

A wide-angle photograph of a vast, flat, brown field, likely a dry lake bed or a cleared agricultural field. In the far distance, a single power line tower stands against a clear blue sky. The foreground shows some green grass and weeds.

158.05 Acres, m/l, McHenry County, IL

3 Parcels and Combinations

Date: Thurs. Nov. 17, 2016

Time: 10:00 a.m.

Auction Site:

Huntley Park District REC Center

Address:

12015 Mill Street

Huntley, IL 60142

Auction Information

Method of Sale

- Land will be offered by the choice and privilege method with choice to the high bidder to take an individual or combination of parcels. The remaining parcel(s) shall be offered to the contending bidder at the high bid. The remaining parcel(s) will be offered with additional round(s) of bidding.
- Bidding will be on \$ per acre.

- Sellers reserve the right to refuse any and all bids.
- Real estate is being sold "As Is".

Seller

Henning Family Trust

Auctioneer

Reid Thompson Auctioneer, Illinois
Auctioneers License 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 December 17th, 2016 or after any objections to title have

been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which has been terminated but expires February 28th, 2017. The 2016 property taxes due in 2017 will be paid by sellers and credited to the buyers at closing.

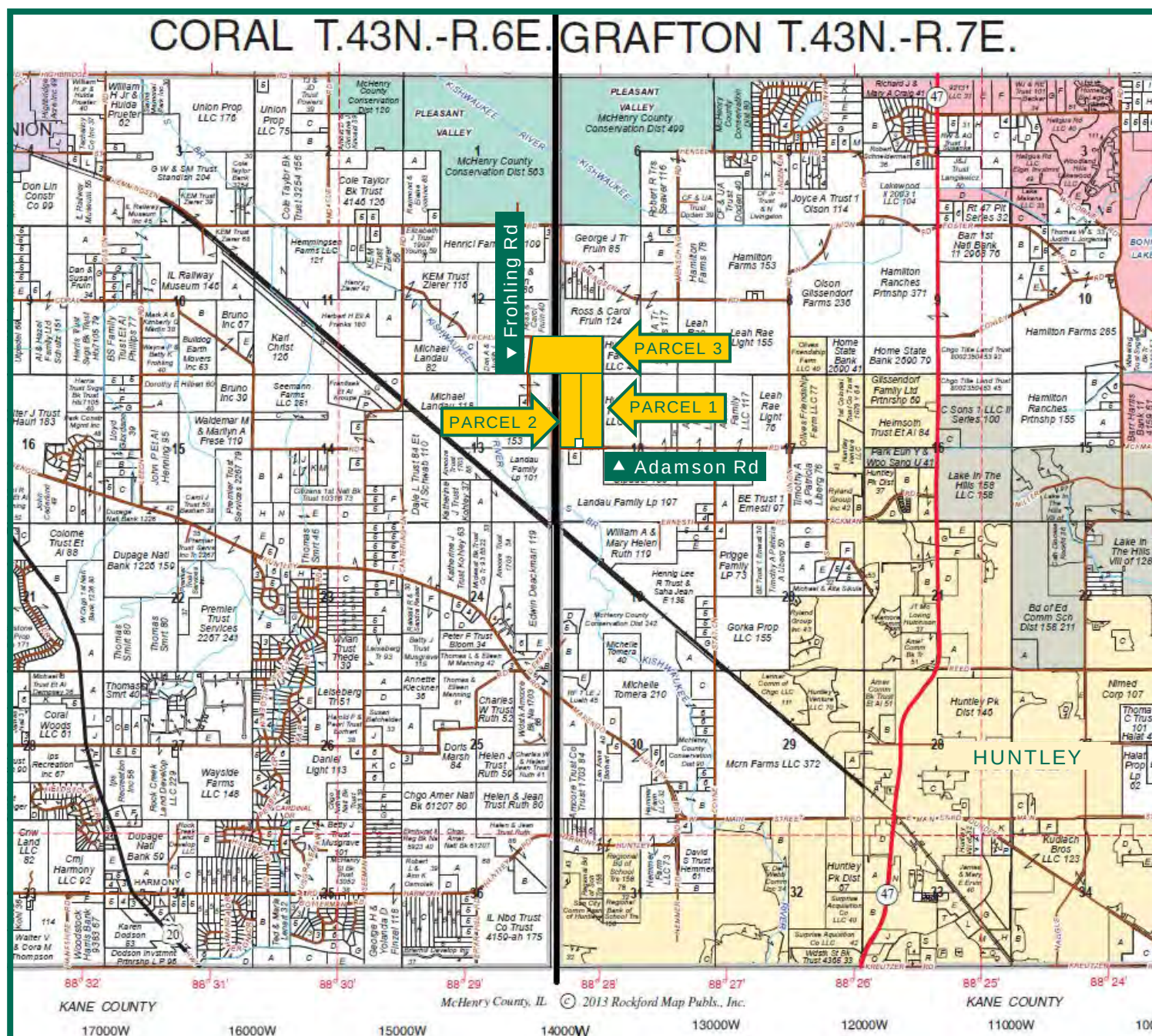
Contract & Title

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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Plat Map

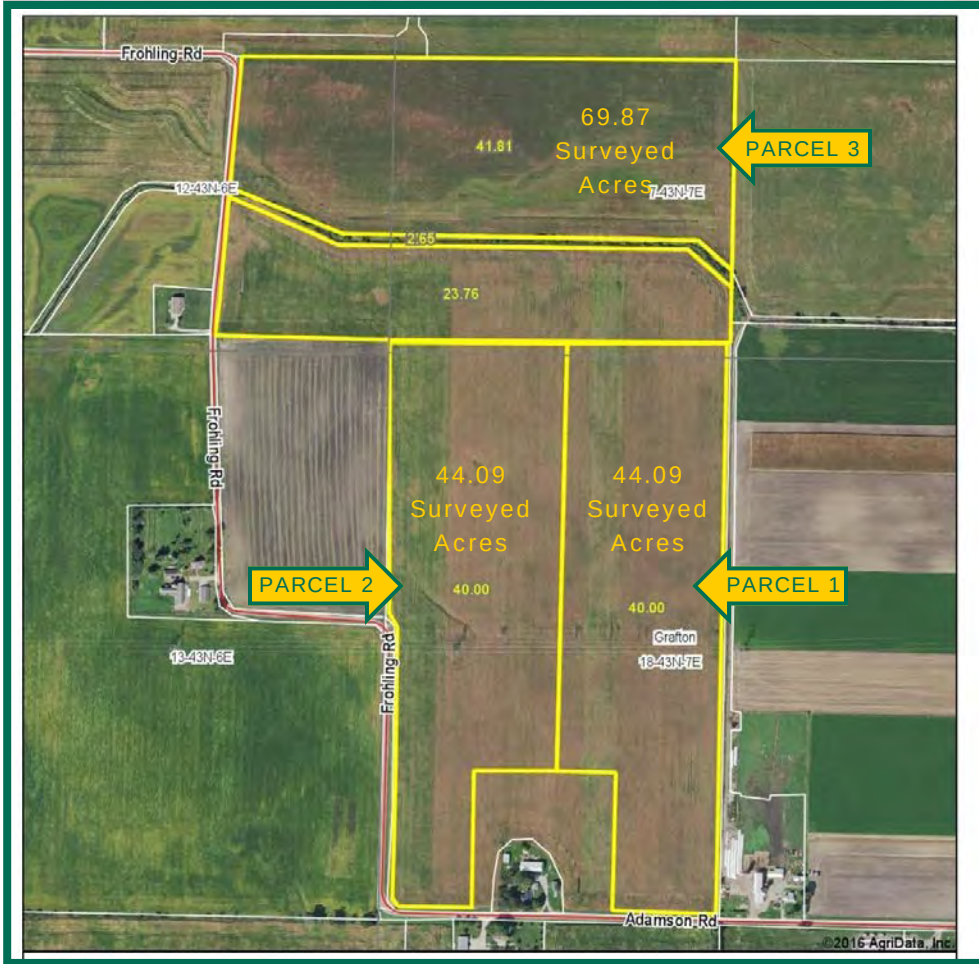


Map reproduced with permission of Rockford Map Publishers

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Aerial Photo: All Parcels



Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no warranty 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.

Property Information Combined Parcels 158.05 Acres, m/l

Location

The farm is located in southern McHenry County northwest of Huntley. The property is approximately 1 1/4 miles west of the Huntley city limits and 2 1/4 miles west of Highway 47.

Legal Description

The west half of the northwest quarter Section 18, and the southwest quarter of the southwest quarter Section 7, Grafton Township 43 North, Range 7 East, and the east half of the southeast quarter of the southeast quarter Section 12 Coral Township 43 North, Range 6 East, McHenry County Illinois.

Lease Status

Terminated. Open for 2017.

Estimated Real Estate Tax

The current real estate taxes include 5 acres and improvements which are not included with this sale. The estimated real estate taxes are:

Taxes Payable 2015 - 2016: \$8,534.77

Taxable Acres: 158.05 m/l

Tax per Taxable Acre: \$54.00

Taxes have been estimated, County Treasurer will determine final real estate taxes.

FSA Data

Farm Number #5993

Crop Acres: 155.6 Ac

Corn Base: 99.7 Ac

Corn Yield: 133.0 Bu.

Bean Base: 40.8 Ac

Bean Yield: 30.0 Bu.

Wheat Base: 15.1 Ac

Wheat Yield: 46.0 Bu

Enrolled in ARC-CO

The FSA information is for the total property and the FSA base acres will be prorated for each individual parcel.

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Will loam, Varna silt loam, Ashkum silty clay loam, and Comfrey loam. Productivity Index (PI) is 128.3. See soil map for details.

Buildings/Improvements

None.

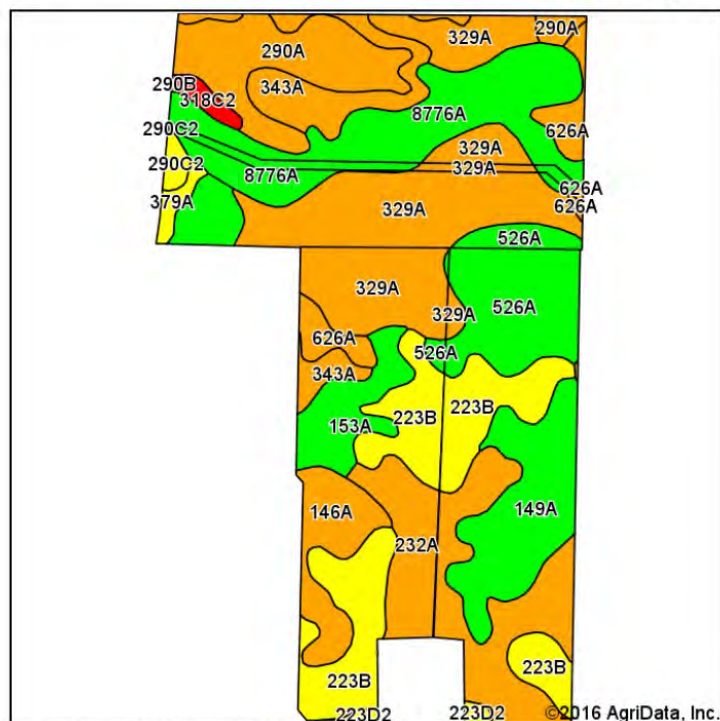
Water & Well Information

The existing building site and improvements are not included with this sale and there are no wells on the farmland.

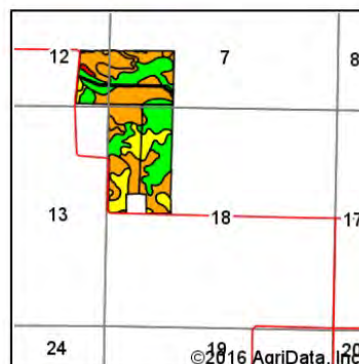
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Soil Map: All Parcels



Soils data provided by USDA and NRCS.



State: Illinois
County: McHenry
Location: 18-43N-7E
Township: Grafton
Acres: 155.19
Date: 10/17/2016



Area Symbol: IL111, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
329A	Will loam, 0 to 2 percent slopes	29.78	19.2%		174	58	129
**223B	Varna silt loam, 2 to 4 percent slopes	21.24	13.7%		**156	**50	**115
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	19.29	12.4%		185	61	138
232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.12	11.7%		170	56	127
526A	Grundelein silt loam, 0 to 2 percent slopes	12.64	8.1%		186	61	138
290A	Warsaw loam, 0 to 2 percent slopes	12.13	7.8%		161	52	119
149A	Brenton silt loam, 0 to 2 percent slopes	12.12	7.8%		195	60	141
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	8.29	5.3%		183	60	136
343A	Kane silt loam, 0 to 2 percent slopes	7.87	5.1%		168	55	125
146A	Elliott silt loam, 0 to 2 percent slopes	6.24	4.0%		168	55	125
626A	Kish loam, 0 to 2 percent slopes	4.04	2.6%		170	53	124
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	1.02	0.7%		**133	**44	**98
379A	Dakota loam, 0 to 2 percent slopes	1.00	0.6%		150	49	112
**290C2	Warsaw loam, 4 to 6 percent slopes, eroded	0.81	0.5%		**153	**49	**113
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	0.60	0.4%		**147	**47	**108
Weighted Average					173.2	56.4	128.3

Area Symbol: IL111, Soil Area Version: 11

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

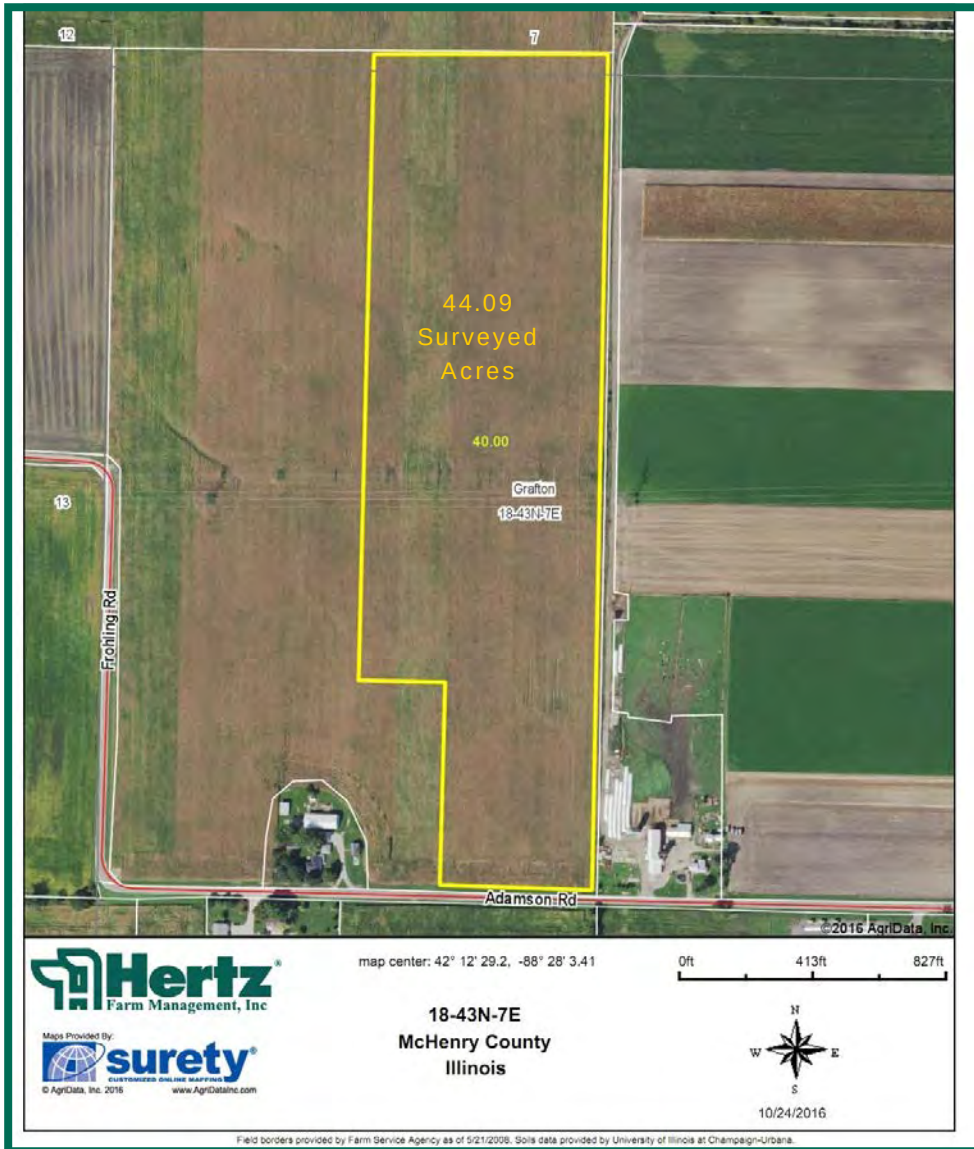
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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Aerial Photo: Parcel 1



Property Information Parcel 1 - 44.09 Acres, m/l Location

The farm is located in southern McHenry County northwest of Huntley. The property is approximately 1 1/4 miles west of the Huntley city limits and 2 1/4 miles west of Highway 47. Parcel 1 is bordered by Adamson Road on the south,

Legal Description

Part of the east half of the west half of the northwest quarter Section 18, Grafton Township 43 North, Range 7 East, McHenry County Illinois.

Lease Status

Terminated. Open for 2017.

Real Estate Tax

Taxes Payable 2015 - 2016 \$2,381.80*

Taxable Acres: 44.09 m/l*

Tax per Taxable Acre: \$54.00*

**Taxes are estimated as 5 acres and improvements are not included with this sale. The County Treasurer will determine final real estate taxes.*

FSA Data

Part of Farm Number #5993

Crop Acres*: 44.09Ac

Corn Base*: 27.92Ac

Corn Yield: 133.0 Bu.

Bean Base*: 11.42 Ac

Bean Yield: 30.0 Bu.

Wheat Base*: 4.23 Ac

Wheat Yield: 46.0 Bu

Enrolled in ARC-CO

**The FSA crop acres and bases are estimated. The local FSA office will determine final acres and bases.*

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Brenton silt loam, Grunleleiln silt loam, Ashkum silty clay loam. Productivity Index (PI) is 131.4 on an estimated 40 crop acres. See soil map for details.

Buildings/Improvements

None.

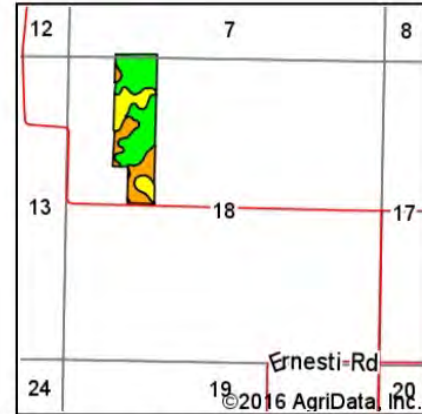
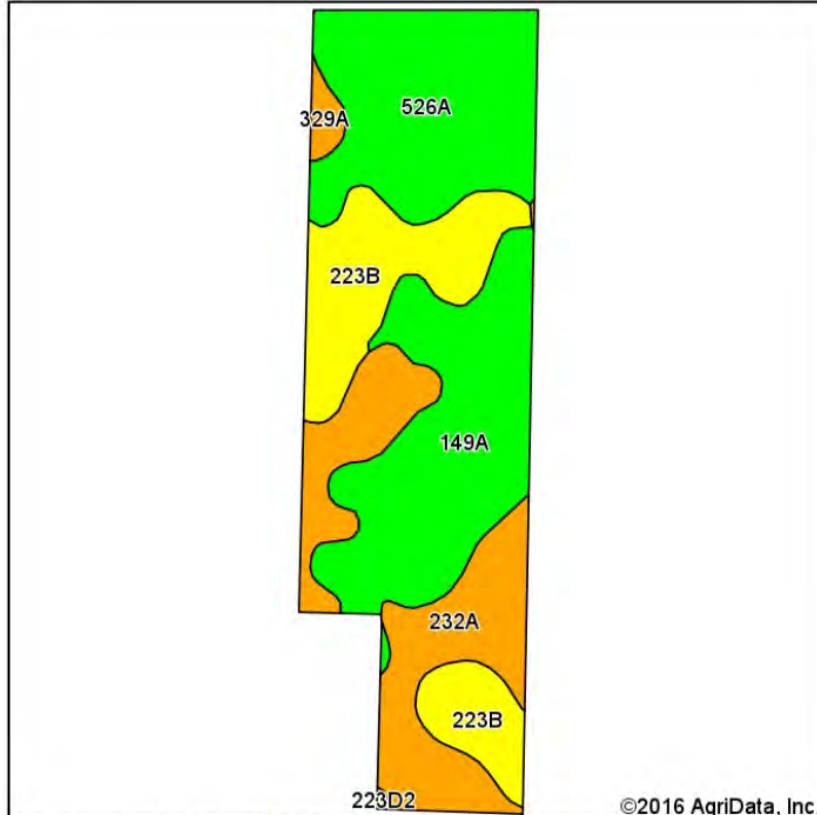
Water & Well Information

The existing building site and improvements are not included with this sale and there are no wells on the farmland.

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Soil Map: Parcel 1



State: Illinois
 County: McHenry
 Location: 18-43N-7E
 Township: Grafton
 Acres: 40
 Date: 10/24/2016



Maps Provided By:
 surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL111, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
149A	Brenton silt loam, 0 to 2 percent slopes	11.53	28.8%		195	60	141
526A	Grundehein silt loam, 0 to 2 percent slopes	10.08	25.2%		186	61	138
232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.60	24.0%		170	56	127
**223B	Varna silt loam, 2 to 4 percent slopes	8.23	20.6%		**156	**50	**115
329A	Will loam, 0 to 2 percent slopes	0.56	1.4%		174	58	129
Weighted Average					178.4	57.2	131.4

Area Symbol: IL111, Soil Area Version: 11

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

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** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

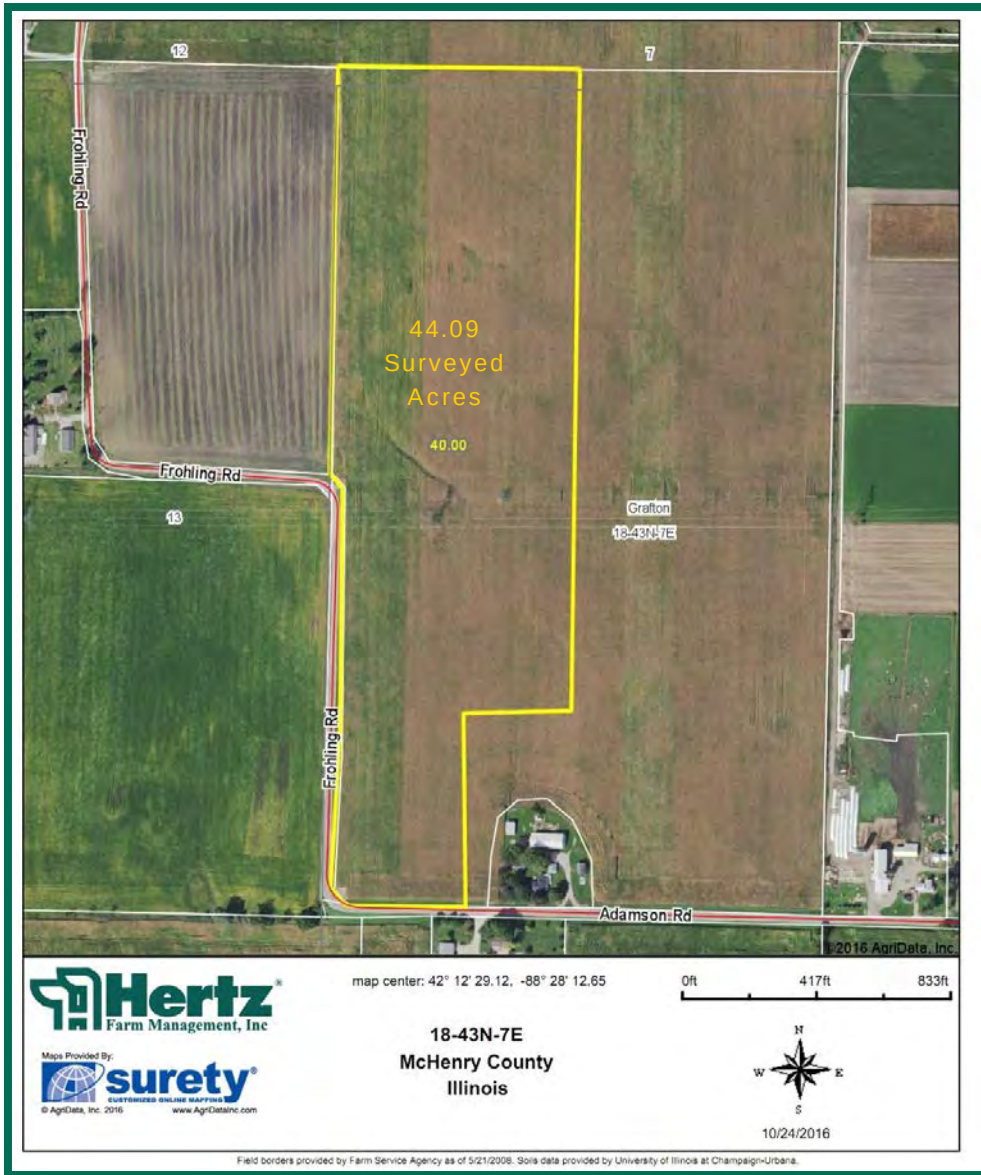
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Aerial Photo: Parcel 2



Real Estate Tax

Taxes Payable 2015 - 2016: \$2,380.00*

Taxable Acres: 44.09 m/l*

Tax per Taxable Acre: \$54.00*

**Taxes are estimated as 5 acres and improvements are not included with this sale. The County Treasurer will determine final real estate taxes.*

FSA Data

Part of Farm Number #5993

Crop Acres*: 44.09 Ac

Corn Base*: 27.92Ac

Corn Yield: 133.0 Bu.

Bean Base*: 11.42 Ac

Bean Yield: 30.0 Bu.

Wheat Base*: 4.23 Ac

Wheat Yield: 46.0 Bu

Enrolled in ARC-CO

**The FSA crop acres and bases are estimated. The local FSA office will determine final acres and bases.*

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Varna silt loam, Will loam, Elliot silt loam. Productivity Index (PI) is 124.6 on 40 estimated crop acres. See soil map for details.

Buildings/Improvements

None.

Water & Well Information

The existing building site and improvements are not included with this sale and there are no wells on the farmland.

Property Information

Parcel 2 - 44.09 Acres, m/l

Location

The farm is located in southern McHenry County northwest of Huntley. The property is approximately 1 1/4 miles west of the Huntley city limits and 2 1/4 miles west of Highway 47. Parcel 2 is bordered by Adamson Road on the south.

Legal Description

Part of the west half of the west half of the northwest quarter Section 18, Grafton Township 43 North, Range 7 East, McHenry County Illinois.

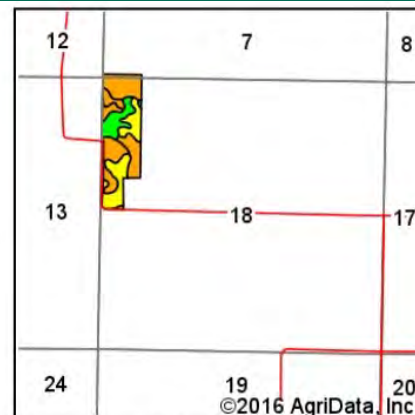
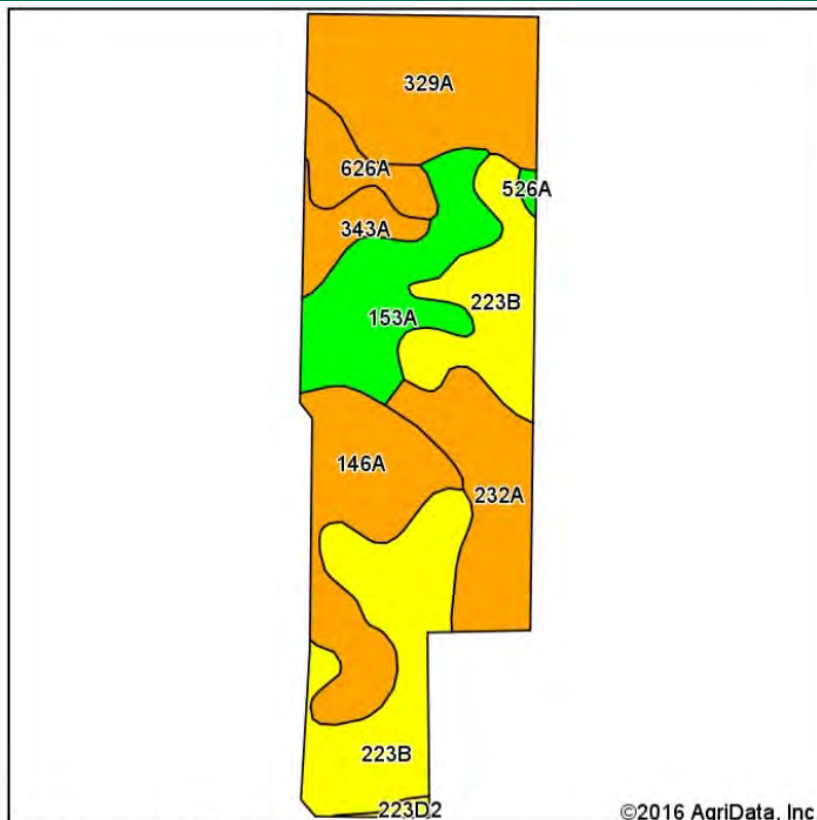
Lease Status

Terminated. Open for 2017.

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Soil Map: Parcel 2



State: Illinois
 County: McHenry
 Location: 18-43N-7E
 Township: Grafton
 Acres: 40
 Date: 10/24/2016



Maps Provided By:
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Area Symbol: IL111, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223B	Varna silt loam, 2 to 4 percent slopes	11.68	29.2%		**156	**50	**115
329A	Will loam, 0 to 2 percent slopes	7.53	18.8%		174	58	129
146A	Elliott silt loam, 0 to 2 percent slopes	6.20	15.5%		168	55	125
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	5.67	14.2%		183	60	136
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.08	12.7%		170	56	127
626A	Kish loam, 0 to 2 percent slopes	1.88	4.7%		170	53	124
343A	Kane silt loam, 0 to 2 percent slopes	1.57	3.9%		168	55	125
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	0.23	0.6%		**147	**47	**108
526A	Grundelein silt loam, 0 to 2 percent slopes	0.16	0.4%		186	61	138
Weighted Average					168.1	54.8	124.6

Area Symbol: IL111, Soil Area Version: 11

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

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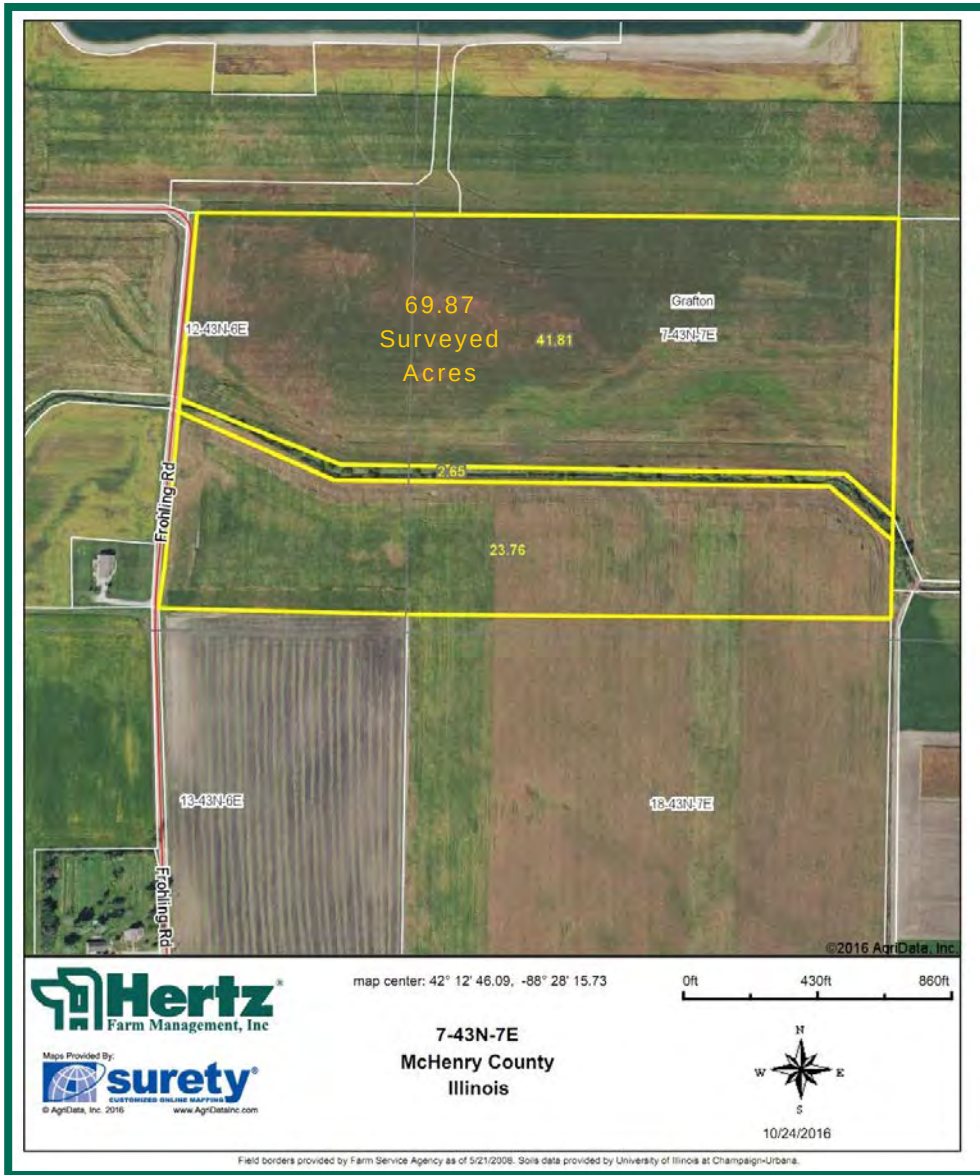
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*c: Using Capabilities Class Dominant Condition Aggregation Method

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Aerial Photo: Parcel 3



Real Estate Tax

Taxes Payable 2015 - 2016: \$3,773.00*

Taxable Acres: 69.87 m/l*

Tax per Taxable Acre: \$54.00*

**Taxes are estimated as 5 acres and improvements are not included with this sale. The County Treasurer will determine final real estate taxes.*

FSA Data

Part of Farm Number #5993

Crop Acres*: 68.46 Ac

Corn Base*: 43.87 Ac

Corn Yield: 133.0 Bu.

Bean Base*: 17.95 Ac

Bean Yield: 30.0 Bu.

Wheat Base*: 6.64 Ac

Wheat Yield: 46.0 Bu

Enrolled in ARC-CO

**The FSA crop acres and bases are estimated. The local FSA office will determine final acres and bases.*

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Will loam, Comfrey loam, Warsaw loam. Productivity Index (PI) is 128.9 on 68.22 estimated crop acres. See soil map for details.

Buildings/Improvements

None.

Water & Well Information

None known.

Property Information

Parcel 3 - 69.87 Acres, m/l

Location

The farm is located in southern McHenry County northwest of Huntley. The property is approximately 1 1/4 miles west of the Huntley city limits and 2 1/4 miles west of Highway 47. Parcel 3 is bordered on the west by Frohling Road.

Legal Description

The southwest quarter of the southwest quarter Section 7, Grafton Township 43 North, Range 7 East, and the east half of the southeast quarter of the southeast quarter Section 12 Coral Township 43 North, Range 6 East, McHenry County Illinois.

Lease Status

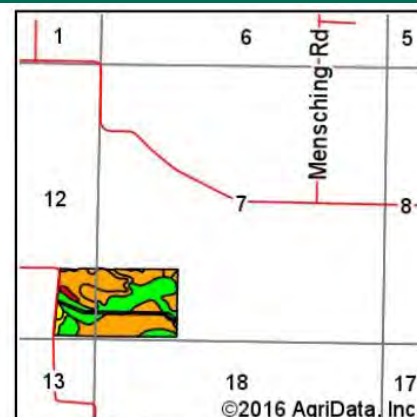
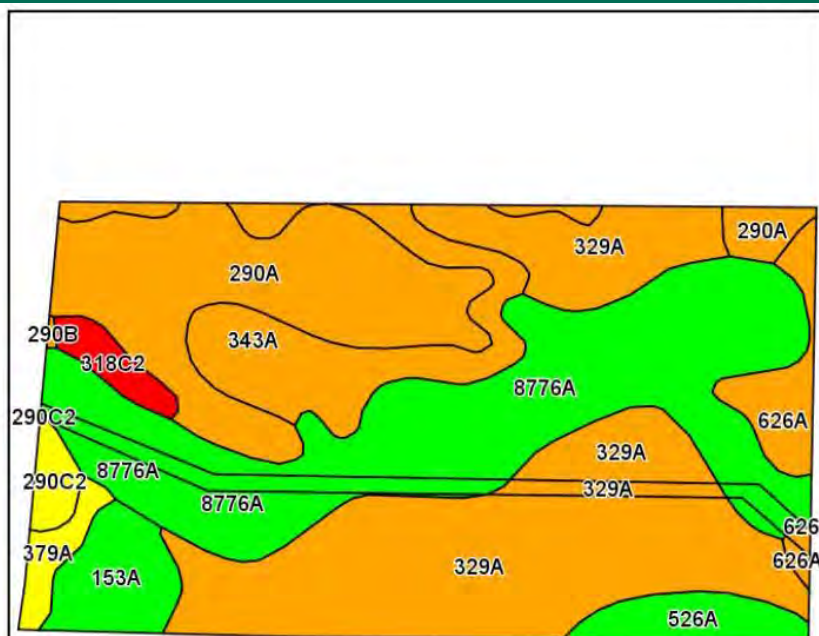
Terminated. Open for 2017.

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

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Soil Map: Parcel 3



State: Illinois
County: McHenry
Location: 7-43N-7E
Township: Grafton
Acres: 68.22
Date: 10/24/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IL111, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
329A	Will loam, 0 to 2 percent slopes	20.98	30.8%		174	58	129
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	19.29	28.3%		185	61	138
290A	Warsaw loam, 0 to 2 percent slopes	12.13	17.8%		161	52	119
343A	Kane silt loam, 0 to 2 percent slopes	6.32	9.3%		168	55	125
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	2.63	3.9%		183	60	136
626A	Kish loam, 0 to 2 percent slopes	2.17	3.2%		170	53	124
526A	Grundelein silt loam, 0 to 2 percent slopes	1.87	2.7%		186	61	138
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	1.02	1.5%		**133	**44	**98
379A	Dakota loam, 0 to 2 percent slopes	1.00	1.5%		150	49	112
**290C2	Warsaw loam, 4 to 6 percent slopes, eroded	0.81	1.2%		**153	**49	**113
Weighted Average					173.6	57.1	128.9

Area Symbol: IL111, Soil Area Version: 11

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

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Photos: 158.05 Acres, m/l, McHenry County, IL



Parcel 3



Parcel 1



Parcel 2, Looking North



North Property Line



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