

**78.57 Acres M/L,
Henry County, IL**

Date: Wed, January 22, 2014

Time: 10:00 a.m.

Auction Site:

Geneseo Community Center

Address:

541 E. North Street

Geneseo, IL 61254

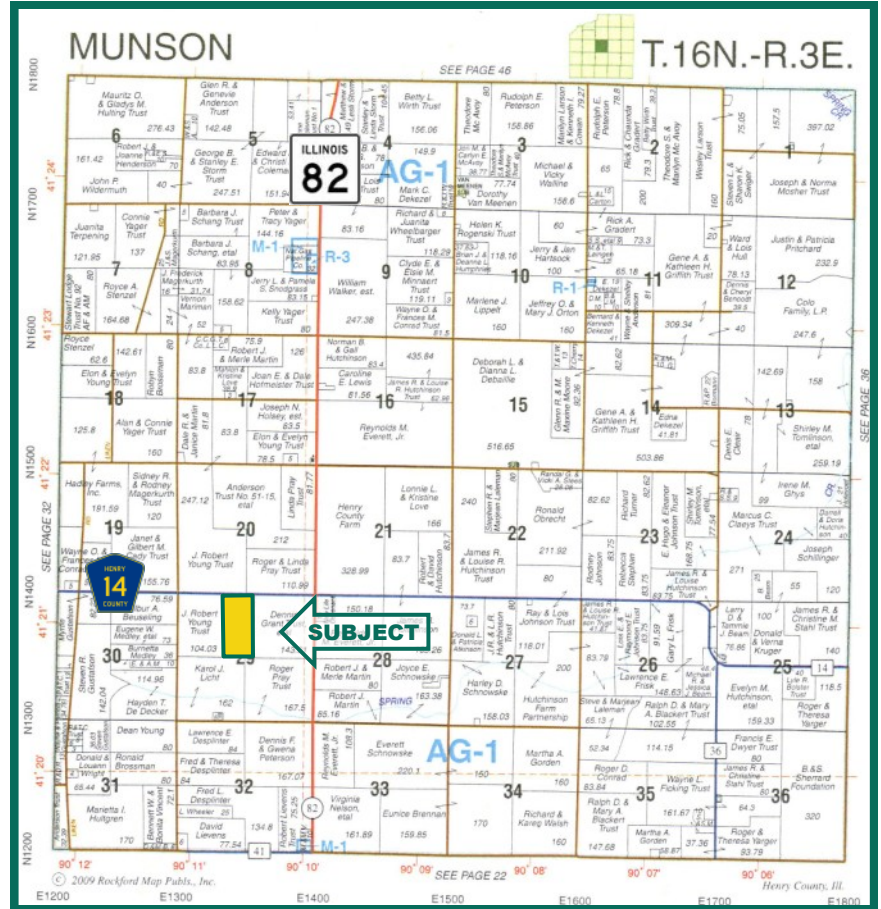
Property Information

Location

The farm is located 6 miles south of Geneseo, Illinois.

Legal Description— Abbreviated

The West 20 acres of the NE 1/4 of Section 29 and the East 60 acres of the NW 1/4 of Section 29, all in Township 16 North, Range 3 East of the 4th P.M., Henry County, Illinois. A detailed legal description is available upon request.



Map reproduced with permission of Rockford Map Publishers.

Lease Status

The farm is open for 2014.

Real Estate Tax

Taxes Paid in 2013:\$1,029.46

Net Taxable Acres: 78.569

Tax per Net Tax. Ac.: \$13.11

FSA Data

Farm Number: 1695

Crop Acres: 76.46

Corn Base: 76.40

Corn Direct/CC Yields: 116

Bean Base: 0.00

Bean Direct/CC Yields: n/a

Buildings/Improvements

None.

CRP Contracts

There are no CRP contracts on this property.

Soil Types / Productivity

Primary soil types are Sylvan and Osco. See soil map for details.

- **Bulletin 811 Productivity Index - 108.9**

Mineral Rights

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

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

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 refuse any and all bids

Seller

O'Donnell Trusts

Auctioneer

Troy Louwagie - 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 bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or about February 20, 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. 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. 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.

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.

R. Edward Kiefer

Licensed Real Estate Managing Broker in Illinois
Licensed Real Estate Broker in Iowa
720 E. Culver Court, Geneseo, IL 61254

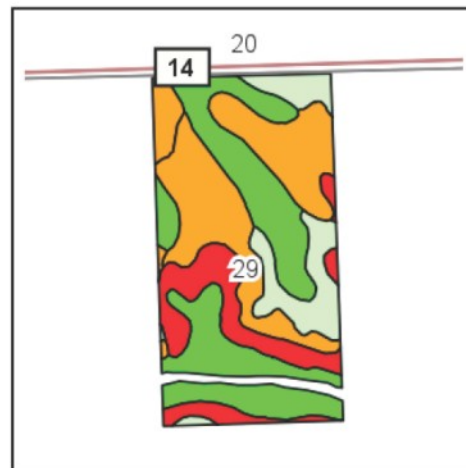
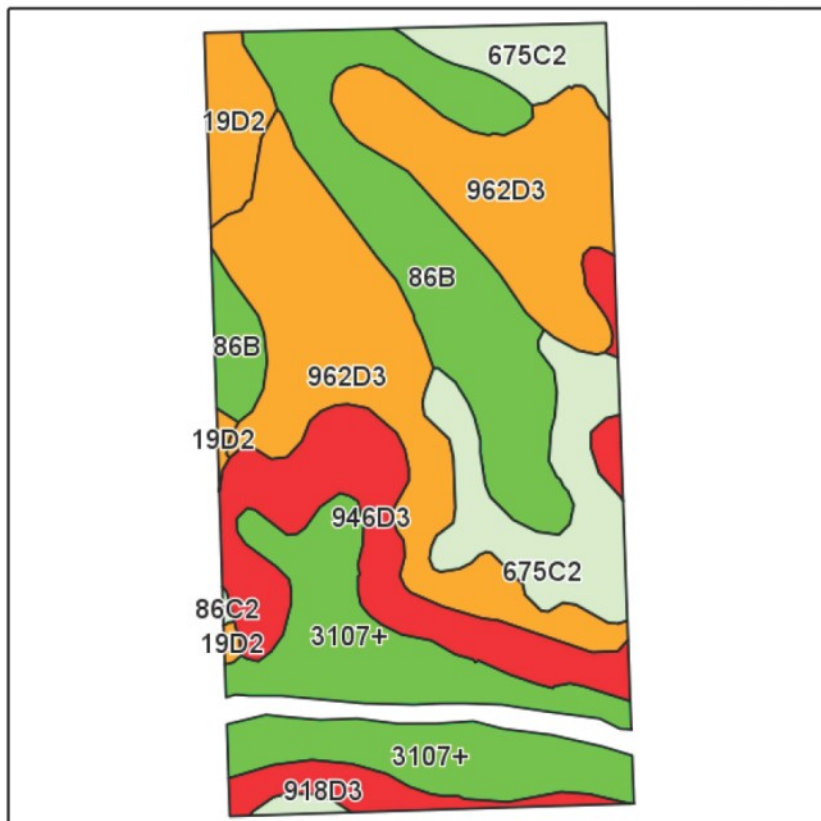
(309) 944-2184

EdK@Hertz.ag

www.Hertz.ag

Soil Map

Soils Map



State: Illinois
County: Henry
Location: 29-16N-3E
Township: Munson
Acres: 76.38
Date: 11/8/2013



Maps provided by:



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

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**962D3	Sylvan-Bold complex, 10 to 18 percent slopes, severely eroded	23.38	30.6%		**124	**38	**89
**86B	Osco silt loam, 2 to 5 percent slopes	14.93	19.5%		**189	**59	**140
3107+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	13.37	17.5%		189	60	139
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	9.93	13.0%		**171	**54	**125
**946D3	Hickory-Atlas complex, 10 to 18 percent slopes, severely eroded	9.81	12.8%		**82	**28	**63
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	2.68	3.5%		**134	**44	**99
**918D3	Marseilles-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	2.22	2.9%		**93	**32	**69
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.06	0.1%		**178	**56	**131
Weighted Average					148.3	46.8	108.9

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

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