

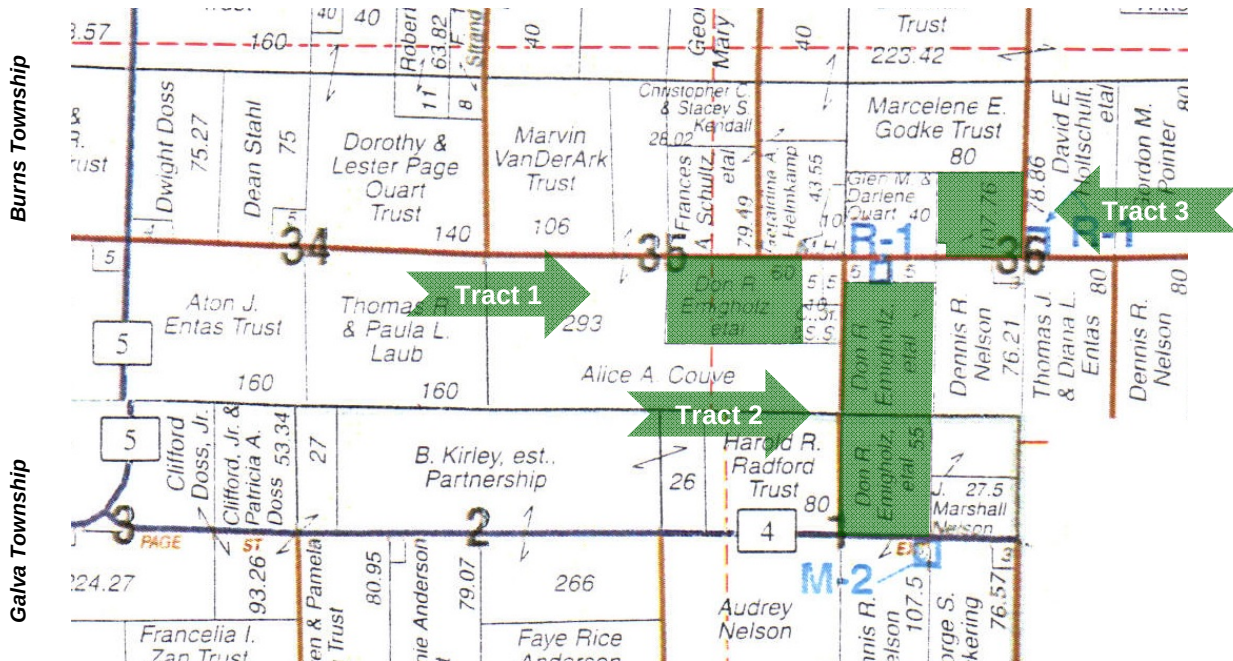
FARM REAL ESTATE AUCTION

222.76 Acres, m/l - Henry County, Illinois

Friday, March 29, 2013 at 10 a.m.

Sale held at the Kewanee American Legion

1509 Railroad Avenue, Kewanee, Illinois



**Map reproduced with permission of Rockford Map Publishers*

SELLERS: Don R. Emigholz, Jon C. Emigholz and the Revocable Trust for Nicholas Emigholz & Patricia Emigholz

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

LOCATION: Two miles west of Kewanee, IL on Page Street
Tract 1 – 60.00 acres, m/l, Section 35, Burns Township, Henry County, IL
Tract 2 – 55.00 .00 acres, m/l, Section 1, Galva Township, & 69.76 acres, m/l, Section 36, Burns Township, Henry County, IL
Tract 3 – 38.00 acres, m/l, Section 36 Burns Township, Henry County, IL

RE TAXES: 2011 taxes paid in 2012:
Tract 1 – \$1,234.78 or \$20.58 per acre
Tract 2 – \$2,765.84 or \$22.17 per acre
Tract 3 – \$309.84 or \$8.16 per acre

SOILS: See maps for soil types and Productivity Indexes by Tract.

LEASE STATUS: The farm lease is open for the 2013 crop year.

**The cropland listed above includes the acres currently enrolled in CRP*

CONSERVATION RESERVE PROGRAM (CRP): **Tract 1** - None, **Tract 2** - 2.6 acres - expires 9/30/2013 and 24.6 acres - expires 9/30/2020, **Tract 3** - 25.5 acres - expires 9/30/2020. Buyer(s) is/are to assume all responsibilities for USDA conservation contracts and obligations.

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

IMPROVEMENTS: **Tract 1**—Grain bin, approximately 10,000 bushel capacity.

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 any or all of 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 refuse any and all bids.

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 or before April 18, 2013. Final settlement will require wire transfer. Buyer(s) will receive possession of the farm at closing.

CONTRACT AND TITLE: Immediately upon conclusion of the auction, the successful bidder(s) will enter into a real estate contract and deposit with Sellers' designated escrow agent the required earnest payment. The Sellers will provide an owner's title insurance policy in the amount of the contract price.

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. The property is being sold "As Is, Where Is". 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, #441.001804

ATTORNEY FOR TRUST: Reynolds M. Everett, Jr.

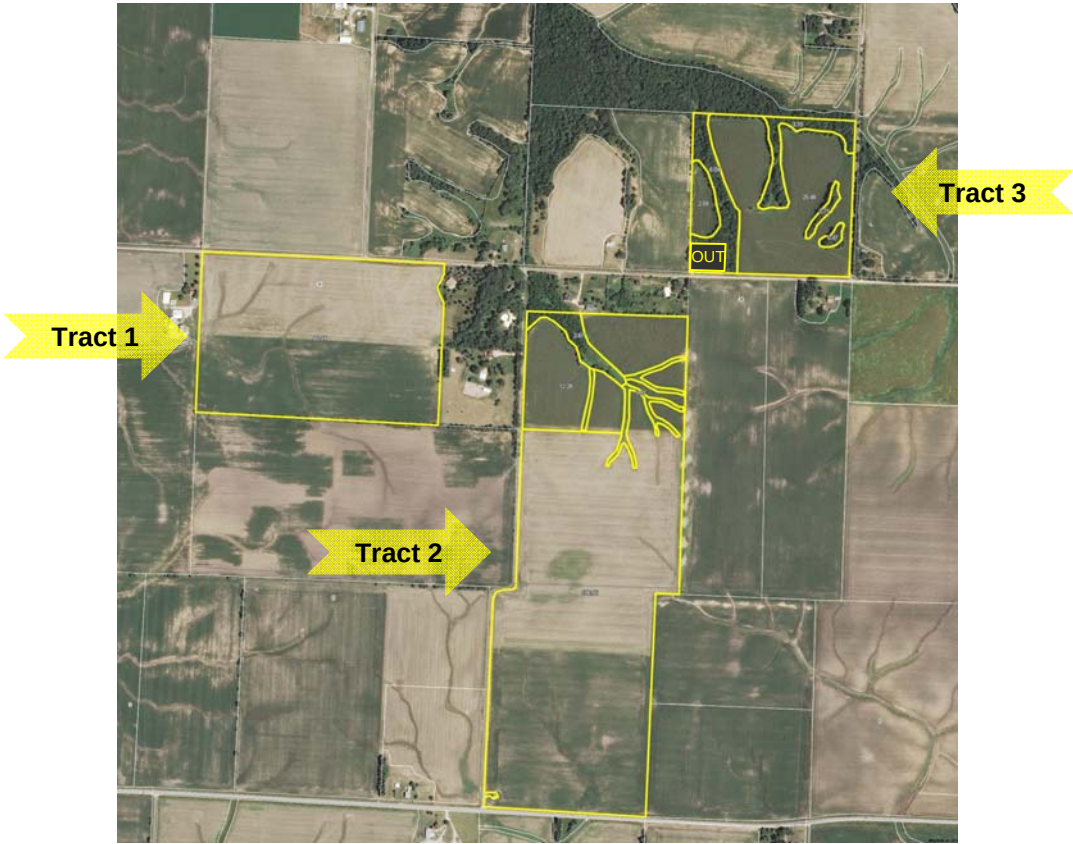
For additional information, contact our Geneseo Office:

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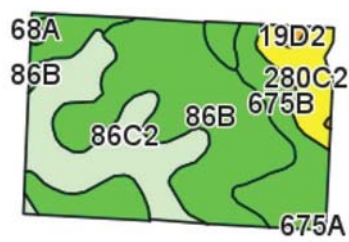
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AERIAL PHOTO



SOIL MAPS & TABLES

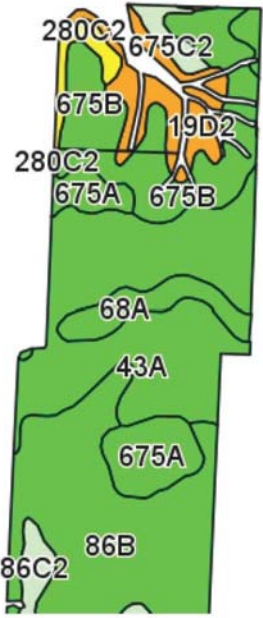
Tract 1



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	26.8	44.7%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	14.8	24.7%		**178	**56	**131
**675B	Greenbush silt loam, 2 to 5 percent slopes	8.6	14.3%		**182	**57	**133
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	5	8.3%		**155	**49	**113
43A	Ipava silt loam, 0 to 2 percent slopes	3.7	6.2%		191	62	142
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	0.5	0.9%		**134	**44	**99
68A	Sable silty clay loam, 0 to 2 percent slopes	0.4	0.6%		192	63	143
675A	Greenbush silt loam, 0 to 2 percent slopes	0.2	0.4%		184	58	134
Weighted Average					182.3	57.3	134.4

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indices adjusted for slope and erosion according to Bulletin 611 Table S3

Tract 2



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	36.3	30.6%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	33.7	28.3%		**189	**59	**140
**675B	Greenbush silt loam, 2 to 5 percent slopes	18.9	15.9%		**182	**57	**133
675A	Greenbush silt loam, 0 to 2 percent slopes	8.8	7.4%		184	58	134
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	8.1	6.9%		**134	**44	**99
68A	Sable silty clay loam, 0 to 2 percent slopes	5.2	4.3%		192	63	143
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	3.3	2.8%		**178	**56	**131
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	2.5	2.1%		**155	**49	**113
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	2	1.7%		**171	**54	**125
Weighted Average					183.1	58.3	135.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)
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Tract 3



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**675B	Greenbush silt loam, 2 to 5 percent slopes	15.8	56.3%		**182	**57	**133
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	11.1	39.6%		**134	**44	**99
43A	Ipava silt loam, 0 to 2 percent slopes	0.8	2.7%		191	62	142
675A	Greenbush silt loam, 0 to 2 percent slopes	0.3	1.0%		184	58	134
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.1	0.4%		186	58	136
Weighted Average					163.3	52	119.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 (Updated 1/10/2012)
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