SCALE ★ QUALITY ★ INCOME UPSIDE

PREMIER ILLINOIS PORTFOLIO FARMLAND

CENTRAL ILLINOIS ★ 1,600 TOTAL ACRES ★ 1,522 TILLABLE ACRES

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CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which pros d to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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PREMIER ILLINOIS PORTFOLIO FARMLAND

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EXECUTIVE SUMMARY

THE OFFERING

CBRE is pleased to present a portfolio of 16 farms totaling approximately 1,560 acres of highest-quality central Illinois farmland.

The portfolio is characterized by strong agronomic fundamentals, including quality soils and established drainage, with an average Productivity Index (PI) of 138.4. Approximately 97.55% of the acreage is tillable, reflecting an efficient land composition relative to comparable offerings. The average farm size is approximately 100 acres, providing scale that is above typical market availability. Additionally, several of the farms are contiguous, supporting operational efficiencies. Eight of the 16 farms have additional non-crop income from alternative energy agreements.

Farm operations have remained stable throughout the Seller's period of ownership, with each property continuously operated by the same tenant since acquisition. The Seller and its tenants have maintained a strong, collaborative working relationship, partnering on the installation of drainage tile and other capital improvements, which has supported consistent productivity and long-term land stewardship.

The farms are located within a concentrated geographic area, allowing for streamlined management by a single operator and enhancing overall operational efficiency. Central Illinois is widely recognized for its favorable climate and highly productive soils. The counties in which the portfolio is located consistently achieve among the highest cash rents and price-per-PI levels in the state, reflecting long-term demand for high-quality farmland.

Eight of the 16 farms generate additional income through alternative energy agreements and option payments. These sources contribute approximately 10% of total income, exceeding typical national ranges and providing diversification relative to traditional farm revenue.

The portfolio has been assembled over approximately 20 years, representing a significant investment of time and capital and creating a scale that would be difficult to replicate. This offering provides an opportunity to acquire a well-located, productive farmland portfolio with stable income characteristics and potential upside through continued farmland appreciation and alternative energy income growth. According to NCREIF, Illinois farmland has generated average annual returns of approximately 10.51 % over the past 20 years.

PREMIER ILLINOIS PORTFOLIO FARMLAND

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OFFERING HIGHLIGHTS

KEY INVESTMENT HIGHLIGHTS

UNMATCHED SCALE – DIFFICULT TO REPLICATE

Assembled over time in a market where farms typically trade in smaller parcels, this portfolio offers immediate scale that would be highly challenging and time-intensive to recreate.

NEAR-TERM RENTAL UPSIDE

Current rents (~$400/acre) are below historical levels ($475–$500/acre), creating clear upside potential. Properties are located in counties that consistently achieve **top-tier rents in Illinois,** with additional income upside tied to commodity pricing.

100% HIGH-QUALITY, FULLY PRODUCTIVE LAND

The portfolio consists entirely of **premium soils with no unusable acreage,** ensuring maximum efficiency and consistent performance.

DIVERSIFIED & ENHANCED INCOME STREAMS

Beyond traditional cash rents, the portfolio benefits from **multiple alternative revenue sources,** providing a more resilient and potentially higher-yielding income profile.

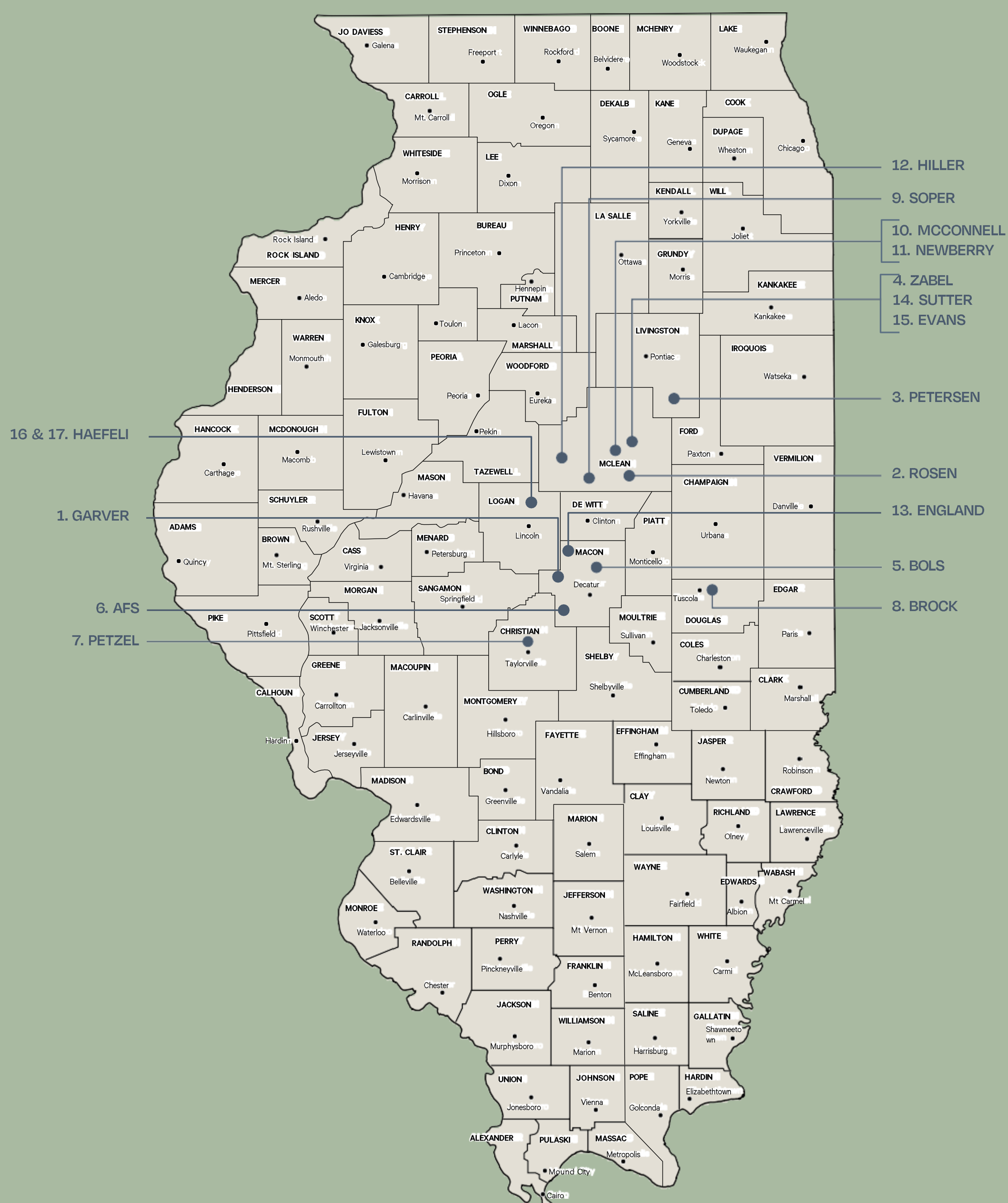
ATTRACTIVE BASIS VS. MARKET COMPARABLES

Comparable Illinois farmland has recently traded between **$16,000 and $22,000+ per acre**—often without the benefit of diversified income streams seen here. This positions the portfolio as a **compelling value relative to current market benchmarks.**

PROVEN LONG-TERM RETURNS

According to NCREIF, Illinois farmland has generated **average annual returns of approximately 10.51%** over the past 20 years.

IL PORTFOLIO MAP



PREMIER ILLINOIS PORTFOLIO FARMLAND

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PRIME FARMLAND CHART

PORTFOLIO CHART

#	STATE	NAME	ACREAGE	TILLABLE ACREAGE	PRODUCTIVITY INDEX /CSR2	COUNTY	SECTION TOWNSHIP AND RANGE	2025 GROSS CASH FLOW	2025 NET CASH FLOW	2025 ALTERNATIVE INCOME INCLUDED IN NET
1	Illinois	Garver	70	69.7	144	Macon	26-17N-1E	$33,107	$26,758	
2	Illinois	Rosen	240	232.6	141.5	McLean	5-22N-5E	$111,169	$88,900	
3	Illinois	Petersen	84.1	82.16	133.6	Livingston	18-25N-6E	$38,427	$32,264	
4	Illinois	Zabel	77.53	77.53	138.1	McLean	33-24N-4E	$69,702	$49,344	Wind ($2,333)
5	Illinois	Bols	85	85	140.9	Macon	10-18N-3E	$45,372	$41,369	Wind ($6,084)
6	Illinois	AFS	173.61	164.7	138.4	Macon	31-15N-2E	$77,230	$65,356	
7	Illinois	Petzel	81.61	77.6	138.4	Christian	30-14N-1E	$36,860	$31,226	
8	Illinois	Brock	79.87	78.18	135.5	Douglas	17-16N-7E	$37,135	$31,063	
9	Illinois	Soper	48.29	46.6	138.2	McLean	5-22N-3E	$32,135	$28,030	Solar ($10,000)
10	Illinois	McConnell	120	118.1	139.9	McLean	24-23N-4E	$80,399	$67,031	Turbines ($24,349)
11	Illinois	Newberry	40	39.7	130.8	McLean	24-23N-4E	$18,905	$15,497	
12	Illinois	Hiller	75	72.7	138.8	McLean	35-23N-1W	$36,789	$30,123	Wind ($2,257)
13	Illinois	England	78.11	75.1	136.4	Macon	8-18N-1E	$37,163	$31,404	Wind ($1,492)
14	Illinois	Sutter	78.73	80.66	135.2	McLean	33-24N-4E	$64,769	$44,300	Wind ($2,369)
15	Illinois	Evans	80	74.3	130.3	McLean	5-23N-4E	$83,955	$73,125	Turbine $16,232.68 / Solar $8,881.50
16 & 17	Illinois	Haefeli	149.24	148.24	141.75	Logan	11-20N-1W	$59,600	$50,620	
TOTALS			**1561.09**	**1522.87**	**138.44**			**$862,717**	**$706,410**	**$73,998**

** Farm 16 was purchased in January 2026*

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04

COUNTY COMPARABLE SALES

Value Supported by Today's Market.
Driven by Tomorrow's Appreciation.

COMPARABLE LAND SALES | 2024 – 2026

High-quality Central Illinois farmland has demonstrated exceptional long-term value preservation and appreciation, supported by a limited supply of available farmland and continued demand from farmers, investors, and institutions. Recent sales of comparable farms across the portfolio's core counties provide compelling evidence of the strength of this market and the value of productive Illinois farmland.

From 2024 through 2026, comparable farms with productivity ratings similar to the portfolio achieved average values ranging from approximately $17,000 to over $20,000 per acre, with several transactions exceeding that per acre range. These sales validate current market pricing while also reinforcing the long-term appreciation potential of premium farmland assets.

The Juno Capital Portfolio is particularly well-positioned to benefit from future value growth, featuring an average 138.4 Productivity Index, approximately 97.5% tillable acreage, multiple contiguous ownership blocks, and diversified renewable energy income streams. These attributes place the portfolio among the highest-quality farmland offerings in the region.

RECENT COUNTY AVERAGE VALUES

COUNTY	$/ACRE
Livingston County	$20,476
Douglas County	$18,930
Christian County	$18,777
McLean County	$17,828
Logan County	$17,333
Macon County	$17,219

The following pages present recent comparable farmland sales across the portfolio's primary markets, illustrating the pricing strength and appreciation potential of some of Illinois' most productive agricultural land.

MACON COUNTY

2024 – 2026 AVERAGE $/ACRE

$17,219

COMPARABLE LAND SALES | 2024 – 2026

Comparable sales include high-quality farms with PI ratings of 133 or higher, consistent with the portfolio being offered, which has an average PI of 138.44.

2024 · 18 sales

DATE	ACRES	SALE PRICE	$/ACRE
3/14/24	75.44	$1,357,920	$18,000
3/20/24	81.70	$1,348,050	$16,500
3/20/24	98.18	$1,796,694	$18,300
3/20/24	80.00	$1,376,000	$17,200
4/11/24	75.44	$1,358,000	$18,001
4/15/24	540.00	$8,910,000	$16,500
4/18/24	158.86	$2,732,500	$17,201
4/24/24	658.38	$12,321,582	$18,715
5/7/24	76.61	$1,402,000	$18,300
5/10/24	80.00	$1,348,500	$16,856
7/25/24	79.36	$1,319,995	$16,633
7/26/24	79.84	$1,347,300	$16,875
8/23/24	80.00	$1,328,000	$16,600
9/30/24	140.00	$2,310,000	$16,500
10/15/24	196.44	$4,350,500	$22,147
10/15/24	78.12	$1,328,000	$16,999
11/1/24	72.16	$1,193,382	$16,538
11/14/24	79.69	$1,314,885	$16,500
AVERAGE $/ACRE			**$17,465**

2025 · 14 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/6/25	52.00	$871,000	$16,750
1/8/25	155.78	$2,687,205	$17,250
1/17/25	69.44	$1,296,500	$18,671
1/25/25	155.78	$2,687,205	$17,250
1/25/25	52.00	$871,000	$16,750
1/25/25	141.60	$2,489,328	$17,580
2/13/25	104.24	$1,761,656	$16,900
2/13/25	101.00	$1,762,000	$17,446
2/25/25	104.24	$1,761,656	$16,900
4/29/25	41.34	$744,120	$18,000
5/1/25	61.44	$1,056,768	$17,200
8/27/25	80.00	$1,360,000	$17,000
11/1/25	30.00	$516,240	$17,208
11/7/25	40.40	$676,700	$16,750
AVERAGE $/ACRE			**$17,261**

2026 · 1 sale

DATE	ACRES	SALE PRICE	$/ACRE
2/18/26	119.00	$2,014,900	$16,932
AVERAGE $/ACRE			**$16,932**

Source: county comparable sales data compiled by CBRE. Averages are the unweighted mean of price per acre across the sales shown. The 2024 – 2026 average is the mean of the annual averages.
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McLEAN COUNTY

2024 – 2026 AVERAGE $/ACRE

$17,828

COMPARABLE LAND SALES | 2024 – 2026

Comparable sales include high-quality farms with PI ratings of 133 or higher, consistent with the portfolio being offered, which has an average PI of 138.44.

2024 · 21 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/17/24	82.00	$1,362,922	$16,621
2/1/24	78.65	$1,769,625	$22,500
2/1/24	77.65	$1,747,125	$22,500
3/1/24	159.11	$3,525,300	$22,156
3/5/24	80.00	$1,360,000	$17,000
3/6/24	80.92	$1,391,824	$17,200
4/15/24	80.00	$1,440,000	$18,000
5/9/24	124.66	$2,256,346	$18,100
6/18/24	52.82	$892,500	$16,897
6/19/24	80.00	$1,440,000	$18,000
6/27/24	80.00	$1,416,000	$17,700
7/29/24	80.00	$1,416,000	$17,700
8/14/24	80.00	$1,325,000	$16,563
9/12/24	50.61	$860,370	$17,000
9/21/24	80.26	$1,364,420	$17,000
11/6/24	80.00	$1,496,000	$18,700
11/6/24	44.58	$775,692	$17,400
11/20/24	82.30	$1,456,710	$17,700
11/25/24	80.00	$1,496,000	$18,700
12/1/24	785.68	$14,550,794	$18,520
12/18/24	100.00	$1,725,000	$17,250
AVERAGE $/ACRE			**$18,248**

2025 · 21 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/1/25	40.00	$700,000	$17,500
1/1/25	20.00	$360,000	$18,000
1/1/25	40.10	$721,800	$18,000
2/1/25	206.00	$3,699,966	$17,961
3/1/25	77.40	$1,365,955	$17,648
3/1/25	160.50	$2,728,500	$17,000
3/1/25	78.50	$1,350,828	$17,208
3/1/25	102.10	$1,863,325	$18,250
4/1/25	50.00	$912,500	$18,250
5/1/25	116.80	$2,102,400	$18,000
6/1/25	205.92	$3,768,336	$18,300
7/1/25	30.00	$522,000	$17,400
8/19/25	75.29	$1,445,568	$19,200
8/28/25	162.58	$3,072,762	$18,900
9/1/25	80.00	$1,361,680	$17,021
9/1/25	210.00	$3,535,140	$16,834
9/1/25	77.00	$1,445,598	$18,774
10/1/25	52.00	$936,000	$18,000
10/1/25	78.30	$1,409,400	$18,000
12/9/25	57.48	$948,500	$16,501
12/18/25	80.00	$1,320,000	$16,500
AVERAGE $/ACRE			**$17,774**

2026 · 2 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/8/26	80.00	$1,471,000	$18,388
2/6/26	115.00	$1,902,000	$16,539
AVERAGE $/ACRE			**$17,464**

Source: county comparable sales data compiled by CBRE. Averages are the unweighted mean of price per acre across the sales shown. The 2024 – 2026 average is the mean of the annual averages.
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LIVINGSTON COUNTY

2024 – 2025 AVERAGE $/ACRE

$20,476

COMPARABLE LAND SALES | 2024 – 2026

Comparable sales include high-quality farms with PI ratings of 133 or higher, consistent with the portfolio being offered, which has an average PI of 138.44.

2024 · 2 sales

DATE	ACRES	SALE PRICE	$/ACRE
4/12/24	60.85	$1,308,372	$21,502
10/31/24	40.00	$672,000	$16,800
AVERAGE $/ACRE			**$19,151**

2025 · 1 sale

DATE	ACRES	SALE PRICE	$/ACRE
1/10/25	76.29	$1,663,122	$21,800
AVERAGE $/ACRE			**$21,800**

2026

DATE	ACRES	SALE PRICE	$/ACRE
N/A	N/A	N/A	N/A
AVERAGE $/ACRE			**N/A**

Source: county comparable sales data compiled by CBRE. Averages are the unweighted mean of price per acre across the sales shown. The 2024 – 2025 average is the mean of the annual averages; no 2026 sales were reported.
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CHRISTIAN COUNTY

2024 – 2026 AVERAGE $/ACRE

$18,777

COMPARABLE LAND SALES | 2024 – 2026

Comparable sales include high-quality farms with PI ratings of 133 or higher, consistent with the portfolio being offered, which has an average PI of 138.44.

2024 · 11 sales

DATE	ACRES	SALE PRICE	$/ACRE
2/1/24	100.00	$2,110,000	$21,100
2/1/24	78.35	$1,527,825	$19,500
3/5/24	81.20	$1,445,360	$17,800
3/7/24	78.00	$1,560,000	$20,000
3/18/24	67.34	$1,212,120	$18,000
6/12/24	272.60	$5,049,915	$18,525
6/13/24	80.00	$1,504,000	$18,800
9/5/24	420.65	$7,950,285	$18,900
9/5/24	71.01	$1,505,412	$21,200
9/5/24	81.49	$1,540,161	$18,900
11/4/24	78.00	$1,351,350	$17,325
AVERAGE $/ACRE			**$19,095**

2025 · 14 sales

DATE	ACRES	SALE PRICE	$/ACRE
2/20/25	60.61	$1,113,709	$18,375
3/3/25	80.00	$1,360,000	$17,000
5/1/25	40.47	$687,990	$17,000
8/4/25	80.00	$1,400,000	$17,500
8/4/25	37.00	$699,300	$18,900
8/4/25	90.00	$1,674,000	$18,600
8/11/25	82.93	$1,451,275	$17,500
9/12/25	99.77	$2,099,500	$21,043
9/15/25	71.76	$1,305,000	$18,186
9/25/25	82.93	$1,451,275	$17,500
9/29/25	93.05	$1,628,500	$17,501
9/30/25	120.00	$2,060,040	$17,167
10/1/25	77.17	$1,292,598	$16,750
11/14/25	77.42	$1,440,000	$18,600
AVERAGE $/ACRE			**$17,973**

2026 · 3 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/15/26	80.00	$1,350,500	$16,881
1/20/26	96.90	$1,611,000	$16,625
3/13/26	57.35	$1,392,500	$24,281
AVERAGE $/ACRE			**$19,262**

Source: county comparable sales data compiled by CBRE. Averages are the unweighted mean of price per acre across the sales shown. The 2024 – 2026 average is the mean of the annual averages.
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DOUGLAS COUNTY

2024 – 2025 AVERAGE $/ACRE

$18,930

COMPARABLE LAND SALES | 2024 – 2026

Comparable sales include high-quality farms with PI ratings of 133 or higher, consistent with the portfolio being offered, which has an average PI of 138.44.

2024 · 15 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/19/24	80.00	$1,996,000	$24,950
1/24/24	251.12	$4,520,160	$18,000
2/24/24	100.00	$1,750,000	$17,500
4/5/24	100.00	$1,750,000	$17,500
4/24/24	50.00	$955,000	$19,100
6/26/24	160.52	$3,563,544	$22,200
8/26/24	119.00	$2,796,552	$23,500
8/30/24	160.00	$3,563,544	$22,272
9/24/24	74.53	$1,240,030	$16,638
9/27/24	50.20	$1,196,330	$23,831
11/15/24	55.48	$1,020,000	$18,385
11/15/24	50.20	$1,196,330	$23,831
11/24/24	55.48	$1,020,000	$18,385
12/19/24	74.55	$1,240,000	$16,633
12/20/24	74.55	$1,240,000	$16,633
AVERAGE $/ACRE			**$19,957**

2025 · 8 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/1/25	80.00	$1,320,000	$16,500
2/11/25	36.00	$756,000	$21,000
2/11/25	70.50	$1,332,450	$18,900
3/14/25	139.01	$2,627,289	$18,900
4/4/25	160.00	$2,520,000	$15,750
9/15/25	147.47	$2,500,059	$16,953
10/7/25	17.35	$324,705	$18,715
11/7/25	60.00	$990,000	$16,500
AVERAGE $/ACRE			**$17,902**

2026

DATE	ACRES	SALE PRICE	$/ACRE
N/A	N/A	N/A	N/A
AVERAGE $/ACRE			**N/A**

Source: county comparable sales data compiled by CBRE. Averages are the unweighted mean of price per acre across the sales shown. The 2024 – 2025 average is the mean of the annual averages; no 2026 sales were reported.

LOGAN COUNTY

COMPARABLE LAND SALES | 2024 – 2026

2024 – 2025 AVERAGE $/ACRE

$17,333

Comparable sales include high-quality farms with PI ratings of 133 or higher, consistent with the portfolio being offered, which has an average PI of 138.44.

2024 · 11 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/5/24	40.00	$670,000	$16,750
1/11/24	71.00	$1,198,125	$16,875
3/21/24	100.69	$1,741,937	$17,300
4/29/24	76.52	$1,322,878	$17,288
6/7/24	80.00	$1,400,000	$17,500
6/13/24	78.93	$1,503,833	$19,053
6/27/24	151.02	$2,718,360	$18,000
8/7/24	135.68	$2,249,981	$16,583
8/12/24	120.00	$2,040,000	$17,000
9/10/24	156.71	$2,758,096	$17,600
11/26/24	98.03	$1,715,035	$17,495
AVERAGE $/ACRE			**$17,404**

2025 · 8 sales

DATE	ACRES	SALE PRICE	$/ACRE
1/6/25	77.90	$1,382,667	$17,749
1/25/25	36.15	$647,085	$17,900
1/25/25	176.62	$3,000,067	$16,986
4/14/25	64.72	$1,150,500	$17,777
4/14/25	90.00	$1,600,000	$17,778
5/6/25	71.33	$1,176,945	$16,500
5/6/25	155.68	$2,568,720	$16,500
9/25/25	280.00	$4,732,000	$16,900
AVERAGE $/ACRE			**$17,261**

2026

DATE	ACRES	SALE PRICE	$/ACRE
N/A	N/A	N/A	N/A
AVERAGE $/ACRE			**N/A**

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05

FARMLAND OVERVIEWS

SUMMARY

70 ACRES
2 BOUNDARIES

ADDRESS
Macon County, IL

GROSS ACRES
70

TILLABLE ACRES
69.70

NET FARM CONTRIBUTION 2025
$26,758

SOILS

NCCPI
84.5

PRODUCTIVITY INDEX
144

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PROPERTY OVERVIEW

50 ACRES
BOUNDARY 1 OF 2

MACON COUNTY, IL
Township: 017N

LOCATIONS
26 17 N 1E

ACRES
50

PARCEL #
06-26-100-001

OWNER 1
Juno Capital LLC

PROPERTY ADDRESS
Warrensburg
IL 62573

TOTAL ASSESSED VALUE
$45,528

ASSESSED LAND VALUE
$45,528

ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
Rural Farm Vacant

LEGAL DESCRIPTION
N1/2 NW1/4 (EX E 20 ACS) & (EX BEG SW COR N1/2 NW1/4 SEC 26 TH E660 N660 W660 95BK2585/339 S660 TO POB)

PROPERTY OVERVIEW

20 ACRES
BOUNDARY 2 OF 2

MACON COUNTY, IL
Township: 017N

LOCATIONS
26 17 N 1E

ACRES
20

PARCEL #
06-26-100-003

OWNER 1
Juno Capital LLC

PROPERTY ADDRESS
Warrensburg
IL 62573

TOTAL ASSESSED VALUE
$18,370

ASSESSED LAND VALUE
$18,370

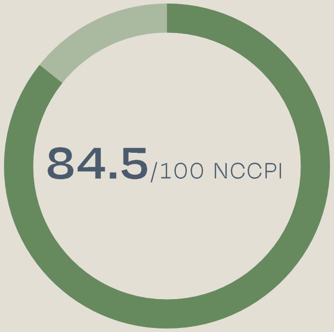
ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
Rural Farm Vacant

LEGAL DESCRIPTION
E 20 ACS N1/2 NW1/4 95BK2585/331

SOILS

70 ACRES
2 BOUNDARIES



	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
●	152A	Drummer silty clay loam, 0 to 2 percent slopes	74.7%	52	2W	-	144	82.6
●	154A	Flanagan silt loam, 0 to 2 percent slopes	22.0%	15.3	1	-	144	89.9
●	198A	Elburn silt loam, 0 to 2 percent slopes	3.3%	2.3	1	-	143	91.1

FSA

70 ACRES

2 BOUNDARIES

SUMMARY

240 ACRES
2 BOUNDARIES

ADDRESS
McLean County, IL

GROSS ACRES
240

TILLABLE ACRES
232.60

NET FARM CONTRIBUTION 2025
$88,900

SOILS

NCCPI
89

PRODUCTIVITY INDEX
141.5

Most frequent unsolicited offers due to the 240 acre size and highly productive soils

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PROPERTY OVERVIEW

160 ACRES
BOUNDARY 1 OF 2

MCLEAN COUNTY, IL
Township: 022N

LOCATIONS
05 22 N 5E

ACRES
160

PARCEL #
31-05-300-001

OWNER 1
Juno Capital LLC

PROPERTY ADDRESS
31035 E 750 North Rd Arrowsmith, IL 61722

TOTAL ASSESSED VALUE
$131,919

ASSESSED LAND VALUE
$131,919

ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
0021

LEGAL DESCRIPTION
SW 5-22-5E 160 Acres

PROPERTY OVERVIEW

80 ACRES
BOUNDARY 2 OF 2

MCLEAN COUNTY, IL
Township: 022N

LOCATIONS
08 22 N 5E

ACRES
80

PARCEL #
31-08-100-001

OWNER 1
Juno Capital LLC

TOTAL ASSESSED VALUE
$64,567

ASSESSED LAND VALUE
$64,567

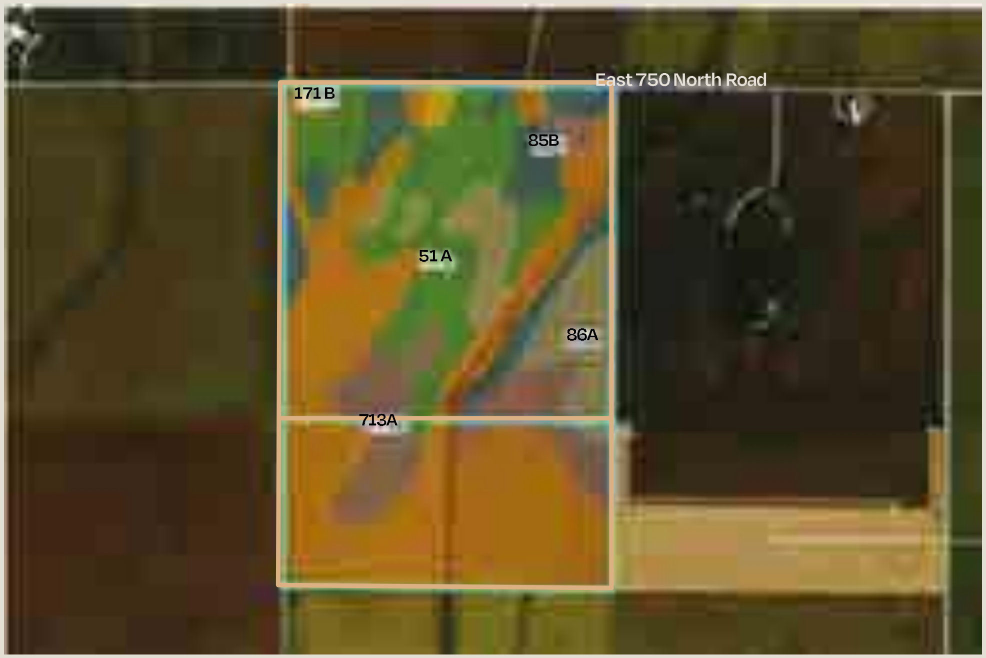
ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
0021

LEGAL DESCRIPTION
N 1/2 NW 8-22-5E 80 Acres

SOILS

240 ACRES
2 BOUNDARIES



	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	68A	Sable silty clay loam, 0 to 2 percent slopes	44.9%	108.7	2W	-	143	83.1
	51A	Muscatune silt loam, 0 to 2 percent slopes	18.1%	43.8	1	-	147	95.8
	213A	Normal silt loam, 0 to 2 percent slopes	12.8%	30.9	1	-	133	95.2
	86A	Osco silt loam, 0 to 2 percent slopes	11.2%	27	1	-	141	94.4
	86B	Osco silt loam, 0 to 2 percent slopes	11.1%	26.8	2E	-	138	92.3
	171B	Catlin silt loam, 2 to 5 percent slopes	1.3%	3.1	2E	-	137	77.2
	145B2	Saybrook silt loam, 0 to 2 percent slopes eroded	0.7%	1.8	2E	-	124	67.9

FSA

240 ACRES

2 BOUNDARIES

SUMMARY

84.1 ACRES
1 BOUNDARY

ADDRESS
Livingston County, IL

GROSS ACRES
84.1

TILLABLE ACRES
82.16

NET FARM CONTRIBUTION 2025
$32,264

SOILS

NCCPI
75.5

PRODUCTIVITY INDEX
133.6

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PROPERTY OVERVIEW

84.1 ACRES
BOUNDARY 1 OF 1

LIVINGSTON COUNTY, IL	LOCATIONS	ACRES
Township: 025N	18 25N 6E	84.08

PARCEL #	OWNER 1
2818100001	Juno Capital LLC

TOTAL ASSESSED VALUE	ASSESSED LAND VALUE
$54,670	$54,670

ASSESSED LAND YEAR	COUNTY USE DESCRIPTION
2024	AG Land

LEGAL DESCRIPTION

28 18 100 001 S18 T25 R6 84.08 ACRES N1 /2 NW

SOILS

84.1 ACRES
1 BOUNDARY

	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	152A	Drummer silty clay loam, 0 to 2 percent slopes	26.7%	22.7	2W	-	144	82.6
	614A	Chenoa silty clay loam, 0 to 2 percent slopes	24.2%	20.6	2W	-	128	69.5
	145B	Saybrook silt loam, 2 to 5 percent slopes	22.0%	18.7	2E	-	131	77.8
	614B	Chenoa silty clay loam, 2 to 5 percent slopes	16.8%	14.3	2E	-	127	68.6
	59A	Lisbon silt loam, 0 to 2 percent slopes	10.1%	8.6	1	-	136	77.2
	614B	Chenoa silty clay loam, 2 to 5 percent slopes	0.1%	0.1	2E	-	127	68.6

FSA

84.1 ACRES

1 BOUNDARY

SUMMARY

75.3 ACRES
1 BOUNDARY

ADDRESS	GROSS ACRES	TILLABLE ACRES
McLean County, IL	75.28	75.28

SOILS

NCCPI
81.8

PRODUCTIVITY INDEX
138.8

NET FARM CONTRIBUTION 2025
$30,123

- Includes recurring wind energy payments of $2,257 per year

**Based on Tillable Acreage*

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PROPERTY OVERVIEW

75.3 ACRES
BOUNDARY 1 OF 1

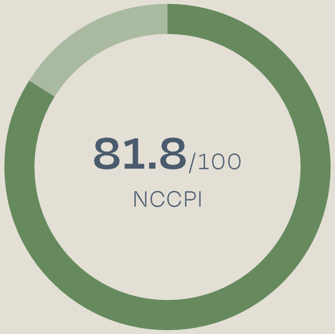
MCLEAN COUNTY, IL	LOCATIONS	ACRES
Township: 024N	**33 24N 4E**	**75.28**
PARCEL #	OWNER 1	OWNER 2
16-33-100-005	**JUNO CAPITAL LLC #4**	**-**
TOTAL ASSESSED VALUE	ASSESSED LAND VALUE	ASSESSED IMPROVEMENT
$62,161	**$62,161**	**-**
ASSESSED LAND YEAR	COUNTY USE DESCRIPTION	
2025	**0021**	

LEGAL DESCRIPTION

SEC 33-24-4E W 1/2 NW
(EX BEG NW COR, E317, S332, W317, N332 TO POB & EX PT FOR RD)

SOILS

75.3 ACRES
1 BOUNDARY



CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	44.0%	33.8	2W	-	144	86.2
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	18.6%	14.3	2E	-	124	67.9
171B	Catlin silt loam, 2 to 5 percent slopes	17.3%	13.3	2E	-	137	77.2
154A	Flanagan silt loam, 0 to 2 percent slopes	13.4%	10.3	1	-	144	89.9
43A	Ipava silt loam, 0 to 2 percent slopes	5.5%	4.2	1	-	142	91.2
68A	Sable silty clay loam, 0 to 2 percent slopes	0.6%	0.4	2W	-	143	83.1
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.6%	0.5	3W	-	123	63.7

FSA

75.3 ACRES

1 BOUNDARY

SUMMARY

85.0 ACRES
1 BOUNDARY

ADDRESS
Macon County, IL

GROSS ACRES
85

TILLABLE ACRES
85

SOILS

NCCPI
84.5

PRODUCTIVITY INDEX
140.9

NET FARM CONTRIBUTION 2025
$41,369

- Farm Income and Expense for 2025 includes $9,049 Wind Power Payments.
- $1,785 received for Rent Extension on Wind Option
- $2,975 received for Signing Bonus which is non-recurring
- $4,299.29 received for Option Payment

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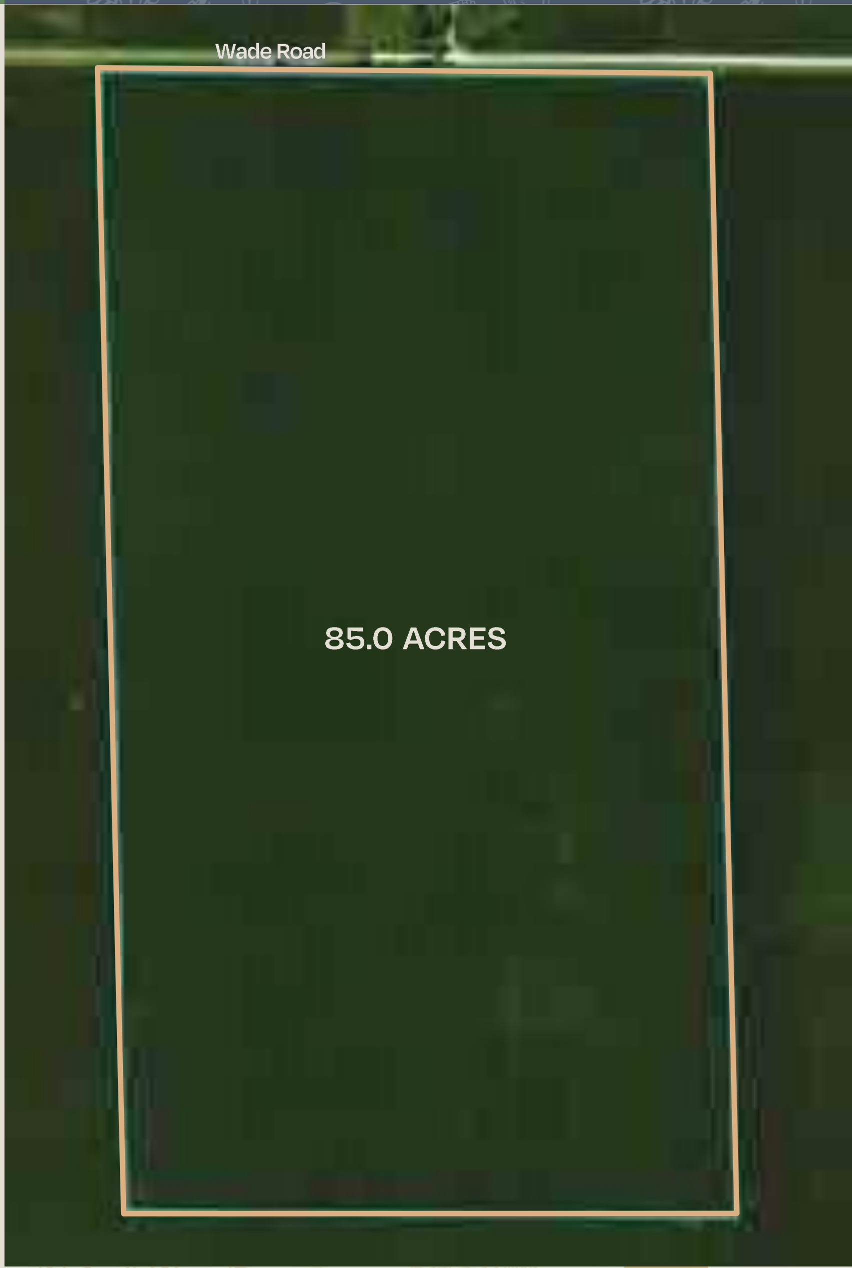


PROPERTY OVERVIEW

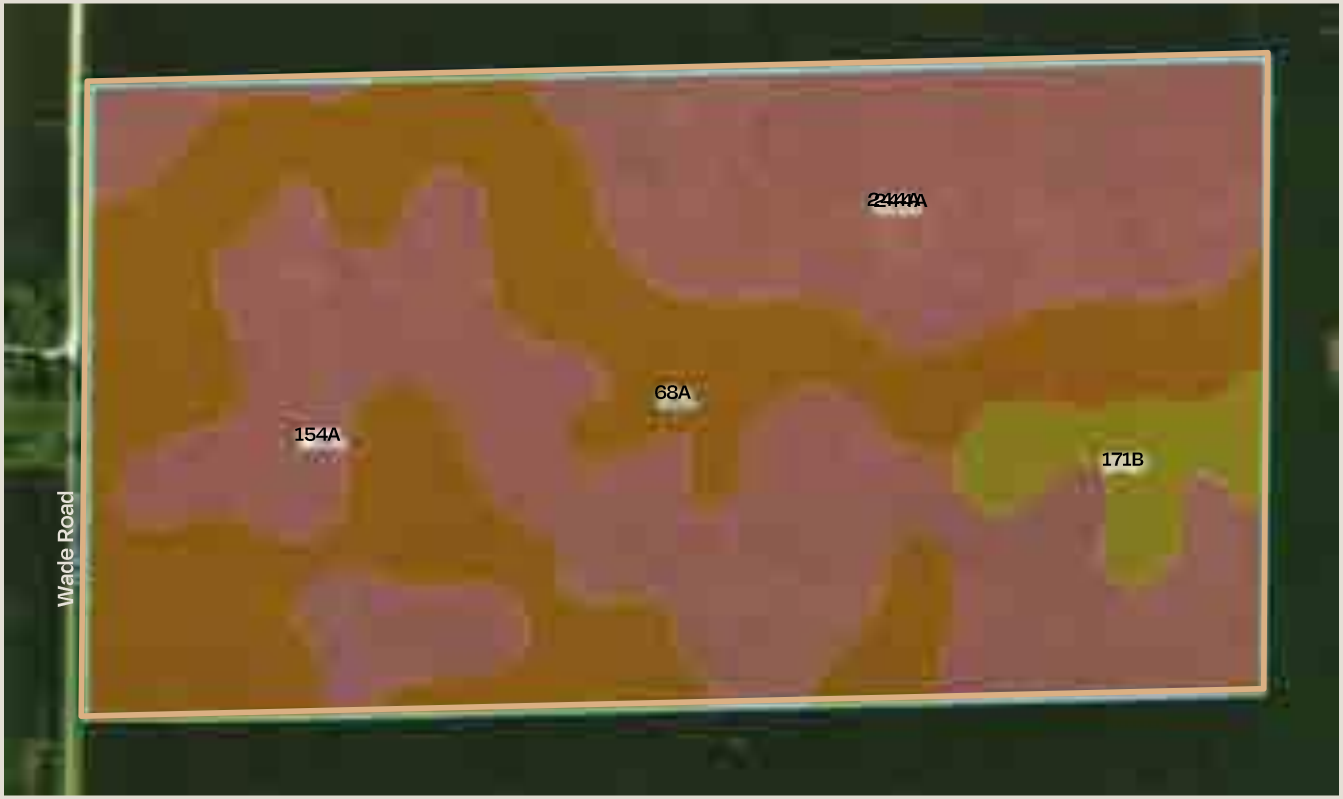
85.0 ACRES
BOUNDARY 1 OF 1

MACON COUNTY, IL	LOCATIONS	ACRES
Township: 018N	10 18N 3E	85
PARCEL #	OWNER 1	PROPERTY ADDRESS
03-1 0-300-001	Juno Capital LLC	Argenta, IL 62501
TOTAL ASSESSED VALUE	ASSESSED LAND VALUE	
$70,069	$70,069	
ASSESSED LAND YEAR	COUNTY USE DESCRIPTION	
2025	Rural Farm Vacant	

LEGAL DESCRIPTION
S 5 A NW1/4 & N1/2 SW1/4

SOILS

85.0 ACRES
1 BOUNDARY



	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	68A	Sable silty clay loam, 0 to 2 percent slopes	37.9%	32.6	2W	-	143	83.1
	154A	Flanagan silt loam, 0 to 2 percent slopes	33.7%	28.9	1	-	144	89.9
	244A	Hartsburg silty clay loam, 0 to 2 percent slopes	23.9%	20.5	2W	-	134	80.3
	171B	Catlin silt loam, 2 to 5 percent slopes	4.5%	3.9	2E	-	137	77.2

FSA

85.0 ACRES

1 BOUNDARY

SUMMARY

172.3 ACRES
1 BOUNDARY

ADDRESS
Macon County

GROSS ACRES
173.61

TILLABLE ACRES
164.70

NET FARM CONTRIBUTION 2025
$65,356

SOILS

NCCPI
84.1

PRODUCTIVITY INDEX
138.4

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PROPERTY OVERVIEW

172.3 ACRES
BOUNDARY 1 OF 1

MACON COUNTY, IL
Township: 015N

LOCATIONS
31 15N 3E

ACRES
172.25

PARCEL #
16-31-400-001

OWNER 1
Juno Capital LLC

PROPERTY ADDRESS
Macon, IL 62544

TOTAL ASSESSED VALUE
$128,171

ASSESSED LAND VALUE
$128,171

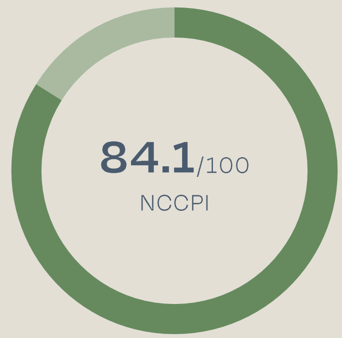
ASSESSED LAND YEAR
2025

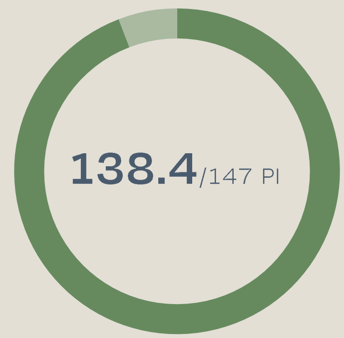
COUNTY USE DESCRIPTION
Rural Farm Vacant

LEGAL DESCRIPTION
S1/2

SOILS

172.3 ACRES
1 BOUNDARY





	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	50.8%	86.6	2W	-	138	78.7
	154A	Flanagan silt loam, 0 to 2 percent slopes	26.1%	44.5	1	-	144	89.9
	198A	Elburn silt loam, 0 to 2 percent slopes	9.4%	16.1	1	-	143	91.1
	136A	Brooklyn silt loam, 0 to 2 percent slopes	5.2%	8.8	2W	-	112	87.3
	56B	Dana silt loam, 2 to 5 percent slopes	4.1%	6.9	2E	-	130	90.2
	199B	Plano silt loam, 2 to 5 percent slopes	2.5%	4.3	2E	-	141	93.1
	171B	Catlin silt loam, 2 to 5 percent slopes	1.3%	2.3	2E	-	137	77.2
	257A	Clarksdale silt loam, 0 to 2 percent slopes	0.6%	1	1	-	128	91.6

FSA

172.3 ACRES

1 BOUNDARY

SUMMARY

81.6 ACRES
1 BOUNDARY

ADDRESS
Christian County, IL

GROSS ACRES
81.61

TILLABLE ACRES
77.60

NET FARM CONTRIBUTION 2025
$31,226

SOILS

NCCPI
91.1

PRODUCTIVITY INDEX
138.4

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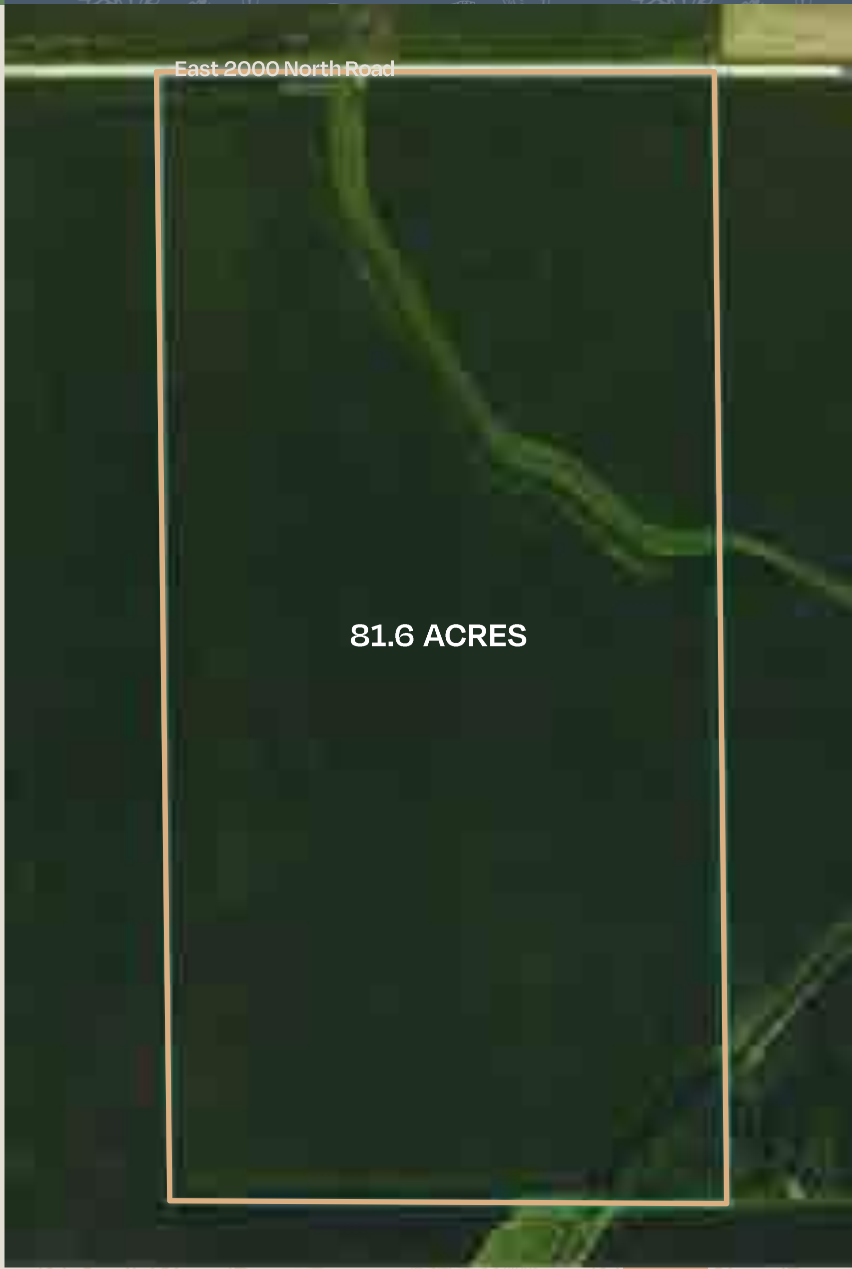


PROPERTY OVERVIEW

81.6 ACRES
1 BOUNDARY

CHRISTIAN COUNTY, IL
Township: 014N

LOCATIONS
30 14N 1E

ACRES
81.61

PARCEL #
12-10-30-200-001-02

OWNER 1
Juno Capital LLC

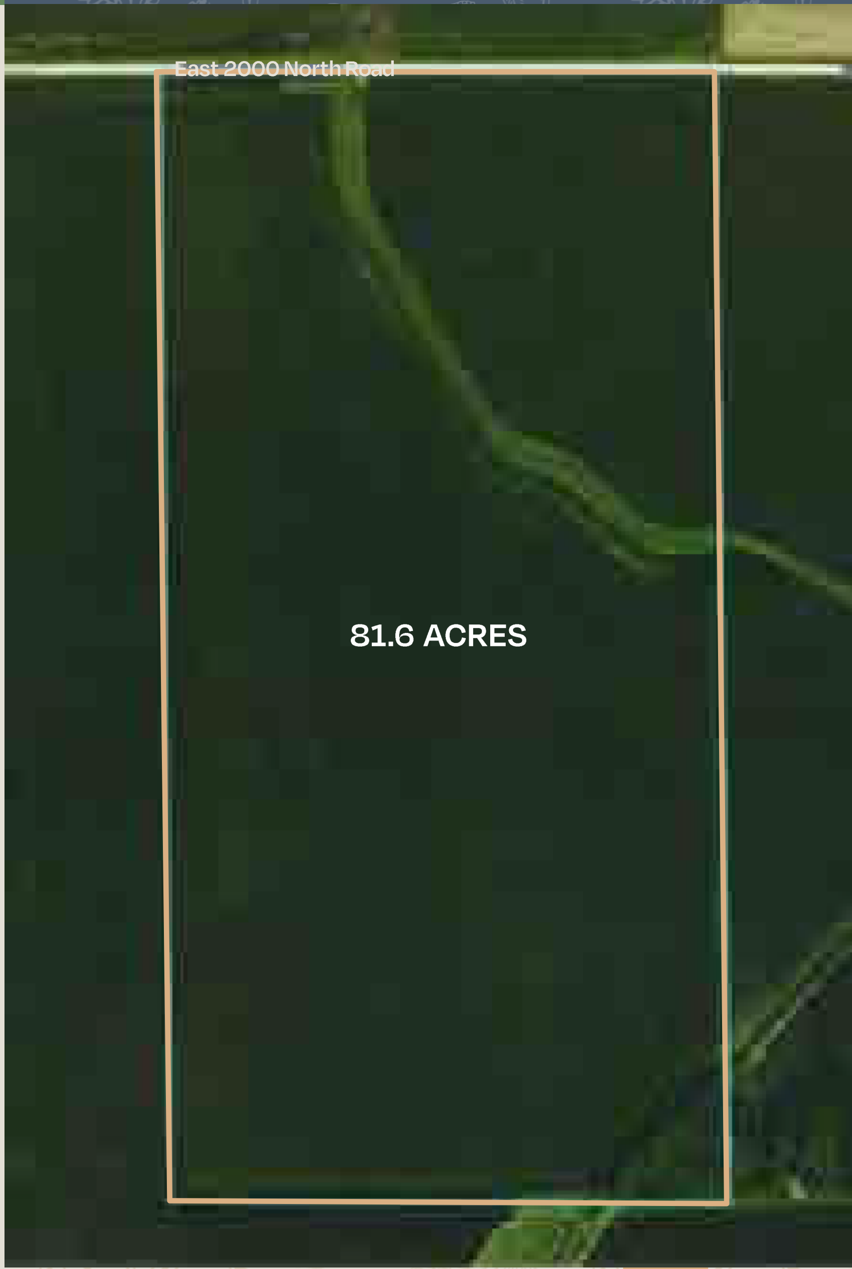
TOTAL ASSESSED VALUE
$64,004

ASSESSED LAND VALUE
$64,004

ASSESSED LAND YEAR
2025

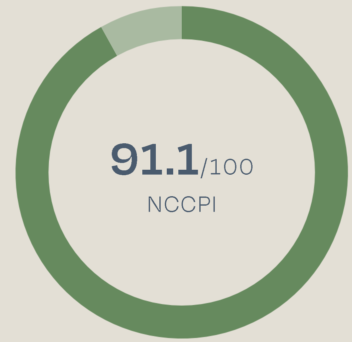
COUNTY USE DESCRIPTION
RURAL PROPERTY NO BLDGS - FARM

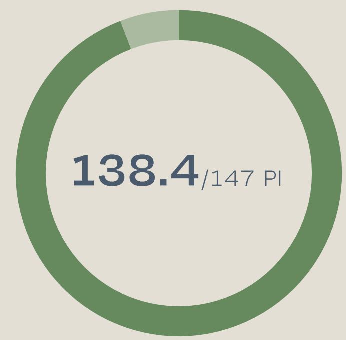
LEGAL DESCRIPTION
E1/2 NE1/4



SOILS

81.6 ACRES
1 BOUNDARY





	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	43A	Ipava silt loam, 0 to 2 percent slopes	49.3%	40.4	1	-	142	91.2
	86B	Osco silt loam, 2 to 5 percent slopes	43.3%	35.5	2E	-	138	92.3
	259 ...	Assumption silt loam, 5 to 10 percent slopes, eroded	4.7%	3.9	3E	-	111	87.9
	3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	2.0%	1.7	3W	-	122	71.9
	68A	Sable silty clay loam, 0 to 2 percent slopes	0.7%	0.6	2W	-	143	83.1

FSA

81.6 ACRES

1 BOUNDARY

FARM 08 / **BROCK (FRONTIER)**

SUMMARY

80 ACRES
1 BOUNDARY

ADDRESS
Douglas County

GROSS ACRES
79.87

TILLABLE ACRES
78.18

NET FARM CONTRIBUTION 2025
$31,063

SOILS

NCCPI
79.6

PRODUCTIVITY INDEX
135.5

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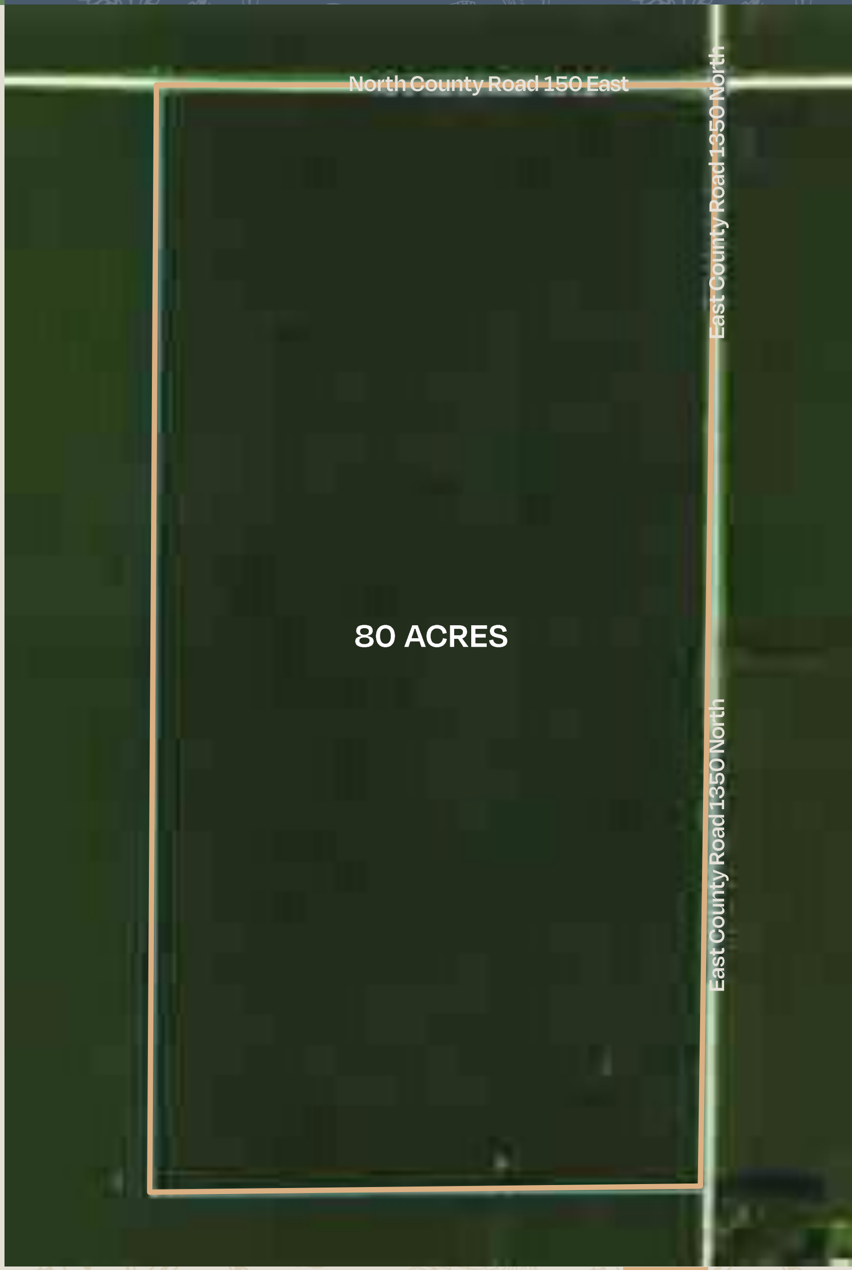


PROPERTY OVERVIEW

80 ACRES
1 BOUNDARY

DOUGLAS COUNTY, IL
Township: 016N

LOCATIONS
17 16N 7E

ACRES
80

PARCEL #
05-01-17-100-001

OWNER 1
Juno Capital LLC

PROPERTY ADDRESS
Garrett, IL

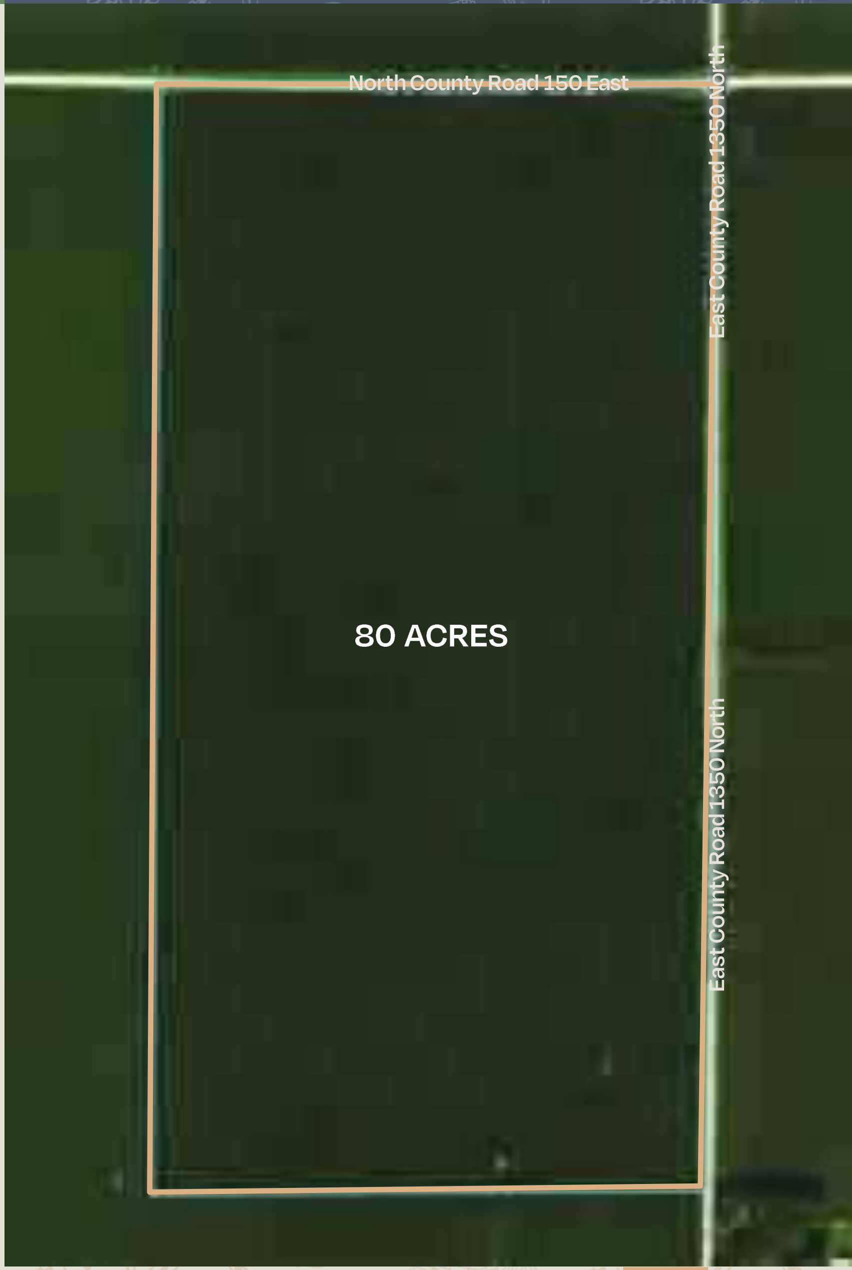
TOTAL ASSESSED VALUE
$48,567

ASSESSED LAND VALUE
$48,567

ASSESSED LAND YEAR
2024

COUNTY USE DESCRIPTION
Farmland with Buildings

LEGAL DESCRIPTION
S17 T16 R7 N1/2 NW



SOILS

80 ACRES
1 BOUNDARY

	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	244A	Hartsburg silty clay loam, 0 to 2 percent slopes	52.8%	42.1	2W	-	134	80.3
	722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	39.6%	31.5	2W	-	138	78.7
	67A	Harpster silty clay loam, 0 to 2 percent slopes	7.6%	6.1	2W	-	133	79

FSA

80 ACRES

1 BOUNDARY

SUMMARY

45.6 ACRES
1 BOUNDARY

ADDRESS
McLean County

GROSS ACRES
48.29

TILLABLE ACRES
46.60

SOILS

NCCPI
84.9

PRODUCTIVITY INDEX
138.2

NET FARM CONTRIBUTION 2025
$28,030

- Includes the Option Payment by Crowe Renewables of $10,000 which is recurring
- If exercised, the solar lease payments will be $2,000 per acre or $96,000 per year

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PROPERTY OVERVIEW

45.6 ACRES
1 BOUNDARY

CHRISTIAN COUNTY, IL
Township: 022N

LOCATIONS
05 22N 3E

ACRES
45.6

PARCEL #
29-05-100-008

OWNER 1
Juno Capital LLC

TOTAL ASSESSED VALUE
$36,689

ASSESSED LAND VALUE
$36,689

ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
0021

LEGAL DESCRIPTION
SEC 5-22-3E SW NW & S1/2 NW NW (EX S14.4 ACRES SW NW)

SOILS

45.6 ACRES
1 BOUNDARY

	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	68A	Sable silty clay loam, 0 to 2 percent slopes	42.9%	20.9	2W	-	143	83.1
	43A	Ipava silt loam, 0 to 2 percent slopes	36.8%	17.9	1	-	142	91.2
	86B2	Osco silt loam, 2 to 5 percent slopes, eroded	10.0%	4.9	2E	-	133	85.7
	223B2	Varna silt loam, 2 to 4 percent slopes, eroded	4.7%	2.3	2E	-	110	68.1
	322B2	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percen ...	3.2%	1.6	2E	-	110	74.8
	327C2	Fox silt loam, 5 to 10 percent slopes, eroded	1.4%	0.7	3E	-	101	63.9
	330A	Peotone silty clay loam, 0 to 2 percent slopes	1.0%	0.5	3W	-	123	63.7

FSA

45.6 ACRES

1 BOUNDARY

SUMMARY

120 ACRES
2 BOUNDARIES

ADDRESS
McLean County, IL

GROSS ACRES
120

TILLABLE ACRES
118.10

SOILS

NCCPI
84.2

PRODUCTIVITY INDEX
139.9

NET FARM CONTRIBUTION 2025
$67,031

- Contiguous to Newberry which totals 160 acres
- 3 turbines generate $24,349 in annual recurring income
- Farm Income and Expense 2025 includes a one-time reimbursement for crop damage

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PROPERTY OVERVIEW

116.9 ACRES
BOUNDARY 1 OF 2

McLEAN COUNTY, IL	LOCATIONS	ACRES
Township: 023N	24 23N 4E	116.91

PARCEL #	OWNER 1
23-24-400-003	First MID AG Services Juno Cap

TOTAL ASSESSED VALUE	ASSESSED LAND VALUE
$97,581	$97,581

ASSESSED LAND YEAR	COUNTY USE DESCRIPTION
2025	0021

LEGAL DESCRIPTION

SEC 24-23-4E NE SE & S1/2 SE except the following described tract: A part of the southeast quarter of section 24, Township 2...

PROPERTY OVERVIEW

3.1 ACRES
BOUNDARY 2 OF 2

McLEAN COUNTY, IL
Township: 023N

LOCATIONS
24 23N 4E

ACRES
3.07

PARCEL #
23-24-400-004

OWNER 1
High Trail Wind Farm LLC

PROPERTY ADDRESS
29622 E 950 North Rd, Ellsworth, IL 61737

TOTAL ASSESSED VALUE
$280,183

ASSESSED LAND VALUE
$2,219

ASSESSED IMPROVEMENT
$277,964

ASSESSED LAND YEAR
2025

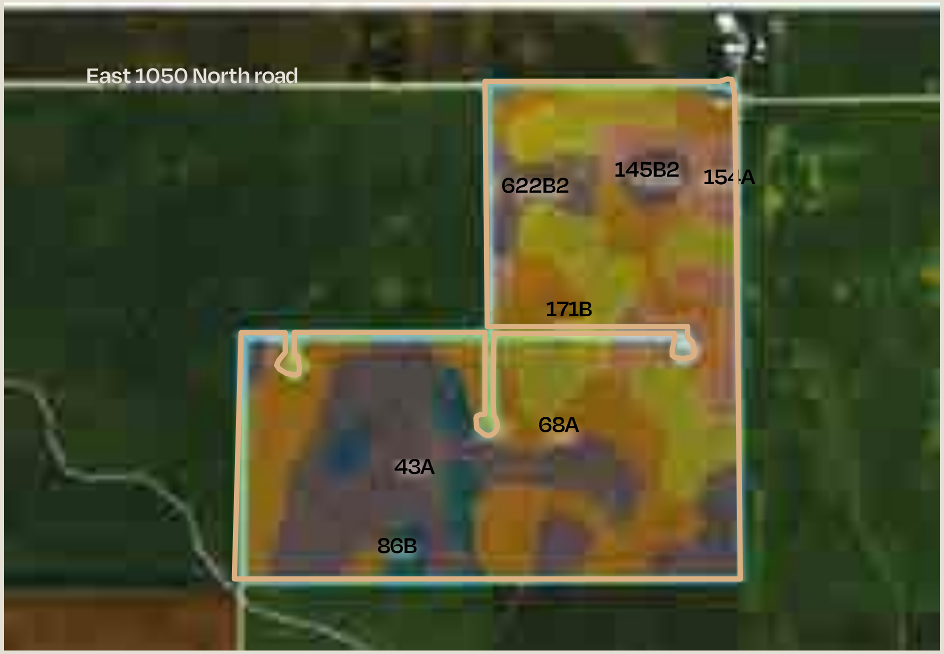
COUNTY USE DESCRIPTION
0027

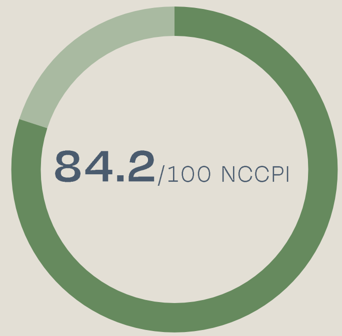
LEGAL DESCRIPTION
SEC 24-23-4E A part of the southeast quarter of section 24, Township 23 North, Range 4 East, of the third principal Meridian, Mclean...

SOILS

120.0 ACRES

2 BOUNDARIES





	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	68A	Sable silty clay loam, 0 to 2 percent slopes	33.1%	39.9	2W	-	143	83.1
	43A	Ipava silt loam, 0 to 2 percent slopes	26.5%	32	1	-	142	91.2
	171B	Catlin silt loam, 2 to 5 percent slopes	16.9%	20.4	2E	-	137	77.2
	154A	Flanagan silt loam, 0 to 2 percent slopes	11.0%	13.2	1	-	144	89.9
	86B	Osco silt loam, 2 to 5 percent slopes	5.9%	7.1	2E	-	138	92.3
	622B2	Wyanet silt loam, 2 to 5 percent slopes,eroded	4.2%	5.1	2E	-	114	60.3
	145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	2.3%	2.8	2E	-	124	67.9

FSA

120 ACRES

2
BOUNDARIES

SUMMARY

40.0 ACRES
1 BOUNDARY

ADDRESS
Macon County, IL

GROSS ACRES
40

TILLABLE ACRES
39.70

SOILS

NCCPI
75.6

PRODUCTIVITY INDEX
130.8

NET FARM CONTRIBUTION 2025
$15,497

- Contiguous to McConnell which totals 160 acres

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PROPERTY OVERVIEW

40.0 ACRES
BOUNDARY 1 OF 1

MACON COUNTY, IL
Township: 023N

LOCATIONS
24 23N 4E

ACRES
40

PARCEL #
23-24-400-001

OWNER 1
First Mid Ag Services Juno Cap

TOTAL ASSESSED VALUE
$27,516

ASSESSED LAND VALUE
$27,516

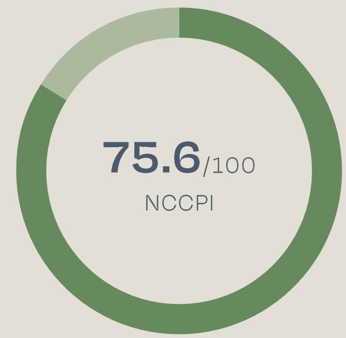
ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
0021

LEGAL DESCRIPTION
NW SE 24-23-4E

SOILS

40.0 ACRES
1 BOUNDARY



	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	29.6%	11.8	2E	-	124	67.9
	622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	22.9%	9.2	2E	-	144	60.3
	68A	Sable silty clay loam, 0 to 2 percent slopes	18.0%	7.2	2W	-	143	83.1
	154A	Flanagan silt loam, 0 to 2 percent slopes	16.5%	6.6	1	-	144	89.9
	43A	Ipava silt loam, 0 to 2 percent slopes	13.0%	5.2	1	-	142	90.2

FSA

40.0 ACRES

1 BOUNDARY

SUMMARY

75 ACRES
1 BOUNDARY

ADDRESS
McLean County, IL

GROSS ACRES
75

TILLABLE ACRES
72.75

SOILS

NCCPI
83.7

PRODUCTIVITY INDEX
138.1

NET FARM CONTRIBUTION 2025
$45,267

- Recurring Wind Energy Income $2,333.34
- Contiguous to Sutter which totals 154 Acres
- Custom Farm
- Farm Income and Expense in Data Room does not include $17,267 unsold crops which were received by Seller in 2026

PROPERTY OVERVIEW

75.0 ACRES
BOUNDARY 1 OF 1

MCLEAN COUNTY, IL
Township: 023N

LOCATIONS
35 23N 1W

ACRES
75

PARCEL #
19-35-200-005

OWNER 1
Juno Captial

OWNER 2
-

TOTAL ASSESSED VALUE
$56,847

ASSESSED LAND VALUE
$56,847

ASSESSED IMPROVEMENT
-

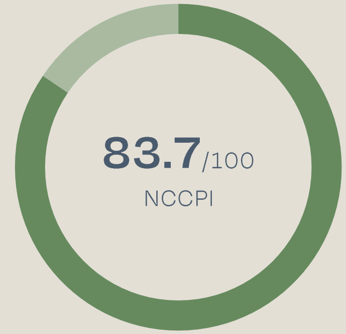
ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
0021

LEGAL DESCRIPTION
SEC 35-23-1W BEG NE COR NE; S2643.71, W1270.71, N 2345.59, E295.17, E973.53 TO POB

SOILS

75.0 ACRES
1 BOUNDARY



	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
●	68A	Sable silty clay loam, 0 to 2 percent slopes	41.8%	31.4	2W	-	143	83.1
●	86B2	Osco silt loam, 2 to 5 percent slopes, eroded	26.0%	19.5	2E	-	133	85.7
●	43A	Ipava silt loam, 0 to 2 percent slopes	15.2%	11.4	1	-	142	91.2
●	171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	15.0%	11.2	2E	-	131	75.1
●	56B2	Dana silt loam, 2 to 5 percent slopes, eroded	1.9%	1.4	2E	-	123	78.2

FSA

75.3 ACRES

1 BOUNDARY

SUMMARY

80.0 ACRES
1 BOUNDARY

ADDRESS	GROSS ACRES	TILLABLE ACRES
Macon County, IL	78.11	75.10

SOILS

NCCPI
81.8

PRODUCTIVITY INDEX
136.4

NET FARM CONTRIBUTION 2025
$31,404

- Includes $1,491.50 of recurring wind energy payment

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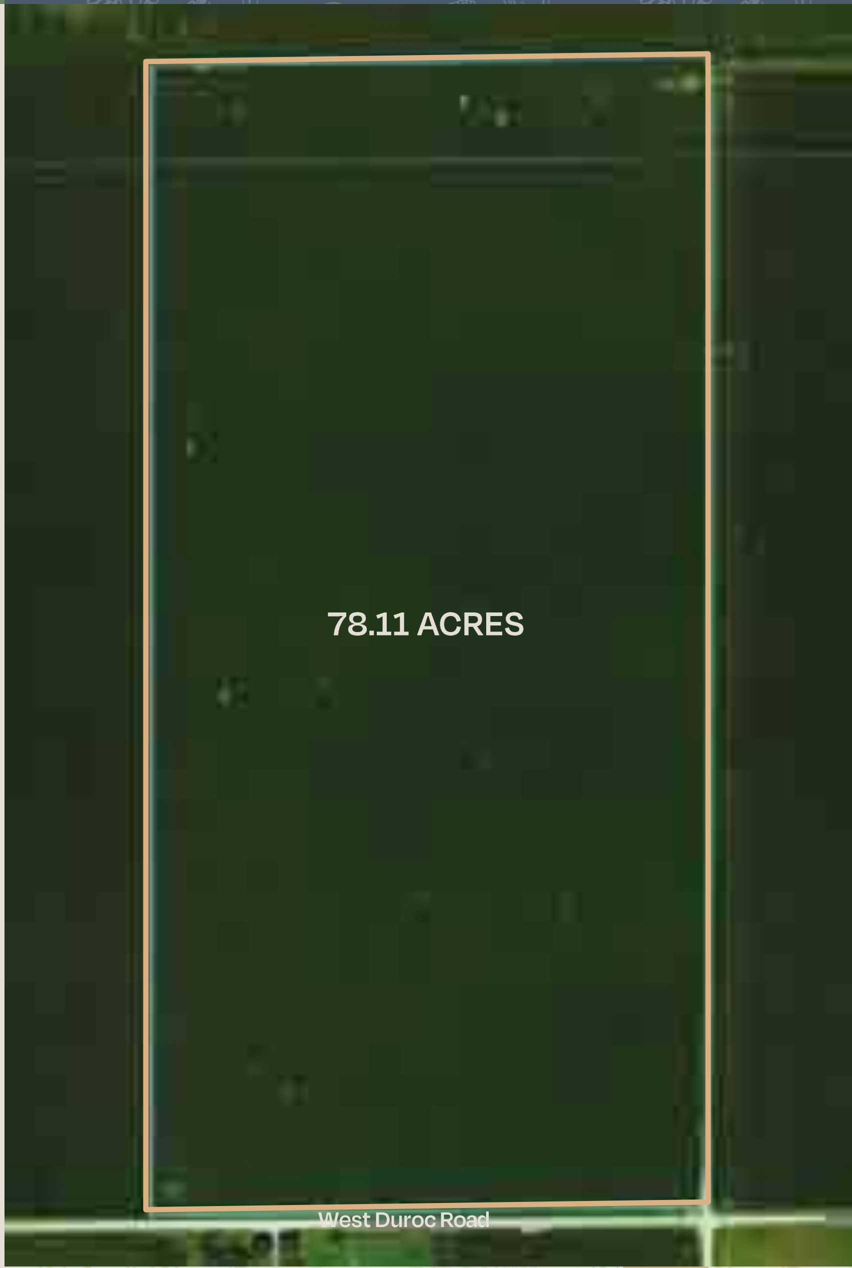


PROPERTY OVERVIEW

80.0 ACRES
BOUNDARY 1 OF 1

MACON COUNTY, IL
Township: 018N

LOCATIONS
08 18N 1E

ACRES
80

PARCEL #
01-08-400-003

OWNER 1
JUNO CAPITAL LLC

PROPERTY ADDRESS
Maroa, IL 62537

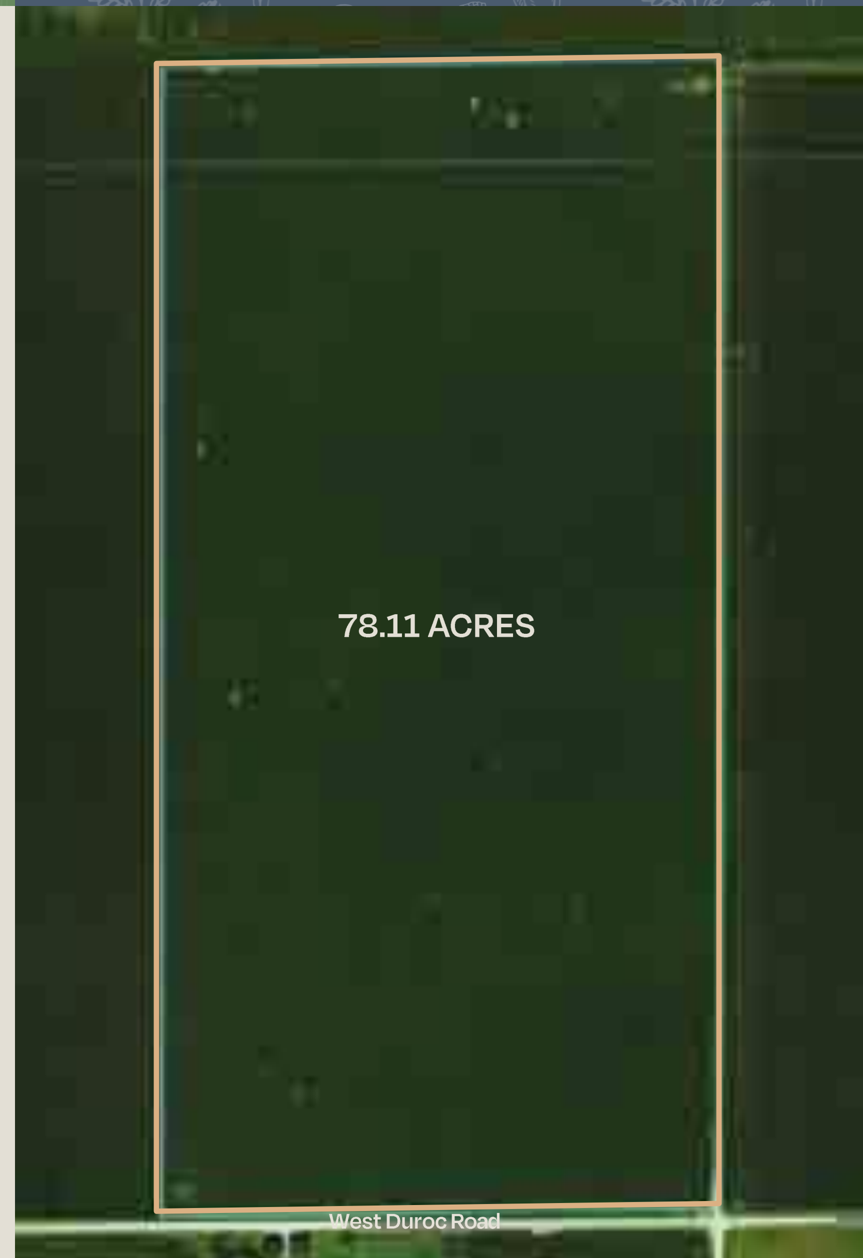
TOTAL ASSESSED VALUE
$55,347

ASSESSED LAND VALUE
$55,347

ASSESSED LAND YEAR
2025

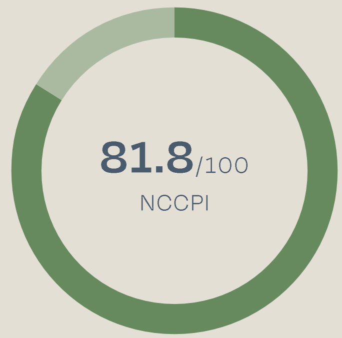
COUNTY USE DESCRIPTION
Rural Farm Vacant

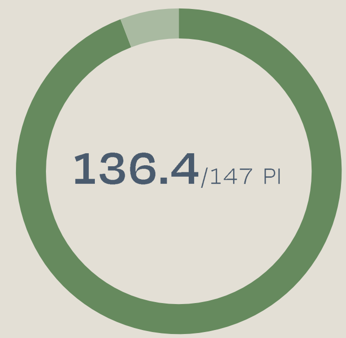
LEGAL DESCRIPTION
SEC 8-18-1E E1/2 SE1/4



SOILS

80.0 ACRES
1 BOUNDARY





	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	67A	Harpster silty clay loam, 0 to 2 percent slopes	64.4%	50.1	2W	-	133	79
	68A	Sable silty clay loam, 0 to 2 percent slopes	19.5%	15.2	2W	-	143	83.1
	198A	Elburn silt loam, 0 to 2 percent slopes	8.0%	6.2	1	-	143	91.1
	43A	Ipava silt loam, 0 to 2 percent slopes	4.8%	3.7	1	-	142	91.2
	199B	Plano silt loam, 2 to 5 percent slopes	2.1%	1.7	2E	-	141	93.1
	86B	Osco silt loam, 2 to 5 percent slopes	1.2%	0.9	2E	-	138	92.3

FSA

80.0 ACRES

1 BOUNDARY

SUMMARY

78.7 ACRES
1 BOUNDARY

ADDRESS
McLean County

GROSS ACRES
78.73

TILLABLE ACRES
80.66

SOILS

NCCPI
81.4

PRODUCTIVITY INDEX
135.2

NET FARM CONTRIBUTION 2025
$44,300

- Includes $28,280 of unsold commodities received in 2026
- Includes payment of $2,369.46 for recurring wind energy
- Custom Farm
- Contiguous to Zabel which totals 154 acres

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PROPERTY OVERVIEW

78.7 ACRES
BOUNDARY 1 OF 1

MACON COUNTY, IL
Township: 024N

LOCATIONS
33 24N 4E

ACRES
78.73

PARCEL #
16-33-300-001

OWNER 1
JUNO CAPITAL LLC

TOTAL ASSESSED VALUE
$61,242

ASSESSED LAND VALUE
$61,242

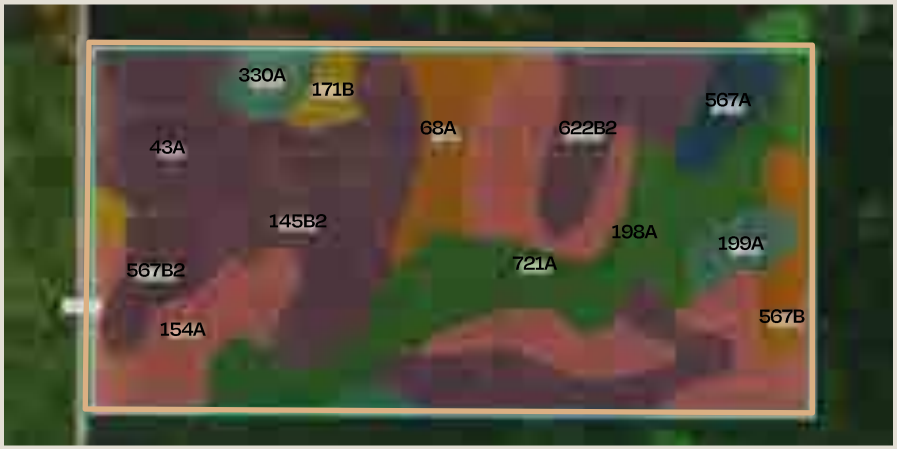
ASSESSED LAND YEAR
2025

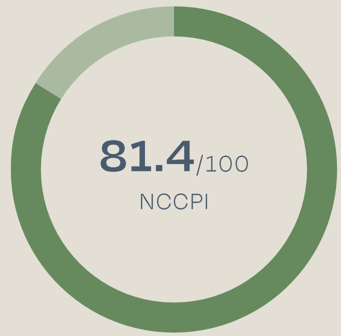
COUNTY USE DESCRIPTION
0021

LEGAL DESCRIPTION
SEC 33-24-4E N 1/2 SW
(EX PT FOR RD AS IN 02-00064)

SOILS

78.7 ACRES
1 BOUNDARY





CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
154A	Flanagan silt loam, 0 to 2 percent slopes	21.8%	17.4	1	-	144	89.9
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	21.2%	16.9	2E	-	124	67.9
721A	Drummer and El Paso silty clay loams, 0 to 2 percent slopes	18.6%	14.8	2W	-	144	86.2
43A	Ipava silt loam, 0 to 2 percent slopes	11.9%	9.5	1	-	142	91.2
68A	Sable silty clay loam, 0 to 2 percent slopes	4.8%	3.8	2W	-	143	83.1
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	4.5%	3.6	2E	-	114	60.3
567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	4.1%	3.3	2E	-	119	74.5
567B	Elkhart silt loam, 2 to 5 percent slopes	3.1%	2.5	2E	-	124	83.9
567A	Elkhart silt loam, 0 to 2 percent slopes	3.0%	2.4	1	-	125	87.5
199B	Plano silt loam, 2 to 5 percent slopes	2.9%	2.3	2E	-	141	93.1
171B	Catlin silt loam, 2 to 5 percent slopes	2.1%	1.6	2E	-	137	77.2
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.1%	1.7	3W	-	123	63.7

FSA

78.7 ACRES

1 BOUNDARY

SUMMARY

80 ACRES
2 BOUNDARIES

ADDRESS	GROSS ACRES	TILLABLE ACRES
Macon County, IL	80	74.30

SOILS

NCCPI
74.4

PRODUCTIVITY INDEX
130.3

NET FARM CONTRIBUTION 2025
$73,125

- Custom Farm
- Farm Income and Expense 2025 does not include $15,816 estimated unsold crops
- Solar payment of $8,881.50 includes a one-time payment of $5,000
- Recurring solar payment is $3,881.50
- Recurring wind energy payment is $16,232.68
- Effective Net Farm Contribution 2025 includes the unsold crops received in 2026 and includes the one-time solar payment

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PROPERTY OVERVIEW

77.6 ACRES
BOUNDARY 1 OF 2

MCLEAN COUNTY, IL
Township: 023N

LOCATIONS
05 23N 4E

ACRES
77.63

PARCEL #
23-05-300-003

OWNER 1
JUNO CAPITAL LLC

PROPERTY ADDRESS
24981 E 1300 NORTH RD, ELLSWORTH, IL 61737

TOTAL ASSESSED VALUE
$51,419

ASSESSED LAND VALUE
$51,419

ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
0021

LEGAL DESCRIPTION
SEC 5-23-4E W1/2 SW EXCEPT THE FOLLOWING DESCRIBED TRACT: A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 23 NORTH, ...

PROPERTY OVERVIEW

2.3 ACRES
BOUNDARY 2 OF 2

MCLEAN COUNTY, IL
Township: 023N

LOCATIONS
05 23N 4E

ACRES
2.34

PARCEL #
23-05-300-004

OWNER 1
HIGH TRAIL WIND FARM LLC

PROPERTY ADDRESS
25552 E 1300 NORTH RD, ELLSWORTH, IL 61737

TOTAL ASSESSED VALUE
$187,046

ASSESSED LAND VALUE
$1,737

ASSESSED IMPROVEMENT
$185,309

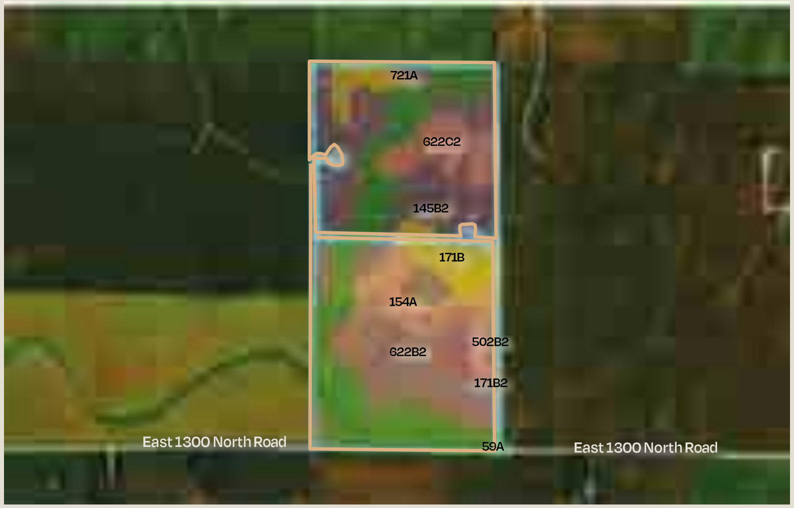
ASSESSED LAND YEAR
2025

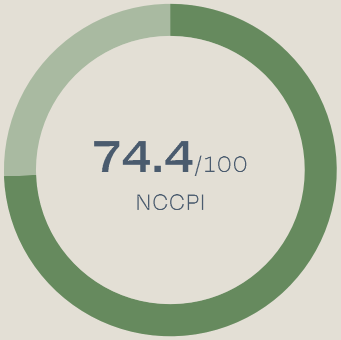
COUNTY USE DESCRIPTION
0027

LEGAL DESCRIPTION
SEC 5-23-4E A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 4 EAST, OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN ...

SOILS

80 ACRES
2 BOUNDARIES





	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	30.2%	23.9	2E	-	124	67.9
	721A	Drummer and El Paso silty clay loams, 0 to 2 percent slopes	26.4%	20.9	2W	-	144	86.2
	622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	16.4%	13	2E	-	114	60.3
	154A	Flanagan silt loam, 0 to 2 percent slopes	10.5%	8.3	1	-	144	89.9
	171B	Catlin silt loam, 2 to 5 percent slopes	8.3%	6.6	2E	-	137	77.2
	622 ...	Wyanet silt loam, 5 to 10 percent slopes, eroded	4.6%	3.6	3E	-	112	59.5
	687B2	Penfield loam, 2 to 5 percent slopes, eroded	2.1%	1.7	2E	-	124	73.9
	171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	0.9%	0.7	2E	-	131	75.1
	567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	0.6%	0.5	2E	-	119	74.5
	59A	Lisbon silt loam, 0 to 2 percent slopes	<0.1%	0	1	-	136	77.2

FSA

80 ACRES

2
BOUNDARIES

FARM 16&17 / HAEFELI (BRANDT)

SUMMARY

80.5 ACRES	72.8 ACRES
1 BOUNDARY	1 BOUNDARY

ADDRESS	GROSS ACRES	TILLABLE ACRES
Logan County, IL	149.63	148.24

SOILS

NCCPI
87.2
88.6

PRODUCTIVITY INDEX
142.1
141.4

NET FARM CONTRIBUTION 2025
$33,100 / $25,400
$58,500 Total

- Farm is cash rented for $400 per tillable acre
- Contiguous farms totaling 148.24 Tillable Acres
- Excellent drainage

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PROPERTY OVERVIEW

80.5 ACRES
BOUNDARY 1 OF 1

MACON COUNTY, IL
Township: 020N

LOCATIONS
11 20N 1W

ACRES
80.47

PARCEL #
04-011-003-00

OWNER 1
JUNO CAPITAL LLC

TOTAL ASSESSED VALUE
$69,450

ASSESSED LAND VALUE
$69,450

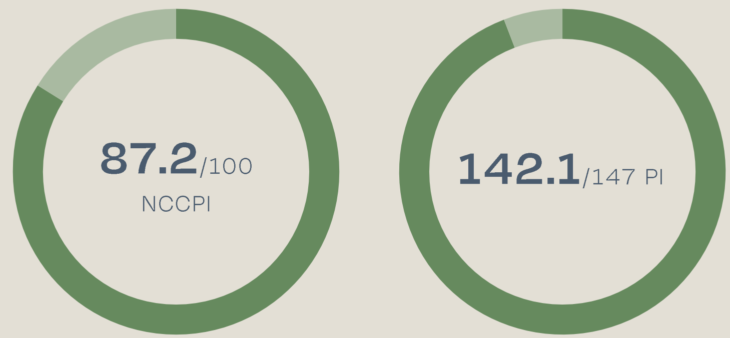
ASSESSED LAND YEAR
2025

COUNTY USE DESCRIPTION
FARM LAND

LEGAL DESCRIPTION
4-105 S11 T20 R1 E 1/2 NW.

SOILS

80.5 ACRES
1 BOUNDARY



	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	43A	Ipava silt loam, 0 to 2 percent slopes	43.8%	34.3	1	-	142	91.2
	68A	Sable silty clay loam, 0 to 2 percent slopes	43.4%	34	2W	-	143	83.1
	737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	3.7%	2.9	2E	-	138	88.3
	737A	Tama silt loam, very deep to sand, 0 to 2 percent slopes	2.5%	2	1	-	139	87.9
	198A	Elburn silt loam, 0 to 2 percent slopes	2.4%	1.9	1	-	143	91.1
	171B	Catlin silt loam, 2 to 5 percent slopes	2.3%	1.8	2E	-	137	77.2
	199B	Plano silt loam, 2 to 5 percent slopes	1.8%	1.4	2E	-	141	93.1

FSA

80.5 ACRES

1 BOUNDARY

PROPERTY OVERVIEW

72.8 ACRES
BOUNDARY 1 OF 1

MACON COUNTY, IL
Township: 020N

LOCATIONS
11 20N 1W

ACRES
72.78

PARCEL #
04-011-005-00

OWNER 1
JUNO CAPITAL LLC

TOTAL ASSESSED VALUE
$60,550

ASSESSED LAND VALUE
$60,550

ASSESSED LAND YEAR
2025

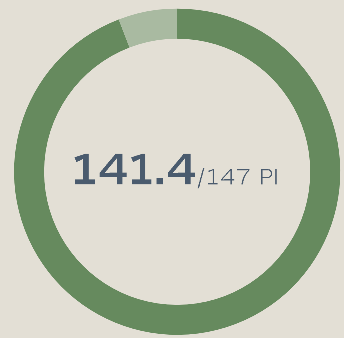
COUNTY USE DESCRIPTION
FARM LAND

LEGAL DESCRIPTION
4-108 S11 T20 R1 EX N 358 FT OF E 879 FT N 1/2 SW

SOILS

72.8 ACRES

BOUNDARY 1 OF 1



	CODE	SOIL DESCRIPTION	% OF SELECTION	ACRES	NON-IRR CLASS	IRR CLASS	STATE SCORE (PI)	NCCPI
	43A	Ipava silt loam, 0 to 2 percent slopes	61.4%	43.9	1	-	142	91.2
	68A	Sable silty clay loam, 0 to 2 percent slopes	19.6%	14	2W	-	143	83.1
	748A	Plano silt loam, sandy substratum, 0 to 2 percent slopes	10.7%	7.6	1	-	142	86.3
	272A	Edgington silt loam, 0 to 2 percent slopes	4.0%	2.9	2W	-	124	85.8
	748B	Plano silt loam, sandy substratum, 2 to 5 percent slopes	3.0%	2.1	2E	141	84.5	91.1
	737A	Tama silt loam, very deep to sand, 0 to 2 percent slopes	1.4%	1	1	-	139	87.9

OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in the acquiring the property, please submit an LOI with the following (but not limited to) details included:

- Offer price
- Earnest money deposit amount
- Due diligence period and total timing to close
- Required contingencies – if any.
- General description of intended use, plans for the site
- Financial strength
- Please put all offers in writing and submit to CBRE

SCALE ★ QUALITY ★ INCOME UPSIDE

PREMIER ILLINOIS PORTFOLIO FARMLAND

CENTRAL ILLINOIS

★

1,600 TOTAL ACRES

★

1,522 TILLABLE ACRES

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CBRE