



LAND AUCTION

Lynn Plat

T-13-N, R-4-E

155.82 Acres

M/L,

Knox County, IL

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

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.

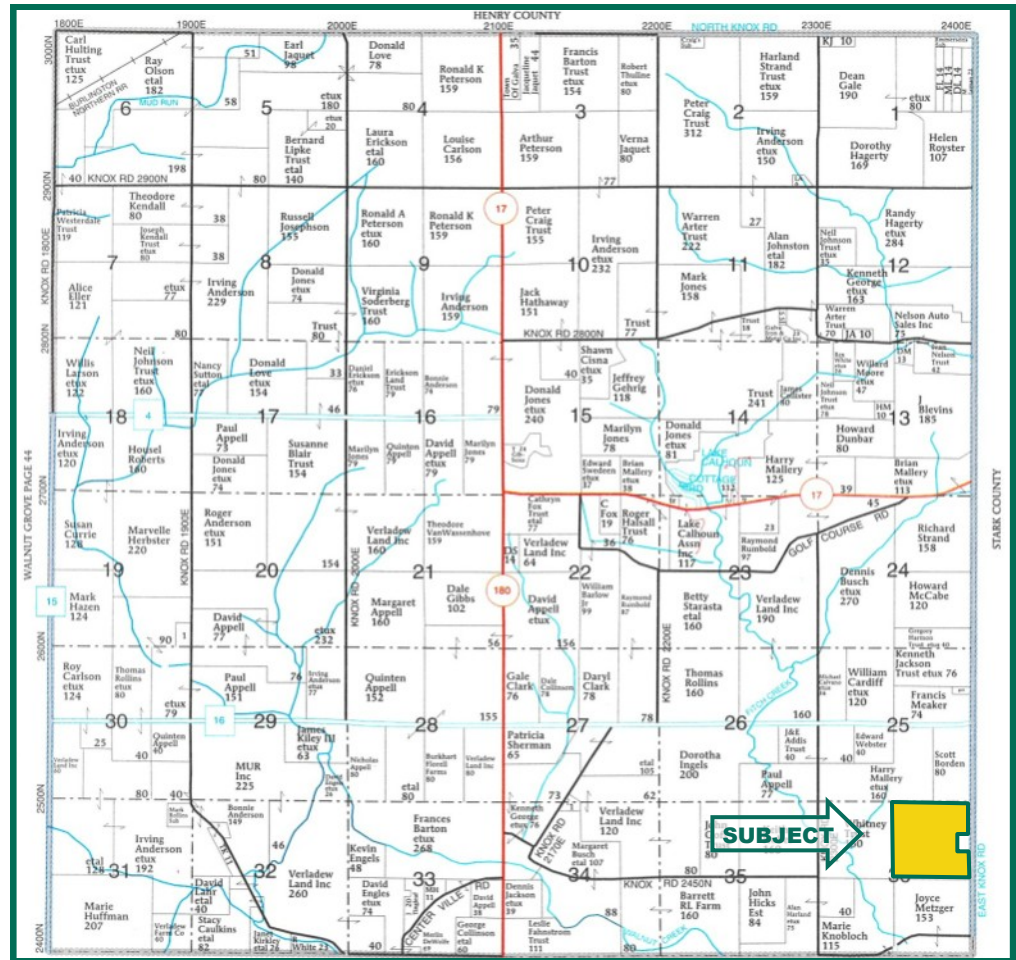
CRP Contracts

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**



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

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

EdK@Hertz.ag

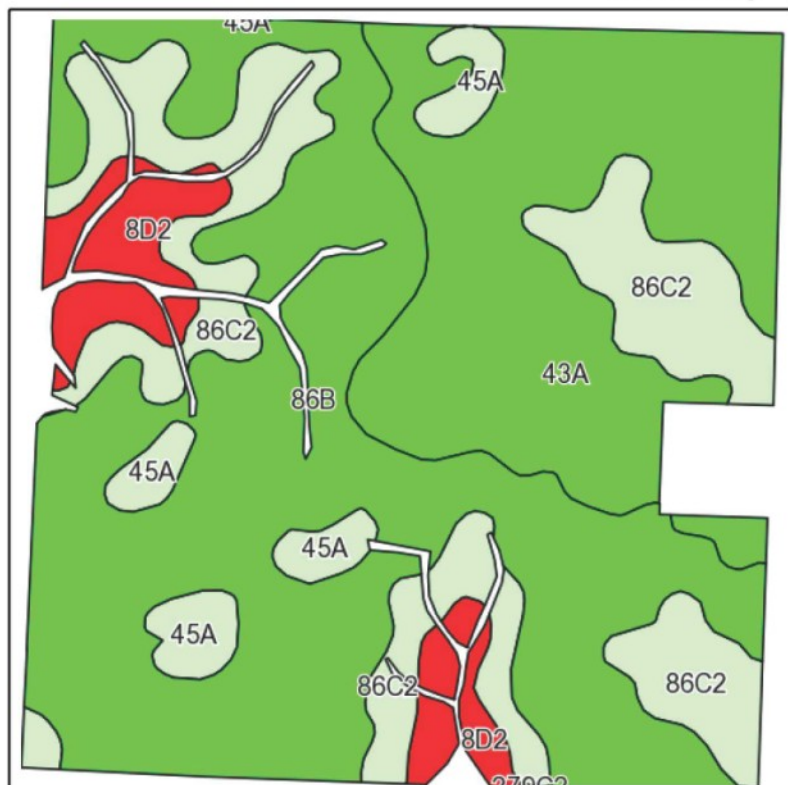
www.Hertz.ag

REID: 100-0094

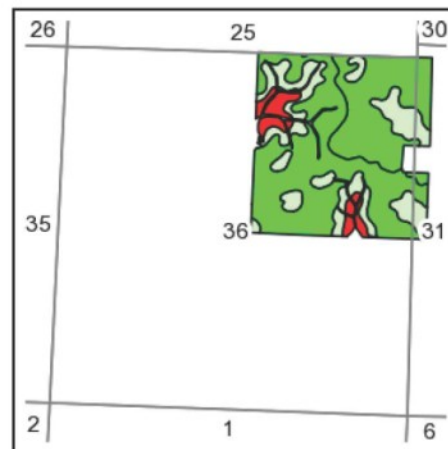
www.Hertz.aq

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:



©AgriData, Inc 2012
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	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

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
EdK@Hertz.ag

www.Hertz.ag