



100.0 Acres m/l in Two Parcels

Crittenden Township, Champaign County, IL

Date: Tues, July 14, 2015

Time: 10:00 a.m.

Auction Site:

I Hotel and Conference Center

Address:

1900 South First Street
Champaign, IL 61820

Auction Information

Seller

Duggan Trust

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 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.

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 **August 14, 2015**. Final settlement will require certified check or 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.

Announcements

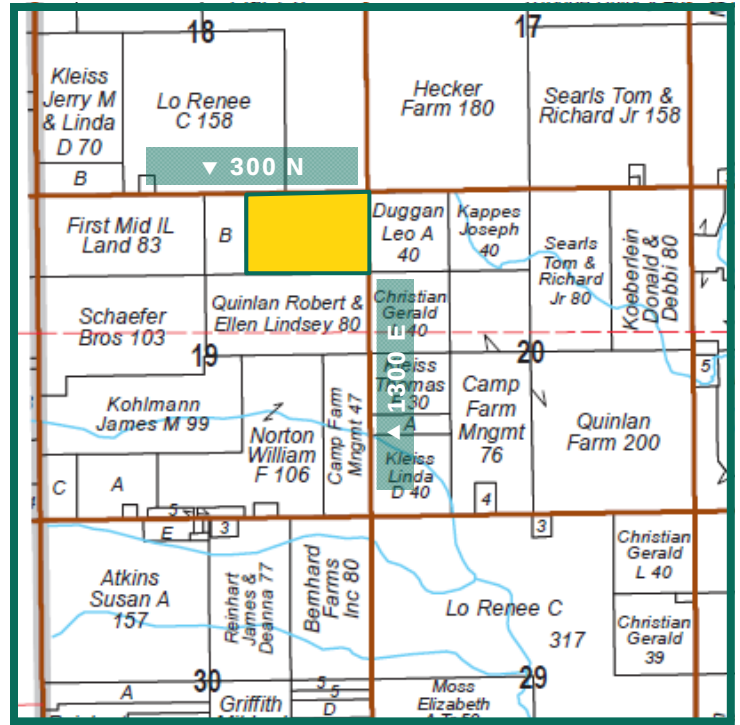
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.

Reid L. Thompson, AFM
Licensed Auctioneer/Broker: Illinois and Indiana
700 W. Bridge Street
Monticello, IL 61853

217.762.9881
ReidT@Hertz.ag

www.Hertz.ag

Aerial Photo and Map: Parcel 1



Map reproduced with permission of Rockford Map Publishers.

Property Information Parcel 1 - 60.0 Acres m/l Location

Parcel 1 is located at the southwest corner of 300 N. and 1300 E.

Parcel 1 is located three miles east of Pesotum, IL and five miles southwest of Philo, IL.

Legal Description

East 60 acres of the North 1/2 of the NE 1/4 of Section 19, Township 17 N, Range 9 E of Crittenden Township, Champaign County, Illinois.

Lease Status

The farm is being sold subject to the 2015 cash rent lease with John Eisenmenger. Seller retains 2015 cash rent. The farm will be open to lease for 2016 crop year.

Real Estate Tax

2014 Taxes Payable in 2015: \$2,350.62
Taxable Acres: 60.0
Taxes Per Acre: \$39.18
PIN: 08-33-19-200-002/08-33-19-200-005

Seller will pay the 2015 taxes due in 2016 by way of credit at closing.

Soil Types / Productivity

Main soil types are Drummer & Flanagan. Productivity Index (PI) is 143.1. See soil map for details.

FSA Data

Farm Number: 8432
Crop Acres: 99.90
Corn Base: 49.95
Corn PLC Yield: 166 Bu/Ac
Bean Base: 49.95
Bean PLC Yield: 42 Bu/Ac
ARC/PLC Program Election: ARC-CO

Parcel 1 is combined with another tract. It will be the responsibility of the Buyer to reconstitute the farm at the FSA office.

Mineral Rights

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

Drainage

The farm appears well drained.

Yield History

2013 corn yield: 209 bushels per acre
2014 soybean yield: 61 bushels per acre

Fertility Data

Parcel 1 was soil tested in fall 2013.
pH: 5.7
Phosphorus: 59
Potassium: 289

Limestone was applied at 2 tons per acre in fall 2013.

Land Description

The land is predominantly level to gently undulating.

Buildings/Improvements

There are no buildings or improvements on this property.

Comments

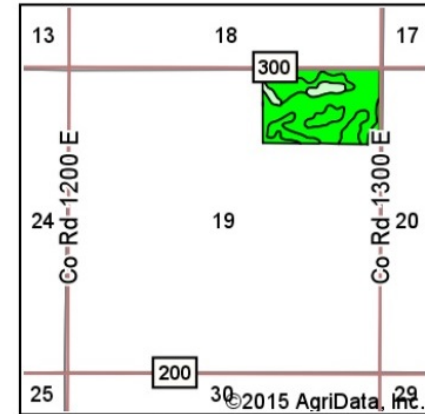
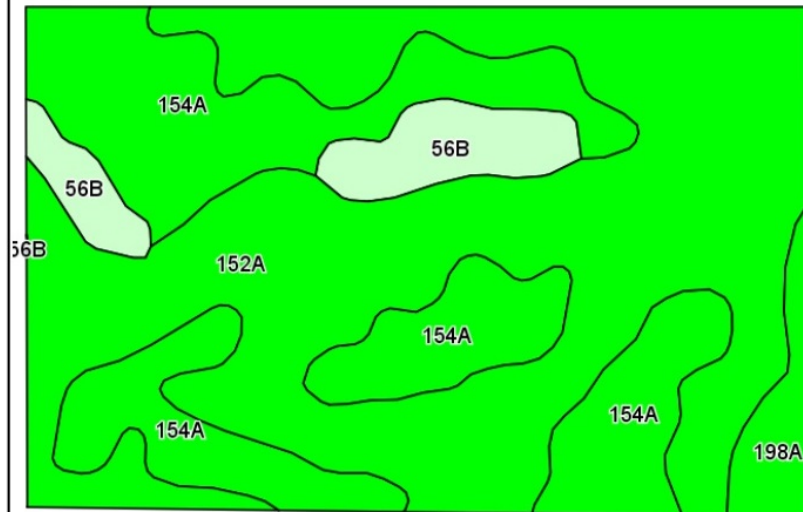
High quality Champaign County farm with productive soils. This farm is 100% tillable.

Reid L. Thompson, AFM
Licensed Auctioneer/Broker: Illinois and Indiana
700 W. Bridge Street
Monticello, IL 61853

217.762.9881
ReidT@Hertz.ag

www.Hertz.ag

Soil Maps: Parcel 1



State: **Illinois**
 County: **Champaign**
 Location: **19-17N-9E**
 Township: **Crittenden**
 Acres: **61.2**
 Date: **6/3/2015**



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.

Area Symbol: IL019, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	35.21	57.5%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	20.08	32.8%		194	63	144
**56B	Dana silt loam, 2 to 5 percent slopes	4.01	6.6%		**178	**55	**130
198A	Elburn silt loam, 0 to 2 percent slopes	1.90	3.1%		197	61	143
Weighted Average					193.6	62.4	143.1

Area Symbol: IL019, Soil Area Version: 9

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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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.

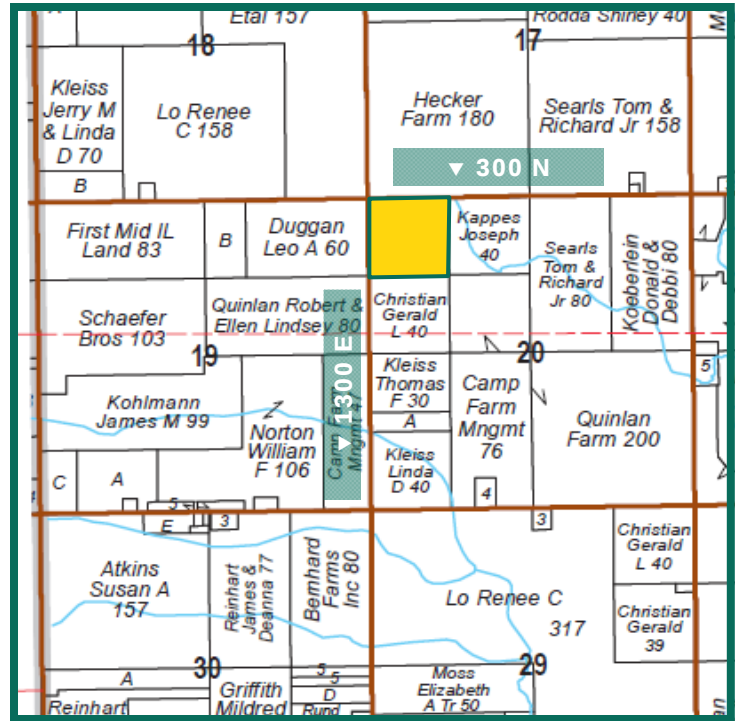
*c: Using Capabilities Class Dominant Condition Aggregation Method

Reid L. Thompson, AFM
 Licensed Auctioneer/Broker: Illinois and Indiana
 700 W. Bridge Street
 Monticello, IL 61853

217.762.9881
ReidT@Hertz.ag

www.Hertz.ag

Aerial Photo and Map: Parcel 2



Map reproduced with permission of Rockford Map Publishers.

Property Information Parcel 2 - 40.0 Acres m/l Location

Parcel 2 is located at the southeast corner of 300 N. and 1300 E.

Parcel 2 is located three miles east of Pesotum, IL and five miles southwest of Philo, IL.

Legal Description

The NW 1/4 of the NW 1/4 of Section 20, Township 17 N, Range 9 E of Crittenden Township, Champaign County, Illinois.

Lease Status

The farm is being sold subject to the 2015 cash rent lease with John Eisenmenger. Seller retains 2015 cash rent. The farm will be open to lease for 2016 crop year.

Real Estate Tax

2014 Taxes Payable in 2015: \$1,589.48
Taxable Acres: 40.0
Taxes Per Acre.: \$39.74
PIN: 08-33-20-100-001

Seller will pay the 2015 taxes due in 2016 by way of credit at closing.

Soil Types / Productivity

Main soil types are Drummer & Elburn
Productivity Index (PI) is 143.5.
See soil map for details.

FSA Data

Farm Number: 8432
Crop Acres: 99.90
Corn Base: 49.95
Corn PLC Yield: 166 Bu/Ac
Bean Base: 49.95
Bean PLC Yield: 42 Bu/Ac
ARC/PLC Program Election: ARC-CO

*Parcel 2 is combined with another tract.
It will be the responsibility of the Buyer to
reconstitute the farm at the FSA office.*

Mineral Rights

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

Drainage

The farm appears to be well drained.

Yield History

2013 soybean yield: 54 bushels per acre
2014 corn yield: 206 bushels per acre

Fertility Data

Parcel 2 was soil tested in fall 2013.
pH: 5.5
Phosphorus: 36
Potassium: 287

Limestone was applied at 3.1 tons per acre in fall 2014.

Land Description

The land is predominantly level to gently undulating.

Buildings/Improvements

There are no buildings or improvements on this property.

Comments

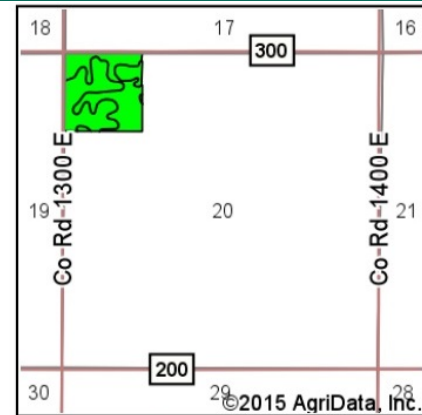
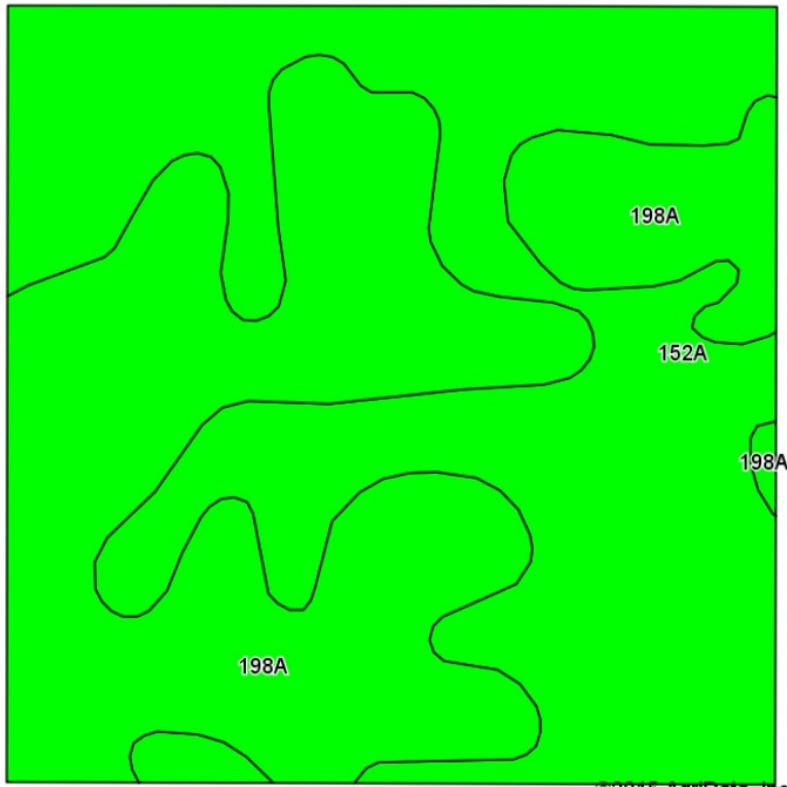
High quality Champaign County farm with productive soils. This farm is 99.5% tillable.

Reid L. Thompson, AFM
Licensed Auctioneer/Broker: Illinois and Indiana
700 W. Bridge Street
Monticello, IL 61853

217.762.9881
ReidT@Hertz.ag

www.Hertz.ag

Soil Maps: Parcel 2



State: **Illinois**
 County: **Champaign**
 Location: **20-17N-9E**
 Township: **Crittenden**
 Acres: **39.78**
 Date: **6/3/2015**



Soils data provided by USDA and NRCS.

Area Symbol: IL019, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	20.57	51.7%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	19.21	48.3%		197	61	143
Weighted Average					196	62	143.5

Area Symbol: IL019, Soil Area Version: 9

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 (Updated 1/10/2012)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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

Reid L. Thompson, AFM
 Licensed Auctioneer/Broker: Illinois and Indiana
 700 W. Bridge Street
 Monticello, IL 61853

217.762.9881
 ReidT@Hertz.ag

www.Hertz.ag



Make the Most of Your Farmland Investment

- ◆ Real Estate Sales and Auctions
- ◆ Professional Buyer Representation
- ◆ Professional Farm Management
- ◆ Certified Farm Appraisals