

160 Acres, Henry County, IL

Date: Thurs, Sept. 5, 2013

Time: 10:00 am

Auction Site:

Best Western Annawan Inn

Address:

317 North Canal Street

Annawan, IL 61234

Contract & Title

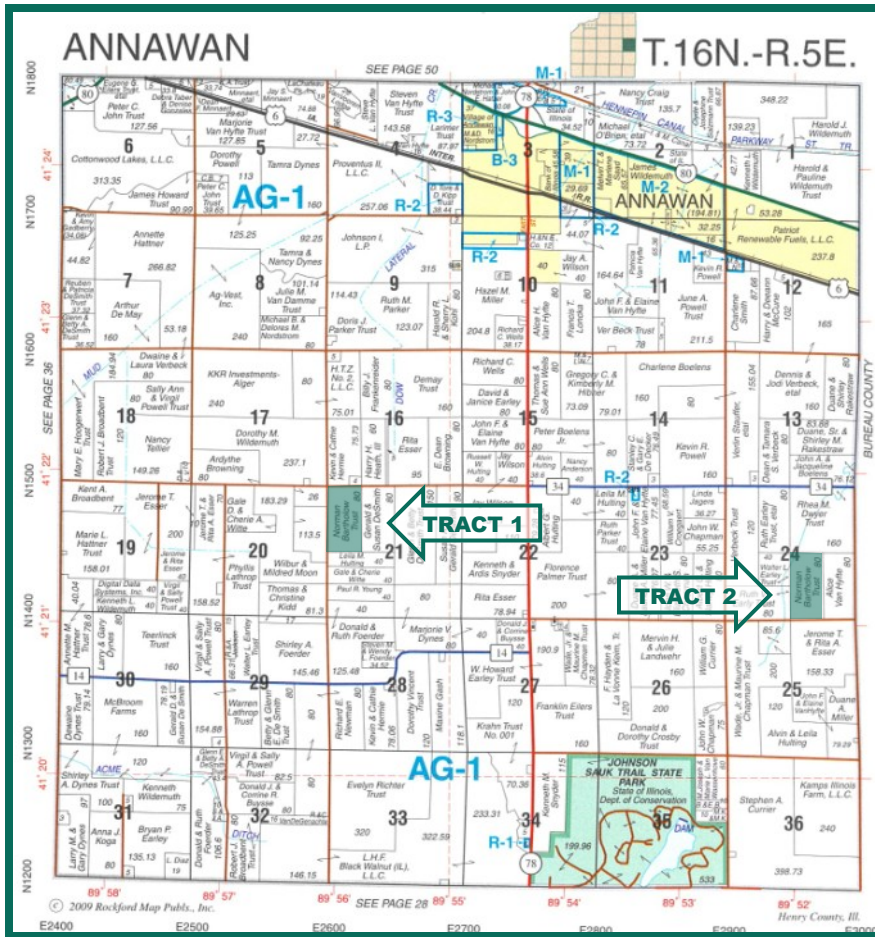
Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the designated escrow agent the required earnest payment. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing 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.

Agency

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



Map reproduced with permission of Rockford Map Publishers

Auction Information

Seller

Norman Bartholow Trust.

Method of Sale

- Land will be sold by the Bidder's Choice method with the high bidder having the privilege to take one or both tracts. Should the high bidder select only one of the tracts, the remaining tract will be auctioned.
- Seller reserves the right to refuse any and all bids.

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 before November 15, 2013. Final settlement will require a wire transfer. Possession will be given at closing subject to the current operator's rights.

Auctioneer

Reid Thompson, #441.001804

Chad Kies
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Aerial Photo

Tract 1



Property Information

Tract 1 - 80 Acres, m/l

Soil Types / Productivity

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

- **Productivity Index - 142.7**

Mineral Rights

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

Fertility Data

Soil test results from October 2012:

PH - 6.4

Phosphorus - 55 lbs

Potassium - 379 lbs

Limestone was VRT applied in the Fall of 2012.

Yield History

Year	Corn	Soybeans
2012	---	57
2011	155	---
2010	137	---
2009	201	---
2008	---	49
2007	222	---

Location

The farm is located 2.5 miles southwest of Annawan, Illinois.

Legal Description

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 21, Township 16 North, Range 5 East of the 4th Principal Meridian, Henry County, Illinois.

Lease Status

The farm is leased for 2013.

Real Estate Tax

2012 Taxes Payable in 2013: \$2,526.00

Net Taxable Acres: 80.0

Tax per Net Tax. Ac.: \$31.58

FSA Data

Farm Number: 6263, Tract 1664

Crop Acres: 77.29

Corn Base: 38.1

Corn Direct/CC Yields: 139/172

Bean Base: 38.2

Bean Direct/CC Yields: 41/50

CRP Contracts

There are no CRP contracts on this tract.

Buildings/Improvements

None.

Drainage

14,529' of drainage tile was installed in the Fall of 2012. See tile map for details.

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Aerial Photo

Tract 2



Property Information

Tract 2 - 80 Acres, m/l

Soil Types / Productivity

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

- **Productivity Index - 140.9**

Mineral Rights

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

Fertility Data

Soil test results from November 2009:

PH - 6.9

Phosphorus - 67 lbs

Potassium - 295 lbs

Yield History

Year	Corn	Soybeans
2012	201	---
2011	---	70
2010	137	---
2009	201	---
2008	197	---
2007	222	54

Location

The farm is located 3.5 miles southeast of Annawan, Illinois.

Legal Description

West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 24, Township 16 North, Range 5 East of the 4th Principal Meridian, Henry County, Illinois.

Lease Status

The farm is leased for 2013.

Real Estate Tax

2012 Taxes Payable in 2013: \$2,298.94

Net Taxable Acres: 80.0

Tax per Net Tax. Ac.: \$28.74

FSA Data

Farm Number: 6263, Tract 1697

Crop Acres: 79.09

Corn Base: 37.4

Corn Direct/CC Yields: 139/172

Bean Base: 37.0

Bean Direct/CC Yields: 41/50

CRP Contracts

There are no CRP contracts on this tract.

Buildings/Improvements

None.

Drainage

13,349' of drainage tile was installed in the Fall of 2010. See tile map for details.

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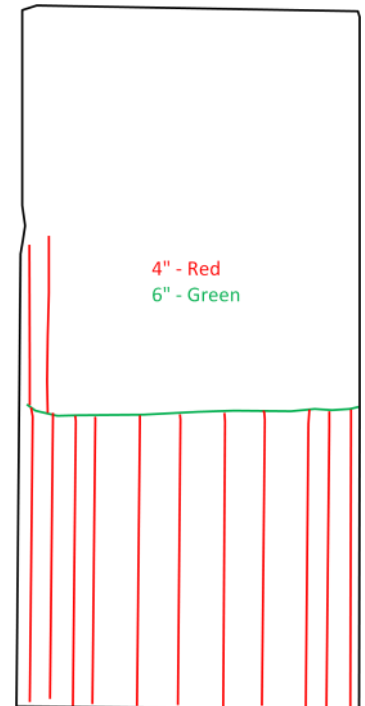
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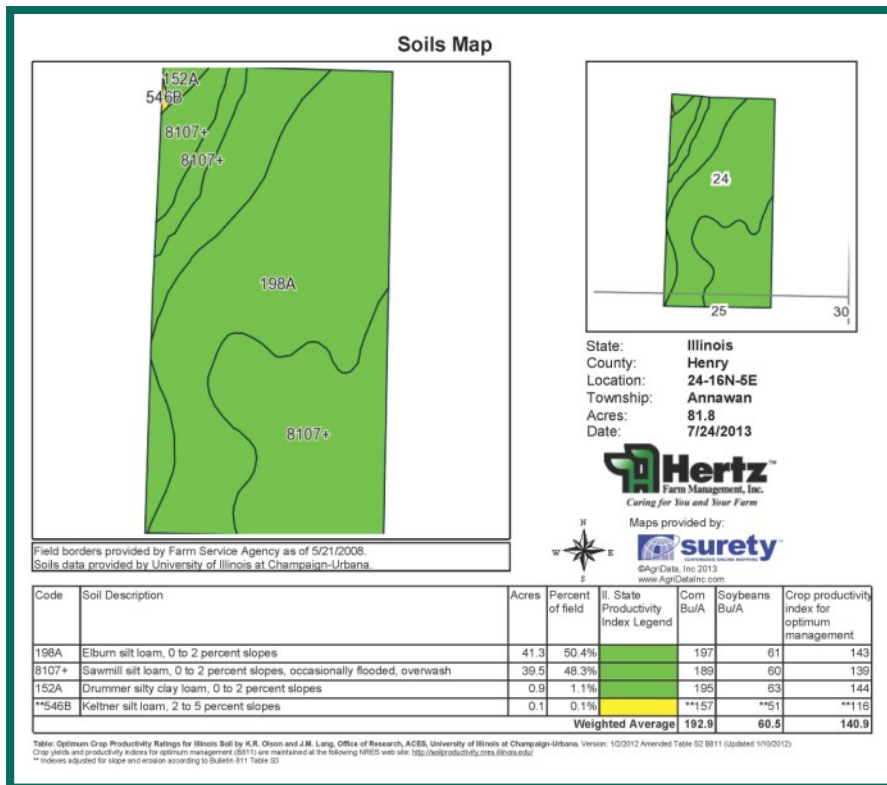
Soil Map Tract 1



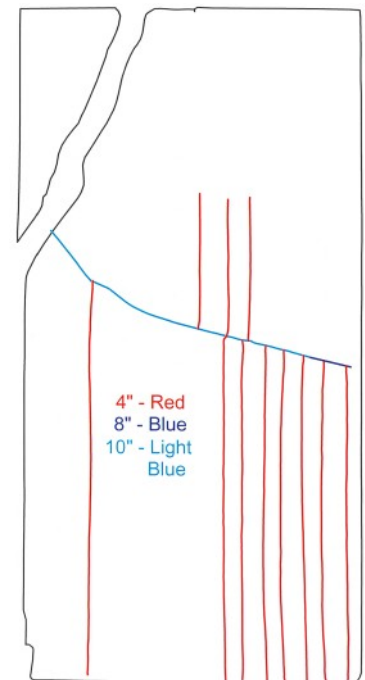
Tile Map Tract 1



Soil Map Tract 2



Tile Map Tract 2



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