REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT

This Real Estate Auction Purchase and Sale Agreement (this "Agreement") is entered into as of this 25th day of February, 2026 by and between Robert S. Kaeser Trust ("Seller"), and _____ ("Buyer").

Now, Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both parties, Seller and Buyer hereby agree as follows:

1. Property. Seller agrees to sell, and Buyer agrees to buy, for the price and on the terms and conditions set forth herein, the real estate identified as Tract I at the auction held today by Curless Auction (the "Auctioneer") containing a total of approximately _____ acres, which is legally described on Exhibit "A" attached hereto and made a part hereof and depicted on that certain survey(s) prepared by Hart and Wyatt Professional Land Surveyors which identifies such Tract(s) (collectively, the "Survey"), together with any and all buildings and/or other improvements located thereon and all easements, rights of way, appurtenances and all other interests of Seller pertaining thereto (collectively, the "Property").

2. Purchase Price. The total purchase price for the Property of _____ (the "Purchase Price") shall be paid by Buyer to Seller as follows:

A. Earnest Money. Earnest money in the sum of _____ (the "Earnest Money"), which is equal to ten percent (10%) of the Purchase Price, in the form of a check drawn on an account with good and sufficient funds payable to Western Illinois Title Services, LLC (the "Title Company"), delivered by Buyer to the Auctioneer to

be deposited with the Title Company and held in escrow pending the "Closing" (as hereinafter defined).

B. Balance. The balance of the Purchase Price in sum of _____ paid by wire transfer of immediately available funds at the time of "Closing" (as hereinafter defined).

3. Closing. The purchase and sale of the Property as contemplated herein shall be closed at the offices of the "Title Company" (as hereinafter defined) or its agent located in Pittsfield, Illinois as shall be mutually agreed upon by the parties on a date not later than March 27, 2026, at a time that is mutually acceptable to Buyer and Seller (the "Closing"). The parties shall each pay one-half of the fee charged by the Title Company for the Closing and the Earnest Money escrow (excluding the title insurance policy, which shall be paid by Seller).

4. Deed. At the Closing, Seller shall convey title to the Property to Buyer by a special warranty deed subject to the exceptions to title set forth in the title insurance commitment(s) for the Property, matters set forth in the Survey and any other matters agreed to or caused by Buyer (collectively, the "Permitted Exceptions").

5. Title Insurance. At or prior to the Closing, Seller shall furnish to Buyer an updated title insurance commitment issued by the Title Company. If the title commitment discloses any new exceptions that are not Permitted Exceptions (collectively, the "Unpermitted Exceptions"), then Seller shall use reasonable efforts to have the Unpermitted Exceptions removed or insured over.

If any Unpermitted Exceptions are not removed or insured over by Seller as aforesaid, then Buyer may elect to accept title subject to any such Unpermitted Exceptions and proceed

to Closing, with the right to deduct from the Purchase Price any encumbrances of a definite or ascertainable amount not caused by Buyer, as Buyer's sole and exclusive remedy with respect to such Unpermitted Exceptions. If Buyer does not elect to accept title to the Property as provided above, then Buyer shall give written notice thereof to Seller, in which case this Agreement shall terminate, the Earnest Money shall be refunded to Buyer as Buyer's sole and exclusive remedy and neither Buyer nor Seller shall have any further obligations or liabilities under this Agreement.

At the Closing, Seller shall, at its sole expense, furnish to Buyer an owner's title insurance policy in the amount of the Purchase Price subject only to the Permitted Exceptions or such Unpermitted Exceptions as are accepted by Buyer as provided above.

6. Possession. Possession of the Property shall be delivered to Buyer at the Closing.

7. Taxes. Seller shall pay the 2025 real estate taxes, payable in 2026, with the estimated real estate taxes credited against the Purchase Price based on 100% of the amount of the 2024 taxes payable in 2025. Seller shall pay for all State and County transfer taxes.

8. CRP Contracts (if applicable). Seller shall be entitled to any and all Conservation Reserve Program and Conservation Reserve Enhancement Program (collectively, "CRP") payments with respect to the Property that are due and payable on or before the Closing. Seller hereby transfers and assigns all of its right, title and interest in and to all such CRP contracts to Buyer, and Buyer hereby accepts such transfer and assignment. Buyer agrees to assume all obligations and liabilities of Seller under such CRP contracts and shall not violate any terms or conditions of such CRP contracts. Buyer shall be entitled to all CRP payments which are paid or due and payable after the Closing. Seller and Buyer shall execute any

documents reasonably required to transfer and assign such CRP contract to Buyer. Buyer shall indemnify and hold Seller harmless from and against any and all claims, damages, fines or penalties arising after the Closing with respect to such CRP contracts. These CRP provisions shall survive the Closing and not merge into the deed.

9. Default/Remedies. If Buyer fails to fulfill any of its obligations under this Agreement, and such failure continues for three (3) business days after written notice thereof is given by Seller to Buyer, then Seller may terminate this Agreement by giving written notice thereof to Buyer and retain as liquidated damages and its sole property the Earnest Money deposit made by Buyer as the sole and exclusive remedy of Seller for such default, the parties agreeing that Seller's actual damages for such default would be speculative and difficult or impossible to calculate and that such liquidated damages amount is fair and reasonable. In the alternate, Seller shall have the right to pursue against Buyer any and all remedies available under applicable law for such default of Buyer.

If Seller fails to fulfill its obligations under this Agreement, and such failure continues for three (3) business days after written notice thereof is given by Buyer to Seller, then Buyer may terminate this Agreement by giving written notice thereof to Seller and receive a refund of the Earnest Money deposit made by Buyer or, at Buyer's option, proceed with a suit for specific performance without any claim or demand for damages.

In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

10. Miscellaneous.

A. Condition. Buyer has inspected the Property and all matters relating to it and is purchasing it in "AS IS", "WHERE IS" condition, subject to any and all faults and defects whether foreseeable or unforeseeable, ordinary or extraordinary, patent or latent. Seller shall keep the Property in good condition until the Closing, except for casualty and other events beyond its reasonable control.

B. Risk of Loss. In the event of any loss, damage or destruction to the Property by fire, other casualty or event beyond the control of Seller between the date of this Agreement and the Closing, Seller shall elect, in its sole and absolute discretion, to either (i) repair or replace such damaged or destroyed Property at its sole expense or (ii), if covered by insurance, transfer and assign to Buyer at the Closing all insurance proceeds paid or payable to Seller in connection therewith, and Seller shall have no further obligations or liabilities with respect to any such loss, damage or destruction and the Closing shall occur as required hereunder.

C. Inspection. Buyer shall have the right to inspect the Property at any reasonable time prior to Closing by giving Seller prior notice thereof, but this Agreement shall not be subject to termination or otherwise contingent on the outcome of any such inspections.

D. Environmental. To the best knowledge of Seller, Seller warrants that it has received no written notice from any governmental authorities of any violation of any laws governing hazardous substances, underground storage tanks, pollutants or contaminants.

E. No Financing Contingency. This Agreement is not subject to Buyer obtaining financing. Buyer represents and warrants to Seller that it has sufficient cash or financing to complete the purchase of the Property on the terms and conditions contained herein.

F. Integration. The parties expressly acknowledge that this Agreement contains their entire agreement with respect to the subject matter hereof and that they have not relied on any prior or contemporaneous oral or written representations or statements by the other party in connection with the subject matter of this Agreement.

G. Successors. This Agreement shall be binding on the heirs, executors, administrators, successors and permitted assigns of the parties.

H. Amendment. This Agreement may not be amended except by a written instrument executed by both parties.

I. Time of the Essence. Time is of the essence of this Agreement and the performance of all the terms and conditions hereof.

J. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. This Agreement shall be effective upon delivery with original signatures or delivery of copies of signatures via facsimile or e-mail.

K. Brokers. The Auctioneer's fee shall be paid by Seller as its sole expense. Each party represents and warrants to the other that no broker or finder has been engaged or has any interest in the transaction represented by this Agreement other than the Auctioneer. Each party shall indemnify and hold harmless the other party from and against any claims for a commission or other fee from any broker claiming by, though or under them with respect to the transaction contemplated herein. This provision shall survive the Closing and not merge into the deed.

L. No Recording. Neither this Agreement nor any memorandum of it may be recorded with the Recorder of Deeds of Pike County, Illinois.

M. No Personal Liability. Buyer agrees that Seller shall have no personal liability under this Agreement other than as set out hereinabove. This provision shall survive the termination of this Agreement or the Closing and not merge into the deed.

N. Cooperation. The parties hereto shall fully cooperate with each other and execute all documents reasonably required to complete the transaction contemplated by this Agreement and any related tax-deferred exchange of real estate under Section 1031 of the Internal Revenue Code requested by either party hereto.

O. Legal Advice. Buyer acknowledges that it received a copy of this form of agreement, read it carefully, understands it and had the opportunity to consult with a lawyer regarding it.

P. Notice. Any notice to be given under this Agreement shall be in writing, addressed as provided on the signature page of this Agreement, delivered by a reputable overnight mail courier and deemed given on the date of delivery.

Q. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois.

In Witness Whereof, the parties have executed this Agreement on the above date in duplicate originals.

Seller:

Robert S. Kaeser Trust

By: _____
Attorney for Trustee

Buyer:

_____

_____

Sellers Address:

Robert S. Kaeser Trust
c/o John D. Coonrod
Attorney at Law
P.O. Box 197
Winchester, Illinois 62694

Buyers Address:

_____

_____

_____

_____

Exhibit A

Tract 1

A Tract of land lying in and being part of the Southwest Quarter of Section 29 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Northeast Corner of the Southwest Quarter of Section 29;thence S 01°02'46" W along the East line of said Southwest Quarter a distance of 250.59'; thence N 89°45'42" W leaving said East line a distance of 109.91'; thence S 00°55'26" W a distance of 257.39'; thence S 89°21'20" E a distance of 109.35' to said East line; thence S 01°02'46" W along said East line a distance of 139.57' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence S 57°42'36" W a distance of 30.63'; thence N 01°58'12" W a distance of 7.26'; thence S 63°39'16" W a distance of 41.58'; thence S 61°34'21" W a distance of 195.13'; thence S 60°57'57" W a distance of 122.58'; thence with a curve turning to the right with an arc length of 51.92', with a radius of 2244.00', with a chord bearing of S 67°51'58" W, with a chord length of 51.92'; thence S 68°31'44" W a distance of 619.00'; thence S 73°43'24" W a distance of 110.45'; thence S 68°31'44" W a distance of 90.00'; thence S 59°59'53" W a distance of 101.12'; thence S 68°31'44" W a distance of 124.47'; thence N 00°56'56" E leaving said Right of way and along the West line of the Northeast Quarter of said Southwest Quarter a distance of 1302.75' to the Northwest corner of said Northeast Quarter; thence S 87°06'20" E along the North line of said Northeast Quarter a distance of 1351.48' to the point of beginning, containing 29.9 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT

This Real Estate Auction Purchase and Sale Agreement (this "Agreement") is entered into as of this 25th day of February, 2026 by and between Robert S. Kaeser Trust ("Seller"), and _____ ("Buyer").

Now, Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both parties, Seller and Buyer hereby agree as follows:

1. Property. Seller agrees to sell, and Buyer agrees to buy, for the price and on the terms and conditions set forth herein, the real estate identified as Tract II at the auction held today by Curless Auction (the "Auctioneer") containing a total of approximately _____ acres, which is legally described on Exhibit "A" attached hereto and made a part hereof and depicted on that certain survey(s) prepared by Hart and Wyatt Professional Land Surveyors which identifies such Tract(s) (collectively, the "Survey"), together with any and all buildings and/or other improvements located thereon and all easements, rights of way, appurtenances and all other interests of Seller pertaining thereto (collectively, the "Property").

2. Purchase Price. The total purchase price for the Property of _____ (the "Purchase Price") shall be paid by Buyer to Seller as follows:

A. Earnest Money. Earnest money in the sum of _____ (the "Earnest Money"), which is equal to ten percent (10%) of the Purchase Price, in the form of a check drawn on an account with good and sufficient funds payable to Western Illinois Title Services, LLC (the "Title Company"), delivered by Buyer to the Auctioneer to

be deposited with the Title Company and held in escrow pending the "Closing" (as hereinafter defined).

B. Balance. The balance of the Purchase Price in sum of _____ paid by wire transfer of immediately available funds at the time of "Closing" (as hereinafter defined).

3. Closing. The purchase and sale of the Property as contemplated herein shall be closed at the offices of the "Title Company" (as hereinafter defined) or its agent located in Pittsfield, Illinois as shall be mutually agreed upon by the parties on a date not later than March 27, 2026, at a time that is mutually acceptable to Buyer and Seller (the "Closing"). The parties shall each pay one-half of the fee charged by the Title Company for the Closing and the Earnest Money escrow (excluding the title insurance policy, which shall be paid by Seller).

4. Deed. At the Closing, Seller shall convey title to the Property to Buyer by a special warranty deed subject to the exceptions to title set forth in the title insurance commitment(s) for the Property, matters set forth in the Survey and any other matters agreed to or caused by Buyer (collectively, the "Permitted Exceptions").

5. Title Insurance. At or prior to the Closing, Seller shall furnish to Buyer an updated title insurance commitment issued by the Title Company. If the title commitment discloses any new exceptions that are not Permitted Exceptions (collectively, the "Unpermitted Exceptions"), then Seller shall use reasonable efforts to have the Unpermitted Exceptions removed or insured over.

If any Unpermitted Exceptions are not removed or insured over by Seller as aforesaid, then Buyer may elect to accept title subject to any such Unpermitted Exceptions and proceed

to Closing, with the right to deduct from the Purchase Price any encumbrances of a definite or ascertainable amount not caused by Buyer, as Buyer's sole and exclusive remedy with respect to such Unpermitted Exceptions. If Buyer does not elect to accept title to the Property as provided above, then Buyer shall give written notice thereof to Seller, in which case this Agreement shall terminate, the Earnest Money shall be refunded to Buyer as Buyer's sole and exclusive remedy and neither Buyer nor Seller shall have any further obligations or liabilities under this Agreement.

At the Closing, Seller shall, at its sole expense, furnish to Buyer an owner's title insurance policy in the amount of the Purchase Price subject only to the Permitted Exceptions or such Unpermitted Exceptions as are accepted by Buyer as provided above.

6. Possession. Possession of the Property shall be delivered to Buyer at the Closing.

7. Taxes. Seller shall pay the 2025 real estate taxes, payable in 2026, with the estimated real estate taxes credited against the Purchase Price based on 100% of the amount of the 2024 taxes payable in 2025. Seller shall pay for all State and County transfer taxes.

8. CRP Contracts (if applicable). Seller shall be entitled to any and all Conservation Reserve Program and Conservation Reserve Enhancement Program (collectively, "CRP") payments with respect to the Property that are due and payable on or before the Closing. Seller hereby transfers and assigns all of its right, title and interest in and to all such CRP contracts to Buyer, and Buyer hereby accepts such transfer and assignment. Buyer agrees to assume all obligations and liabilities of Seller under such CRP contracts and shall not violate any terms or conditions of such CRP contracts. Buyer shall be entitled to all CRP payments which are paid or due and payable after the Closing. Seller and Buyer shall execute any

documents reasonably required to transfer and assign such CRP contract to Buyer. Buyer shall indemnify and hold Seller harmless from and against any and all claims, damages, fines or penalties arising after the Closing with respect to such CRP contracts. These CRP provisions shall survive the Closing and not merge into the deed.

9. Default/Remedies. If Buyer fails to fulfill any of its obligations under this Agreement, and such failure continues for three (3) business days after written notice thereof is given by Seller to Buyer, then Seller may terminate this Agreement by giving written notice thereof to Buyer and retain as liquidated damages and its sole property the Earnest Money deposit made by Buyer as the sole and exclusive remedy of Seller for such default, the parties agreeing that Seller's actual damages for such default would be speculative and difficult or impossible to calculate and that such liquidated damages amount is fair and reasonable. In the alternate, Seller shall have the right to pursue against Buyer any and all remedies available under applicable law for such default of Buyer.

If Seller fails to fulfill its obligations under this Agreement, and such failure continues for three (3) business days after written notice thereof is given by Buyer to Seller, then Buyer may terminate this Agreement by giving written notice thereof to Seller and receive a refund of the Earnest Money deposit made by Buyer or, at Buyer's option, proceed with a suit for specific performance without any claim or demand for damages.

In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

10. Miscellaneous.

A. Condition. Buyer has inspected the Property and all matters relating to it and is purchasing it in "AS IS", "WHERE IS" condition, subject to any and all faults and defects whether foreseeable or unforeseeable, ordinary or extraordinary, patent or latent. Seller shall keep the Property in good condition until the Closing, except for casualty and other events beyond its reasonable control.

B. Risk of Loss. In the event of any loss, damage or destruction to the Property by fire, other casualty or event beyond the control of Seller between the date of this Agreement and the Closing, Seller shall elect, in its sole and absolute discretion, to either (i) repair or replace such damaged or destroyed Property at its sole expense or (ii), if covered by insurance, transfer and assign to Buyer at the Closing all insurance proceeds paid or payable to Seller in connection therewith, and Seller shall have no further obligations or liabilities with respect to any such loss, damage or destruction and the Closing shall occur as required hereunder.

C. Inspection. Buyer shall have the right to inspect the Property at any reasonable time prior to Closing by giving Seller prior notice thereof, but this Agreement shall not be subject to termination or otherwise contingent on the outcome of any such inspections.

D. Environmental. To the best knowledge of Seller, Seller warrants that it has received no written notice from any governmental authorities of any violation of any laws governing hazardous substances, underground storage tanks, pollutants or contaminants.

E. No Financing Contingency. This Agreement is not subject to Buyer obtaining financing. Buyer represents and warrants to Seller that it has sufficient cash or financing to complete the purchase of the Property on the terms and conditions contained herein.

F. Integration. The parties expressly acknowledge that this Agreement contains their entire agreement with respect to the subject matter hereof and that they have not relied on any prior or contemporaneous oral or written representations or statements by the other party in connection with the subject matter of this Agreement.

G. Successors. This Agreement shall be binding on the heirs, executors, administrators, successors and permitted assigns of the parties.

H. Amendment. This Agreement may not be amended except by a written instrument executed by both parties.

I. Time of the Essence. Time is of the essence of this Agreement and the performance of all the terms and conditions hereof.

J. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. This Agreement shall be effective upon delivery with original signatures or delivery of copies of signatures via facsimile or e-mail.

K. Brokers. The Auctioneer's fee shall be paid by Seller as its sole expense. Each party represents and warrants to the other that no broker or finder has been engaged or has any interest in the transaction represented by this Agreement other than the Auctioneer. Each party shall indemnify and hold harmless the other party from and against any claims for a commission or other fee from any broker claiming by, though or under them with respect to the transaction contemplated herein. This provision shall survive the Closing and not merge into the deed.

L. No Recording. Neither this Agreement nor any memorandum of it may be recorded with the Recorder of Deeds of Pike County, Illinois.

M. No Personal Liability. Buyer agrees that Seller shall have no personal liability under this Agreement other than as set out hereinabove. This provision shall survive the termination of this Agreement or the Closing and not merge into the deed.

N. Cooperation. The parties hereto shall fully cooperate with each other and execute all documents reasonably required to complete the transaction contemplated by this Agreement and any related tax-deferred exchange of real estate under Section 1031 of the Internal Revenue Code requested by either party hereto.

O. Legal Advice. Buyer acknowledges that it received a copy of this form of agreement, read it carefully, understands it and had the opportunity to consult with a lawyer regarding it.

P. Notice. Any notice to be given under this Agreement shall be in writing, addressed as provided on the signature page of this Agreement, delivered by a reputable overnight mail courier and deemed given on the date of delivery.

Q. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois.

In Witness Whereof, the parties have executed this Agreement on the above date in duplicate originals.

Seller:

Robert S. Kaeser Trust

By: _____
Attorney for Trustee

Buyer:

_____

_____

Sellers Address:

Robert S. Kaeser Trust
c/o John D. Coonrod
Attorney at Law
P.O. Box 197
Winchester, Illinois 62694

Buyers Address:

_____

_____

_____

_____

Exhibit A

Tract 2

A Tract of land lying in and being part of the Southwest Quarter of Section 29 & the Southeast Quarter of Section 30 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Commencing at the Northeast Corner of the Southwest Quarter of Section 29; thence N 87°06'20" W a distance of 1351.48'; thence S 00°56'56" W a distance of 1184.29' to the point of beginning; thence S 00°56'56" W a distance of 118.46' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence S 68°31'44" W a distance of 35.53'; thence S 68°31'44" W a distance of 840.00'; thence S 74°14'22" W a distance of 100.50'; thence S 68°31'44" W a distance of 627.80'; thence with a curve turning to the left with an arc length of 996.48', with a radius of 1196.00', with a chord bearing of S 44°40'16" W, with a chord length of 967.91; thence N 86°48'44" W leaving said Right of way a distance of 407.83'; thence N 02°14'53" E a distance of 415.15'; thence N 60°33'47" E a distance of 1398.29'; thence N 79°07'17" E a distance of 1375.71' to the point of beginning, containing 20.24 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT

This Real Estate Auction Purchase and Sale Agreement (this "Agreement") is entered into as of this 25th day of February, 2026 by and between Robert S. Kaeser Trust ("Seller"), and _____ ("Buyer").

Now, Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both parties, Seller and Buyer hereby agree as follows:

1. Property. Seller agrees to sell, and Buyer agrees to buy, for the price and on the terms and conditions set forth herein, the real estate identified as Tract III at the auction held today by Curless Auction (the "Auctioneer") containing a total of approximately _____ acres, which is legally described on Exhibit "A" attached hereto and made a part hereof and depicted on that certain survey(s) prepared by Hart and Wyatt Professional Land Surveyors which identifies such Tract(s) (collectively, the "Survey"), together with any and all buildings and/or other improvements located thereon and all easements, rights of way, appurtenances and all other interests of Seller pertaining thereto (collectively, the "Property").

2. Purchase Price. The total purchase price for the Property of _____ (the "Purchase Price") shall be paid by Buyer to Seller as follows:

A. Earnest Money. Earnest money in the sum of _____ (the "Earnest Money"), which is equal to ten percent (10%) of the Purchase Price, in the form of a check drawn on an account with good and sufficient funds payable to Western Illinois Title Services, LLC (the "Title Company"), delivered by Buyer to the Auctioneer to

be deposited with the Title Company and held in escrow pending the "Closing" (as hereinafter defined).

B. Balance. The balance of the Purchase Price in sum of _____ paid by wire transfer of immediately available funds at the time of "Closing" (as hereinafter defined).

3. Closing. The purchase and sale of the Property as contemplated herein shall be closed at the offices of the "Title Company" (as hereinafter defined) or its agent located in Pittsfield, Illinois as shall be mutually agreed upon by the parties on a date not later than March 27, 2026, at a time that is mutually acceptable to Buyer and Seller (the "Closing"). The parties shall each pay one-half of the fee charged by the Title Company for the Closing and the Earnest Money escrow (excluding the title insurance policy, which shall be paid by Seller).

4. Deed. At the Closing, Seller shall convey title to the Property to Buyer by a special warranty deed subject to the exceptions to title set forth in the title insurance commitment(s) for the Property, matters set forth in the Survey and any other matters agreed to or caused by Buyer (collectively, the "Permitted Exceptions").

5. Title Insurance. At or prior to the Closing, Seller shall furnish to Buyer an updated title insurance commitment issued by the Title Company. If the title commitment discloses any new exceptions that are not Permitted Exceptions (collectively, the "Unpermitted Exceptions"), then Seller shall use reasonable efforts to have the Unpermitted Exceptions removed or insured over.

If any Unpermitted Exceptions are not removed or insured over by Seller as aforesaid, then Buyer may elect to accept title subject to any such Unpermitted Exceptions and proceed

to Closing, with the right to deduct from the Purchase Price any encumbrances of a definite or ascertainable amount not caused by Buyer, as Buyer's sole and exclusive remedy with respect to such Unpermitted Exceptions. If Buyer does not elect to accept title to the Property as provided above, then Buyer shall give written notice thereof to Seller, in which case this Agreement shall terminate, the Earnest Money shall be refunded to Buyer as Buyer's sole and exclusive remedy and neither Buyer nor Seller shall have any further obligations or liabilities under this Agreement.

At the Closing, Seller shall, at its sole expense, furnish to Buyer an owner's title insurance policy in the amount of the Purchase Price subject only to the Permitted Exceptions or such Unpermitted Exceptions as are accepted by Buyer as provided above.

6. Possession. Possession of the Property shall be delivered to Buyer at the Closing.

7. Taxes. Seller shall pay the 2025 real estate taxes, payable in 2026, with the estimated real estate taxes credited against the Purchase Price based on 100% of the amount of the 2024 taxes payable in 2025. Seller shall pay for all State and County transfer taxes.

8. CRP Contracts (if applicable). Seller shall be entitled to any and all Conservation Reserve Program and Conservation Reserve Enhancement Program (collectively, "CRP") payments with respect to the Property that are due and payable on or before the Closing. Seller hereby transfers and assigns all of its right, title and interest in and to all such CRP contracts to Buyer, and Buyer hereby accepts such transfer and assignment. Buyer agrees to assume all obligations and liabilities of Seller under such CRP contracts and shall not violate any terms or conditions of such CRP contracts. Buyer shall be entitled to all CRP payments which are paid or due and payable after the Closing. Seller and Buyer shall execute any

documents reasonably required to transfer and assign such CRP contract to Buyer. Buyer shall indemnify and hold Seller harmless from and against any and all claims, damages, fines or penalties arising after the Closing with respect to such CRP contracts. These CRP provisions shall survive the Closing and not merge into the deed.

9. Default/Remedies. If Buyer fails to fulfill any of its obligations under this Agreement, and such failure continues for three (3) business days after written notice thereof is given by Seller to Buyer, then Seller may terminate this Agreement by giving written notice thereof to Buyer and retain as liquidated damages and its sole property the Earnest Money deposit made by Buyer as the sole and exclusive remedy of Seller for such default, the parties agreeing that Seller's actual damages for such default would be speculative and difficult or impossible to calculate and that such liquidated damages amount is fair and reasonable. In the alternate, Seller shall have the right to pursue against Buyer any and all remedies available under applicable law for such default of Buyer.

If Seller fails to fulfill its obligations under this Agreement, and such failure continues for three (3) business days after written notice thereof is given by Buyer to Seller, then Buyer may terminate this Agreement by giving written notice thereof to Seller and receive a refund of the Earnest Money deposit made by Buyer or, at Buyer's option, proceed with a suit for specific performance without any claim or demand for damages.

In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

10. Miscellaneous.

A. Condition. Buyer has inspected the Property and all matters relating to it and is purchasing it in "AS IS", "WHERE IS" condition, subject to any and all faults and defects whether foreseeable or unforeseeable, ordinary or extraordinary, patent or latent. Seller shall keep the Property in good condition until the Closing, except for casualty and other events beyond its reasonable control.

B. Risk of Loss. In the event of any loss, damage or destruction to the Property by fire, other casualty or event beyond the control of Seller between the date of this Agreement and the Closing, Seller shall elect, in its sole and absolute discretion, to either (i) repair or replace such damaged or destroyed Property at its sole expense or (ii), if covered by insurance, transfer and assign to Buyer at the Closing all insurance proceeds paid or payable to Seller in connection therewith, and Seller shall have no further obligations or liabilities with respect to any such loss, damage or destruction and the Closing shall occur as required hereunder.

C. Inspection. Buyer shall have the right to inspect the Property at any reasonable time prior to Closing by giving Seller prior notice thereof, but this Agreement shall not be subject to termination or otherwise contingent on the outcome of any such inspections.

D. Environmental. To the best knowledge of Seller, Seller warrants that it has received no written notice from any governmental authorities of any violation of any laws governing hazardous substances, underground storage tanks, pollutants or contaminants.

E. No Financing Contingency. This Agreement is not subject to Buyer obtaining financing. Buyer represents and warrants to Seller that it has sufficient cash or financing to complete the purchase of the Property on the terms and conditions contained herein.

F. Integration. The parties expressly acknowledge that this Agreement contains their entire agreement with respect to the subject matter hereof and that they have not relied on any prior or contemporaneous oral or written representations or statements by the other party in connection with the subject matter of this Agreement.

G. Successors. This Agreement shall be binding on the heirs, executors, administrators, successors and permitted assigns of the parties.

H. Amendment. This Agreement may not be amended except by a written instrument executed by both parties.

I. Time of the Essence. Time is of the essence of this Agreement and the performance of all the terms and conditions hereof.

J. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. This Agreement shall be effective upon delivery with original signatures or delivery of copies of signatures via facsimile or e-mail.

K. Brokers. The Auctioneer's fee shall be paid by Seller as its sole expense. Each party represents and warrants to the other that no broker or finder has been engaged or has any interest in the transaction represented by this Agreement other than the Auctioneer. Each party shall indemnify and hold harmless the other party from and against any claims for a commission or other fee from any broker claiming by, though or under them with respect to the transaction contemplated herein. This provision shall survive the Closing and not merge into the deed.

L. No Recording. Neither this Agreement nor any memorandum of it may be recorded with the Recorder of Deeds of Pike County, Illinois.

M. No Personal Liability. Buyer agrees that Seller shall have no personal liability under this Agreement other than as set out hereinabove. This provision shall survive the termination of this Agreement or the Closing and not merge into the deed.

N. Cooperation. The parties hereto shall fully cooperate with each other and execute all documents reasonably required to complete the transaction contemplated by this Agreement and any related tax-deferred exchange of real estate under Section 1031 of the Internal Revenue Code requested by either party hereto.

O. Legal Advice. Buyer acknowledges that it received a copy of this form of agreement, read it carefully, understands it and had the opportunity to consult with a lawyer regarding it.

P. Notice. Any notice to be given under this Agreement shall be in writing, addressed as provided on the signature page of this Agreement, delivered by a reputable overnight mail courier and deemed given on the date of delivery.

Q. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois.

In Witness Whereof, the parties have executed this Agreement on the above date in duplicate originals.

Seller:

Robert S. Kaeser Trust

By: _____
Attorney for Trustee

Buyer:

_____

_____

Sellers Address:

Robert S. Kaeser Trust
c/o John D. Coonrod
Attorney at Law
P.O. Box 197
Winchester, Illinois 62694

Buyers Address:

_____

_____

_____

_____

Exhibit A

Tract 3

A Tract of land lying in and being part of the Southwest Quarter of Section 29 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Southeast Corner of the Southwest Quarter of Section 29;thence N 86°36'44" W Along the South line of said Southwest Quarter a distance of 1347.24'; thence N 86°39'08" W continuing along said South line a distance of 620.68'; thence N 05°57'11" E leaving said South line a distance of 354.05'; thence N 85°02'29" W a distance of 301.56'; thence N 01°37'44" W a distance of 580.62' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 62°49'06" E a distance of 50.93'; thence N 68°31'44" E a distance of 940.00'; thence S 21°28'16" E a distance of 5.00'; thence N 68°31'50" E a distance of 556.91'; thence N 71°23'12" E a distance of 200.25'; thence S 02°57'53" W leaving said Right of way a distance of 181.11'; thence N 88°07'20" E a distance of 200.00'; thence N 02°38'33" W a distance of 245.07' ; to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 68°31'44" E a distance of 129.51';
thence N 67°52'19" E a distance of 182.39'; thence N 62°49'27" E a distance of 102.61'; thence N 55°04'11" E a distance of 111.46' to a point on the East line of The Southwest Quarter; thence S 01°02'46" W leaving said Right of way and along said East line a distance of 2002.42' to the point of beginning, containing 72.02 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

REAL ESTATE AUCTION PURCHASE AND SALE AGREEMENT

This Real Estate Auction Purchase and Sale Agreement (this "Agreement") is entered into as of this 25th day of February, 2026 by and between Robert S. Kaeser Trust ("Seller"), and _____ ("Buyer").

Now, Therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both parties, Seller and Buyer hereby agree as follows:

1. Property. Seller agrees to sell, and Buyer agrees to buy, for the price and on the terms and conditions set forth herein, the real estate identified as Tract IV at the auction held today by Curless Auction (the "Auctioneer") containing a total of approximately _____ acres, which is legally described on Exhibit "A" attached hereto and made a part hereof and depicted on that certain survey(s) prepared by Hart and Wyatt Professional Land Surveyors which identifies such Tract(s) (collectively, the "Survey"), together with any and all buildings and/or other improvements located thereon and all easements, rights of way, appurtenances and all other interests of Seller pertaining thereto (collectively, the "Property").

2. Purchase Price. The total purchase price for the Property of _____ (the "Purchase Price") shall be paid by Buyer to Seller as follows:

A. Earnest Money. Earnest money in the sum of _____ (the "Earnest Money"), which is equal to ten percent (10%) of the Purchase Price, in the form of a check drawn on an account with good and sufficient funds payable to Western Illinois Title Services, LLC (the "Title Company"), delivered by Buyer to the Auctioneer to

be deposited with the Title Company and held in escrow pending the "Closing" (as hereinafter defined).

B. Balance. The balance of the Purchase Price in sum of _____ paid by wire transfer of immediately available funds at the time of "Closing" (as hereinafter defined).

3. Closing. The purchase and sale of the Property as contemplated herein shall be closed at the offices of the "Title Company" (as hereinafter defined) or its agent located in Pittsfield, Illinois as shall be mutually agreed upon by the parties on a date not later than March 27, 2026, at a time that is mutually acceptable to Buyer and Seller (the "Closing"). The parties shall each pay one-half of the fee charged by the Title Company for the Closing and the Earnest Money escrow (excluding the title insurance policy, which shall be paid by Seller).

4. Deed. At the Closing, Seller shall convey title to the Property to Buyer by a special warranty deed subject to the exceptions to title set forth in the title insurance commitment(s) for the Property, matters set forth in the Survey and any other matters agreed to or caused by Buyer (collectively, the "Permitted Exceptions").

5. Title Insurance. At or prior to the Closing, Seller shall furnish to Buyer an updated title insurance commitment issued by the Title Company. If the title commitment discloses any new exceptions that are not Permitted Exceptions (collectively, the "Unpermitted Exceptions"), then Seller shall use reasonable efforts to have the Unpermitted Exceptions removed or insured over.

If any Unpermitted Exceptions are not removed or insured over by Seller as aforesaid, then Buyer may elect to accept title subject to any such Unpermitted Exceptions and proceed

to Closing, with the right to deduct from the Purchase Price any encumbrances of a definite or ascertainable amount not caused by Buyer, as Buyer's sole and exclusive remedy with respect to such Unpermitted Exceptions. If Buyer does not elect to accept title to the Property as provided above, then Buyer shall give written notice thereof to Seller, in which case this Agreement shall terminate, the Earnest Money shall be refunded to Buyer as Buyer's sole and exclusive remedy and neither Buyer nor Seller shall have any further obligations or liabilities under this Agreement.

At the Closing, Seller shall, at its sole expense, furnish to Buyer an owner's title insurance policy in the amount of the Purchase Price subject only to the Permitted Exceptions or such Unpermitted Exceptions as are accepted by Buyer as provided above.

6. Possession. Possession of the Property shall be delivered to Buyer at the Closing.

7. Taxes. Seller shall pay the 2025 real estate taxes, payable in 2026, with the estimated real estate taxes credited against the Purchase Price based on 100% of the amount of the 2024 taxes payable in 2025. Seller shall pay for all State and County transfer taxes.

8. CRP Contracts (if applicable). Seller shall be entitled to any and all Conservation Reserve Program and Conservation Reserve Enhancement Program (collectively, "CRP") payments with respect to the Property that are due and payable on or before the Closing. Seller hereby transfers and assigns all of its right, title and interest in and to all such CRP contracts to Buyer, and Buyer hereby accepts such transfer and assignment. Buyer agrees to assume all obligations and liabilities of Seller under such CRP contracts and shall not violate any terms or conditions of such CRP contracts. Buyer shall be entitled to all CRP payments which are paid or due and payable after the Closing. Seller and Buyer shall execute any

documents reasonably required to transfer and assign such CRP contract to Buyer. Buyer shall indemnify and hold Seller harmless from and against any and all claims, damages, fines or penalties arising after the Closing with respect to such CRP contracts. These CRP provisions shall survive the Closing and not merge into the deed.

9. Default/Remedies. If Buyer fails to fulfill any of its obligations under this Agreement, and such failure continues for three (3) business days after written notice thereof is given by Seller to Buyer, then Seller may terminate this Agreement by giving written notice thereof to Buyer and retain as liquidated damages and its sole property the Earnest Money deposit made by Buyer as the sole and exclusive remedy of Seller for such default, the parties agreeing that Seller's actual damages for such default would be speculative and difficult or impossible to calculate and that such liquidated damages amount is fair and reasonable. In the alternate, Seller shall have the right to pursue against Buyer any and all remedies available under applicable law for such default of Buyer.

If Seller fails to fulfill its obligations under this Agreement, and such failure continues for three (3) business days after written notice thereof is given by Buyer to Seller, then Buyer may terminate this Agreement by giving written notice thereof to Seller and receive a refund of the Earnest Money deposit made by Buyer or, at Buyer's option, proceed with a suit for specific performance without any claim or demand for damages.

In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the non-prevailing party.

10. Miscellaneous.

A. Condition. Buyer has inspected the Property and all matters relating to it and is purchasing it in "AS IS", "WHERE IS" condition, subject to any and all faults and defects whether foreseeable or unforeseeable, ordinary or extraordinary, patent or latent. Seller shall keep the Property in good condition until the Closing, except for casualty and other events beyond its reasonable control.

B. Risk of Loss. In the event of any loss, damage or destruction to the Property by fire, other casualty or event beyond the control of Seller between the date of this Agreement and the Closing, Seller shall elect, in its sole and absolute discretion, to either (i) repair or replace such damaged or destroyed Property at its sole expense or (ii), if covered by insurance, transfer and assign to Buyer at the Closing all insurance proceeds paid or payable to Seller in connection therewith, and Seller shall have no further obligations or liabilities with respect to any such loss, damage or destruction and the Closing shall occur as required hereunder.

C. Inspection. Buyer shall have the right to inspect the Property at any reasonable time prior to Closing by giving Seller prior notice thereof, but this Agreement shall not be subject to termination or otherwise contingent on the outcome of any such inspections.

D. Environmental. To the best knowledge of Seller, Seller warrants that it has received no written notice from any governmental authorities of any violation of any laws governing hazardous substances, underground storage tanks, pollutants or contaminants.

E. No Financing Contingency. This Agreement is not subject to Buyer obtaining financing. Buyer represents and warrants to Seller that it has sufficient cash or financing to complete the purchase of the Property on the terms and conditions contained herein.

F. Integration. The parties expressly acknowledge that this Agreement contains their entire agreement with respect to the subject matter hereof and that they have not relied on any prior or contemporaneous oral or written representations or statements by the other party in connection with the subject matter of this Agreement.

G. Successors. This Agreement shall be binding on the heirs, executors, administrators, successors and permitted assigns of the parties.

H. Amendment. This Agreement may not be amended except by a written instrument executed by both parties.

I. Time of the Essence. Time is of the essence of this Agreement and the performance of all the terms and conditions hereof.

J. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. This Agreement shall be effective upon delivery with original signatures or delivery of copies of signatures via facsimile or e-mail.

K. Brokers. The Auctioneer's fee shall be paid by Seller as its sole expense. Each party represents and warrants to the other that no broker or finder has been engaged or has any interest in the transaction represented by this Agreement other than the Auctioneer. Each party shall indemnify and hold harmless the other party from and against any claims for a commission or other fee from any broker claiming by, though or under them with respect to the transaction contemplated herein. This provision shall survive the Closing and not merge into the deed.

L. No Recording. Neither this Agreement nor any memorandum of it may be recorded with the Recorder of Deeds of Pike County, Illinois.

M. No Personal Liability. Buyer agrees that Seller shall have no personal liability under this Agreement other than as set out hereinabove. This provision shall survive the termination of this Agreement or the Closing and not merge into the deed.

N. Cooperation. The parties hereto shall fully cooperate with each other and execute all documents reasonably required to complete the transaction contemplated by this Agreement and any related tax-deferred exchange of real estate under Section 1031 of the Internal Revenue Code requested by either party hereto.

O. Legal Advice. Buyer acknowledges that it received a copy of this form of agreement, read it carefully, understands it and had the opportunity to consult with a lawyer regarding it.

P. Notice. Any notice to be given under this Agreement shall be in writing, addressed as provided on the signature page of this Agreement, delivered by a reputable overnight mail courier and deemed given on the date of delivery.

Q. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Illinois.

In Witness Whereof, the parties have executed this Agreement on the above date in duplicate originals.

Seller:

Robert S. Kaeser Trust

By: _____
Attorney for Trustee

Buyer:

_____

_____

Sellers Address:

Robert S. Kaeser Trust
c/o John D. Coonrod
Attorney at Law
P.O. Box 197
Winchester, Illinois 62694

Buyers Address:

_____

_____

_____

_____

Exhibit A

Tract 4

A Tract of land lying in and being part of the Southwest Quarter of Section 29 & the Southeast Quarter of Section 30 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Southwest Corner of the Southwest Quarter of Section 29 Said point also being the Southeast corner of The Southeast Quarter of Section 30; thence N 86°48'44" W along the South line of said Southeast Quarter a distance of 735.95' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 20°45'06" E a distance of 33.15'; thence with a curve turning to the right with an arc length of 922.73', with a radius of 1106.00', with a chord bearing of N 44°38'25" E, with a chord length of 896.20'; thence N 68°31'44" E a distance of 227.80'; thence N 71°23'29" E a distance of 200.25';
thence N 68°31'44" E a distance of 100.00'; thence N 62°49'06" E a distance of 49.57'; thence S 01°37'44" E leaving said Right of way a distance of 580.62'; thence S 85°02'29" E a distance of 301.56'; thence S 05°57'11" W a distance of 354.05' to the South line of said Southwest Quarter of Section 29; thence N 86°39'08" W along said South line a distance of 727.04' to the point of beginning, containing 19.37 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461

SPECIAL TRUSTEE'S DEED

PREPARED BY/MAIL TO:

John D. Coonrod
Attorney at Law
44 East Side Square
Winchester, Illinois 62694

NAME & ADDRESS OF TAXPAYER (After Sale):

GRANTOR, Bernadette Warwick, not individually, but solely as Trustee of the Robert S. Kaeser Trust, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIEN and CONVEY to GRANTEE, _____, of _____, _____, FOREVER, the real estate situated in the County of Pike, in the State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

Grantor does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein received; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to general real estate taxes for 2024 and subsequent years.

Permanent Index Number: 54-055-09 (Part).

Address of Real Estate: US Highway 54, Pittsfield, Illinois, 62363.

Dated this ____, day of _____, 2026.

_____
Bernadette Warwick, Trustee of the
Robert S. Kaeser Trust

STATE OF)
)SS
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Bernadette Warwick, not individually, but solely as Trustee of the Robert S. Kaeser Trust, and any amendments thereto, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as said Trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this _____ day of_____, 2026.

_____
Notary Public

Exhibit A

Tract 1

A Tract of land lying in and being part of the Southwest Quarter of Section 29 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Northeast Corner of the Southwest Quarter of Section 29;thence S 01°02'46" W along the East line of said Southwest Quarter a distance of 250.59'; thence N 89°45'42" W leaving said East line a distance of 109.91'; thence S 00°55'26" W a distance of 257.39'; thence S 89°21'20" E a distance of 109.35' to said East line; thence S 01°02'46" W along said East line a distance of 139.57' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence S 57°42'36" W a distance of 30.63'; thence N 01°58'12" W a distance of 7.26'; thence S 63°39'16" W a distance of 41.58'; thence S 61°34'21" W a distance of 195.13'; thence S 60°57'57" W a distance of 122.58'; thence with a curve turning to the right with an arc length of 51.92', with a radius of 2244.00', with a chord bearing of S 67°51'58" W, with a chord length of 51.92'; thence S 68°31'44" W a distance of 619.00'; thence S 73°43'24" W a distance of 110.45'; thence S 68°31'44" W a distance of 90.00'; thence S 59°59'53" W a distance of 101.12'; thence S 68°31'44" W a distance of 124.47'; thence N 00°56'56" E leaving said Right of way and along the West line of the Northeast Quarter of said Southwest Quarter a distance of 1302.75' to the Northwest corner of said Northeast Quarter; thence S 87°06'20" E along the North line of said Northeast Quarter a distance of 1351.48' to the point of beginning, containing 29.9 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

SPECIAL TRUSTEE'S DEED

PREPARED BY/MAIL TO:

John D. Coonrod
Attorney at Law
44 East Side Square
Winchester, Illinois 62694

NAME & ADDRESS OF TAXPAYER (After Sale):

GRANTOR, Bernadette Warwick, not individually, but solely as Trustee of the Robert S. Kaeser Trust, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIEN and CONVEY to GRANTEE, _____, of _____, _____, FOREVER, the real estate situated in the County of Pike, in the State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

Grantor does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein received; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to general real estate taxes for 2024 and subsequent years.

Permanent Index Number: 54-055-09 (Part).

Address of Real Estate: US Highway 54, Pittsfield, Illinois, 62363.

Dated this ____, day of _____, 2026.

_____
Bernadette Warwick, Trustee of the
Robert S. Kaeser Trust

STATE OF)
)SS
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Bernadette Warwick, not individually, but solely as Trustee of the Robert S. Kaeser Trust, and any amendments thereto, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as said Trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this _____ day of_____, 2026.

_____
Notary Public

Exhibit A

Tract 2

A Tract of land lying in and being part of the Southwest Quarter of Section 29 & the Southeast Quarter of Section 30 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Commencing at the Northeast Corner of the Southwest Quarter of Section 29; thence N 87°06'20" W a distance of 1351.48'; thence S 00°56'56" W a distance of 1184.29' to the point of beginning; thence S 00°56'56" W a distance of 118.46' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence S 68°31'44" W a distance of 35.53'; thence S 68°31'44" W a distance of 840.00'; thence S 74°14'22" W a distance of 100.50'; thence S 68°31'44" W a distance of 627.80'; thence with a curve turning to the left with an arc length of 996.48', with a radius of 1196.00', with a chord bearing of S 44°40'16" W, with a chord length of 967.91; thence N 86°48'44" W leaving said Right of way a distance of 407.83'; thence N 02°14'53" E a distance of 415.15'; thence N 60°33'47" E a distance of 1398.29'; thence N 79°07'17" E a distance of 1375.71' to the point of beginning, containing 20.24 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

SPECIAL TRUSTEE'S DEED

PREPARED BY/MAIL TO:

John D. Coonrod
Attorney at Law
44 East Side Square
Winchester, Illinois 62694

NAME & ADDRESS OF TAXPAYER (After Sale):

GRANTOR, Bernadette Warwick, not individually, but solely as Trustee of the Robert S. Kaeser Trust, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIEN and CONVEY to GRANTEE, _____, of _____, _____, FOREVER, the real estate situated in the County of Pike, in the State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

Grantor does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein received; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to general real estate taxes for 2024 and subsequent years.

Permanent Index Number: 54-055-09 (Part).

Address of Real Estate: US Highway 54, Pittsfield, Illinois, 62363.

Dated this ____, day of _____, 2026.

_____
Bernadette Warwick, Trustee of the
Robert S. Kaeser Trust

STATE OF)
)SS
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Bernadette Warwick, not individually, but solely as Trustee of the Robert S. Kaeser Trust, and any amendments thereto, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as said Trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this _____ day of_____, 2026.

_____
Notary Public

Exhibit A

Tract 3

A Tract of land lying in and being part of the Southwest Quarter of Section 29 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Southeast Corner of the Southwest Quarter of Section 29;thence N 86°36'44" W Along the South line of said Southwest Quarter a distance of 1347.24'; thence N 86°39'08" W continuing along said South line a distance of 620.68'; thence N 05°57'11" E leaving said South line a distance of 354.05'; thence N 85°02'29" W a distance of 301.56'; thence N 01°37'44" W a distance of 580.62' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 62°49'06" E a distance of 50.93'; thence N 68°31'44" E a distance of 940.00'; thence S 21°28'16" E a distance of 5.00'; thence N 68°31'50" E a distance of 556.91'; thence N 71°23'12" E a distance of 200.25'; thence S 02°57'53" W leaving said Right of way a distance of 181.11'; thence N 88°07'20" E a distance of 200.00'; thence N 02°38'33" W a distance of 245.07' ; to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 68°31'44" E a distance of 129.51';
thence N 67°52'19" E a distance of 182.39'; thence N 62°49'27" E a distance of 102.61'; thence N 55°04'11" E a distance of 111.46' to a point on the East line of The Southwest Quarter; thence S 01°02'46" W leaving said Right of way and along said East line a distance of 2002.42' to the point of beginning, containing 72.02 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461.

SPECIAL TRUSTEE'S DEED

PREPARED BY/MAIL TO:

John D. Coonrod
Attorney at Law
44 East Side Square
Winchester, Illinois 62694

NAME & ADDRESS OF TAXPAYER (After Sale):

GRANTOR, Bernadette Warwick, not individually, but solely as Trustee of the Robert S. Kaeser Trust, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIEN and CONVEY to GRANTEE, _____, of _____, _____, FOREVER, the real estate situated in the County of Pike, in the State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

Grantor does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein received; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to general real estate taxes for 2024 and subsequent years.

Permanent Index Number: 54-055-09 (Part).

Address of Real Estate: US Highway 54, Pittsfield, Illinois, 62363.

Dated this ____, day of _____, 2026.

_____
Bernadette Warwick, Trustee of the
Robert S. Kaeser Trust

STATE OF)
)SS
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Bernadette Warwick, not individually, but solely as Trustee of the Robert S. Kaeser Trust, and any amendments thereto, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as said Trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this _____ day of_____, 2026.

_____
Notary Public

Exhibit A

Tract 4

A Tract of land lying in and being part of the Southwest Quarter of Section 29 & the Southeast Quarter of Section 30 Township 5 South Range 4 West of the Fourth Principal Meridian, Pike County Illinois, being more fully described as follows

Beginning at the Southwest Corner of the Southwest Quarter of Section 29 Said point also being the Southeast corner of The Southeast Quarter of Section 30; thence N 86°48'44" W along the South line of said Southeast Quarter a distance of 735.95' to a point on the Right of way of Illinois Route 54; The following courses will be along said Right of way until otherwise stated; thence N 20°45'06" E a distance of 33.15'; thence with a curve turning to the right with an arc length of 922.73', with a radius of 1106.00', with a chord bearing of N 44°38'25" E, with a chord length of 896.20'; thence N 68°31'44" E a distance of 227.80'; thence N 71°23'29" E a distance of 200.25';
thence N 68°31'44" E a distance of 100.00'; thence N 62°49'06" E a distance of 49.57'; thence S 01°37'44" E leaving said Right of way a distance of 580.62'; thence S 85°02'29" E a distance of 301.56'; thence S 05°57'11" W a distance of 354.05' to the South line of said Southwest Quarter of Section 29; thence N 86°39'08" W along said South line a distance of 727.04' to the point of beginning, containing 19.37 acres more or less. With above described subject to any easement or right of ways of record or not of record if any. The parent tract for the above described is recorded in Book 889 at Page 168 in the Pike County Recorder of Deeds office; as per survey of JEFF C. HART, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3461