



FARMLAND AUCTION

Hoots Girls Farm, LLC 186.66 Acres m/l North Okaw Township, Coles County, IL Offered in 2 Tracts

Thursday, December 12, 2013 • 10:00 a.m.
Walkway, Inc.
1501 Lakeland Blvd, Mattoon, IL

Seller

Hoots Girls Farm, LLC

Agency

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

Farm Location

The farm is 4 miles N of Mattoon and 8 miles SW of Arcola

Legal Description**Tract 1 - 106.66 Acres m/l**

S 1/2 of the NW 1/4 AND the W 1/3 of the N 1/2 of the NE 1/4 in Section 23, T13N, R7E AND A small triangular piece of land with boundaries beginning at the SE corner of the N 1/2 of the NW 1/4; thence North along the East line of said N 1/2 of said NW 1/4 a distance of 28.285 feet; thence Southwesterly by 40.0 feet to a point on the South line of said North 1/2 of said NW 1/4 a distance of 28.285 feet West of the Point of Beginning; thence East along the South line of said N 1/2 of said NW 1/4 a distance of 28.285 feet to Place of Beginning, all in Section 23, T13N, R7E of the 3rd P.M., North Okaw Township, Coles County, Illinois.

Easement - Tract 1

A permanent and continuous easement as created by Trustee's Deed of Easement, recorded December 22, 2008 as Document No. 200800711883, over, on, and through the following land: Commencing in the SE corner of the N 1/2 of the NW 1/4; thence Northerly 40 feet; thence Westerly 40 feet; thence Southerly 40 feet; thence Easterly 40 feet to the Point of Beginning, all in Section 23, T13N, R7E of the 3rd P.M., Coles County, Illinois.

Tract 2 - 80.0 Acres m/l

N 1/2 of the SW 1/4 of Section 23, T13N, R7E of the 3rd P.M., North Okaw Township, Coles County, Illinois.

Survey

AT THE SELLER'S OPTION, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such survey is required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

RE Taxes 2012 payable in 2013

PIN 09-0-00857-000

\$5,470.36 or 186.66 Ac @ \$29.31Ac

Buyer(s) will receive a credit for 2013 taxes payable in 2014 at closing.

Lease Status

The farm will be open for lease in 2014.

Soils

See attached map for the soils information.

FSA Information

Farm Number	1552
Classified as Non-HEL	
Cropland Acres	186.54
Corn Base Acres	93.1
Corn Direct/CC Yield	149/164
Soybeans Base Acres	93.0
Soybean Direct/CC Yield	43/51

Minerals

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

Auctioneer

Reid Thompson, IL License 441.001804

Brent Bidner
John Wall
Reid Thompson

BrentB@Hertz.ag
JohnW@Hertz.ag
ReidT@Hertz.ag

217-762-9881
700 W. Bridge St., Monticello, IL
www.Hertz.ag

Method of Sale

Land will be offered by the **Choice and Privilege Method** with Choice to the high bidder to take one or both tracts. Should the high bidder not select both tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. Should the contending bidder elect not to purchase the remaining tract, the remaining tract will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.

Terms & Possession

10% down payment required the day of sale. The successful bidder(s) is purchasing with **NO FINANCING CONTINGENCIES** and must be prepared for cash settlement of their purchase on or before January 10, 2014. Final settlement will require a 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 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 service fees they will be shared by the Seller and Buyer(s).

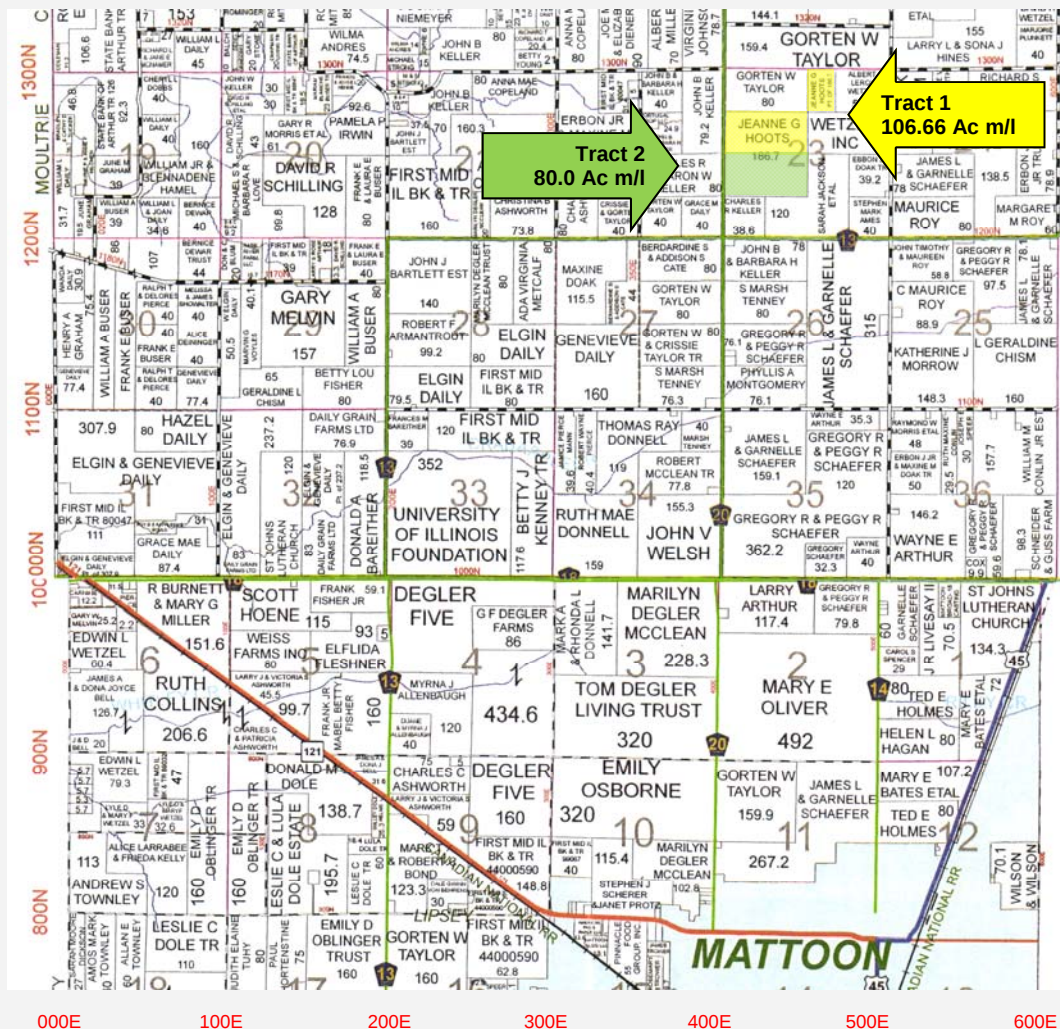
Announcements

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 or oral statements. The property is being sold on an "AS IS, WHERE IS" basis and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

Plat Map

North Okaw Twp
T13N, R7E

Mattoon Twp
T12N, R7E

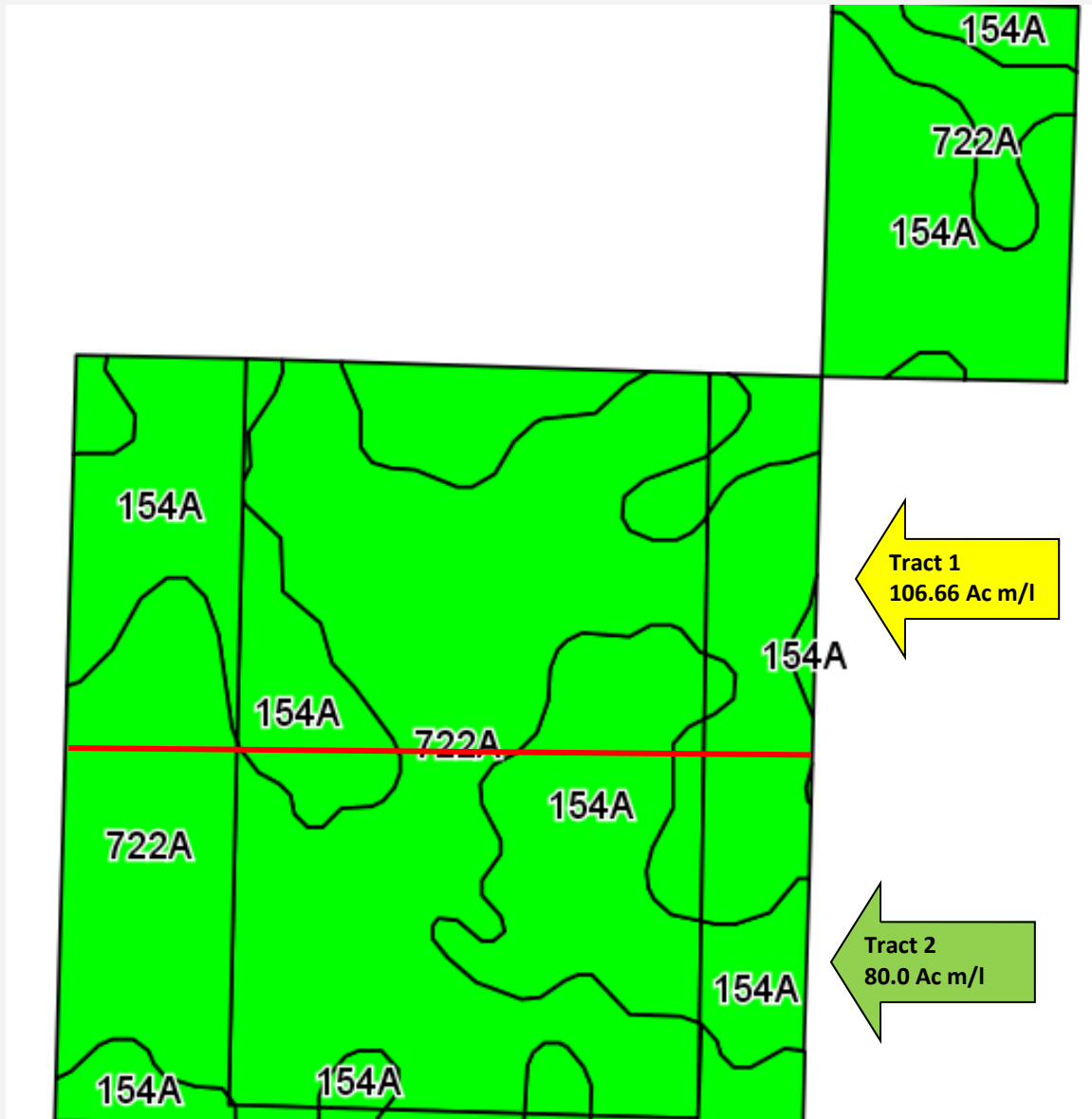


Aerial Photo



Source: AgriData, Inc.

Soils Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
722A	Drummer-Milford silty clay loams	106.70	137.0	184.0	60.0	57.2
154A	Flanagan silt loam	79.84	144.0	194.0	63.0	42.8
Total Cropland/Weighted Averages		186.54	140.0	188.3	61.3	100%

Source: AgriData, Inc.