

LAND AUCTION

Lynn Plat

T-13-N , R-4-E



Date: Thurs., March 13, 2014 Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

45 Wallace Street Galva, IL 61434

Property Information Location

The farm is located 6 miles south of Galva, Illinois in Section 36 of Lynn Township.

Legal Description

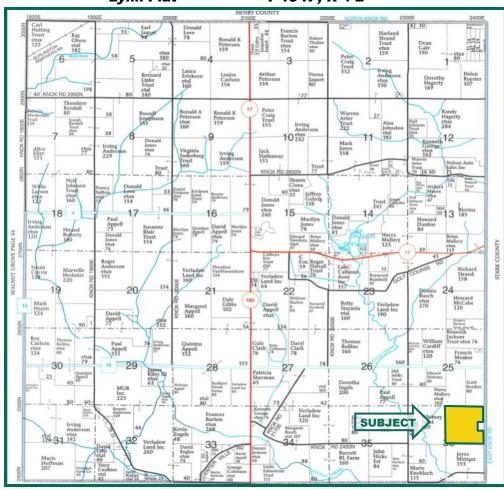
155.82 acres, more or less, in the Northeast Quarter (NE 1/4) of Section 36, Township 13 North, Range 4 East of the 4th P.M., Knox County, Illinois.

Lease Status

The farm is open for 2014.

Attorney for the Seller

Massie, Quick & Sondgeroth, LLC



Map reproduced with permission of Farm & Home Publishers, Inc..

Real Estate Tax

PIN #04-36-200-004 & 04-36-200-003 Taxes Paid in 2013: \$4,685.28 Net Taxable Acres: 155.82

Tax per Net Tax. Ac.: \$30.07

FSA Data

Farm Number: 3514 Crop Acres: 154.67 Corn Base: 77.3

Corn Direct/CC Yields: 119 / 151

Bean Base: 74.2

Bean Direct/CC Yields: 42 / 50

Mineral Rights

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

Buildings/Improvements

None.

CRP Contracts

CRP contract #815 on 3.2 acre waterway. Buyer to assume CRP contract. Contract details available upon request. The contract expires September 30, 2021.

Soil Types / Productivity

Primary soil types are Osco & Ipava. See soil map for details.

 Bulletin 811 Productivity Index -134.5

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REID: 100-0094

Aerial Photo

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be in dollars per acre.
- Seller reserves the right to accept or reject any or all final bids.

Seller

Susan K. Snyder

Auctioneer

Reid Thompson - Hertz Real Estate Services

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 bidder is 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.

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. Contract is available upon request. 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 make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions.

Farm 3514 Tract 2867 Section 36 Lynn Twp Knox Co



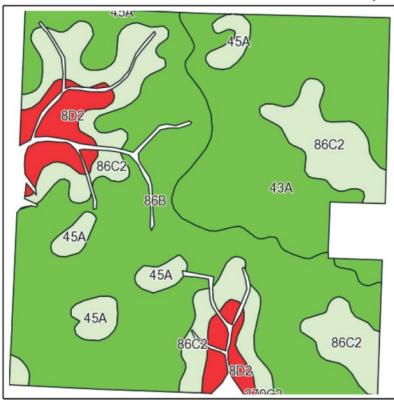
Disclaimer. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your

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.

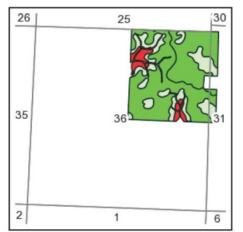
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Soil Map

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



State: Illinois
County: Knox
Location: 36-13N-4E
Township: Lynn
Acres: 150.6
Date: 7/1/2013





Maps provided by:

suretv

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| Code | Soil Description | Acres | Percent | II. State | | Sovbeans | Crop productivity |
|------------------|----------------------------------------------------|-------|----------|------------------------------|-------|----------|------------------------------------|
| | | | of field | Productivity Index Legend | Bu/A | Bu/A | index for optimum management |
| **86B | Occa cilt loom 2 to 5 norsent clance | 66.0 | 44 504 | | **189 | | Ü |
| 000 | Osco silt loam, 2 to 5 percent slopes | 66.9 | 44.5% | | 189 | 59 | ""140 |
| 43A | Ipava silt loam, 0 to 2 percent slopes | 38.8 | 25.7% | | 191 | 62 | 142 |
| **86C2 | Osco silt loam, 5 to 10 percent slopes, eroded | 29.7 | 19.7% | | **178 | **56 | **131 |
| **8D2 | Hickory silt loam, 10 to 18 percent slopes, eroded | 8.8 | 5.9% | | **108 | **36 | **82 |
| 45A | Denny silt loam, 0 to 2 percent slopes | 6.3 | 4.2% | | 159 | 52 | 118 |
| **279C2 | Rozetta silt loam, 5 to 10 percent slopes, eroded | 0.1 | 0.1% | | **153 | **47 | **112 |
| Weighted Average | | | | | 181.5 | 57.6 | 134.5 |

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