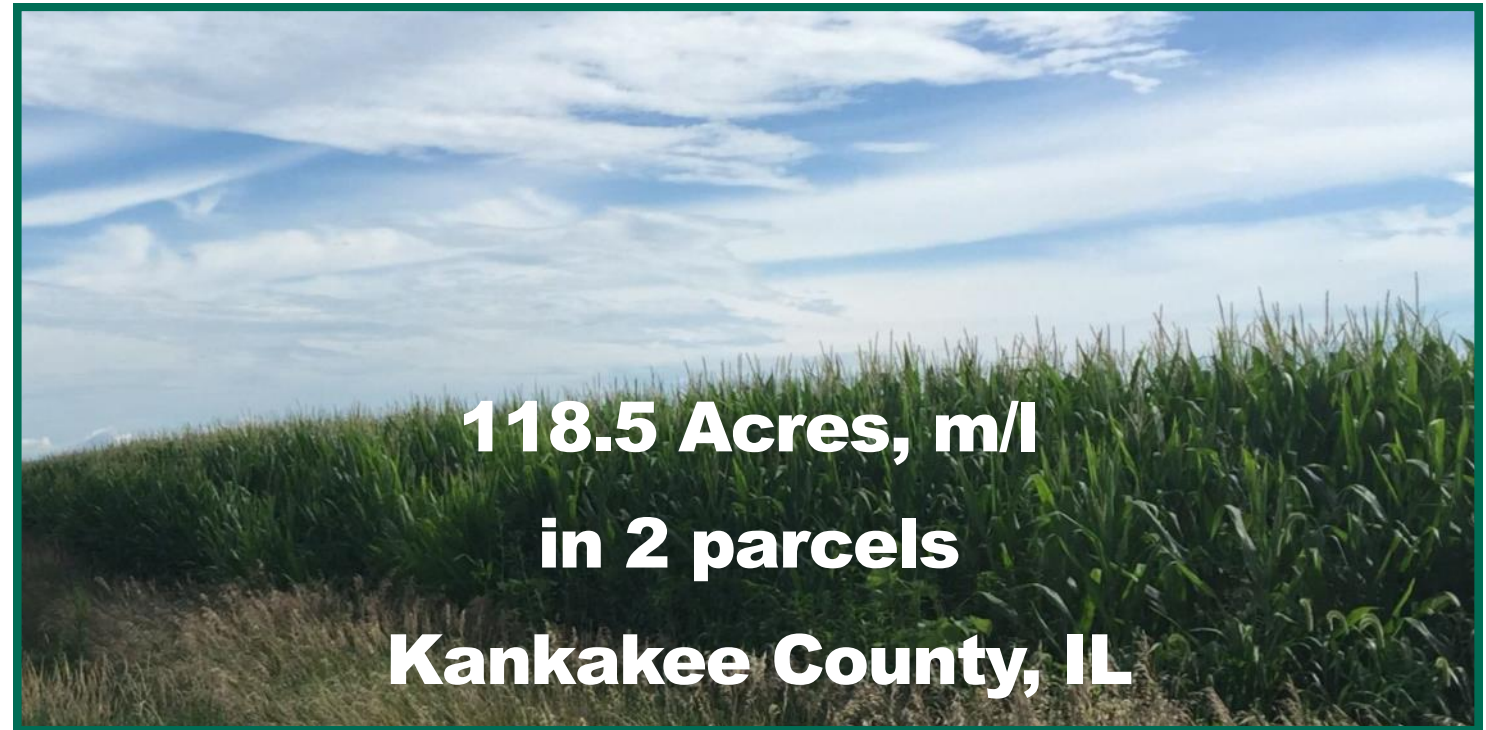


A photograph of a lush green cornfield under a blue sky with scattered white clouds. The corn plants are tall and dense, filling the foreground and middle ground.

118.5 Acres, m/l in 2 parcels Kankakee County, IL

Date: Thursday, February 23

Time: 10:00 a.m.

Auction Site:

Herscher Legion Community Center

Address:

102 S. Oak St.

Herscher, IL 60941

Auction Information

Auctioneer

Reid L. Thompson, #441.001804

Agency

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

Method of Sale

- Land will be offered by the **choice and privilege method** with the choice to the high bidder to take any individual or combination of parcels. The remaining parcel shall be offered to the contending bidder at the high bid. The remaining parcel will be offered with an additional round of bidding.
- Seller reserves the right to refuse any and all bids.

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.

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 March 23, 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 current operator's rights. The lease is open for 2017. The 2016 taxes payable in 2017 will be paid by the Seller and credited to the Buyer(s) at closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) 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. If there are any escrow closing services, they will be shared by the Seller and Buyer(s).

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This is a detailed plat map of a section of Union Hill, Pennsylvania. The map shows a grid of property sections, each with owner names and acreages. Two sections in the center are highlighted in yellow and labeled 'PARCEL 1' and 'PARCEL 2' with yellow arrows. A green arrow in the bottom right points to an 'Auction Site'. The map includes various roads, including 1000S Rd and 15000W Rd, and features like 'UNION HILL' and 'HERSCHER'. The map is divided into a grid of sections, with some sections highlighted in yellow. The map includes various roads, including 1000S Rd and 15000W Rd, and features like 'UNION HILL' and 'HERSCHER'.

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Aerial Photo: Parcels 1 & 2



Property Information Parcels 1 & 2

Location

The parcels are located 1/2 mile West and 1 mile South of Union Hill, IL and 2 miles West and 2 and 1/2 miles North of Herscher, IL.

Real Estate Tax

2015 Taxes Payable in 2016: \$2,358.42

Taxable Acres: 118.5

Tax per Taxable Acre: \$19.90

Pin: 15-13-11-200-001,
15-13-11-200-002, & 15-13-11-200-007

**Should parcels be sold to different buyers
taxes will be determined by County
Treasurer's office.*

Lease Status

The farm is open for lease in 2017.

Mineral Rights

Any mineral rights owned by the Seller, if any, will be transferred to the Buyer.

FSA Data

Farm Number #1072, Tract #1481

Crop Acres: 118.13

Corn Base: 93.2

Corn PLC Yield: 150 Bu.

Bean Base: 24.9

Bean PLC Yield: 53 Bu.

Both parcels are designated NHEL and have no designated wetlands.

**Should parcels be sold to different
buyers, final crop acres and bases will be
determined by the local FSA office.*

Survey

A survey of the property is being completed. Should the property sell as individual parcels, or a combination of parcels, the Owner will provide a survey upon which the final purchase price(s) will be based.

Comments

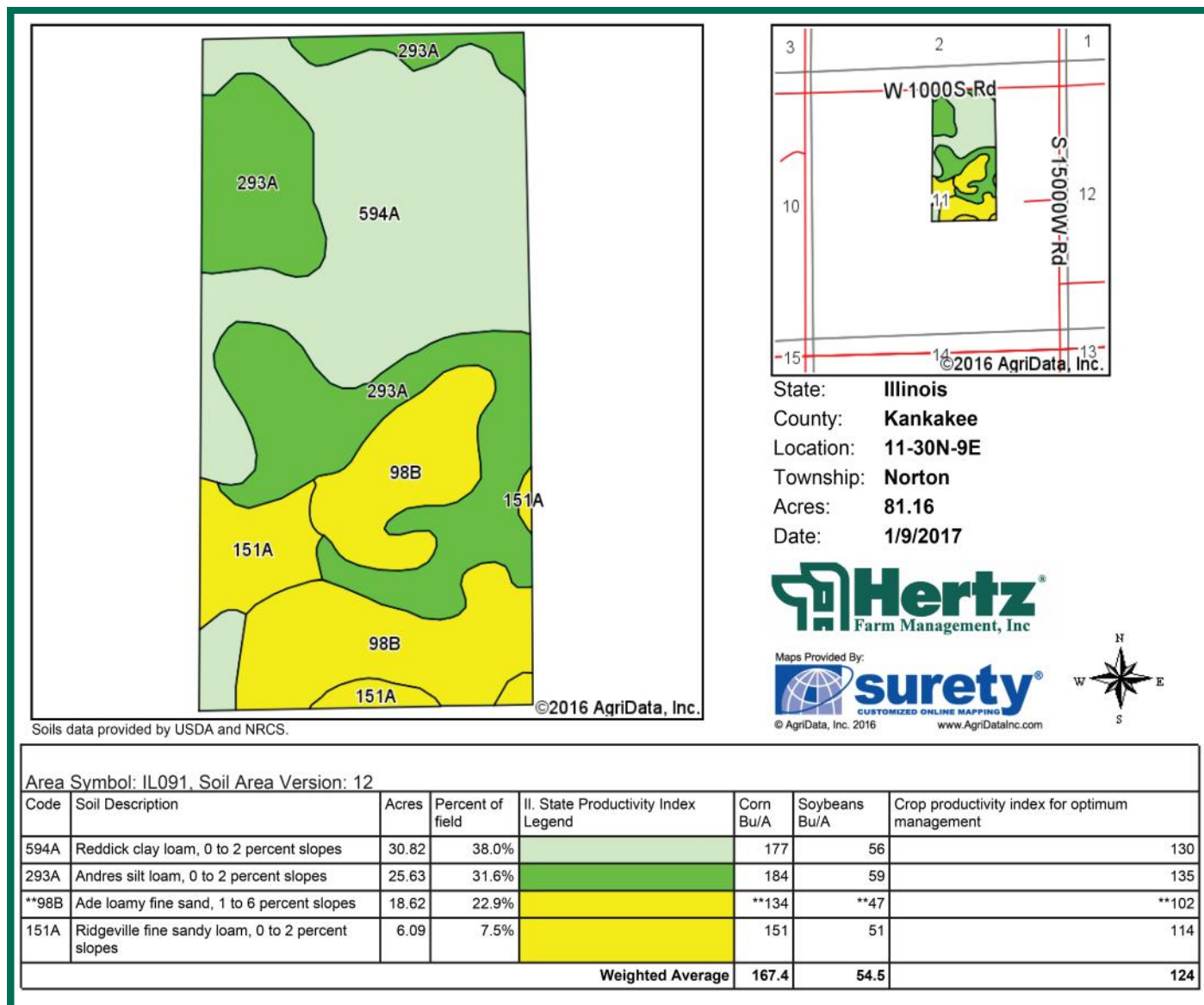
Good quality farm in a strong farming area.

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Soil Map: Parcel 1



Parcel 1 - 80.00 Acres, m/l Legal Description

The West 1/2 of the Northeast 1/4 of Section 11, Township 30 North, Range 9 East, Norton Township, Kankakee County, IL.

Soil Types/Productivity

Main soil types are Reddick Clay Loam, Andres Silt Loam, and Ade Loamy Fine Sand. Productivity Index (PI) is 124 on 81.16 estimated FSA crop acres. See soil map for details.

Land Description

Level to very gently sloping

Buildings/Improvements

None

Drainage

No drainage information is available.

Comments

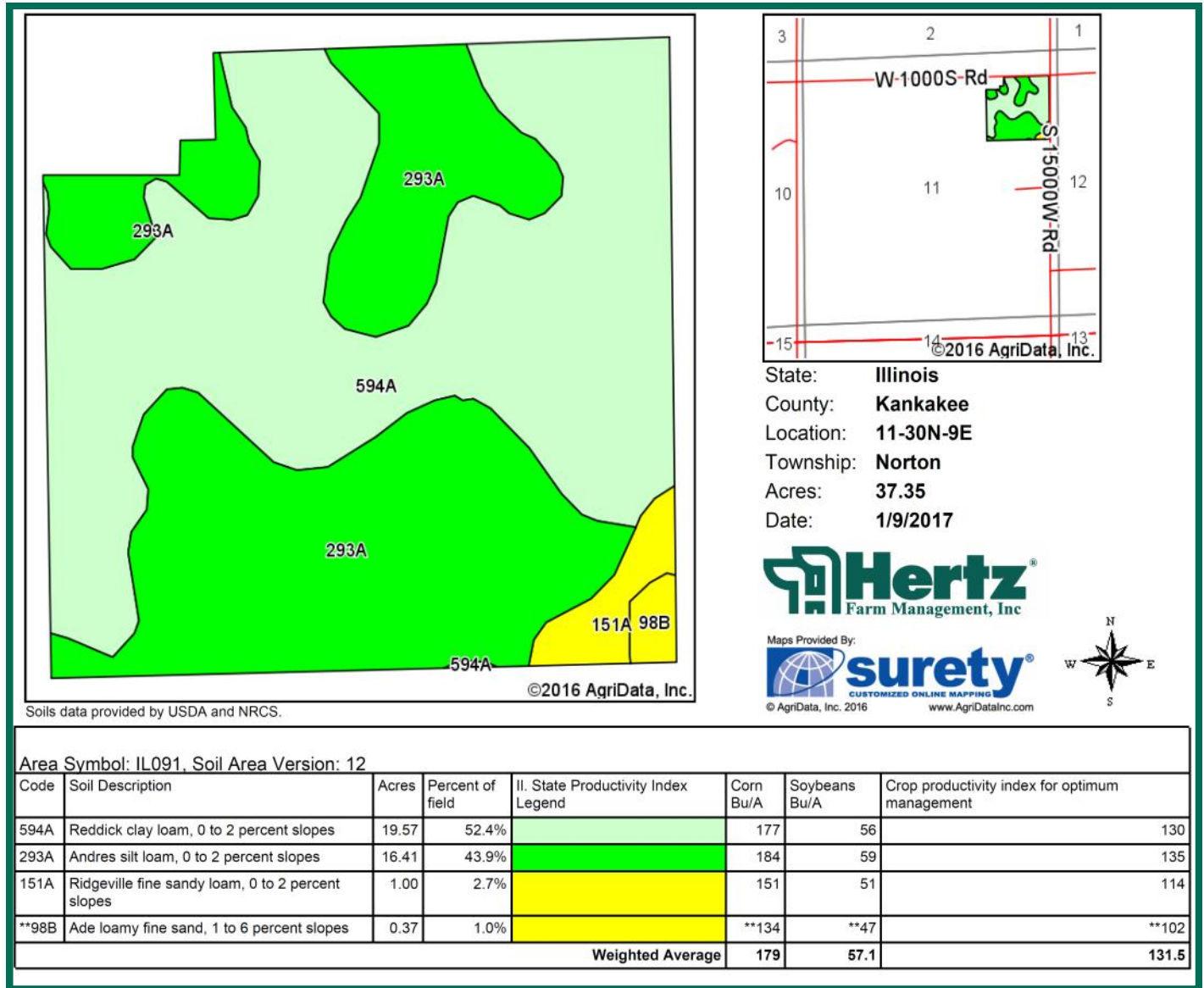
North side of farm is bordered by W 1000S Rd.

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Soil Map: Parcel 2



Parcel 2 - 38.5 Acres, m/l Legal Description

The Northeast 1/4 of the Northeast 1/4, excluding 1.5 acres in the Northwest corner in Section 11, Township 30 North, Range 9 East, Norton Township, Kankakee County, IL.

Soil Types/Productivity

Main soil types are Reddick Clay Loam and Andres Silt Loam. Productivity Index (PI) is 131.5 on 37.35 estimated FSA crop acres. See soil map for details.

Land Description

Level to very gently sloping.

Buildings/Improvements

Grain bin, Quonset

Drainage

No drainage information is available.

Comments

North side of farm is bordered by W 1000S. Rd and East side of farm is bordered by S 15000W. Rd.



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