



FARMLAND AUCTION

Galvin Family Farm 940.81 Acres m/l Spring Lake Twps, Tazewell County, IL Offered in 8 Tracts

Friday, June 28, 2013 • 1:00 p.m.

**Willett's Winery & Cellar
105 E Market St, Manito, IL 61546**

Sellers	Galvin Family
Agency	Hertz Real Estate Services and their representatives are agents of the Seller in this transaction.
Farm Location	The farm is located 14 miles southwest of Pekin, 7 miles northeast of Manito, and 25 miles southwest of Peoria, Illinois.
Lease Status	The farm is leased for the 2013 growing season. The Sellers will retain the 2013 growing crop. Possession will be given following harvest of 2013 crop.
Minerals	All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).
CRP Information	Tracts 1, 3, 4 and 5 contain CRP. Sellers will assign their interests to the Buyer(s).
Survey	Tracts 5 and 8 will be surveyed. Final purchase price will be determined using surveyed acres.
Irrigation Equipment	Being sold with the property on an "AS IS, WHERE IS" basis.
Real Estate Taxes	The Sellers will pay the 2013 taxes payable in 2014. The Buyer(s) will receive a credit at closing for the 2013 taxes payable in 2014. Buyer(s) will be responsible for 2014 taxes payable 2015 and all subsequent years.

Auctioneer: Reid Thompson, #441.001804

For further information contact:

Reid Thompson, Brent Bidner, or John Wall

217-762-9881 or visit our website www.Hertz.ag



**700 W. Bridge St.
Monticello, IL 61856**

Method of Sale

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

Terms & Conditions

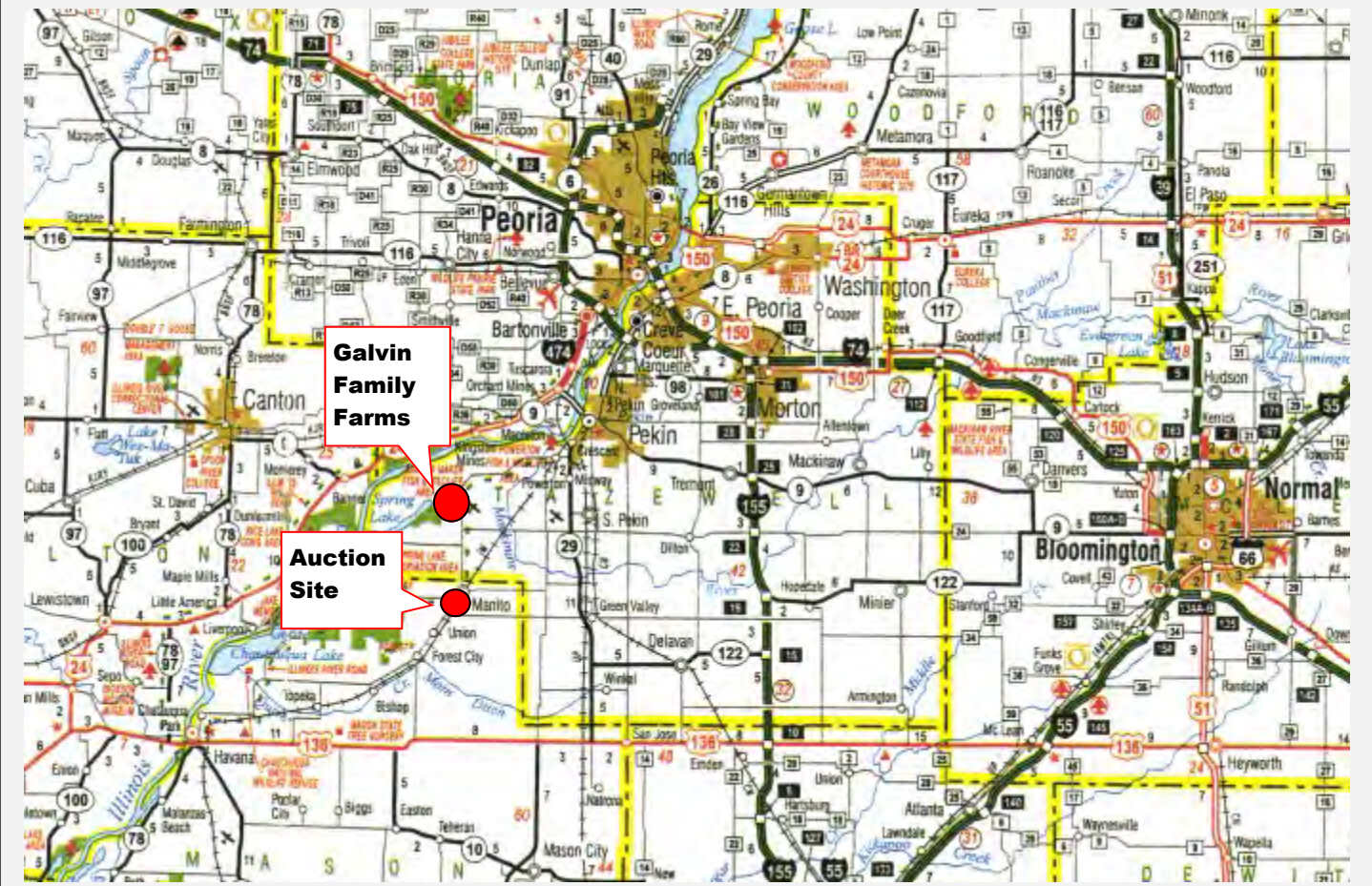
10% down payment required the day of sale. Successful bidder(s) are purchasing with **NO FINANCING CONTINGENCIES** and must be prepared for cash settlement of their purchase on or before September 15, 2013. Final settlement will require a wire transfer. Possession will be given following the harvest of the 2013 crop.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Hertz Real Estate Services the required earnest payment. The Sellers will provide an owner's title insurance policy in the amount of the contract price. If there are any mutually beneficial escrow closing services they will be shared by the Sellers and Buyer(s).

Announcements

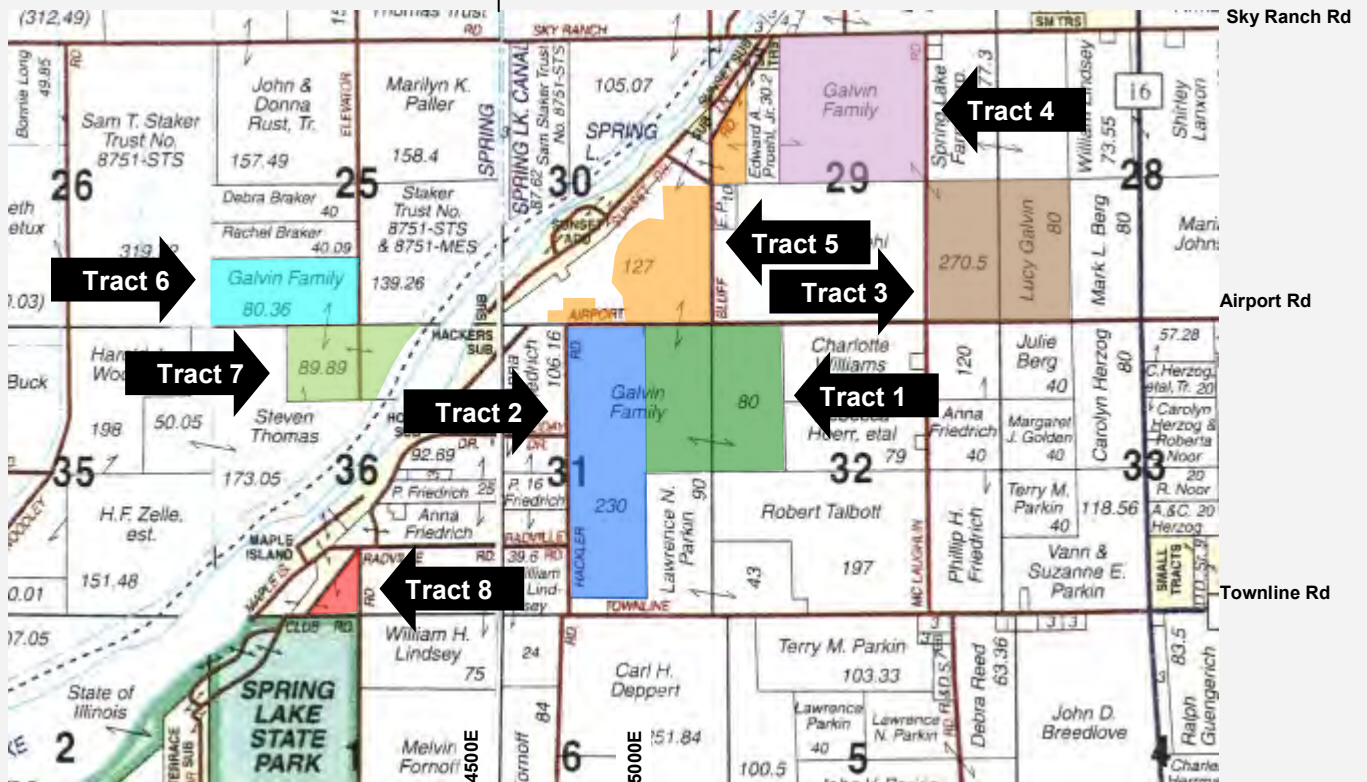
Information provided herein was obtained from sources deemed reliable but Hertz Real Estate Services and the Auctioneer make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will 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 information currently available but are not guaranteed.



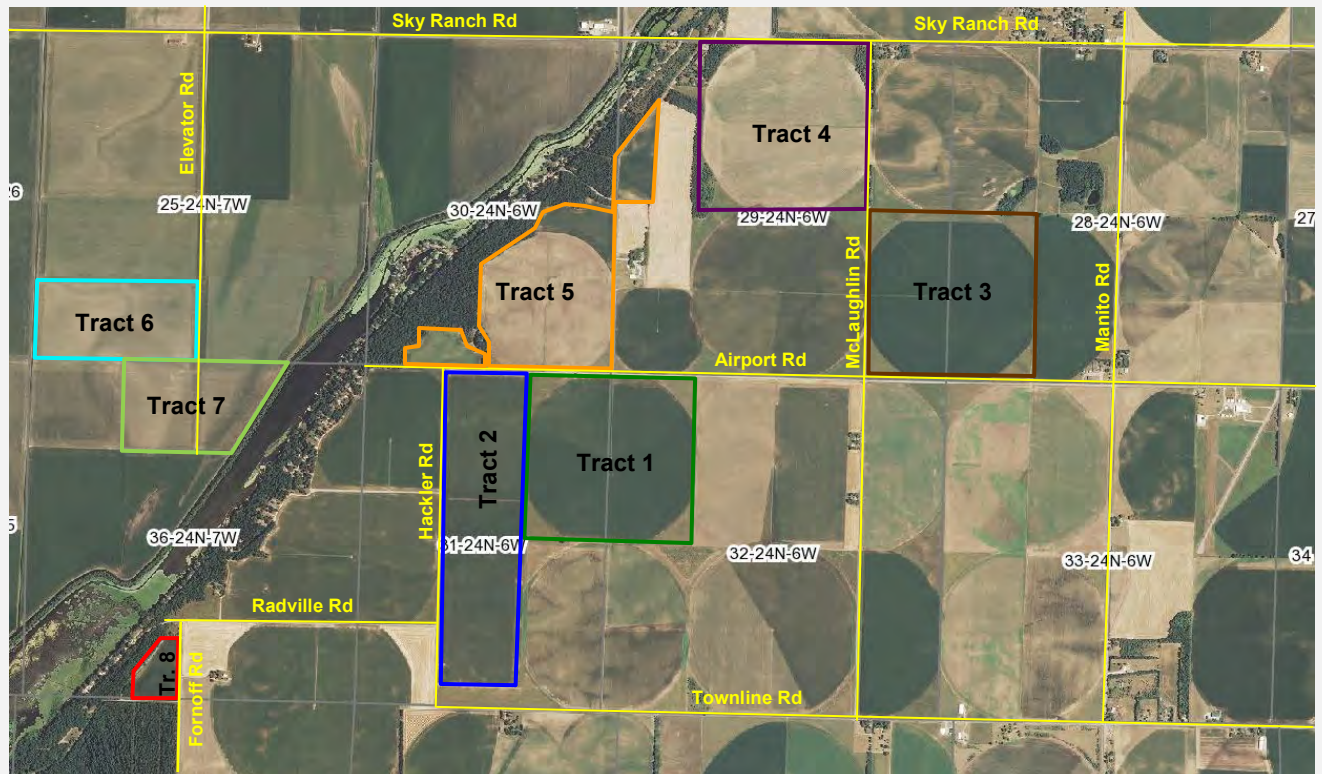
PLAT MAP

W Spring Lake Twp, T23-24N, R 7W

E. Spring Lake Twp, T23-24N, R6W

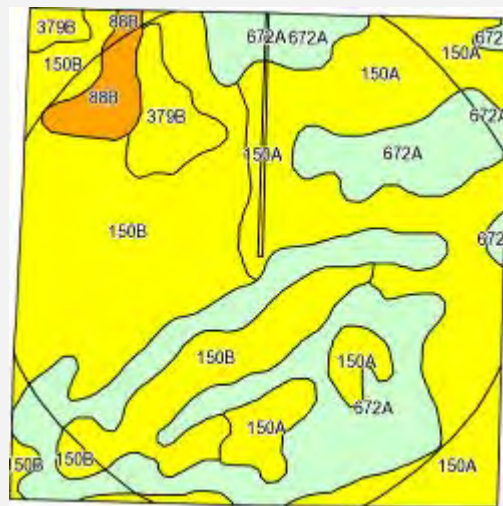


AERIAL MAP



Source: AgriData, Inc.

Legal Description	The W 1/2 of the NW 1/4 of Section 32 and the E 1/2 of the NE 1/4 of Section 31, T 24 N, R 6 W, E. Spring Lake Township, Tazewell County, Illinois.			
Acreage Breakdown	Irrigated	140.4 Acres	FSA Information:*	
	CRP	21.0 Acres	Farm #/Tract #	5999/1250
			Cropland Acres	455.4
			Corn Base	174.8
			Direct/CC Corn Yield	116/116
			Soybean Base	13.4
CRP Information	21.0 acres x \$153 per acre or		Direct/CC Soybean Yield	37/37
	\$3,213 Annual Contract Payment.		Wheat Base	76.7
			Direct/CC Wheat Yield	53/53
	CRP contract expires 9/30/2020.		*FSA information is combined with other farm tracts.	
Irrigation Equipment	1977 electric 10 tower Zimmatic Model 410-307 combo set up to pump 800 GPM.		Real Estate Taxes	(2012 payable in 2013)
			08-09-32-100-001 (80.0 Acres)	\$511.02 \$6.39/Ac
			08-09-31-200-001 (80.0 Acres*)	<u>\$415.10</u> <u>\$5.19/Ac</u>
				\$926.12 \$5.79/Ac
			*This parcel is combined with another 70.0 acres.	
			The tax amount shown is estimated for Tract 1.	



Source: AgriData, Inc.

Tract 2 - 150.0 Acres m/l

Legal Description The W 1/2 of the NE 1/4 and the N 70 acres of the W 1/2 of the SE 1/4 all in Section 31, T 24 N, R 6 W, E. Spring Lake Township, Tazewell County, Illinois.

Acreage Breakdown

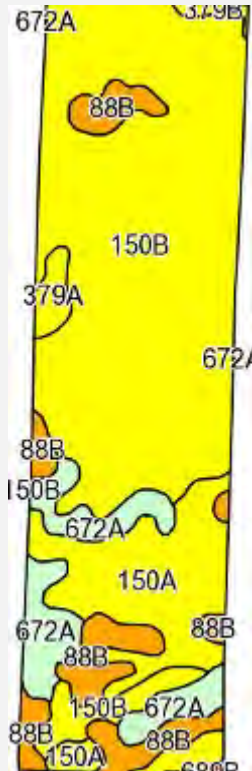
Irrigated	149.0 Acres
Other	1.0 Acres

FSA Information:*

Farm #/Tract #	5999/1250
Cropland Acres	455.4
Corn Base	174.8
Direct/CC Corn Yield	116/116
Soybean Base	13.4
Direct/CC Soybean Yield	37/37
Wheat Base	76.7
Direct/CC Wheat Yield	53/53

FSA information is combined with other farm tracts.

Aerial Photo and Soils Map



Irrigation Equipment

1990 diesel 8 tower (1300 ft.) lateral Zimmatic set up to pump 1000 GPM

Real Estate Taxes (2012 payable in 2013)

08-09-31-400-001 (80.0 Acres)	\$407.24	\$5.09/Ac
08-09-31-200-001 (70.0 Acres*)	\$363.22	\$5.19/Ac
	\$770.46	\$5.14/Ac

*This parcel is combined with another 80.0 acres.
The tax amount shown is estimated for Tract 2.

Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
150B	Onarga sandy loam	93.7	109	147	48	62.9
150A	Onarga sandy loam	23.0	110	148	48	15.4
88B	Sparta loamy sand	15.1	91	118	41	10.1
672A	Crescent loam	13.8	117	158	51	9.2
379A	Dakota fine sandy loam	2.3	112	150	49	1.5
379B	Dakota fine sandy loam	0.8	111	149	49	0.5
689B	Coloma sand	0.3	75	101	32	0.2
Total Weighted Average		149.0	107.8	144.9	47.5	100%

Source: AgriData, Inc.

Tract 3 - 160.0 Acres m/I

Legal Description W 1/2 of the SW 1/4 Section 28 and the E 1/2 of the SE 1/4 Section 29, T 24 N, R 6 W, E. Spring Lake Township, Tazewell County, Illinois.

Acreage Breakdown Irrigated 140.0 Acres
CRP 21.6 Acres

FSA Information:*

Farm #/Tract # 5999/1251
Cropland Acres 309.2
Corn Base 120.7
Direct/CC Corn Yield 116/116
Soybean Base 7.9
Direct/CC Soybean Yield 37/37
Wheat Base 52.9
Direct/CC Wheat Yield 53/53

*FSA information is combined with other farm tracts.

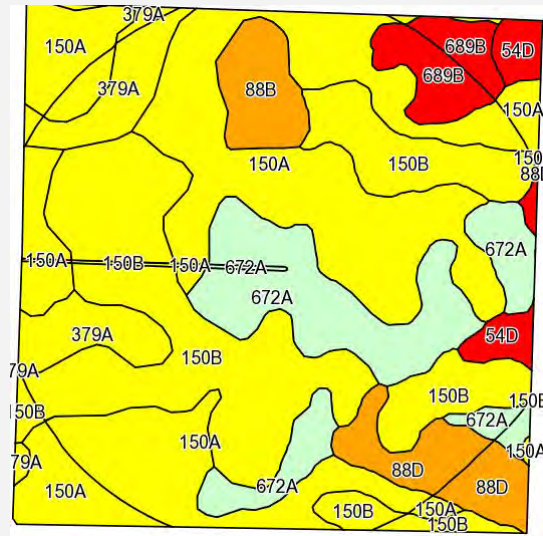
CRP Information 21.6 acres x \$159.14 per acre or
\$3,437.42 Annual Contract Payment.

CRP Contract expires 9/30/2026

Real Estate Taxes (2012 payable in 2013)
08-09-28-300-001 (80.0 Acres) \$373.44 \$4.67/Ac
08-09-29-400-001 (80.0 Acres) \$377.36 \$4.72/Ac
\$750.80 \$4.69/Ac

Irrigation Equipment 1977 electric 10 tower Zimmatic
Model 410-307 combo set up to
pump 800 GPM

Aerial Photo and Soils Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
150A	Onarga sandy loam	60.3	110	148	48	37.1
150B	Onarga sandy loam	45.3	109	147	48	27.9
672A	Crescent loam	23.0	117	158	51	14.2
379A	Dakota fine sandy loam	10.5	112	150	49	6.5
88D	Sparta loamy sand	7.6	86	111	38	4.7
689B	Coloma sand	6.0	75	101	32	3.7
88B	Sparta loamy sand	5.6	91	118	41	3.4
54D	Plainfield sand	3.9	71	92	32	2.4
Total Weighted Average		162.2	106.7	143.3	46.8	100%

Source: AgriData, Inc.

Tract 4- 160.0 Acres m/l

Legal Description E 1/2 of the NW 1/4 and the W 1/2 of the NE 1/4 Section 29, T 24 N, R 6 W, E. Spring Lake Township, Tazewell County, Illinois.

Acreage Breakdown

Irrigated	137.7 Acres
Cropland	0.5 Acres
CRP	9.4 Acres
Other	12.4 Acres

FSA Information:*

Farm #/Tract #	5999/1251
Cropland Acres	309.2
Corn Base	120.7
Direct/CC Corn Yield	116/116
Soybean Base	7.9
Direct/CC Soybean Yield	37/37
Wheat Base	52.9
Direct/CC Wheat Yield	53/53

*FSA information is combined with other farm tracts.

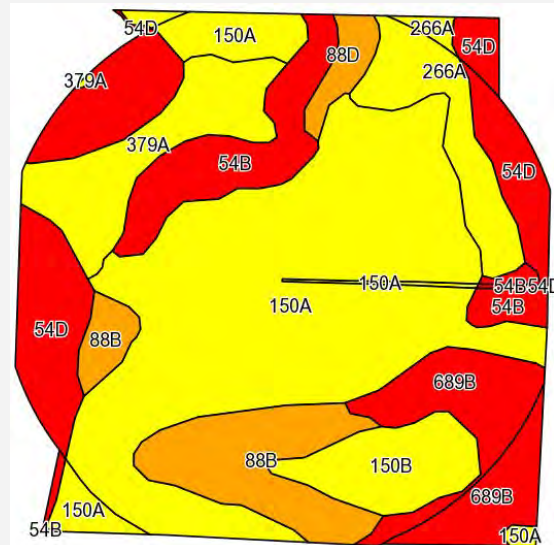
CRP Information 9.4 acres x \$159.14 per acre or \$1,495.92 Annual Contract Payment.

CRP Contract expires 9/30/2026.

Irrigation Equipment 1980 electric 10 tower Zimmatic Model 410-307 combo set up to pump 800 GPM.

Real Estate Taxes (2012 payable in 2013)
08-09-29-103-005 (160.0 Acres) \$485.08 \$3.03/Ac

Aerial Photo and Soils Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
150A	Onarga sandy loam	62.4	110	148	48	42.0
54D	Plainfield sand	19.6	71	92	32	13.3
88B	Sparta loamy sand	13.0	91	118	41	8.8
689B	Coloma sand	12.8	75	101	32	8.6
54B	Plainfield sand	11.1	75	98	34	7.5
379A	Dakota fine sandy loam	10.9	112	150	49	7.4
266A	Disco sandy loam	8.5	108	145	49	5.7
150B	Onarga sandy loam	7.5	109	147	48	5.1
88D	Sparta loamy sand	2.3	86	111	38	1.6
Total Weighted Average		148.2	97.1	129.5	42.8	100%

Source: AgriData, Inc.

Tract 5- 147.69 Acres m/l

Legal Description Part of the W 1/2 of the NW 1/4 in Section 29 and part of the S 1/2 of Section 30, T 24 N, R 6 W, E. Spring Lake Township, Tazewell County, Illinois.

Acreage Breakdown

Irrigated	92.00 Acres
Cropland	49.10 Acres
CRP	3.90 Acres
Other	2.69 Acres

FSA Information:*

Farm #/Tract #	5999/1250
Cropland Acres	455.4
Corn Base	174.8
Direct/CC Corn Yield	116/116
Soybean Base	13.4
Direct/CC Soybean Yield	37/37
Wheat Base	76.7
Direct/CC Wheat Yield	53/53

*FSA information is combined with other farm tracts.

CRP Information 3.9 CRP Acres x \$153 per acre or \$596.70 Annual Contract Payment.
CRP contract expires 9/30/2020

Survey This tract will be surveyed and final purchase price will be based on surveyed acres.

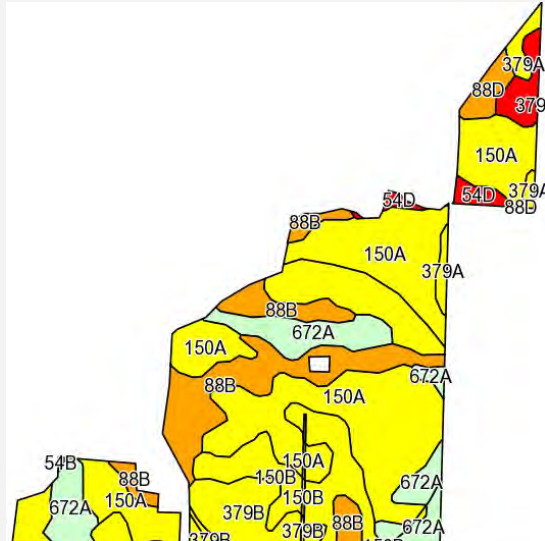
Irrigation Equipment 1991 diesel 6 tower (1045 ft)
Zimmatic Model Gen-2 set up to pump 600 GPM.

Real Estate Taxes

(2012 payable in 2013)

08-09-29-103-003 (18.25 Acres)	\$51.90	\$2.84/Ac
08-09-30-402-001 (194.38 Acres)	<u>\$632.08</u>	<u>\$3.25/Ac</u>
	\$683.98	\$3.22/Ac

Aerial Photo and Soils Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
150A	Onarga sandy loam	67.6	110	148	48	46.7
88B	Sparta loamy sand	21.6	91	118	41	15.0
150B	Onarga sandy loam	18.1	109	147	48	12.5
672A	Crescent loam	16.9	117	158	51	11.7
379B	Dakota fine sandy loam	9.6	111	149	49	6.7
54B	Plainfield sand	3.2	75	98	34	2.2
379A	Dakota fine sandy loam	3.0	112	150	49	2.1
88D	Sparta loamy sand	2.5	86	111	38	1.7
54D	Plainfield sand	2.0	71	92	32	1.4
Total Weighted Average		144.5	106.2	142.1	46.7	100%

Source: AgriData, Inc.

Tract 6– 80.36 Acres m/I

Legal Description Lots 11 and 12 SW 1/4, Section 25, T 24 N, R 7 W, W. Spring Lake Township, Tazewell County, Illinois.

Acreage Breakdown

Cropland	78.60 Acres
Other	1.76 Acres

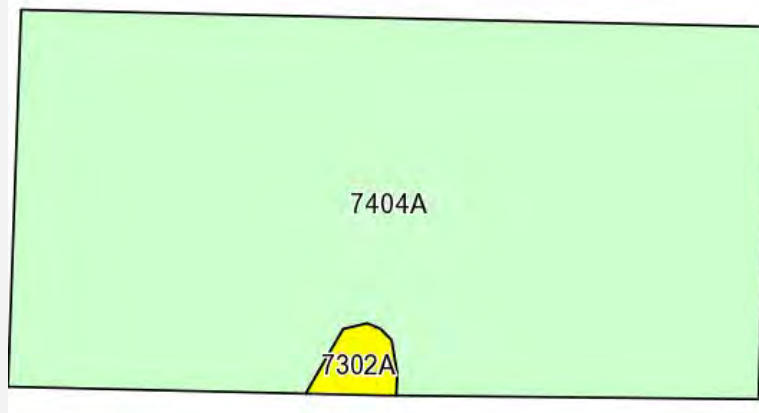
FSA Information:*

Farm #/Tract #	5999/1241
Cropland Acres	149.3
Corn Base	73.6
Direct/CC Corn Yield	116/116
Soybean Base	5.8
Direct/CC Soybean Yield	37/37

*FSA information is combined with other farm tracts.

Real Estate Taxes (2012 payable in 2013)
08-08-25-300-003 (80.36 Acres) \$719.58 \$8.95/Ac

Aerial Photo and Soils Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
7404A	Titus silty clay	77.3	118	158	52	98.3
7302A	Ambraw loam	1.3	114	154	50	1.7
Total Weighted Average		78.6	117.9	157.9	52	100%

Source: AgriData, Inc.

Tract 7 - 69.89 Acres m/I

Legal Description Lot 3 NW 1/4 and Lot 1 NE 1/4, Section 36, T 24 N, R 7 W, W. Spring Lake Township, Tazewell County, Illinois.

Acreage Breakdown Cropland 70.7 Acres

FSA Information:*

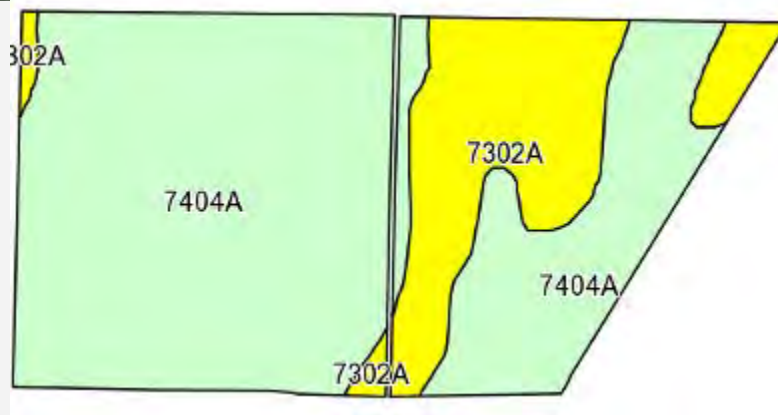
Farm #/Tract #	5999/1241
Cropland Acres	149.3
Corn Base	73.6
Direct/CC Corn Yield	116/116
Soybean Base	5.8
Direct/CC Soybean Yield	37/37

*FSA information is combined with other farm tracts.

Real Estate Taxes (2012 payable in 2013)

08-08-36-100-002 (39.99 Acres)	\$372.64	\$9.32/Ac
08-08-36-200-001 (29.90 Acres)	<u>\$224.06</u>	<u>\$7.49/Ac</u>
	\$596.70	\$8.54/Ac

Aerial Photo and Soils Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
7404A	Titus silty clay	55.1	118	158	52	77.9
7302A	Ambrow loam	15.6	114	154	50	22.1
Total Weighted Average		70.7	117.1	157.1	51.6	100%

Source: AgriData, Inc.

Tract 8 - 12.87 Acres m/I

Legal Description Part of the SE 1/4 of the SW 1/4, Section 36, T 24 N, R 7 W, W. Spring Lake Township, Tazewell County, Illinois.

Acreage Breakdown Cropland 12.9 Acres

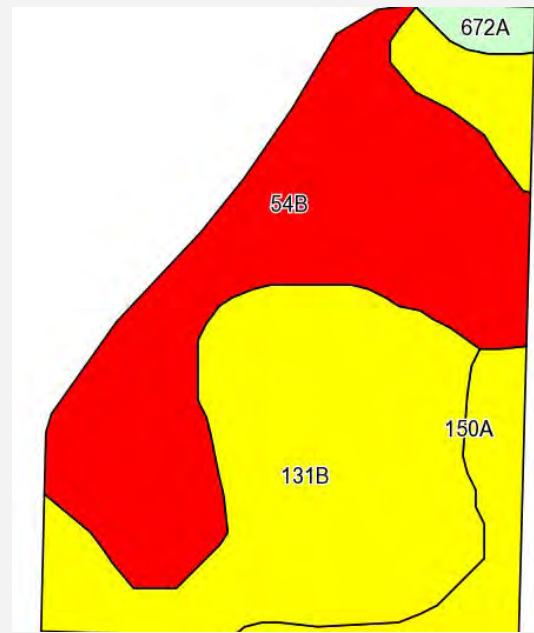
FSA Information:

Farm #/Tract #	5999/9920
Cropland Acres	12.9
Corn Base	3.6
Direct/CC Corn Yield	79/79
Wheat Base	8.9
Direct/CC Soybean Yield	45/45

Survey This tract will be surveyed and final purchase price will be based on surveyed acres.

Real Estate Taxes (2012 payable in 2013)
08-08-36-304-001 (20.7 Acres) \$44.04 \$2.13/Ac

Aerial Photo and Soils Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
54B	Plainfield sand	5.7	75	98	34	43.5
131B	Alvin fine sandy loam	5.2	110	149	49	40.7
150A	Onarga sandy loam	1.8	110	148	48	13.8
672A	Crescent loam	0.2	117	158	51	1.9
Total Weighted Average		12.9	94.8	126.7	42.3	100%

Source: AgriData, Inc.



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- ◆ Professional Farm Management
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700 W. Bridge St., P.O. Box 467

Monticello, IL, 61856

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