



291.11 Acres m/l, Whiteside County, IL Offered In Two Parcels

Date: Wed, Nov 5, 2014

Time: 10:00 a.m.

Auction Site:

Geneseo Community Center

Address:

541 E. North Street

Geneseo, IL 61254

Auction Information

Seller

Mencarow, Inc .

Auctioneer

Reid Thompson, #441.001804

Attorney for Seller

Michael English - Russell, English,
Scoma, & Beneke - Princeton, Illinois

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 high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.
- Bids shall be in dollars per acre.

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 about December 4, 2014. Final settlement will require a wire transfer. Possession will be given at closing subject to the current operator's rights.

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 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.

R. Edward Kiefer

Licensed Real Estate Managing Broker in Illinois

Licensed Real Estate Broker in Iowa

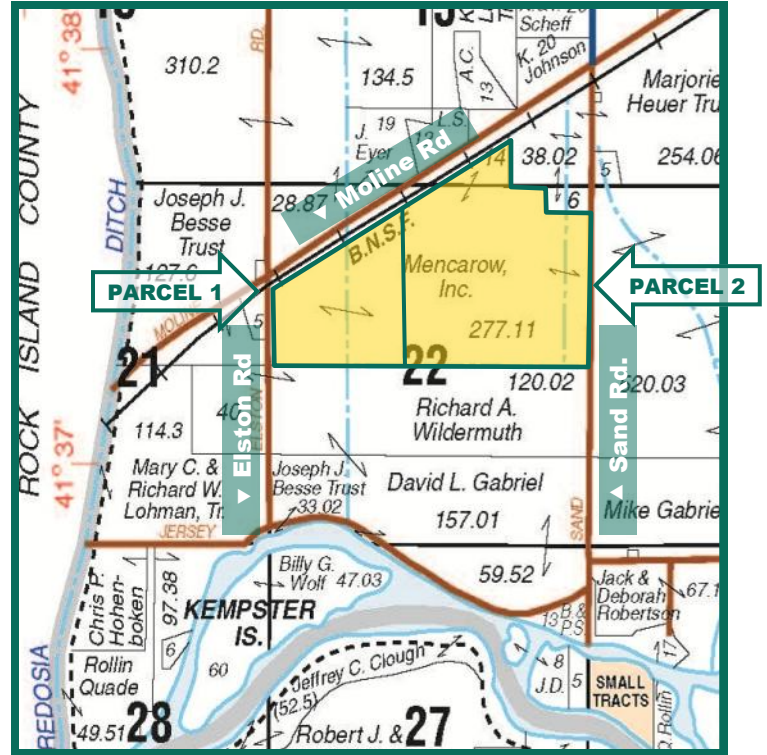
720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184

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www.Hertz.ag

Aerial Photo and Map: Parcel 1



Map reproduced with permission of Rockford Map Publishers.

Property Information Parcel 1 - 90.0 Acres m/l

Location

Two miles southwest of Erie on the south side of Route 2 and east of Elston Road in Section 22 in the West Part of Erie Township.

Legal Description

Approximately west 90 acres m/l of the North Half (N 1/2) of Section 22 lying south of the railroad tracks, Township 19 North, Range 3 East of the 4th P.M., Whiteside County, Illinois.

Lease Status

The farm is open for 2015.

Real Estate Tax*

Taxes Payable in 2014: \$1,742.62

Net Taxable Acres: 291.11

Tax per Net Taxable Acre: \$5.99

*Real estate tax figures include both parcels.

FSA Data*

Farm Number: 8082

Estimated Crop Acres: 80.41

Estimated Corn Base: 41.52

Corn Direct/CC Yields: 109 / 109

Estimated Bean Base: 19.86

Bean Direct/CC Yields: 30 / 30

Estimated Wheat Base: 11.39

Wheat Direct/CC Yields: 42 / 42

*FSA Data for Crop Acres and Bases is estimated. Should the farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.

CRP Contracts

There are no CRP contracts on this property.

Soil Types / Productivity

Main soil types are Beaucoup, Ambraw and Titus. Productivity Index (PI) is 126.2 See soil map for details.

Pipeline Information

There are three pipelines that cross this property.

Mineral Rights

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

Buildings/Improvements

None.

Drainage

Parcel is located in the Whiteside and Rock Island Drainage and Levee District. The 2014 drainage taxes for Parcels 1 and 2 paid in 2014 were \$1,653.94, or \$5.68 per acre. Tile maps are available upon request.

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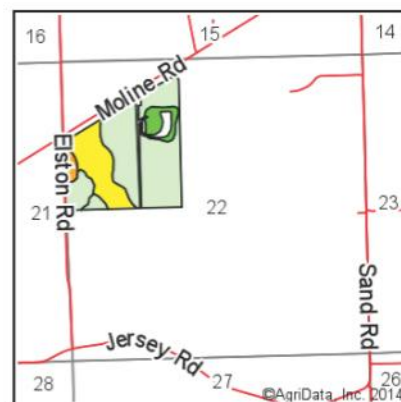
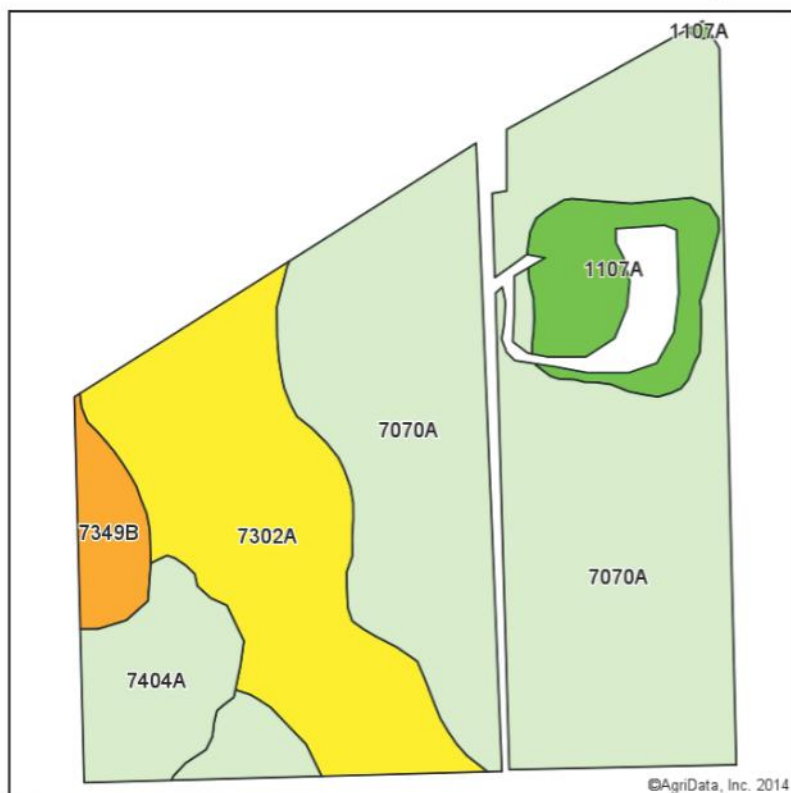
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Soil Map: Parcel 1



State: **Illinois**
 County: **Whiteside**
 Location: **22-19N-3E**
 Township: **Erie**
 Acres: **80.41**
 Date: **10/2/2014**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL195. Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	48.41	60.2%		176	58	132
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	18.27	22.7%		154	50	114
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	5.81	7.2%		158	52	118
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	5.19	6.5%		189	60	139
7349B	Zumbro sandy loam, 1 to 4 percent slopes, rarely flooded	2.73	3.4%		133	44	98
Weighted Average					169.1	55.4	126.2

Area Symbol: IL195, Soil Area Version: 10

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

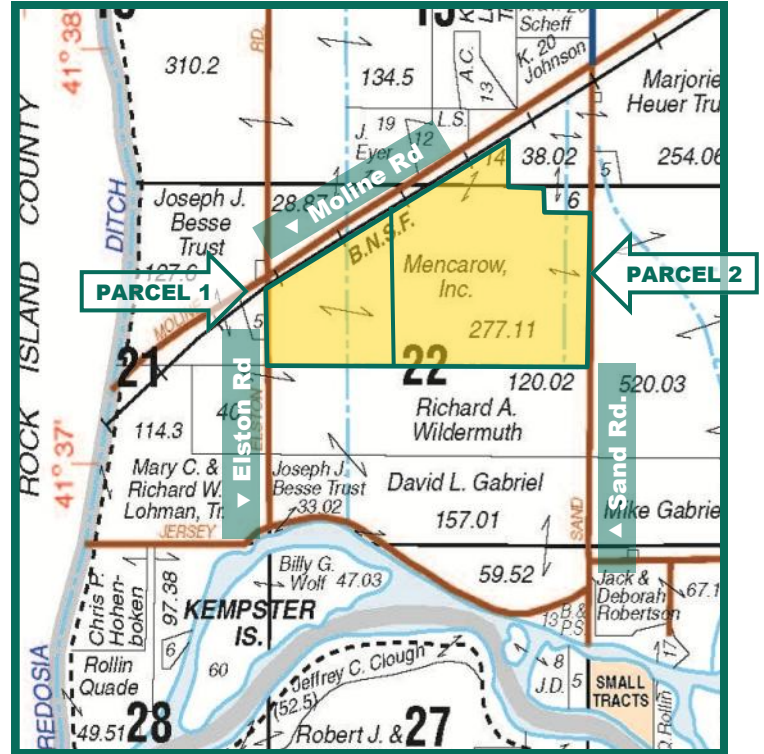
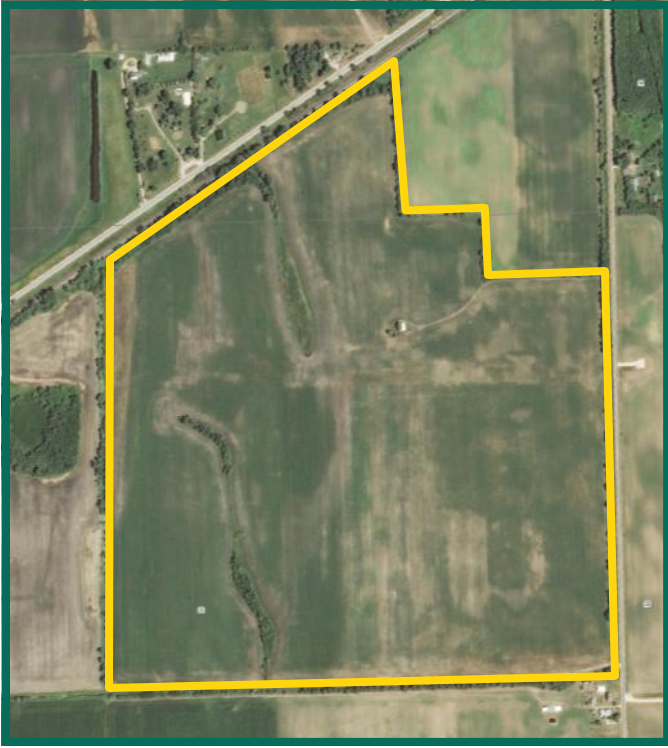
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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Aerial Photo and Map: Parcel 2



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Property Information Parcel 2 - 201.1 Acres m/l Location

Two miles SW of Erie on the south side of Route 2 in Sections 15 and 22 west of Sand Road in West Part of Erie Township.

Legal Description

Approximately the east 201 acres m/l in the Southeast Quarter (SE 1/4) of Section 15, lying south of Route 2 and the North Half (N 1/2) of Section 22 lying south of the railroad tracks, Township 19 North, Range 3 East of the 4th P.M., Whiteside County, Illinois.

Lease Status

The farm is open for 2015.

Real Estate Tax*

Taxes Payable in 2014: \$1,742.62
Net Taxable Acres: 291.11
Tax per Net Taxable Acre: \$5.99
*Real estate tax figures include both parcels.

FSA Data*

Farm Number: 8082
Estimated Crop Acres: 195.73
Estimated Corn Base: 101.08
Corn Direct/CC Yields: 109 / 109
Estimated Bean Base: 48.34
Bean Direct/CC Yields: 30 / 30
Estimated Wheat Base: 27.71
Wheat Direct/CC Yields: 42 / 42
*FSA Data for Crop Acres and Bases is estimated. Should the farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.

CRP Contracts

There are no CRP contracts on this property.

Soil Types / Productivity

Main soil types are Riley, Zumbro, and Abraw. Productivity Index (PI) is 114. See soil map for details.

Pipeline Information

There are three pipelines that cross this property.

Mineral Rights

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

Buildings/Improvements

Crib

Drainage

Parcel is located in the Whiteside and Rock Island Drainage and Levee District. The 2014 drainage taxes for Parcels 1 and 2 paid in 2014 were \$1,653.94, or \$5.68 per acre. Tile maps are available upon request.

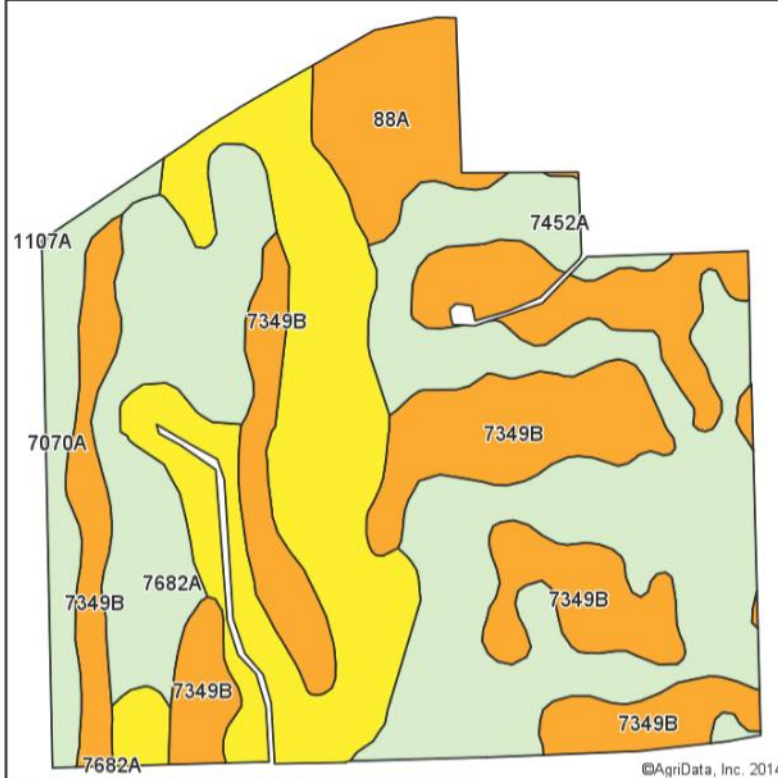
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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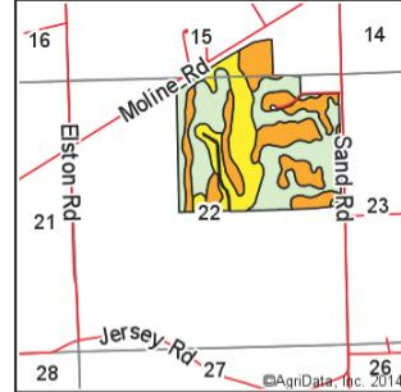
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Soil Map: Parcel 2



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Whiteside**
 Location: **22-19N-3E**
 Township: **Erie**
 Acres: **194.31**
 Date: **10/2/2014**



Area Symbol: IL195, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
7452A	Riley loam, 0 to 2 percent slopes, rarely flooded	52.66	27.1%		172	55	127
7349B	Zumbro sandy loam, 1 to 4 percent slopes, rarely flooded	45.50	23.4%		133	44	98
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	41.75	21.5%		154	50	114
7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	23.07	11.9%		176	57	131
88A	Sparta loamy sand, 0 to 2 percent slopes	22.62	11.6%		119	41	92
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	8.71	4.5%		176	58	132
Weighted Average					153.5	50.1	114

Area Symbol: IL195, Soil Area Version: 10

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)

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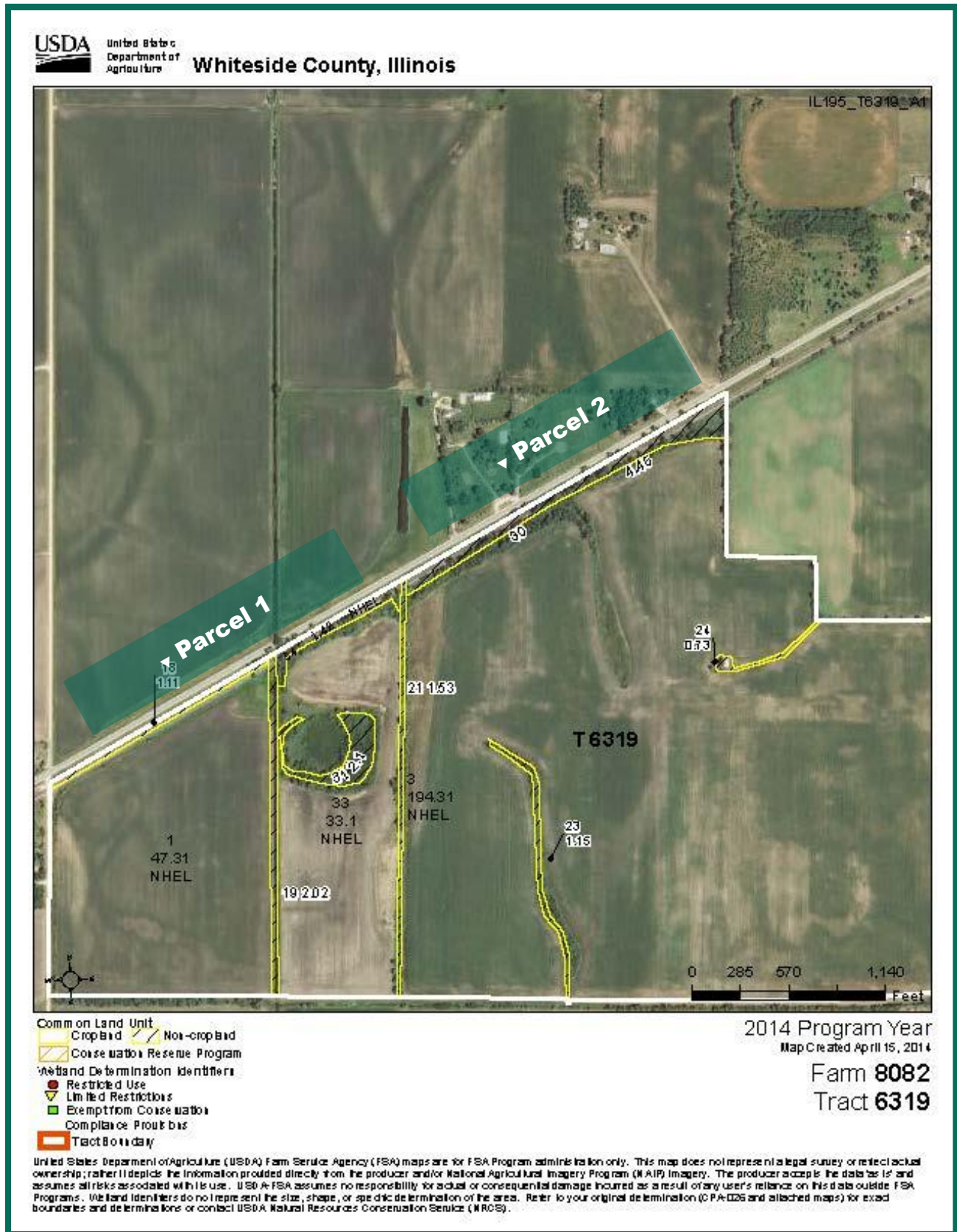
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FSA Aerial Photo: Both Parcels



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