

LAND AUCTION

240.0 Ac m/l
Piatt
County,
Illinois

Parkhursi Donald J Tr 60 Brandenburg Siders Harold S 80 Gaylord & Gloria 41 21 Rainev Charlotte & Marker Mary P Trust 80 W 40 Farmland Rosen Gary A & Thompson Jacqueline C Trs 240 Prop LLC 86 Dorothy E Hendri 50 Roger A & Premiere Farn Brailey Robert 160 Robert Prop LLC 160 Dian Roy C & Foss Clark D & Rd.) -105 (E 700 North Rd. Jackson Trust 360 Trust & Inv East Dunn James S & ຊື່ອີ່ Jonathan C 120 Clarence T 240 Eilee 80 Co 143 31 32 N 700 Premiere Jeffrey Prop LLC 165 40 arson John E & Larry R 104 LLC 231 lliam W & 88° 41' 88^d 40' 88° 39' 88° 38' SEE PAGE 12 Piatt County, IL 400E 500E

Map reproduced with permission of Rockford Map Publishers

Date: Tues., March 14, 2017 Time: 10:00 a.m.

Auction Site:

Best Western Monticello

Address:

805 Iron Horse Drive Monticello, IL 61856

Auction Information Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Auctioneer

Reid L. Thompson, #441.001804

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before May 1, 2017, or after any objections to title have been cleared. Final settlement will require a wire transfer. Possession will be given at closing subject to the existing lease which expires January 2018. The Buyer will receive a credit at closing for the 2016 real estate taxes payable in 2017. Title to be conveyed by Special Warranty Deed.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit with the designated escrow agent the required earnest payment. The Seller will provide an owner's title insurance policy in the amount of the contract price. The Buyer will execute a Seller's Corporate

Addendum and Environmental Addendum upon entering into a purchase agreement.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed. The property is being sold in "As Is Condition," with no warranties expressed or implied.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less,

Brent R. Bidner

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Reid L. Thompson
Licensed Broker in IL & IN
Licensed Auctioneer in IL & IN
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REID: 030-0378-1

Property Information Location

4 miles Southwest of Bement. 5 miles East of Cerro Gordo, IL. 12 miles South of Monticello, IL. 21 miles East of Decatur, IL.

Legal Description

The Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 27, Twp. 17 North, Range 5 East.

Lease Status

The farm is leased for the 2017 crop year on a cash rent basis. The lease will be assigned to the Buyer, and the Buyer will receive the 2017 rent paid in January 2018.

Real Estate Tax

2015 Taxes Payable in 2016: \$11,739.96

Taxable Acres: 240.0

Tax per Taxable Acre: \$48.92 PIN: 03-27-17-005-004-00

*The 2016 taxes payable in 2017 will be paid in accordance to the current lease agreement by the owner and existing tenant.

FSA Data

Farm Number 498, Tract 824

Crop Acres: 233.17 Corn Base: 159.49

Corn PLC Yield: 168 Bu./Ac

Bean Base: 71.96

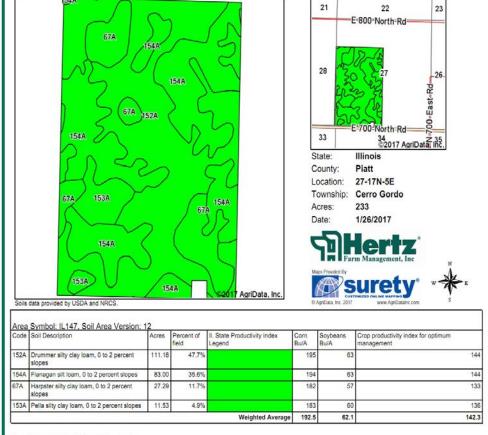
Bean PLC Yield: 59 Bu./Ac Program Election: ARC-CO

Soil Types/Productivity

Main soil types are Drummer silty clay loam, and Flanagan silt loam. Productivity Index (PI) is 142.3. See soil map for details.

Mineral Rights

The owner will retain all oil, gas, metals, and all other minerals and/or hydrocarbons of every kind and character, with right of ingress and egress to explore, mine, extract, produce all, in, on and under the land described.



Area Symbol: IL147, Soil Area Version: 12

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

https://www.ideals.illinois.edu/handle/2142/1027/
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urban

*c: Using Capabilities Class Dominant Condition Aggregation Method

Fertility Data

Soil tested in November, 2014.

pH - 6.1

P - 103

K - 336

150 tons of Lime was applied following the soil tests.

Yield History

Yields provided by the Operator.

Year	Corn	Soybeans
2011	189.0	_
2012	104.0	_
2013	220.9	_
2014		77.4
2015	258.4	_
2016		79.1

Land Description

Level and gently undulating.

Buildings/Improvements

Machine shed, three grain bins, and a block machine shed are located on the property.

Source: AgriData

Drainage

Available upon request.

Comments

High quality farm with excellent soils.

FSA Aerial Photo





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