



FARMLAND AUCTION

Johns Farm

281.35 Acres m/l

Unity Township, Piatt County, IL

Offered in 3 Tracts

Friday, June 21, 2013 • 10:00 a.m.

Best Western Monticello Gateway Inn

805 Iron Horse Place, Monticello, IL 61856

SELLER Robert R. Johns Trust 101 and Marilyn M. Johns Trust 102

AGENCY Hertz Real Estate Services and their representatives are agents of the Seller in this transaction.

FARM LOCATION 2 miles West of Atwood, 3 miles East of Hammond, and 15 miles South of Monticello, Illinois.

RE TAXES

	Tract 1	Tracts 2 and 3 Combined
Parcel I.D.	07-27-16-006-009 07-27-16-006-003	07-34-16-006-001
Parcel Acreage	136.35 + 40 = 176.35Ac.	105 Acres
2011 Taxes Paid in 2012	\$5,595.54 + \$1,648.42 = \$7,243.96	\$4,515.40
Average Per Acre	\$41.08	\$43.00

The real estate taxes include drainage district payments to Unity #3 Main and Sub's 3 and 4. The Seller will pay the 2012 taxes payable in 2013 and the first half of the 2013 taxes payable in 2014. The Buyer(s) will receive a credit at closing and be responsible for the second half of 2013 taxes payable in 2014 and all subsequent year taxes.

SOILS See attached map with the soil types and P.I.'s by tract.

LEASE STATUS The farm is leased for the 2013 growing season. The second installment of the 2013 cash rent, which is \$37,800, will be paid to the Buyer(s). The lease will be assigned to the Buyer(s) at closing.

IMPROVEMENTS There is a two car garage (24'x 29') and three grains bins (2-6,500 Bushels and 1-2,200 bushels) on Tract 3.

Auctioneer: Reid Thompson, #441.001804
For further information contact:
Brent Bidner, Reid Thompson or John Wall
1-217-762-9881 or visit our website www.Hertz.ag



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

ACREAGE

Tract 1 contains	176.35 acres m/l
Tract 2 contains	50.40 acres m/l
Tract 3 Contains	54.60 acres m/l
Total	281.35 acres m/l

FSA INFORMATION *Farm Number 969* *Tract Number 1936* *Classified as Non-HEL*

Cropland Ac.	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
279.0	138.5	144/156	138.5	40/48

YIELD HISTORY & FERTILITY Available upon request.

TILE MAPS Available upon request.

DRAINAGE DISTRICT SPECIAL ASSESSMENT

A new tile main was installed by Unity Drainage District #3, Sub 3 in December of 2012. The tile main starts with a 24 inch at the ditch and an 18 inch tile runs across Tract 1 and under the road into Tract 3. To pay for this tile a special assessment of \$44.76 per acre is being assessed over a 5 year period. The first installment has already been paid so there are 4 installments left to be paid. Tract 1 has 136.35 acres that are part of the special assessment or \$6,103.02, and all of Tracts 2 and 3 (105 acres) are part of the special assessment or \$4,699.80. The Sellers will pay half of the 2013 special assessments and the Buyer(s) will be responsible for the remaining half of the 2013 assessments. The Buyer(s) will also be responsible for the next 3 special assessment payments.

SURVEY **AT THE SELLERS' OPTION**, the Sellers 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 Sellers unless such survey is required by State or local law. The cost of the survey shall be paid by the Sellers. The type of survey performed shall be at the Sellers' option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title.

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

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 & POSSESSION 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 July 22, 2013. Final settlement will require a wire transfer. Possession will be given at closing subject to the current operator's rights.

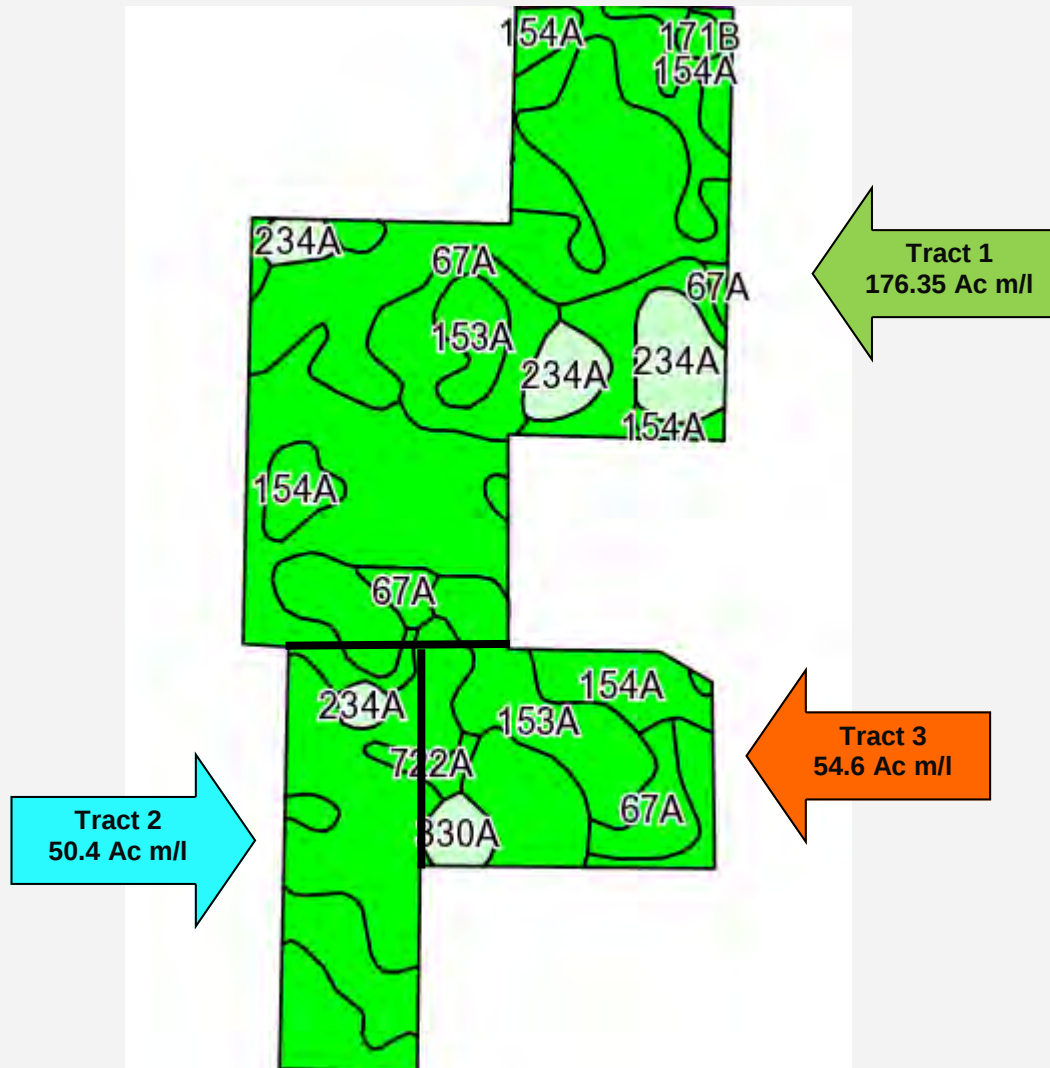
CONTRACT & TITLE Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Hertz Real Estate Services the required earnest payment. The Sellers will provide an owner's title insurance policy in the amount of the contract price. If there are 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.

Unity Township, T16N - R6E



Soils Map



Map Symbol	Soil Name	Tract 1 Acres	Tract 2 Acres	Tract 3 Acres	811 Prod. Index
154A	Flanagan silt loam	58.6	34.6	23.4	144
722A	Drummer-Milford silty clay loams	65.2	13.5	7.6	137
153A	Pella silty clay loam	16.6	0.7	13.7	136
67A	Harpster silty clay loam	18.3	0.0	6.2	133
234A	Sunbury silt loam	16.1	1.6	0.0	131
330A	Peotone silty clay loam	0.0	0.0	3.7	123
171B	Catlin silt loam	1.6	0.0	0.0	137
Total Cropland/Weighted Averages		176.4	50.4	54.6	138.9
Tract 1					138.3
Tract 2					141.6
Tract 3					138.2

Source: AgriData, Inc.