

Public Auction

*77.92+/- Surveyed Farmland Acres
in Bureau County, near Ohio, IL*



APRIL							1	2
3	4	5	6	7	8	9		
10	11	12	13	14	15	16		
			20	21	22	23		
					29	30		

**Tuesday
April 5, 2016
11:00 a.m.**



Auction begins at 11:00 a.m.

Bidder Registration begins at 10:15 a.m.

Auction site: Green River Country Club, 15212 IL Rte. 92, Walnut, IL

Auction: 77.92+/- total acres

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Green River Country Club
15212 IL Rte. 92, Walnut, Illinois
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Procedure: 77.92± total surveyed acres will be offered in its entirety. Bidding will remain open throughout auction. Property will be sold in the manner resulting in the highest sale price subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. All bidding will be on a per acre basis. There will be a maximum of one sales contract and deed per tract. Further divisions are the responsibility of the buyer(s). Property is being sold on an "as is/where is" basis. Bidder(s) should arrange financing prior to the auction. Bidder(s) assume(s) all responsibility for obtaining any financing for the purchase of property and neither Owner/Seller nor Broker/Auction Company assumes any responsibility for Buyer's inability to obtain financing.

Survey: Survey will be provided the day of auction. Owner/Seller will not provide surveys for tract divisions other than those offered at this auction.

Terms: Cash. Ten (10) percent earnest money deposit of contract selling price is required on auction day at time of signing the purchase agreement. Remaining due upon closing.

Real Estate Taxes: Buyer shall be credited for the 2015 real estate taxes payable in 2016 prorated through closing date, at closing, based upon the most current and available information, including confirmed multipliers. Buyer will be responsible for 2016 real estate taxes due in 2017.

PIN: 04-18-100-003

Closing & Possession: Closing to occur on or before June 1, 2016. The balance of the purchase price is due at closing. Possession granted at closing.

Agency: CAPS and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

Representation: If you are an absentee bidder and someone will be bidding for you, please have your representative inform the Registration desk upon check-in.

Legal Description: All that part of the E½ of the NW¼ of Section 18, lying South of the right-of-way line of the old C. B & Q Railroad, being in T18N, R9E of the 4th P.M., Bureau County, Illinois, containing 77.92 acres, more or less. Subject to all easements of record. TOGETHER with an existing easement for Ingress and Egress across the North 30 feet of the NE¼ of said Section 18 from Illinois Route #92 to the West line of said NE¼. Detailed legal description available upon request.

Property Location: Approximately 2 miles southwest of Ohio, Illinois, 1/4 mi. west of CR 1900 East and Illinois Rte. 92.

Size: 77.92± total surveyed acres, 76.82± FSA cropland acres

Improvements: None

FSA Information: Farm #2110 - Tract #457

Crop	Base Acres	PLC Yield
Corn	47.9	128
Soybeans	28.9	37

HEL field on tract. Conservation system being actively applied. The farm is enrolled in the ARC-Co program.

Lease: The farm is leased from March 1, 2016 to February 28, 2017, on a cash rent basis. Buyer will receive a credit at closing for the first installment cash rent payment due March 1, 2016, and will be entitled to the second installment cash rent payment due November 1, 2016.

Easements: There is a wind energy lease and easement agreement with Berkshire Hathaway (Walnut Ridge Wind, LLC).

Mineral Rights: Mineral rights are excluded.

Zoning: A-1 Agricultural District

Utilities: None

Seller's Attorney: Doug Lee
Erhmann, Gehlbach, Badger, Lee & Considine

Seller: The Ella Snodgrass Trust by
The First National Bank in Amboy, Trustee

Auctioneer: Timothy A. Harris, Managing Broker
IL Auctioneer Lic. #441.001976

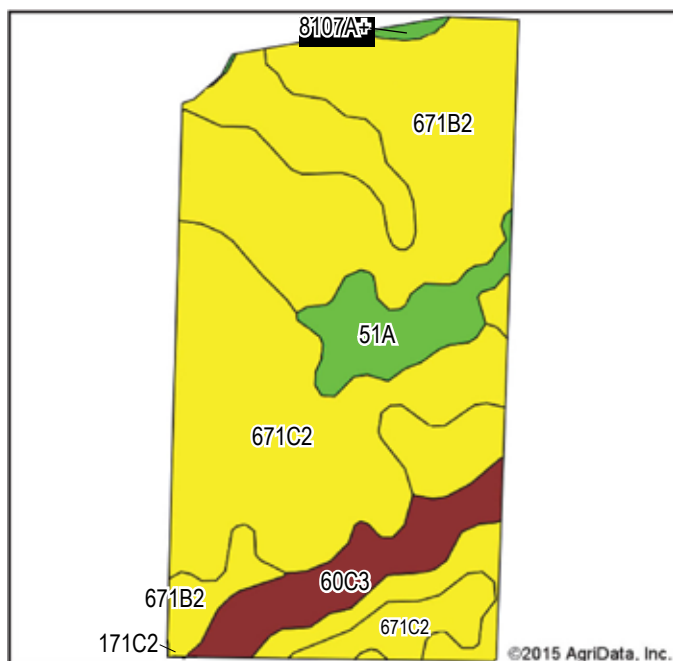
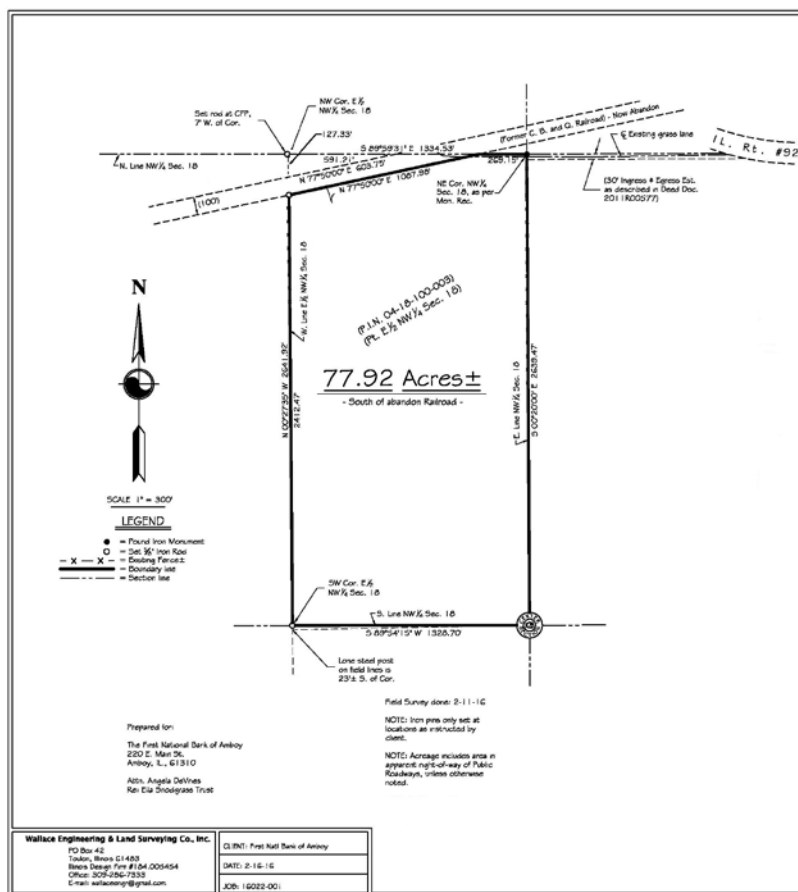


For more info: Timothy A. Harris, Managing Broker
815-875-7418 timothy.a.harris@prudential.com
22263 1365 N Avenue, Princeton, IL 61356

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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



Code	Description	Acres	Corn*	Soybeans*	PI*
671B2	Biggsville Silt Loam	32.45	185	58	135
671C2	Biggsville Silt Loam	32.05	181	57	132
60C3	LaRose Clay Loam	6.45	137	45	101
51A	Muscatine Silt Loam	5.47	200	64	147
8107A+	Sawmill Silt Loam	.39	189	60	139
Weighted Average			180	57	132

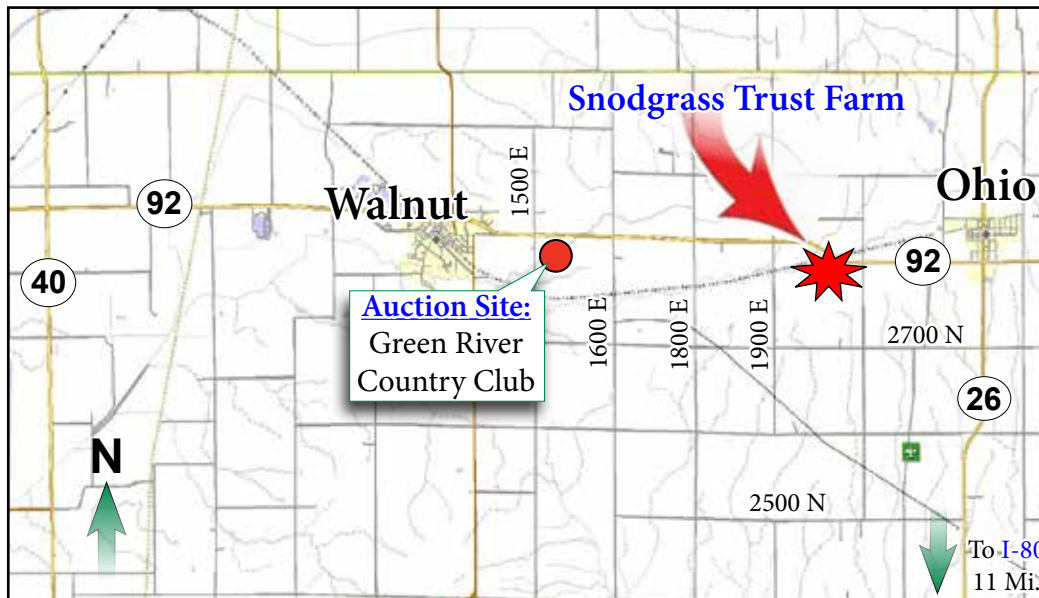
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson & J.M. Lang, Office of Research, ACES, University of IL at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 Crop Yields & productivity indices for optimum management (B811) are maintained at the following NRES web site: <https://www.ideals.illinois.edu/handle/2142/1027/>.

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

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

Maps provided by Surety Customized Online Mapping at www.AgriDataInc.com

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Country Club
Walnut, IL**

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10:15 a.m.**

Further Information and Auction services by:

Timothy A. Harris, AFM
Managing Broker
Licensed Illinois Auctioneer #441.001976
timothy.a.harris@prudential.com
Call: 815-875-7418

Directions to auction site:

From south: Interstate 80/IL 26 exit, go north appx. 11 miles to IL 92, west approximately 5 miles to Auction Site

From north: IL 40 south to IL 92 east through the town of Walnut appx. 1.5 miles; or from IL 26 south through the town of Ohio to IL 92, west appx. 5 miles, to Auction Site

Disclaimer

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