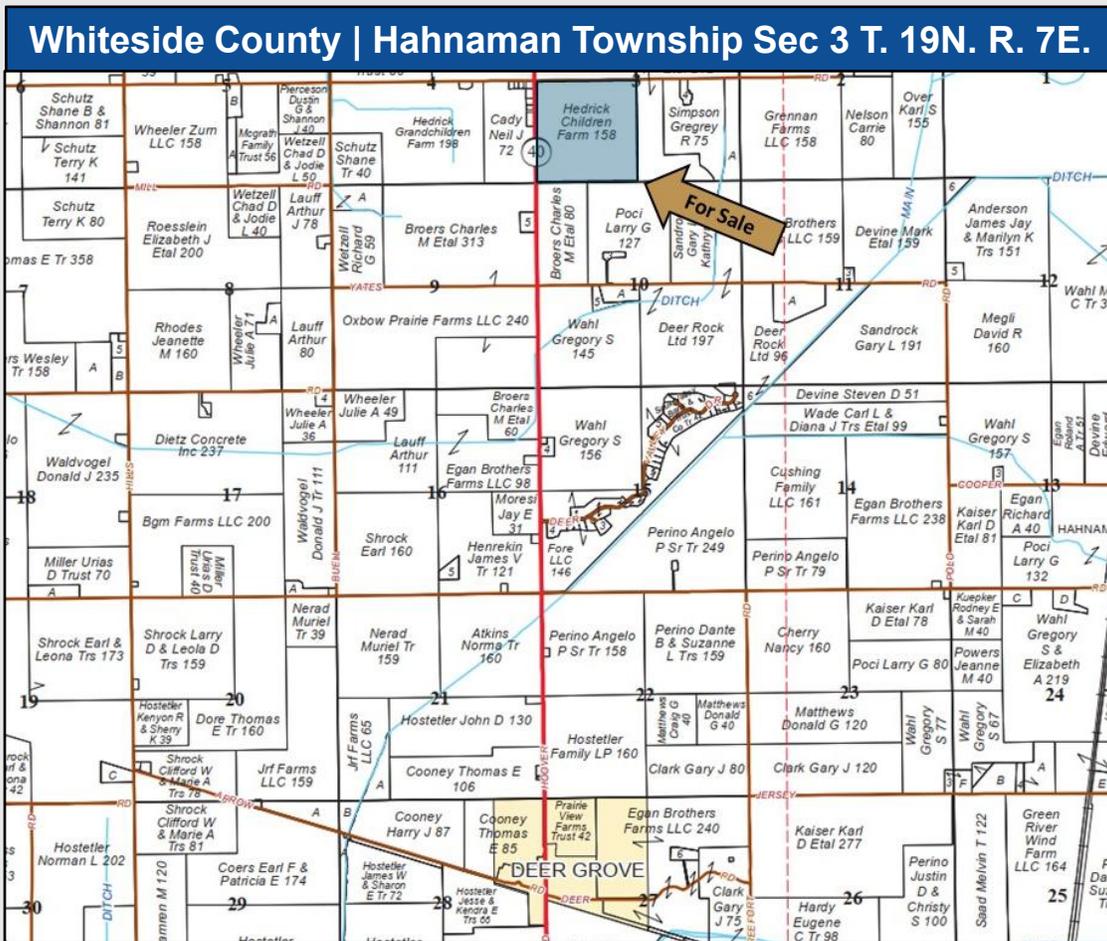
MINERAL RIGHTS: The owner's remaining interest, if any, will be conveyed with the land.

Easement: There are two pipeline easements with the Natural Gas Pipeline Company.

REAL ESTATE TAXES:

The 2025 Real Estate Taxes payable in 2026 shall be paid by the Seller via a credit at closing based upon the most recent real estate tax information available. The 2026 real estate taxes payable in 2027 and all subsequent years will be the Buyer's responsibility. No adjustments will be made after closing.

The Hedrick Children Farm | Whiteside County | Farmland Auction Area Maps



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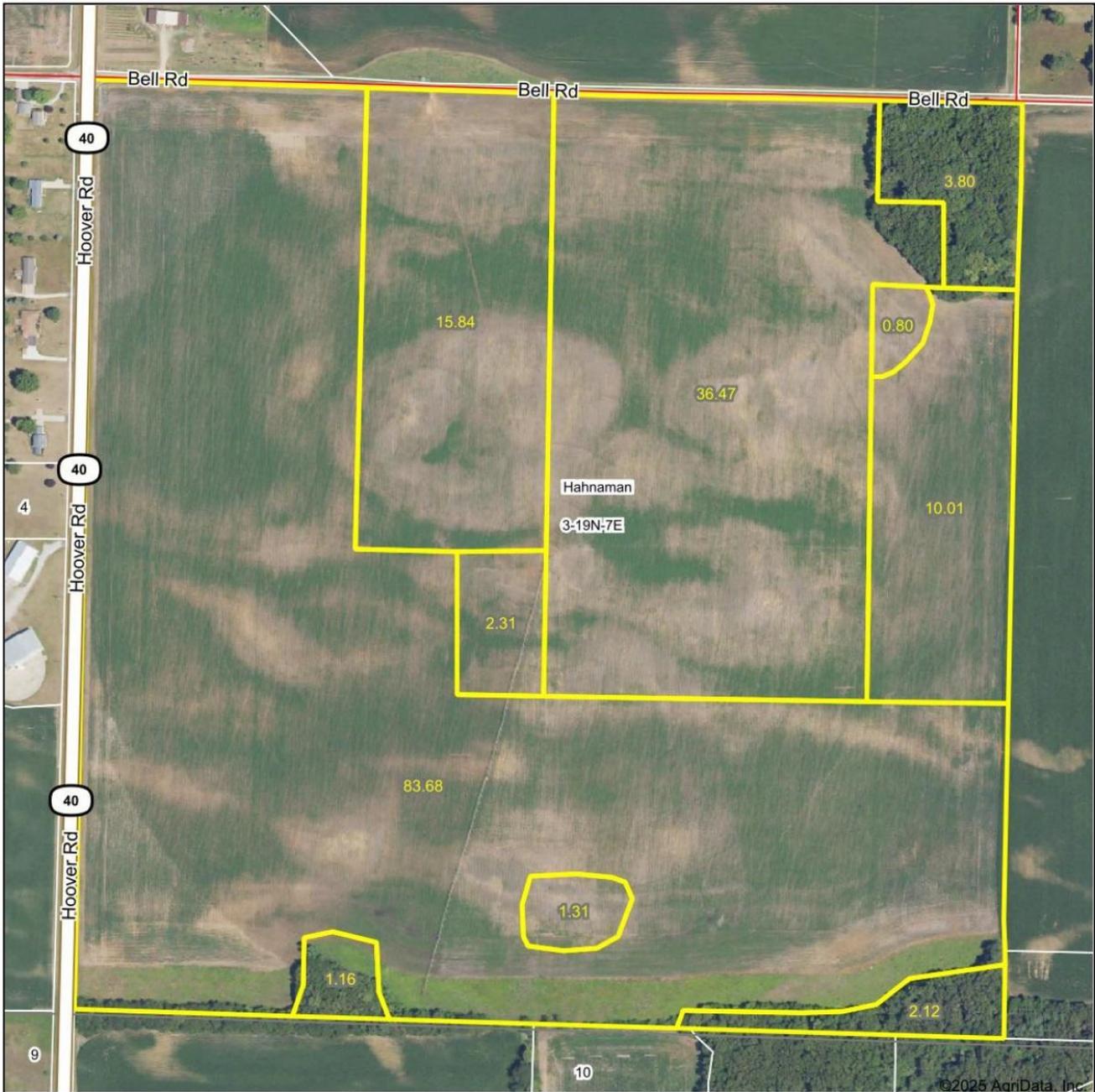
The Hedrick Children Farm | Whiteside County | Farmland Auction Photographs



The Hedrick Children Farm | Whiteside County | Farmland Auction

Aerial Map

Aerial Map



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Boundary Center: 41° 39' 38.51, -89° 41' 6.37

0ft 438ft 877ft

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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3-19N-7E
Whiteside County
Illinois



12/3/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

The Hedrick Children Farm | Whiteside County | Farmland Auction

FSA Tract Map



Whiteside County, Illinois

Map Created January 10, 2025

All Non-Irrigated
All for Grain
Unless Noted on Map

Farm 4387
Tract 2168

2025 Program Year



CLU	Acres	HEL	Crop
5	4.24	UHEL	NC
6	1.7	NHEL	CRP
7	4.8	NHEL	CRP
8	2.2	UHEL	NC
11	1.05	UHEL	NC
14	131.21	NHEL	
15	3.07	NHEL	
16	3.09	NHEL	
17	3.08	NHEL	
18	3.07	NHEL	

Page Cropland Total: 150.02 acres

Tract Boundary

Common Land Unit
cropland_indicator_3CM

- Cropland
- Non-Cropland
- CRP

Wetland Determination Identifiers

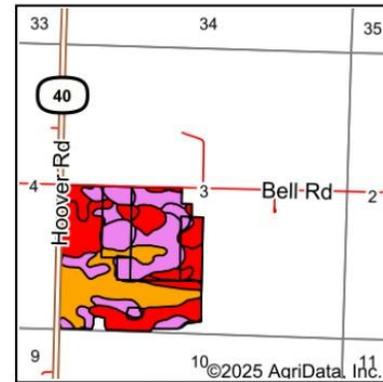
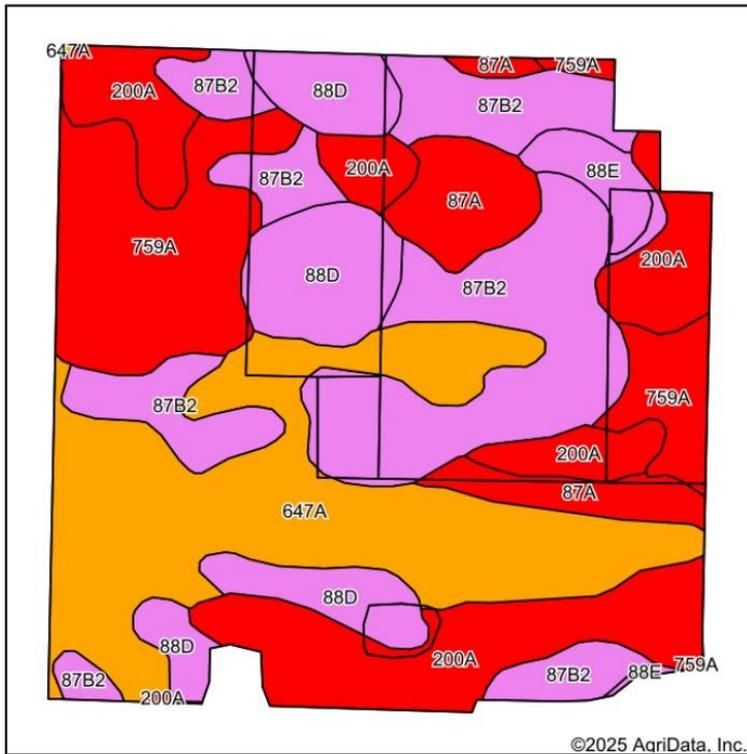
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

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Soils Map

Soils Map



State: **Illinois**
 County: **Whiteside**
 Location: **3-19N-7E**
 Township: **Hahnaman**
 Acres: **150.42**
 Date: **12/3/2025**

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Soils data provided by USDA and NRCS.

Area Symbol: IL195, Soil Area Version: 24

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
**647A	Lawler loam, 0 to 2 percent slopes	36.58	24.3%		Somewhat poorly drained	**157	**52	**63	**118
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	35.74	23.8%		Well drained	**135	**44	**52	**98
**200A	Orio loam, 0 to 2 percent slopes	28.31	18.8%		Poorly drained	**153	**50	**62	**115
**759A	Udolphi loam, sandy substratum, 0 to 2 percent slopes	20.62	13.7%		Poorly drained	**138	**45	**55	**103
**88D	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes	16.40	10.9%		Excessively drained	**113	**39	**48	**87
**87A	Dickinson sandy loam, 0 to 2 percent slopes	9.45	6.3%		Well drained	**142	**46	**55	**103
**88E	Sparta loamy sand, Illinois till plain, 12 to 20 percent slopes	3.32	2.2%		Excessively drained	**105	**36	**45	**81
Weighted Average						141.5	46.6	56.6	105.5

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

143.52 FSA Tillable Acres

105.5 Average Soil PI

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Additional Information

Real Estate Tax Information

Parcel #	Tax Acres	Farm Assessment	Tax Rate	2024 Taxes Paid 2025
23-03-300-001	159.97	\$55,842	8.673800%	\$4,843.62

FSA Information

FSA #	4387
TRACT #	2168
HEL (Highly Erodible) STATUS	NHEL
WETLAND STATUS	Does not contain a wetland
FSA FARMLAND ACRES	157.51
DCP CROPLAND ACRES	150.02
CRP ACRES	6.5
DCP EFFECTIVE CROPLAND ACRES	143.52
CORN BASE ACRES	112.21
PLC YIELD CORN	166
SOYBEAN BASE ACRES	11.62
PLC YIELD SOYBEANS	54
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County

Source: Whiteside Co, Illinois USDA FSA Office.

Yield History (bushels/acre)

Year	Corn	Soybeans
2025		68.6
2024	247.4	
2023		68.3
2022	233.3	
2021		70.3
AVG	240.4	69.1

Soil Fertility Tests

Test Date	Tested Acres	pH	P	K
11.27.2023	139.4	6.7	87	284

CRP Contracts

Practice	Acres	Expiration	Rental Rate	Annual Contract Payment
CP 33	6.5	9.30.2026	\$269.54	\$1,752

Physical Address: 5300 Hoover Rd, Rock Falls, IL 61071 Latitude: 41.660626 Longitude -89.685109

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Additional Information on Irrigation System

Irrigation System

- Early 2000 model Reinke
- 8 tower spanning ¼ mile
- Aluminum pipe
- ¾ hp drive motors
- Stainless steel pivot point
- Tall rubber on all towers
- Basic control panel
- 3hp booster pump on end gun
- Reinke gear boxes

Well Information

- 163' deep with a 16" casing
- 20' 14" stainless screen
- 90' pump stem
- 3 stage 12skh impellers
- 60 hp WEG electric motor



Doug Ray Farm Management



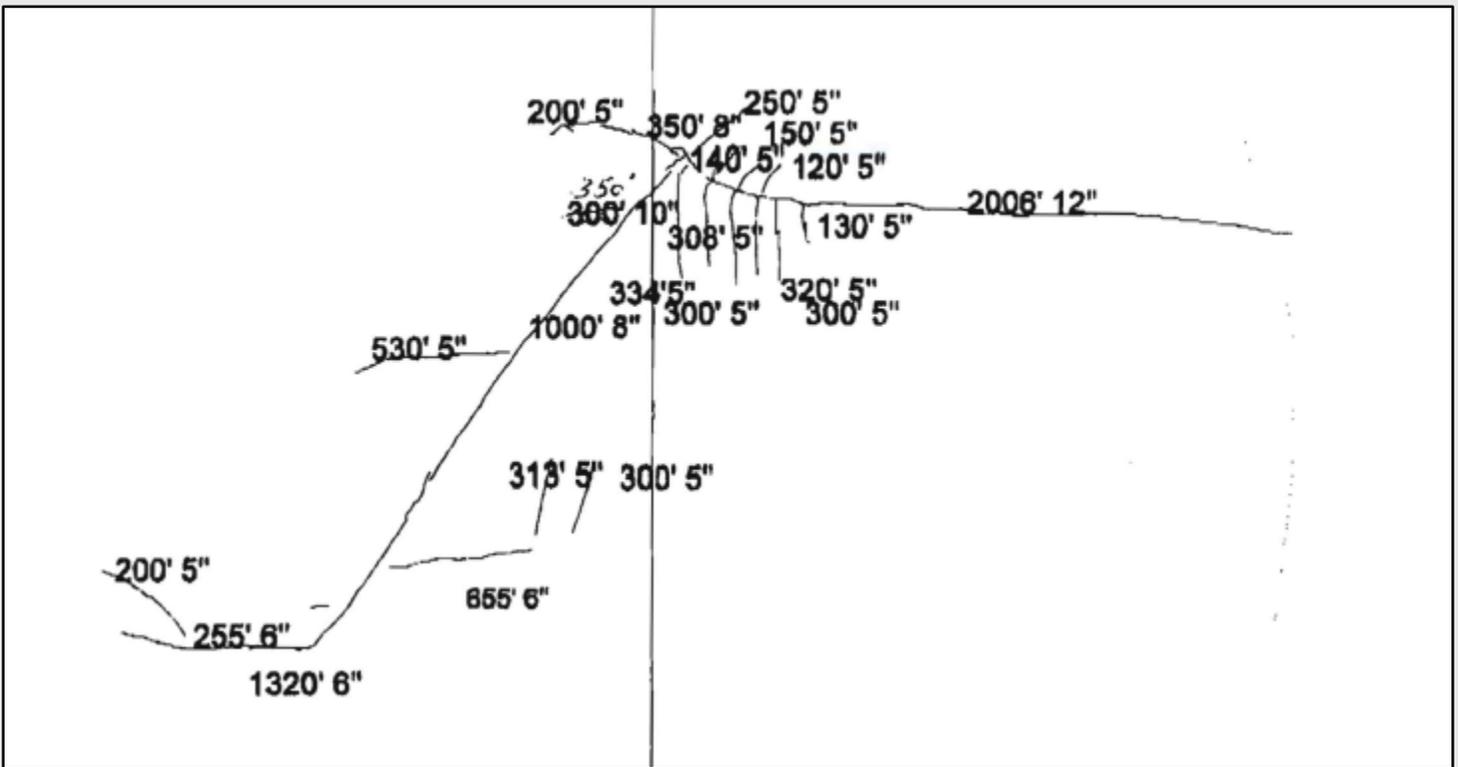
10/2021

- Lateral
- Main
- Sub-Main



Tile Project installed October 2021.

The Hedrick Children Farm | Whiteside County | Farmland Auction Tile Maps



Tile Project installed April 2011.

The Hedrick Children Farm | Whiteside County | Farmland Auction Survey



- LEGEND**
- = Found Iron Monument
 - = Set 1/2" Iron Rod
 - X - X - = Existing Fence
 - — — — = Boundary line
 - - - - - = Section line

SURVEYOR'S STATEMENT

Field Survey done: October 2025

NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

NOTE: It is responsibility of the Client or their agents to verify this Inset conforms to County and State Zoning and Guidelines.

Drawings are based on: US/DP 1983
Illinois West 1 202 NAD 1983

STATE OF ILLINOIS) 55
COUNTY OF STARK)

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the SW 1/4 of Section 3, T19N, R7E of the 4th P.M., Whiteside County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of feet and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between dead lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 705ILCS-205/11 of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-way, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Unless otherwise noted, the boundary for this Survey was based on title information or a title policy provided to us by the Client or their agent, and no title research was done by us for this Survey. No search for neighboring deeds was done unless ordered by the Client.

Dated this 10th day of November, 2025.

Wallace Land Surveying Co., Ltd PO Box 419 Toulon, Illinois 61423 Illinois Design Firm #104.005454-0000 Office: 308-266-7333 E-mail: survey@wallacesurveying.com	CLIENT: Ray Hedrick Sec 3 DATE: 12-16-2025 JOB: 25141-001
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WALLACE LAND SURVEYING CO., Ltd
Professional Design Firm - #104.005454-0000
Toulon - Illinois

By: Kevin Wallace #2014
Illinois Professional Land Surveyor
Expires: 11/30/26