



LAND AUCTION

80 Acres m/l,
Tazewell
County, IL



Date: Tues, August 12, 2014

Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

118 E 3rd Street

Delavan, Illinois 61734

Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Geraldine W. Anderson Trust

Agency

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

Auctioneer

Reid L. Thompson, #441.001804

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 30 days following the auction. 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 Hertz Real Estate Services and the Auctioneer makes no guarantees 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.

Reid L. Thompson

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REID: 030-0359-1

Property Information

Location

8 miles West of Armington, 6 miles Southeast of Delavan, 20 miles South of Morton, and 27 miles Southwest of Bloomington.

Legal Description

W 1/2 of the SW 1/4, Sec. 28 T22N R3W
Boyton Twp, Tazewell Co., IL.

Lease Status

The lease is open for 2015.

Water/Well Information

None

Real Estate Tax

PIN #22-22-28-300-001

Taxes Payable in 2014 \$1,743.50

Net Taxable Acres: 80.0

Tax per Net Tax. Ac.: \$21.79

FSA Data

Farm Number: 2881

Crop Acres: 75.66

Corn Base: 38.3

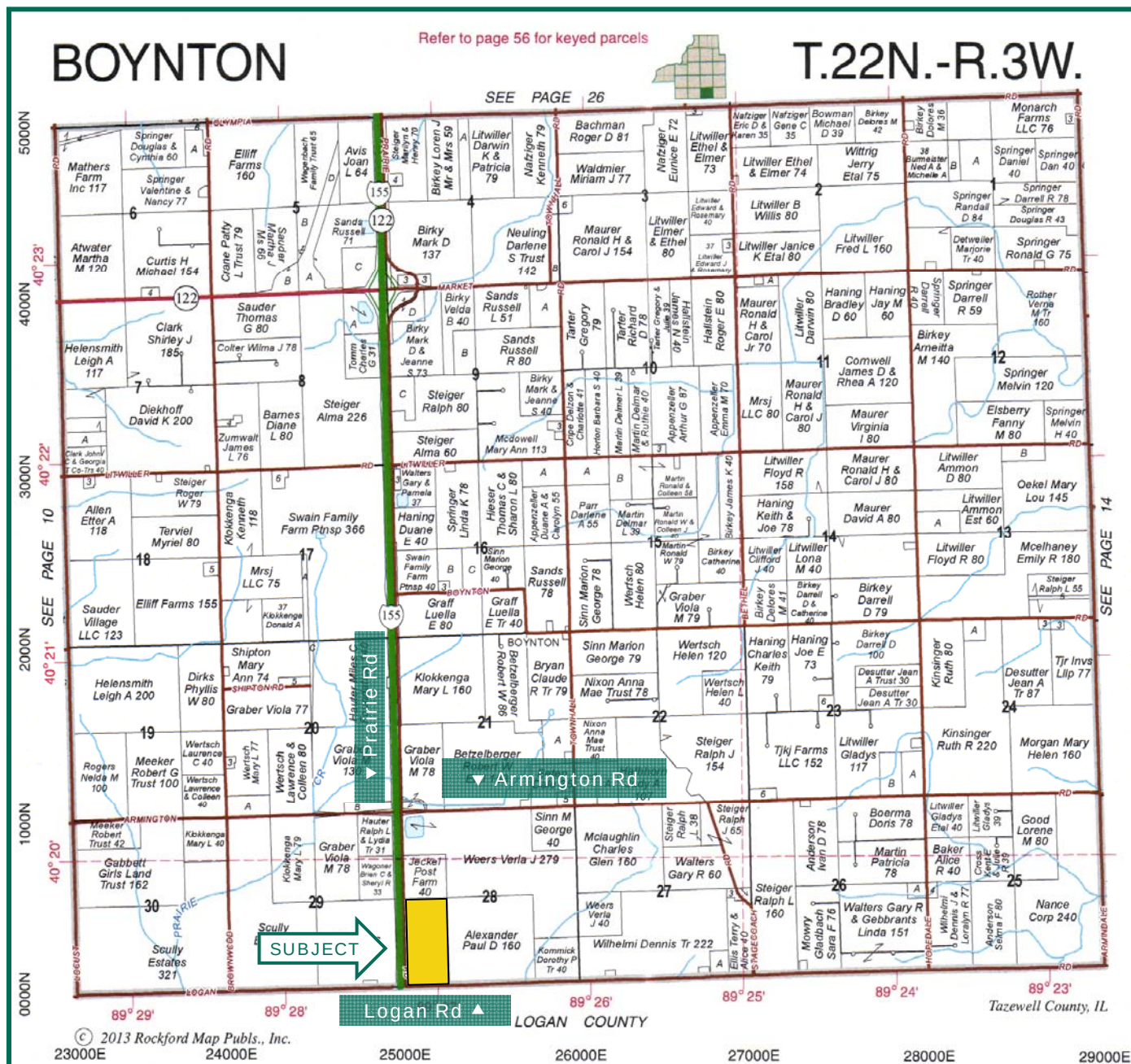
Corn Direct/CC Yields: 126/126

Bean Base: 33.9

Bean Direct/CC Yields: 34/34

CRP Contracts

There are no CRP contracts on this farm.



Map reproduced with permission of Rockford Map Publishers.

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Soil Types / Productivity

Primary soils are Broadwell silt loam and Tama silt loam. Productivity Index 133.6. See soil map for details.

Mineral Rights

All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer.

Yield History

2013 corn yield was 223 bushels per acre.

Drainage

Additional drainage tile was installed Spring of 2014.

Fertility Data

Available upon request.

Land Description

The farm is gently rolling with excellent soils. The north half of the farm is classified as HEL.



Maps provided by:



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Reid L. Thompson

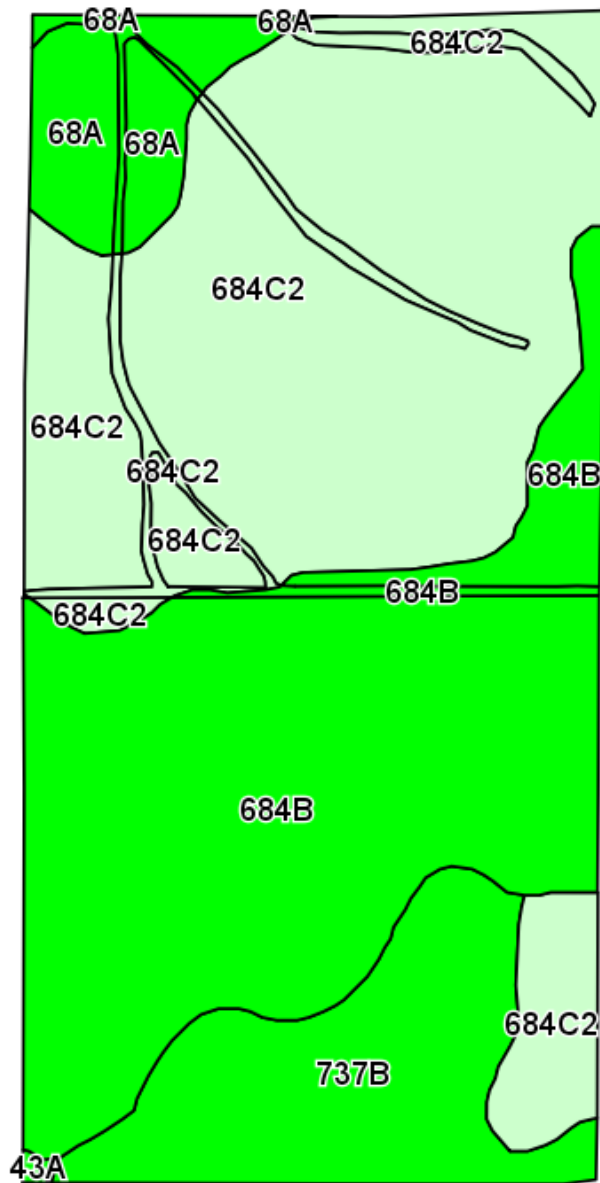
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Soil Map



Maps provided by:

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Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
684C2	Broadwell silt loam	34.30	128	175	55	43.7
684B	Broadwell silt loam	29.40	137	186	58	37.5
737B	Tama silt loam	10.05	138	186	59	12.8
68A	Sable silty clay loam	4.60	143	192	63	5.9
43A	Ipava silt loam	0.10	142	191	62	0.1
Total Cropland/Weighted Averages		78.45	133.6	181.5	57.1	100%

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