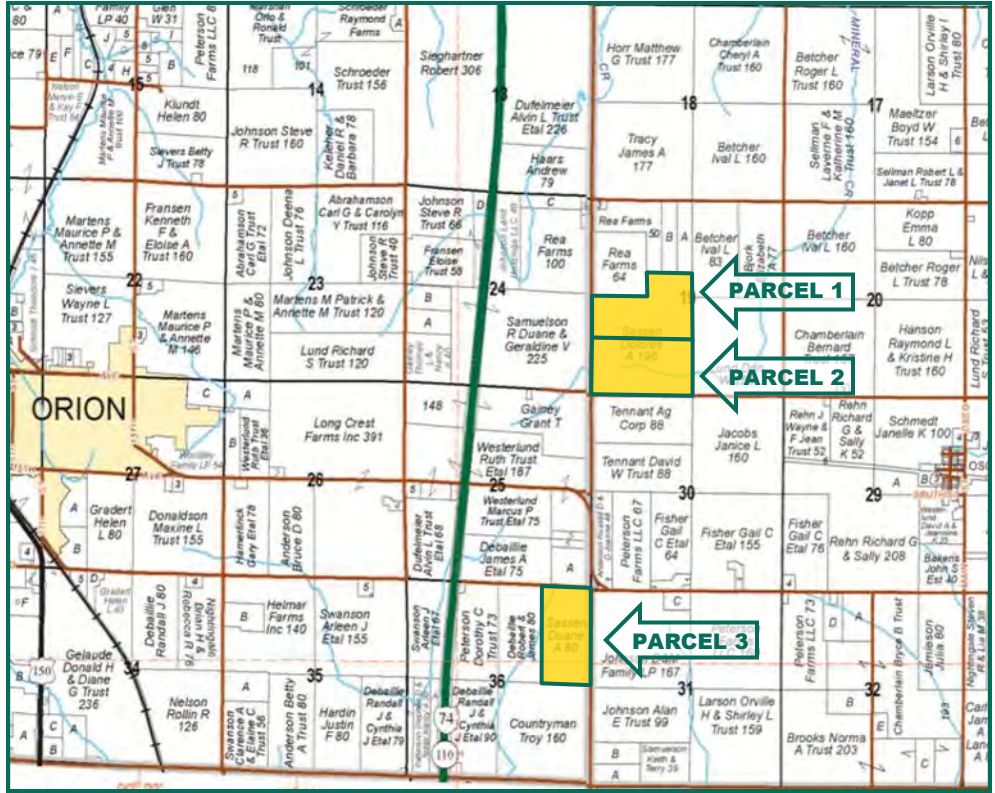


276 Acres m/l, in 3 Parcels Henry County, IL

Parcel 1: 98 Acres, m/l
Parcel 2: 98 Acres, m/l
Parcel 3: 80 Acres, m/l



Map reproduced with permission of Rockford Map Publishers.

Date: Thurs, Nov. 6, 2014

Time: 10:00 a.m.

Auction Site:

Stooges (former VFW)

Address:

906 3rd Street

Orion, IL 61273

Auction Information

Method of Sale

- Land will be offered by the **choice and privilege method** with the choice to high bidder to take one, two, or all three parcels. Additional rounds of bidding will be conducted as needed until all parcels are sold.
- Seller reserves the right to refuse any and all bids.
- Bids shall be in dollars per acre.

Seller

Delores Sassen Estate

Auctioneer

Reid Thompson, #441.001804.

Agency

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

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 5, 2014. Final settlement will require certified check or 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.

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Aerial Photo: Parcel 1



Property Information Parcel 1 - 98.00 Acres m/l

Location

The farm is located approximately 2 miles West of Osco at the intersection of 1400N and 600E.

Legal Description

Part of the SW 1/4 and the S 1/2 of the SE 1/4 of the NW 1/4 of Section 19, Township 16 North, Range 2 East of the 4th P.M., Henry County, Illinois. Complete legal to be provided by survey.

Lease Status

The farm is leased for 2014.

Real Estate Tax*

Taxes Payable in 2014: \$7,735.12

Net Taxable Acres: 196.00

Tax per Net Taxable Acre: \$39.47

**Real Estate Tax figures include both parcels 1 & 2.*

FSA Data*

Farm Number: 1771

Estimated Crop Acres: 98.00

Corn Base: 171.80

Corn Direct/CC Yields: 131/131

Bean Base: 2.20

Bean Direct/CC Yields: 47/47

**FSA Data includes both parcels 1 & 2. Should the farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.*

CRP Contracts

There are 1.10 acres currently enrolled in CRP waterways with an annual payment of \$206. The contract expires 9/30/2021.

Soil Types / Productivity

Main soil types are Muscatune, Osco and Sylvan. Productivity Index (PI) is 133. See soil map for details.

Mineral Rights

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

Buildings/Improvements

None.

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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Aerial Photo: Parcel 2



Property Information Parcel 2 - 98.00 Acres m/l

Location

The farm is located approximately 2 miles West of Osco at the intersection of 1400N and 600E.

Legal Description

Part of the SW 1/4 of Section 19, Township 16 North, Range 2 East of the 4th P.M., Henry County, Illinois. Complete legal to be provided by survey.

Lease Status

The farm is leased for 2014.

Real Estate Tax*

Taxes Payable in 2014: \$7,735.12
Net Taxable Acres: 196.00
Tax per Net Taxable Acre: \$39.47
**Real Estate Tax figures include both parcels 1 & 2.*

FSA Data*

Farm Number: 1771
Estimated Crop Acres: 87.95
Corn Base: 171.80
Corn Direct/CC Yields: 131/131
Bean Base: 2.20
Bean Direct/CC Yields: 47/47
**FSA Data includes both parcels 1 & 2. Should the farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.*

CRP Contracts

None.

Soil Types / Productivity

Main soil types are Osco, Muscatune and Sylvan. Productivity Index (PI) is 132.1. See soil map for details.

Mineral Rights

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

Buildings/Improvements

House (3 bedroom), 36' diameter grain bin, machine sheds (3), pole barn, silo, hog barn and concrete manure pit. See attached photos.

Water & Well Information

Drilled well.

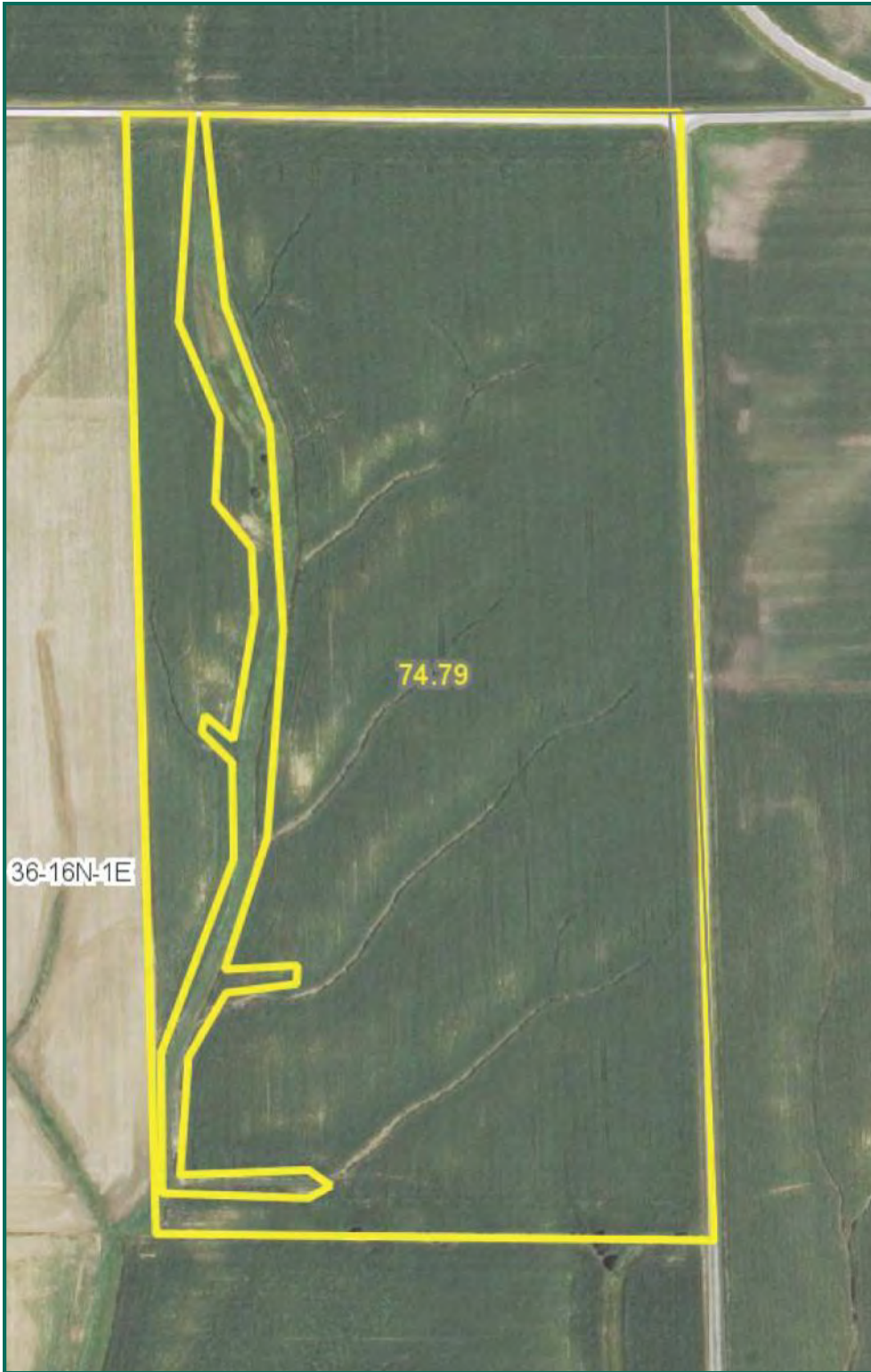
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Aerial Photo: Parcel 3



Property Information Parcel 3 - 80.00 Acres m/l Location

The farm is located approximately 2 miles West of Osco at the intersection of 1300N and 600E.

Legal Description

The E 1/2 of the NE 1/4 of Section 36, Township 16 North, Range 1 East of the 4th P.M., Henry County, Illinois.

Lease Status

The farm is leased for 2014.

Real Estate Tax

Taxes Payable in 2014: \$1,133.82

Net Taxable Acres: 80.00

Tax per Net Taxable Acre: \$14.17

FSA Data

Farm Number: 1771

Crop Acres: 74.79

Corn Base: 69.2

Corn Direct/CC Yields: 131/131

Bean Base: 1.20

Bean Direct/CC Yields: 47/47

CRP Contracts

None.

Soil Types / Productivity

Main soil types are Sylvan, Osco and Muscatune. Productivity Index (PI) is 115.9. See soil map for details.

Mineral Rights

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

Buildings/Improvements

None.

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FSA Aerial: Parcels 1 & 2 combined



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FSA Aerial: Parcel 3



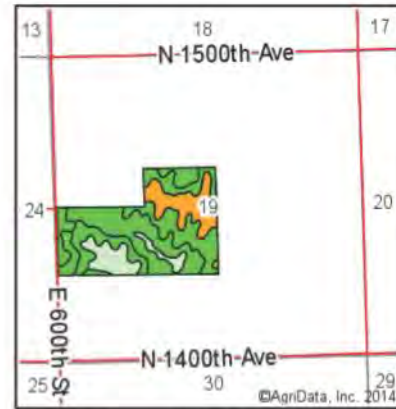
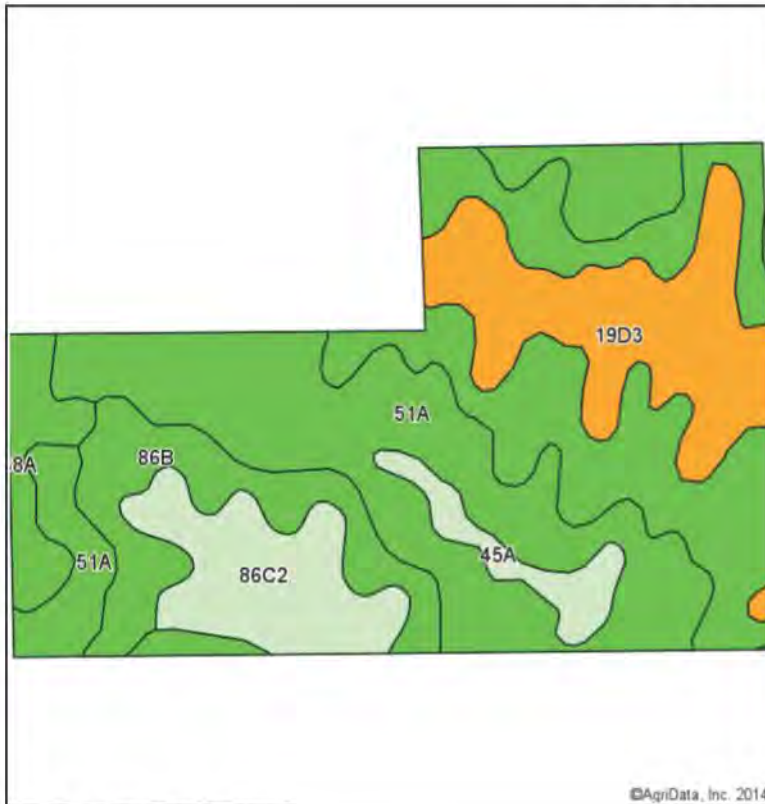
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Soil Map: Parcel 1

Soil Map



State: Illinois
 County: Henry
 Location: 19-16N-2E
 Township: Osco
 Acres: 98
 Date: 9/29/2014



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, 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
51A	Muscature silt loam, 0 to 2 percent slopes	33.55	34.2%		200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	32.12	32.8%		**189	**59	**140
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	15.58	15.9%		**122	**40	**90
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.50	9.7%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	3.95	4.0%		192	63	143
45A	Denny silt loam, 0 to 2 percent slopes	3.30	3.4%		159	52	118
Weighted Average					180.2	57.3	133

Area Symbol: IL073, 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

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

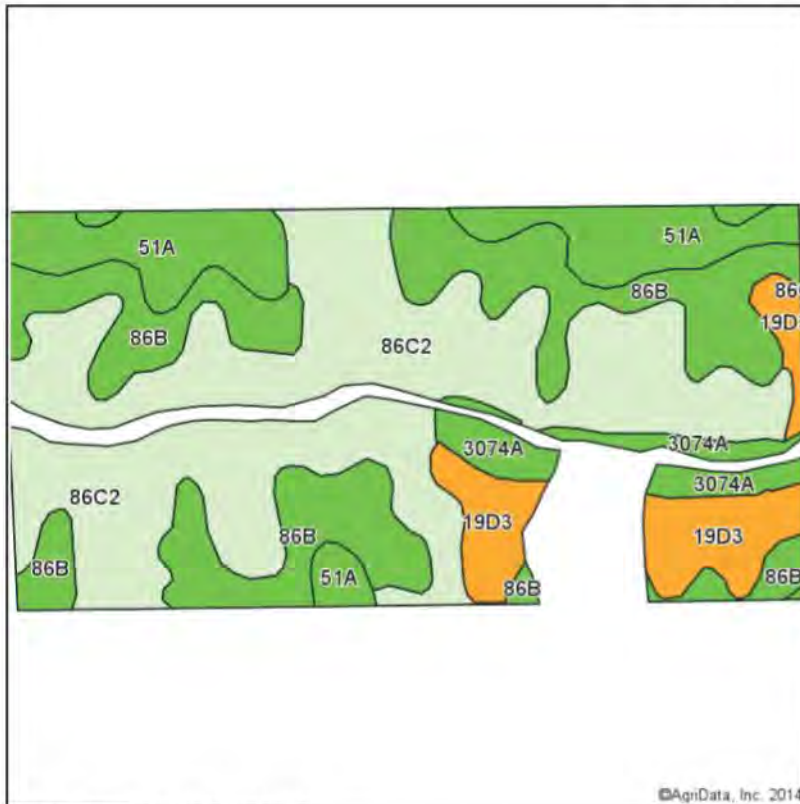
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Soil Map: Parcel 2

Soil Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Henry**
 Location: **19-16N-2E**
 Township: **Oscos**
 Acres: **87.95**
 Date: **9/29/2014**



Maps Provided By:
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Area Symbol: IL073, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	39.75	45.2%		**178	**56	**131
**86B	Oscos silt loam, 2 to 5 percent slopes	24.27	27.6%		**189	**59	**140
51A	Muscotone silt loam, 0 to 2 percent slopes	11.66	13.3%		200	64	147
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	8.09	9.2%		**122	**40	**90
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	4.18	4.8%		186	58	136
Weighted Average					179.2	56.5	132.1

Area Symbol: IL073, 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)

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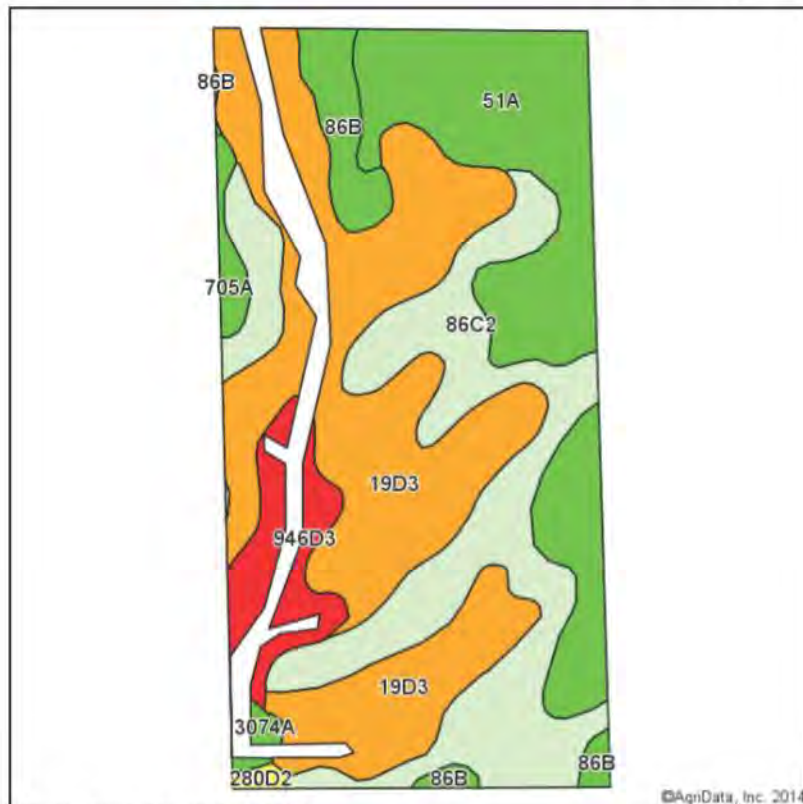
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Soil Map: Parcel 3

Soil Map



Soils data provided by USDA and NRCS.

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State: Illinois
County: Henry
Location: 36-16N-1E
Township: Western
Acres: 74.79
Date: 9/29/2014

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Maps Provided By:
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Area Symbol: IL073, 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
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	28.51	38.1%		**122	**40	**90
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	20.24	27.1%		**178	**56	**131
51A	Muscatune silt loam, 0 to 2 percent slopes	16.94	22.7%		200	64	147
**946D3	Hickory-Atlas complex, 10 to 18 percent slopes, severely eroded	3.99	5.3%		**82	**28	**63
**86B	Osco silt loam, 2 to 5 percent slopes	3.43	4.6%		**189	**59	**140
705A	Buckhart silt loam, 0 to 2 percent slopes	0.95	1.3%		190	61	142
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.42	0.6%		186	58	136
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	0.31	0.4%		**149	**47	**109
Weighted Average					157.1	50.4	115.9

Area Symbol: IL073, 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)

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Photos: Parcel 2



House



Machine Shed



Machine Shed



36' Diameter Grain Bin



Pole Barn



Hog Barn



Silo and Machine Shed



Concrete Manure Pit



Well Pit

Photos: Parcel 2



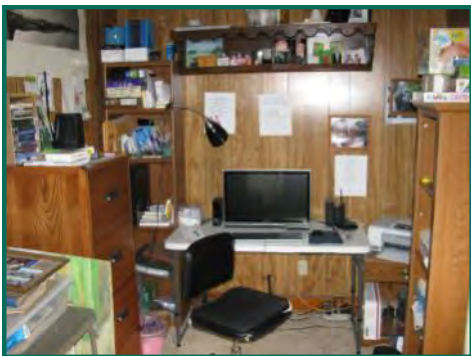
Kitchen



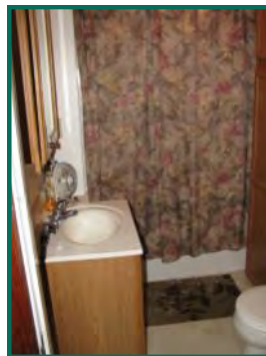
Living Room



Living Room



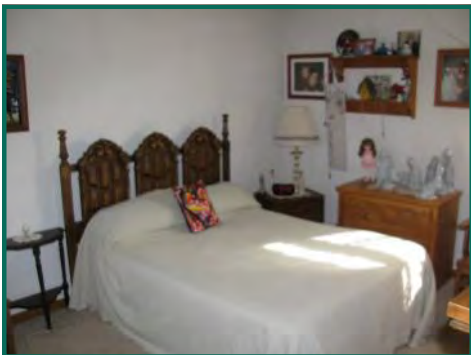
Office



Full Bath



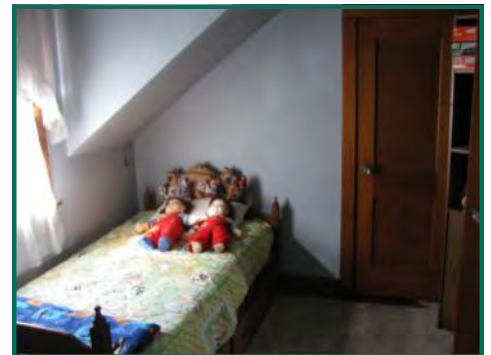
3/4 Master Bath



Master Bedroom



Bedroom #2



Bedroom #3

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