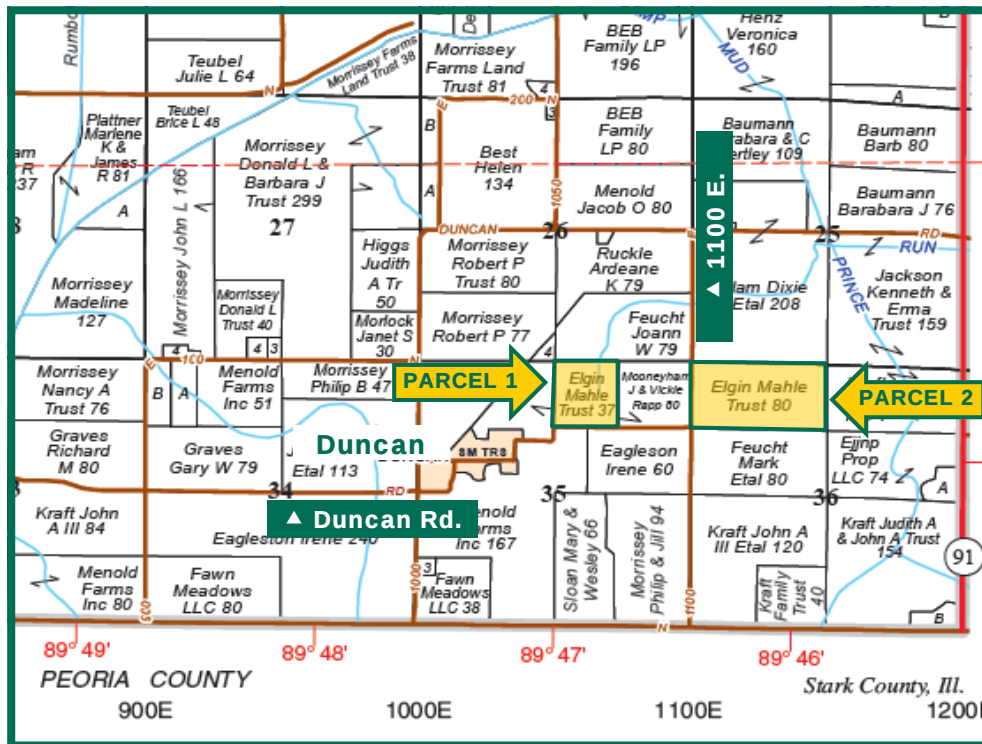




LAND AUCTION

117 Acres, m/l
in 2 parcels
Stark
County, IL



Map reproduced with permission of Rockford Map Publishers

Date: Thurs., Dec 15, 2016

Time: 10:00 a.m.

Auction Site:

Princeville Heritage Museum

Address:

325 N Ostrom Avenue
Princeville, IL 61559

Auction Information

Seller

JPMorgan Chase Bank, N.A. as Trustee of
the Elgin Mahle Scholarship Trust Fund

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(s) shall be offered to the contending bidder at the high bid. Any remaining parcel(s) will be offered with an additional round(s) of bidding.
- Seller reserves the right to refuse any and all bids.

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).

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 January 13, 2017 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease which expires December 31, 2016. The 2016 taxes payable in 2017 will be paid by the Seller. The Buyer(s) will receive a credit at closing.

Brent R. Bidner

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Licensed Broker in IN
BrentB@Hertz.ag

217-762-9881

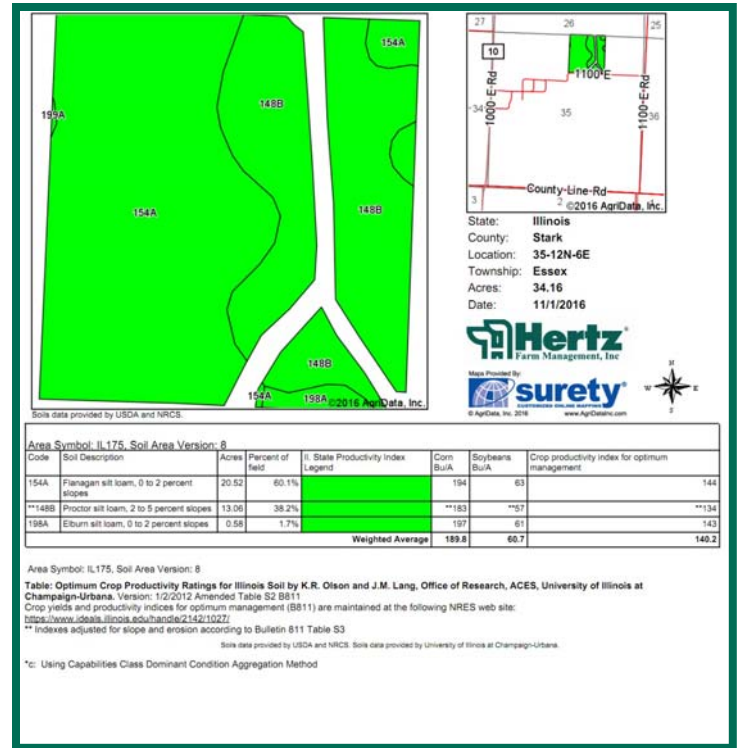
700 W. Bridge St., PO Box 467
Monticello, IL 61856
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Reid L. Thompson

Licensed Broker in IL & IN
Licensed Auctioneer in IL & IN
ReidT@Hertz.ag

REID: 030-0375

Aerial Photo and Soil Map: Parcel 1



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.

Property Information Parcel 1 - 37.0 Acres, m/l Location

20 miles northwest of Peoria, IL. 4 miles north of Princeville, IL. 6 miles south of Wyoming, IL.

Legal Description

Part of the west end of the north 1/2 of the northeast 1/4 of Section 35, Township 12 North, Range 6 East, Essex Township, Stark County, IL.

Lease Status

The farm is open for lease for 2017.

Real Estate Tax

2015 taxes Payable 2016: \$1,389.12
Taxable Acres: 37.0
Tax per Taxable Acre: \$37.54
PIN: 07-35-200-001

FSA Data

Farm Number 236, Tract 890
Crop Acres: 37.04
Corn Base: 18.36
Corn PLC Yield: 122 Bu.
Bean Base: 18.36
Bean PLC Yield: 50 Bu.
Farm is enrolled in the ARC County
All acres are NHEL

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Flanagan and Proctor silt loam. Productivity Index (PI) is 140.2. See soil map for details.

Mineral Rights

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

Fertility Data

Soil tests were taken in September 2015. Soil tests available upon request.

Yield History

Available upon request.

Land Description

Level to gently undulating.

Buildings/Improvements

None.

Drainage

No drainage information is available.

Comments

High quality farm with excellent soils in a strong farming area.

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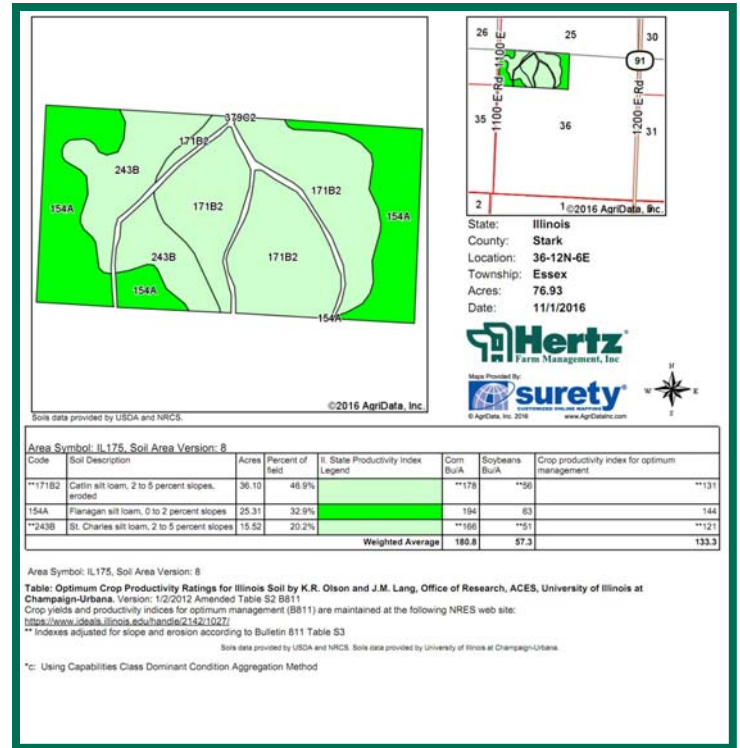
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Aerial Photo and Soil Map: Parcel 2



Property Information Parcel 2 - 80.0 Acres, m/l Location

20 miles northwest of Peoria, IL. 4 miles north of Princeville, IL. 6 miles south of Wyoming, IL.

Legal Description

The north 1/2 of the northwest 1/4 of Section 36, Township 12 North, Range 6 East, Essex Township, Stark County, IL.

Lease Status

The farm is open for lease in 2017.

Real Estate Tax

2015 taxes payable 2016: \$2,314.04
Taxable Acres: 80.0
Tax per Taxable Acre: \$28.93
PIN: 07-36-100-001

FSA Data

Farm Number 236, Tract 925
Crop Acres: 80.0
Corn Base: 39.64
Corn PLC Yield: 122 Bu.
Bean Base: 39.64
Bean PLC Yield: 50 Bu.
Farm is enrolled in the ARC County
All acres are NHEL

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Catlin and Flanagan silt loam. Productivity Index (PI) is 133.3.
See soil map for details.

Mineral Rights

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

Fertility Data

Soil test were taken in September 2015.
Soil tests available upon request.

Yield History

Available upon request.

Land Description

Level to moderately sloping.

Buildings/Improvements

None.

Drainage

No drainage information available.

Comments

High quality farm with excellent soils in a strong farming area.

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, unless otherwise stated.

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