

FARM REAL ESTATE AUCTION

160.0 Acres, m/l - Marshall County, Illinois

Monday, August, 26, 2013 at 10:00AM

Sale held at the Rutland American Legion

West Broad & State Route Road 251, Rutland, Illinois

LOCATION: The farm is located approximately 40 miles north of Bloomington/Normal, in northeast Marshall County, 3 1/2 miles west of Interstate 39 and Wenona, 2 1/2 miles north of Toluca and approximately 15 miles east of Lacon Illinois.

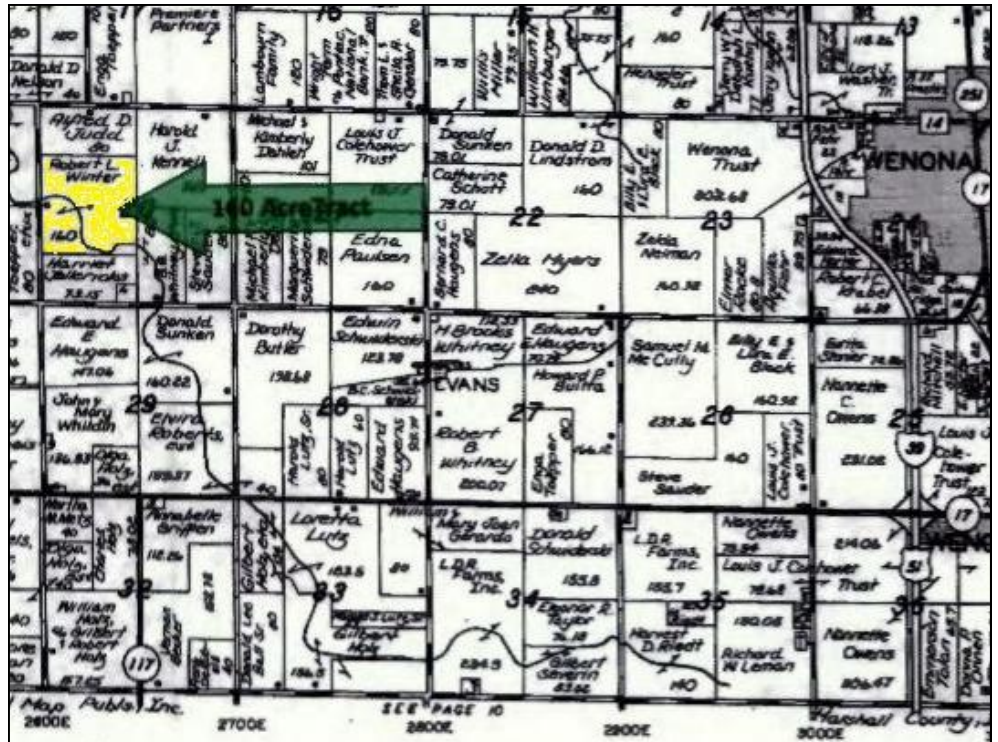
LEGAL DESCRIPTION: The South Half of the Northwest Quarter of Section 20 and the North Half of the Southwest Quarter of Section 20, all in Township 30 North, Range 1 East of the Third Principal Meridian, situated in the county of Marshall and State of Illinois.

METHOD OF SALE:

- Parcel will be sold as single tract of land with improvements.
- Bidding will be by the acre x 160.0 total taxable acres, m/l.
- Seller reserves the right to refuse any and all bids.

SELLER: Robert Winters

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



SOIL TYPES & PRODUCTIVITY: Primary soils are Harco silt loam and Elkhart silt loam. Average Crop Productivity Index for optimum management 133.1. See soil map on back for detail.

LAND DESCRIPTION: The farm is leased for the 2013 growing season. The Seller will retain the 2013 growing crop. Possession will be given following harvest of 2013 crop.

BUILDINGS/IMPROVEMENTS: Two Story Frame Dwelling, 3 BR, 1 BA, central heating, partial basement. 24' x 24' Garage. 29' X 45' Steel Shed Open Side, 58' x 30' Wooden Barn, 40' x 64' Steel Shed.

REAL ESTATE TAXES: 07-20-100-002 and 07-20-300-001

2012 Taxes payable in 2013: \$1,845.60 and \$3,477.24 = \$5,322.84 Total Taxes

Taxable Acres: 80.0 Acres and 80.0 Acres = 160.0 Total Acres

Tax per Acre: \$33.27 per acre

FSA DATA:

Farm Number: 302 Tract Number: 557

Crop Acres: 135.06

Base/Yields	Direct	Counter-Cyclical
Corn Base:	66.9	120/143
Bean Base:	66.9	36/43

TERMS AND 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 September 26, 2013. Final settlement will require certified check or wire transfer. Possession will be given following harvest of the 2013 crop.

ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes 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. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

AUCTIONEER: Reid Thompson, Lic. #441.001804

For additional information, contact Rich J. Grever

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www.Hertz.ag



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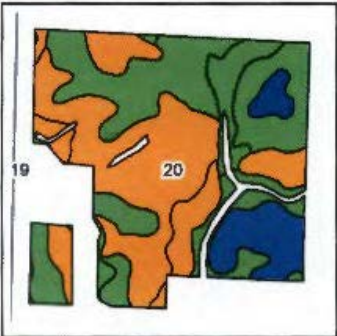
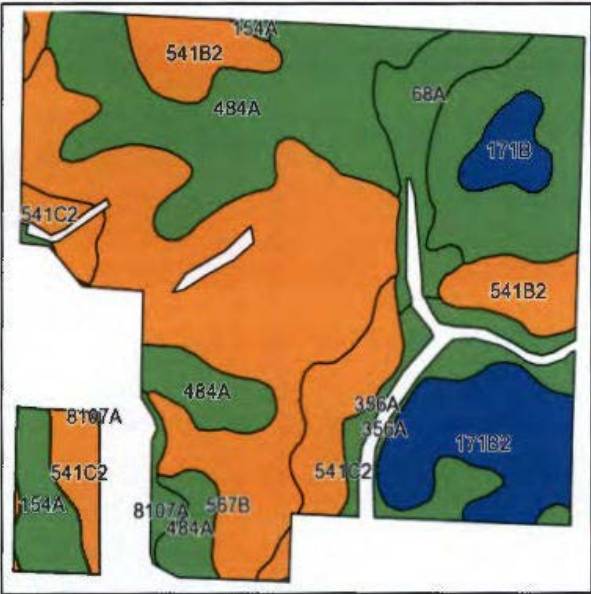
AERIAL & SOIL MAPS

AERIAL MAP – TRACT 1 – 160.0 ACRES +/-

Source: AgriData, Inc.



SOILS MAP – TRACT 1 – 160.0 ACRE TRACT



State: Illinois
County: Marshall
Location: 20-30N-1E
Township: Evans
Acres: 130.9
Date: 6/4/2013

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Maps provided by:

surety
AGRICULTURAL VALUE SURVEY

AgriData, Inc. 2012
www.AgrDataInc.com

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
484A	Hanco silt loam, 0 to 2 percent slopes	39.2	30.0%		190	81	140
**567B	Elkhart silt loam, 2 to 5 percent slopes	36.9	28.2%		**169	**53	**124
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	11.1	8.5%		**178	**56	**131
**541C2	Graymont silty clay loam, 5 to 10 percent slopes, eroded	11.1	8.5%		**170	**53	**125
**541B2	Graymont silty clay loam, 2 to 5 percent slopes, eroded	9.3	7.1%		**174	**54	**127
356A	Elpaso silty clay loam, 0 to 2 percent slopes	7.7	5.9%		195	63	144
68A	Sable silty clay loam, 0 to 2 percent slopes	6.8	5.2%		192	63	143
154A	Flanagan silt loam, 0 to 2 percent slopes	4.4	3.3%		194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	3	2.3%		**185	**58	**137
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.4	1.1%		188	60	139
		Weighted Average			180.8	57.4	133.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Long, Office of Research, ARCS, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table 52 8/11 (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (8/11) are maintained at the following NRES web site: <http://helixprod.uhcnr.org/ils/ilsdata/>
** Indices adjusted for slope and erosion according to Bulletin 811 Table 53

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