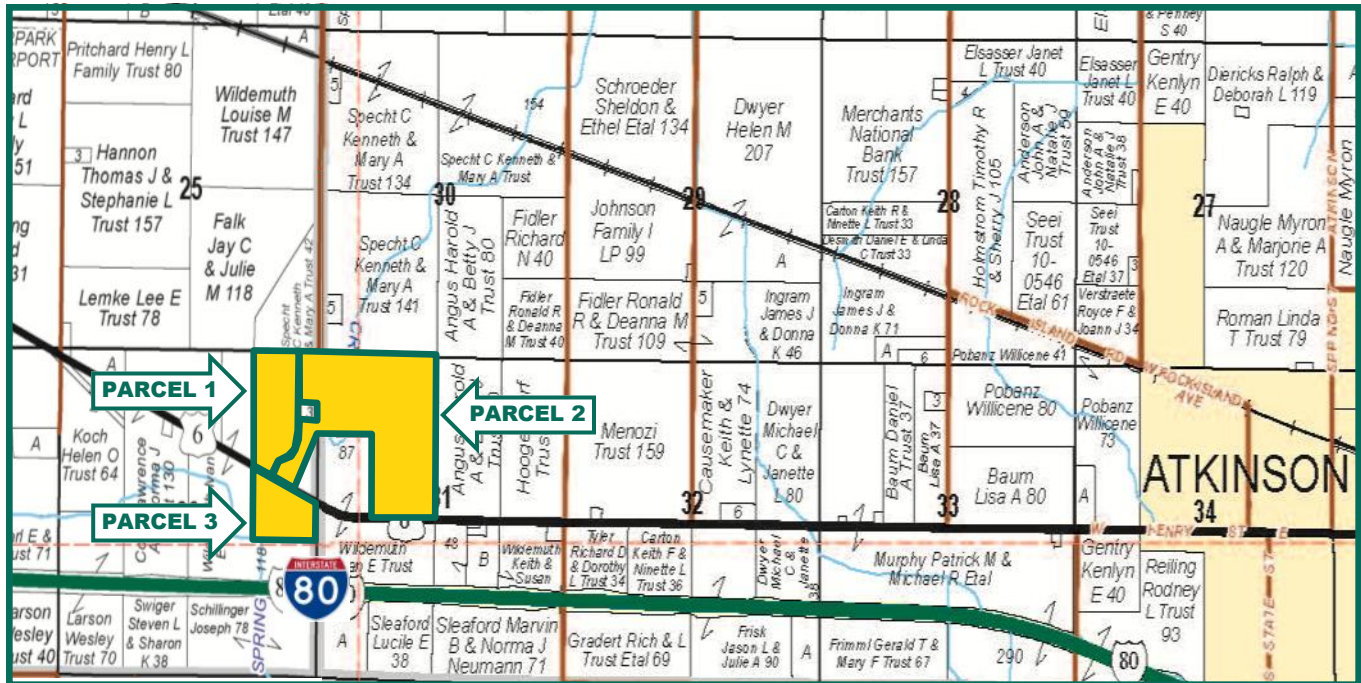


189.09 Acres, m/l, in 3 Parcels Henry County, IL



Map reproduced with permission of Rockford Map Publishers.

Date: Fri, March 14, 2014

Time: 10:00 a.m.

Auction Site:

Geneseo Community Center

Address:

541 E. North Street

Geneseo, IL 61254

Auction Information

Method of Sale

- Parcels will be offered individually and will NOT be combined
- Bids will be based on \$/Acre
- Seller reserves the right to refuse any and all bids.

Seller

James J. Coryn, Robert C. Coryn, Mary Ann McGee and Mary Alice West

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 April 14, 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.

Auctioneer

Reid Thompson, #441.001804

Agency

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

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REID: 100-0091

Aerial Photo and Soil Map: Parcel 1

Property Information Parcel 1 - 38.06 Ac, m/l

Location

The farm is located 3 miles east of Geneseo, Illinois.

Legal Description

Part of Section 36, Township 17 North, Range 3 East of the 4th P.M., Henry County, Illinois. A detailed legal description is available upon request.

Lease Status

The farm is open for 2014.

Est. Real Estate Tax*

Total Taxes Paid in 2013 for Parcels 1, 2, and 3 combined: \$4,799.52

Estimated Split of Taxes Payable in 2014 for Parcel 1: \$1,075.67

*Taxes are estimated per Henry County Assessment Office



FSA Data*

Part of Farm Number 1156, Tract 1113

Crop Acres: 36.56

Corn Base: 19.0

Corn Direct/CC Yields: 154/177

Bean Base: 11.5

Bean Direct/CC Yields: 40/48

*Estimated Numbers—Local FSA office will determine final Acres & Bases.

Soil Types / Productivity

Main soil types are Plano, Drummer and Sawmill. See soil map for details.

- **Productivity Index - 137.3**

Mineral Rights

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

Fertility Data

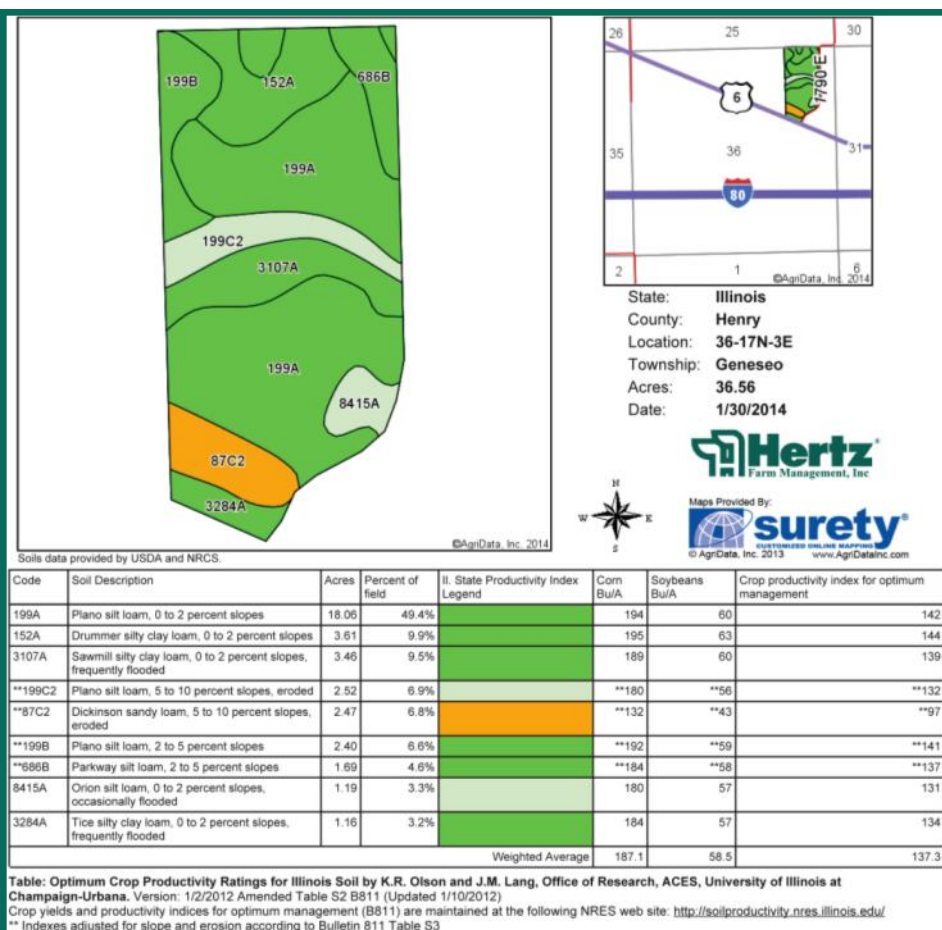
Soil test results include Parcel 1 & 2.

Results from test taken May 2010:

<u>PH</u>	<u>Phosphorous</u>	<u>Potassium</u>
6.6	106 lbs	509 lbs

Buildings/Improvements

None.



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Property Information Parcel 2 - 122.66 Ac, m/l

Location

The farm is located 3 miles east of Geneseo, Illinois.

Legal Description

Part of Section 36, Township 17 North, Range 3 East of the 4th P.M. and Part of Section 31, Township 17 North, Range 4 East of the 4th P.M. A detailed legal description is available upon request.

Lease Status

The farm is open for 2014.

Est. Real Estate Tax*

Total Taxes Paid in 2013 for Parcels 1, 2, and 3 combined: \$4,799.52
Estimated Split of Taxes Payable in 2014 for Parcel 2: \$4,066.45

**Taxes are estimated per Henry County Assessment Office*

FSA Data*

Part of Farm Number 1156, Tract 1113
Crop Acres: 105.92

Corn Base: 55.2

Corn Direct/CC Yields: 154/177

Bean Base: 33.3

Bean Direct/CC Yields: 40/48

**Estimated Numbers—Local FSA office will determine final Acres & Bases.*

Soil Types / Productivity

Main soil types are Drummer, Plano and Elburn. See soil map for details.

- **Productivity Index - 141.9**

Mineral Rights

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

Fertility Data

Soil test results include Parcel 1 & 2.
Results from test taken May 2010:

PH	Phosphorous	Potassium
6.6	106 lbs	509 lbs

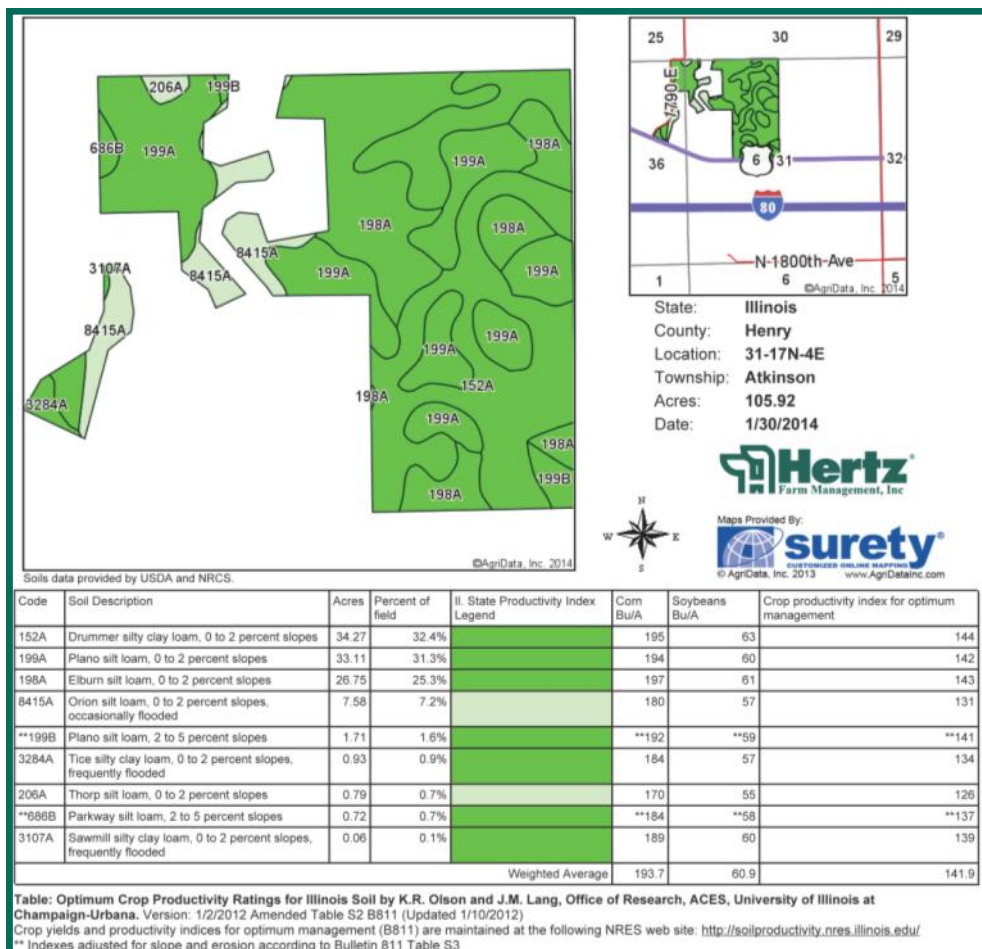
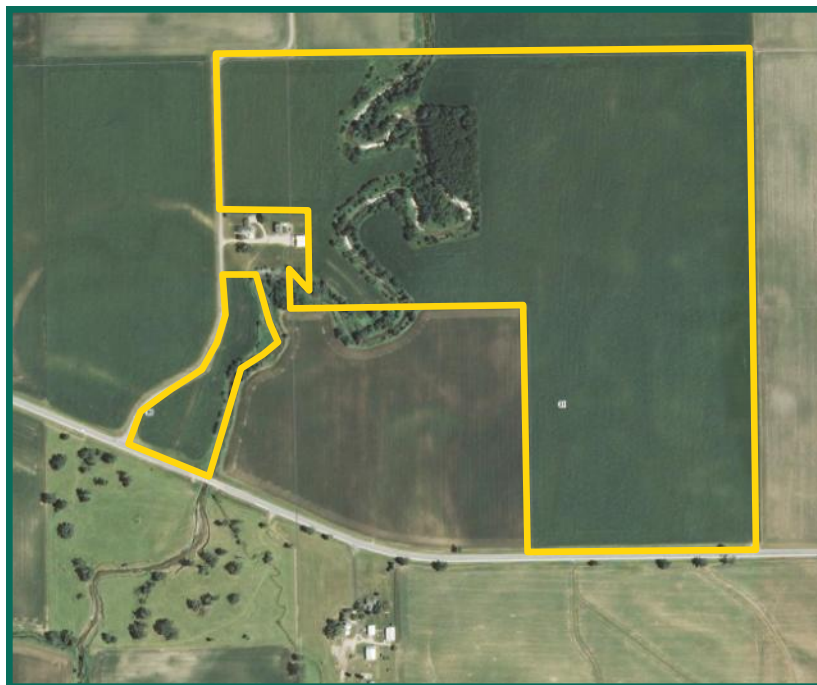
Buildings/Improvements

None.

Drainage

8,358' of drainage tile was installed in 2010. See tile map for details.

Aerial Photo and Soil Map: Parcel 2

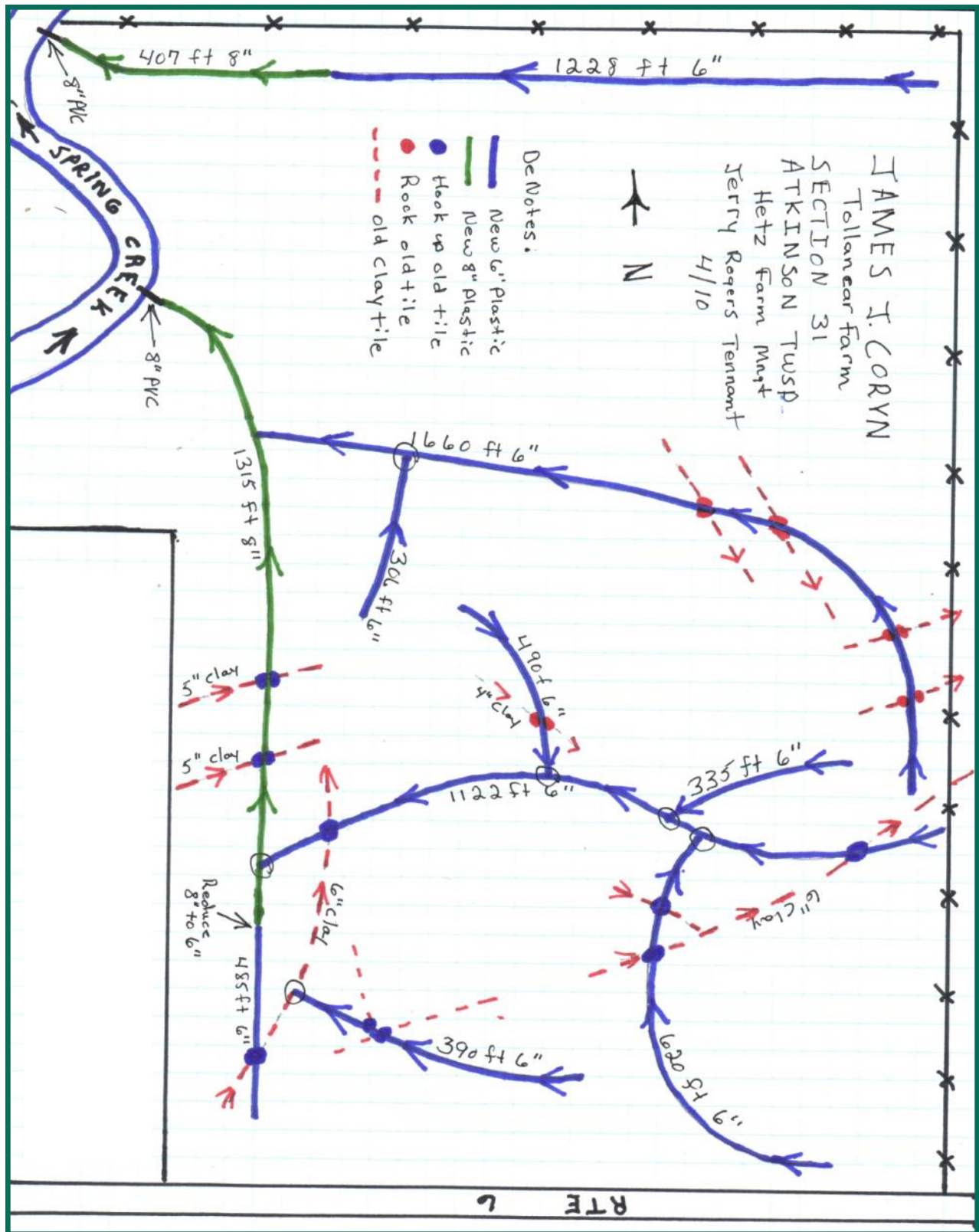


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Tile Map: Parcel 2



Aerial Photo and Map: Parcel 3

Property Information Parcel 3 - 28.37 Ac, m/l Location

The farm is located 3 miles east of Geneseo, Illinois.

Legal Description

Part of Section 36, Township 17 North, Range 3 East of the 4th P.M., Henry County, Illinois. A detailed legal description is available upon request.

Lease Status

The farm is open for 2014.

Est. Real Estate Tax*

Total Taxes Paid in 2013 for Parcels 1, 2, and 3 combined: \$4,799.52
Estimated Split of Taxes Payable in 2014 for Parcel 3: \$137.40

*Taxes are estimated per Henry County Assessment Office

FSA Data*

Part of Farm Number 1156, Tract 1113
Crop Acres: 24.31
Corn Base: 12.7
Corn Direct/CC Yields: 154/177
Bean Base: 7.7
Bean Direct/CC Yields: 40/48
*Estimated Numbers—Local FSA office will determine final Acres & Bases.

Soil Types / Productivity

Main soil types are Tice, Fayette and Radford. See soil map for details.

- **Productivity Index - 129.7**

Mineral Rights

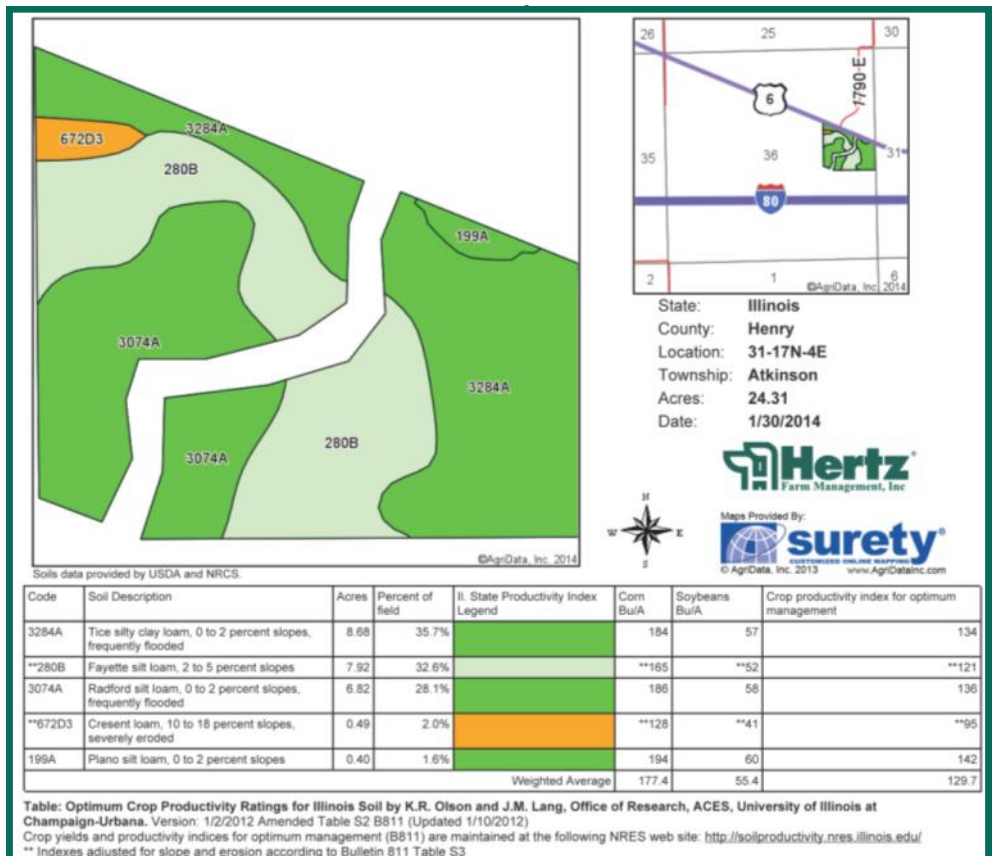
All mineral interests owned by the Seller, if any, will be conveyed to the Buyer (s)

Buildings/Improvements

None.

Comments

Parcel has been pasture for many years. Approximately 24.31 acres is considered cropland according to the Henry County FSA Office.



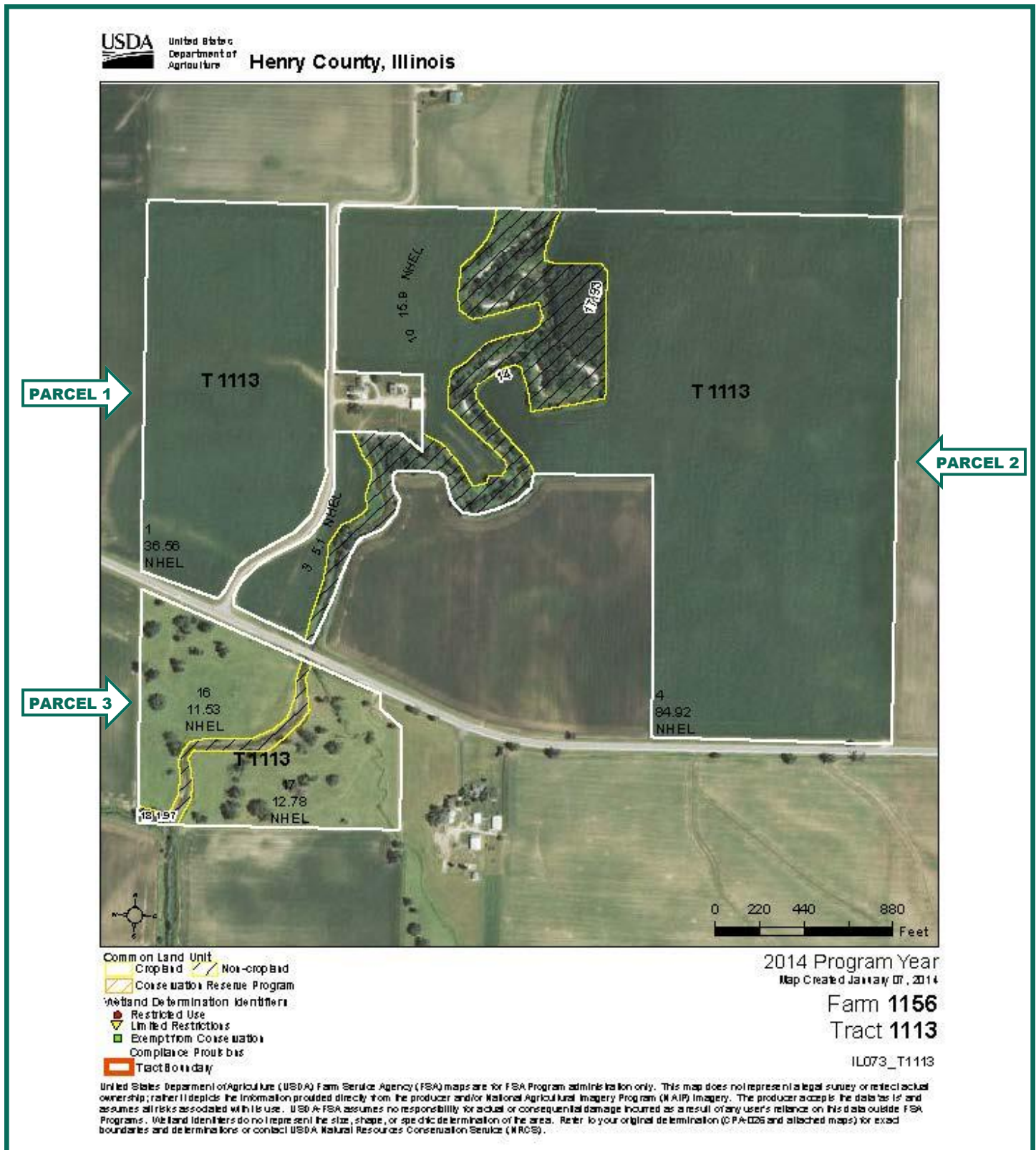
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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FSA Aerial Photo: All Parcels



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