



243.726 Surveyed Acres, m/l in 3 Parcels Vermilion County, IL

Date: Thurs, Aug. 13, 2015

Time: 10:00 a.m. CDT

Auction Site:

Wolf Creek Golf Club

Address:

2521 Perrysville Road
Danville, IL 61834

Auction Information

Seller

Winwood Farm, Inc.

Auctioneer

Reid L. Thompson #441.001804

Agency

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

Method of Sale

Land will be offered by the **choice and privilege method** with 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. The remaining parcel(s) will be offered with additional round(s) of bidding.

Seller reserves the right to refuse any and all bids.

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 **September 14, 2015**. Final settlement will require a wire transfer. Possession will be given at closing subject to the current farm lease.

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).

Announcements

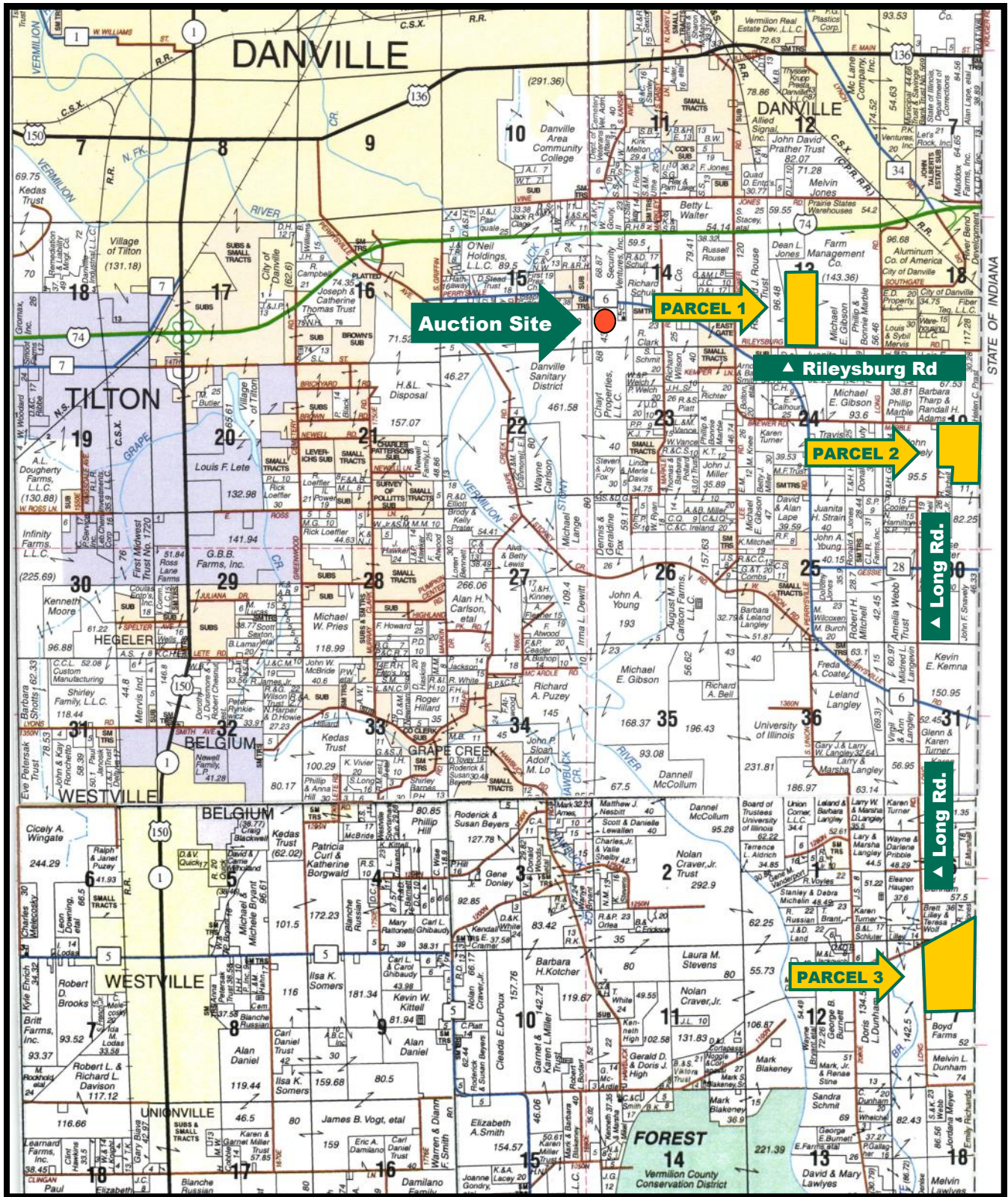
Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services and the Auctioneer make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and rely on their own conclusions. Announcements made the day of the auction will 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.

Brian D. Massey
Licensed Broker in IL
Licensed Broker in IN
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Brent R Bidner
Licensed Managing Broker in IL
Licensed Broker in IN
BrentB@Hertz.ag

Plat Map: Parcels 1, 2, and 3



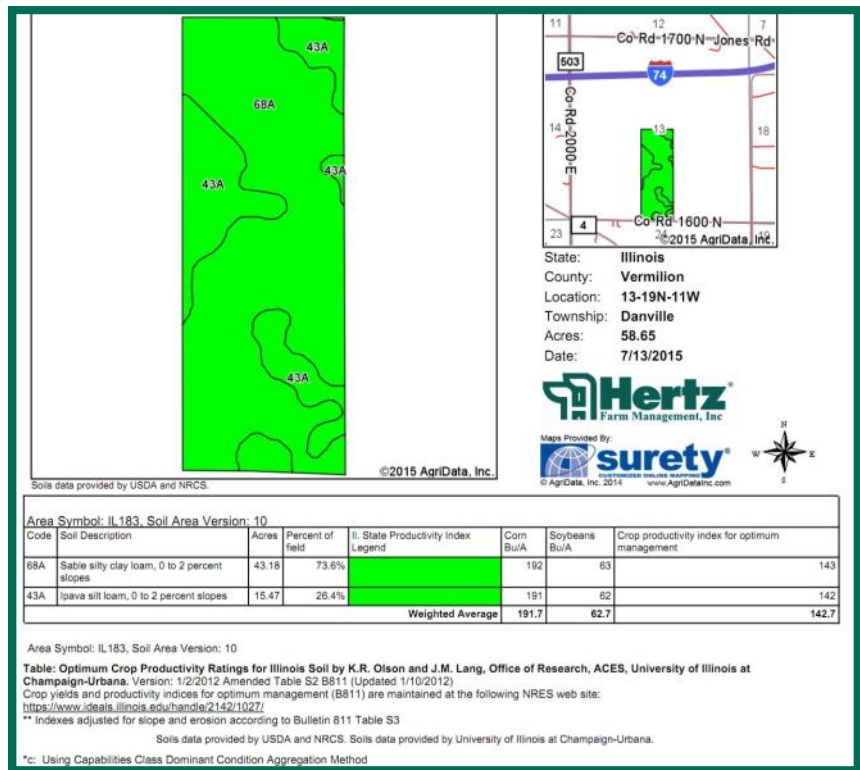
Map reproduced with permission of Rockford Map Publishers

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Brent R. Bidner
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Licensed Broker in IN
BrentB@Hertz.ag

Aerial Photo and Soil Map: Parcel 1



Property Information Parcel 1 - 59.603 Ac., m/l

Location

Parcel 1 is located south of Danville, IL on Rileysburg Road.

Legal Description

Section 13, Township 19 North, Range 11 West, Danville Township, Vermilion County, IL.

Lease Status

The farm is being sold subject to the 2015 lease. The Seller will retain the 2015 farm income. The farm will be open to lease for the 2016 crop year.

Real Estate Tax

2014 Taxes Payable in 2015: \$2,913.32
Taxable Acres: 58.48
Taxes Per Acre: \$49.82
PIN: 23-13-300-300-002, 23-13-400-001

FSA Data

Farm Number 4148
Tract #3094
Crop Acres: 58.7
Corn Base: 30.2
Corn PLC Yield: 151 Bu.
Bean Base: 28.5
Bean PLC Yield: 50 Bu.
ARC/PLC Program Election: ARC-CO

Soil Types/Productivity

Soil types are Sable & Ipava.
Productivity Index (PI) is 142.7.
See soil map for details.

Yield History

	Corn	Soybeans
2014	234.0	67.0
2013	205.0	62.0
2012	131.8	62.7
2011	191.1	52.9
2010	160.2	56.0

The yield information is from all parcels combined as reported by the operator.

Mineral Rights

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

Land Description

The land is level to gently undulating.

Buildings/Improvements

There are no buildings or improvements on this property.

Survey

The Seller has elected to survey the property prior to the auction. The purchase price will be based upon surveyed acres.

Comments

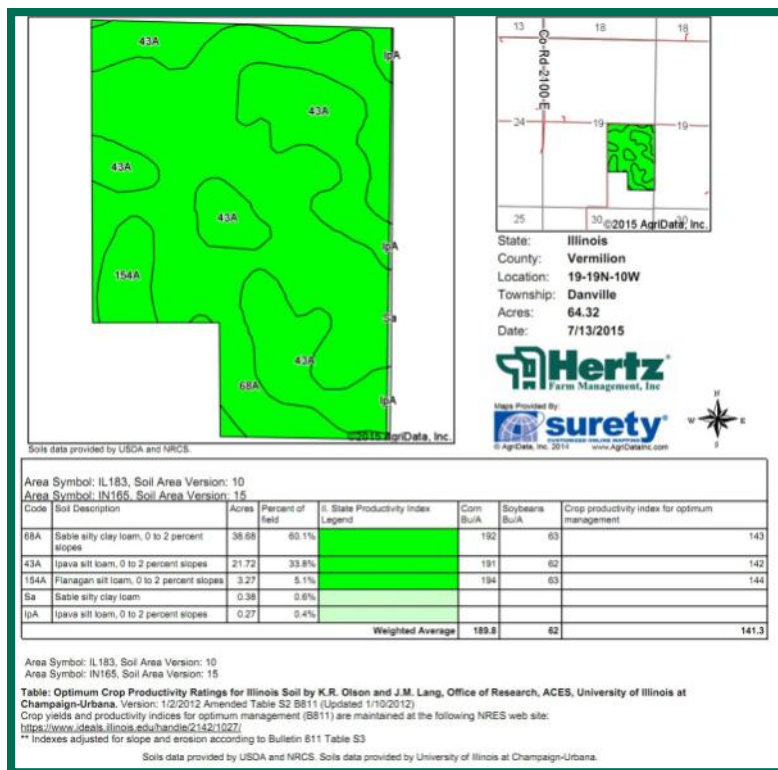
High quality farm with 100% tillable in an excellent location.

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Aerial Photo and Soil Map: Parcel 2



Property Information Parcel 2 - 66.251 Ac., m/I

Location

Property is located southwest of Danville, IL at the corner of Long Road and Marble Road.

Legal Description

Section 19, Township 19 North, Range 10 West, Danville Township, Vermilion County, IL.

Lease Status

The farm is being sold subject to the 2015 lease. The Seller will retain the 2015 farm income. The farm will be open to lease for the 2016 crop year.

Real Estate Tax

2014 Taxes Payable in 2015: \$3,080.64
Taxable Acres: 63.09
Taxes Per Acre: \$48.83
PIN: 24-19-400-001, 24-19-300-004, 24-19-300-005

FSA Data

Farm Number 4138
Tract #3095
Crop Acres: 64.68
Corn Base: 30.8
Corn PLC Yield: 151 Bu.
Bean Base: 31.1
Bean PLC Yield: 50 Bu.
ARC/PLC Program Election: ARC-CO

Soil Types/Productivity

Main soil types are Sable and Ipava.
Productivity Index (PI) is 141.3.
See soil map for details.

Yield History

	Corn	Soybeans
2014	234.0	67.0
2013	205.0	62.0
2012	131.8	62.7
2011	191.1	52.9
2010	160.2	56.0

The yield information is from all parcels combined as reported by the operator.

Mineral Rights

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

Land Description

This land is level to gently undulating.

Buildings/Improvements

There are no building or improvements on this property.

Survey

The Seller has elected to survey the property prior to the auction. The purchase price will be based upon surveyed acres.

Comments

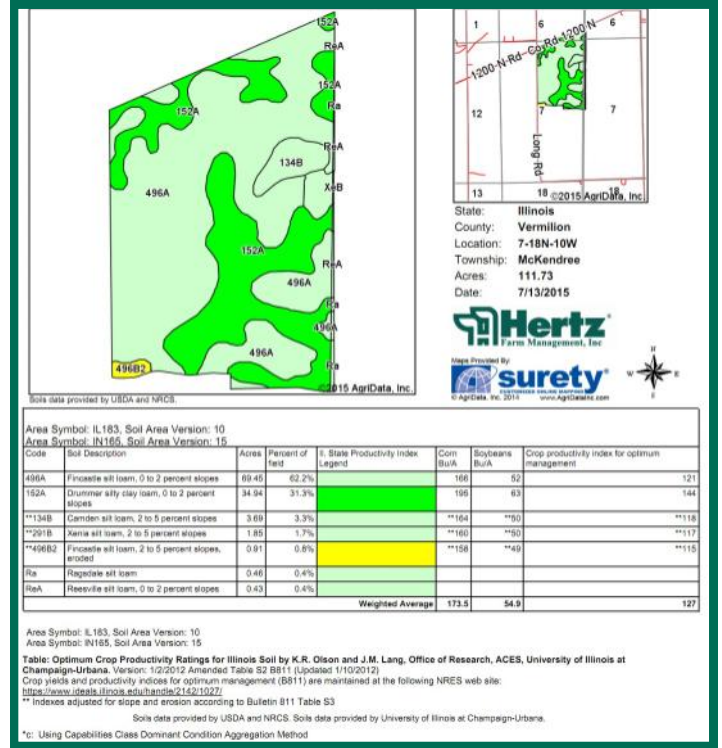
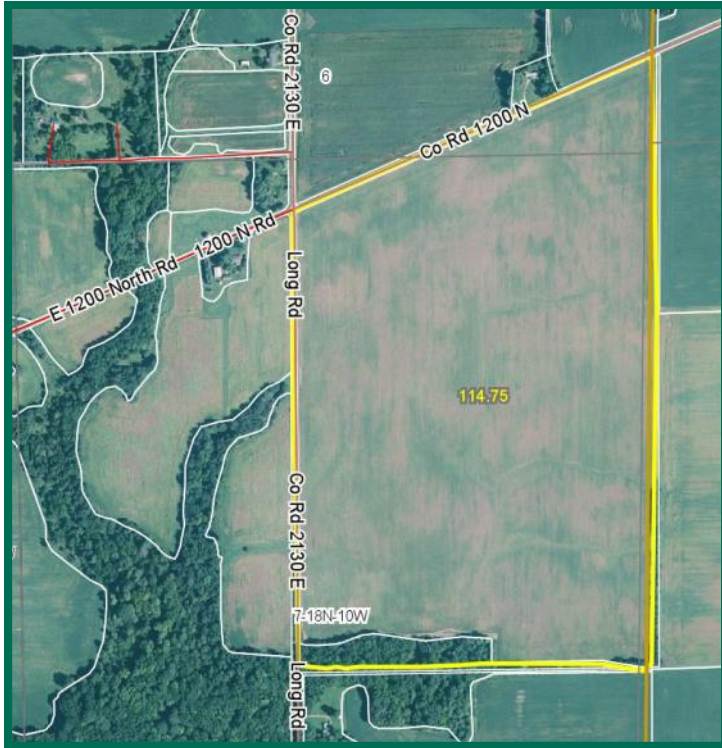
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Aerial Photo and Soil Map: Parcel 3



Property Information Parcel 3 - 117.872 Ac., m/l

Location

Parcel 3 is located southeast of Danville, IL at the corner of Long Road and 1200 North Road.

Legal Description

Sections 6 and 7, Township 18 North, Range 10 West, McKendree Township, Vermilion County, IL.

Lease Status

The farm is being sold subject to the 2015 lease. The Seller will retain the 2015 farm income. The farm will be open to lease for the 2016 crop year.

Real Estate Tax

2014 Taxes Payable in 2015: \$3,048.48
Taxable Acres: 114.78
Taxes Per Acre: \$26.57
PIN: 29-06-300-009, 29-07-100-004, 29-07-100-005, 29-07-100-006

FSA Data

Farm Number 4148
Tract #4841
Crop Acres: 111.73
Corn Base: 74.4
Corn PLC Yield: 151 Bu.
Bean Base: 35.7
Bean PLC Yield: 50 Bu.
ARC/PLC Program Election: ARC-CO

Soil Types/Productivity

Main soil types are Fincastle and Drummer.
Productivity Index (PI) is 127.0.
See soil map for details.

Yield History

	Corn	Soybeans
2014	234.0	67.0
2013	205.0	62.0
2012	131.8	62.7
2011	191.1	52.9
2010	160.2	56.0

The yield information is from all parcels combined as reported by the operator.

Mineral Rights

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

Buildings/Improvements

There are no buildings or improvements on this property.

Survey

The Seller may elect to survey the property prior to the auction. If a survey is completed, the purchase price will be based on surveyed acres.

Land Description

This land is level to gently rolling.

Comments

Good quality farm with 97% tillable in a good location.

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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