



FARMLAND AUCTION

Flint Farm

156.48 Acres m/l

**Bellflower Township, McLean County, IL
Offered in 2 Tracts**

**Thursday, January 10, 2013 • 10:00 a.m.
Bellflower Community Center
104 W. Center St., Bellflower, IL 61724**

SELLERS	Flint Trust
AGENCY	Hertz Real Estate Services and their representatives are agents of the Sellers in this transaction.
FARM LOCATION	1 mile West and 1/2 mile South of Bellflower, and 20 miles Southeast of Bloomington, IL
LEGAL	The Southwest 1/4, except the 3 acre building site, containing 156.5 +/- acres, Section 29, T22N R6E, Bellflower Twp., McLean County, IL.
RE TAXES	2011 payable in 2012: PIN #32-29-300-004 \$2,551.52 or \$16.30 per acre (based on 156.5 acres)
SOILS	See attached map with soil types and P.I.s for each tract.
LEASE STATUS	The lease is open for the 2013 crop year.
METHOD OF SALE	Land will be offered by the Choice and Privilege Method with Choice to the high bidder to take one or both tracts. Should the high bidder not select both of the tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. Should the contending bidder elect not to purchase the tract, the remaining tract will be offered with another round of bidding. Sellers reserve the right to reject any and all bids.

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



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

ACREAGE Tract 1 contains 86.68 acres m/l
Tract 2 contains 69.80 acres m/l
Total 156.48 acres m/l

FSA INFORMATION Farm Number 362 Tract Number 4834 Classified as Non-HEL

Cropland Ac.	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
156.0	98.3	121/149	56.1	38/46

YIELD HISTORY:

Year	Corn Bu/Ac	Soybeans Bu/Ac
2004	205	47
2005	167	—
2006	178	—
2007	200	—
2008	193	—
2009	162	56
2010	—	70
2011	135	52
2012	—	50

The yields are all commercial corn and soybeans. Seed corn has been grown on the farm, but it is not included with this information. The yields were provided by the operator.

FERTILITY DATA Soil tests taken in October 2010.

Copy of soil tests available upon request.

pH	Phosphorus	Potassium
6.2	91	391

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 surveys are 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).

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 February 11, 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 escrow closing services they will be shared by the Sellers and Buyer(s).

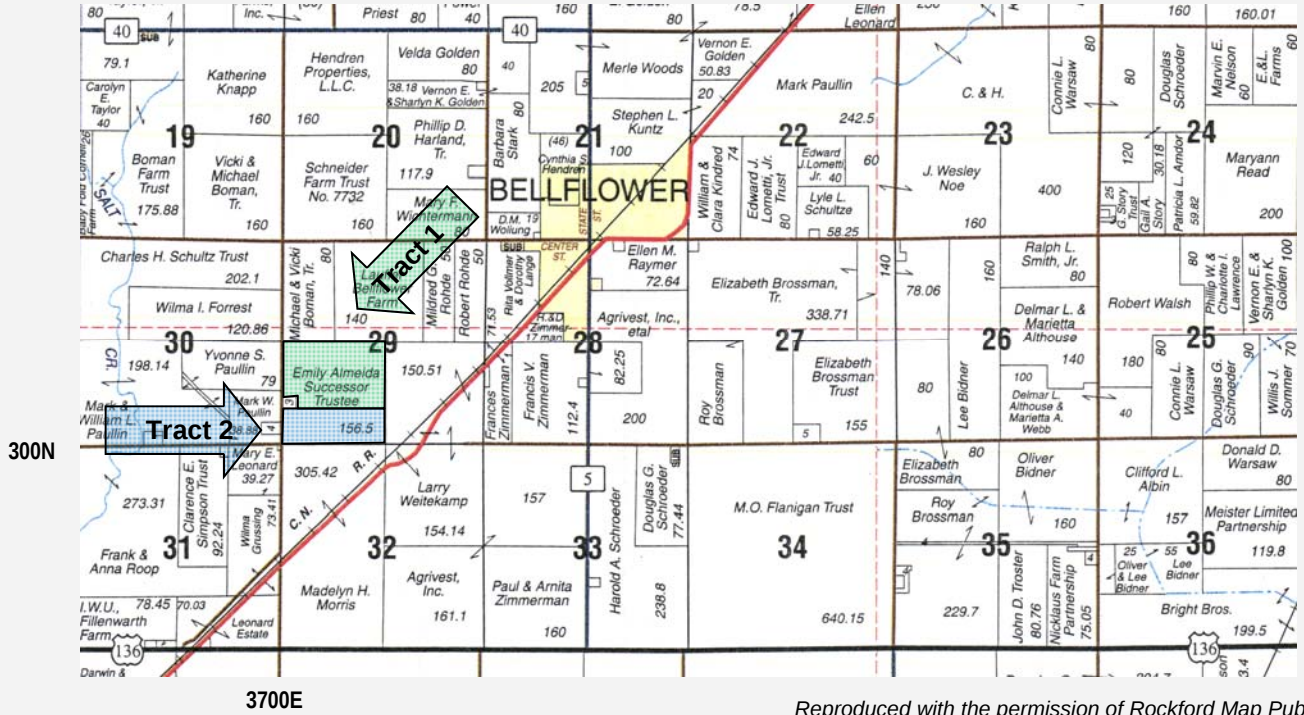
ANNOUNCEMENTS

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. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

Plat Map

Bellflower T22N R6E

↙ Rt. 54



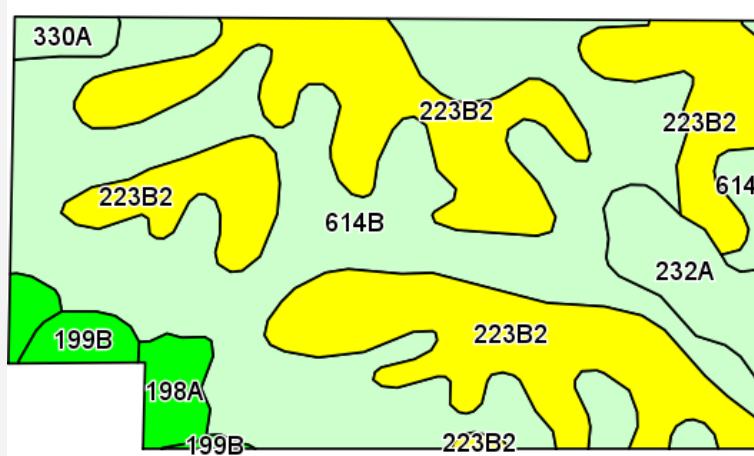
Reproduced with the permission of Rockford Map Publishers.

Aerial Photo



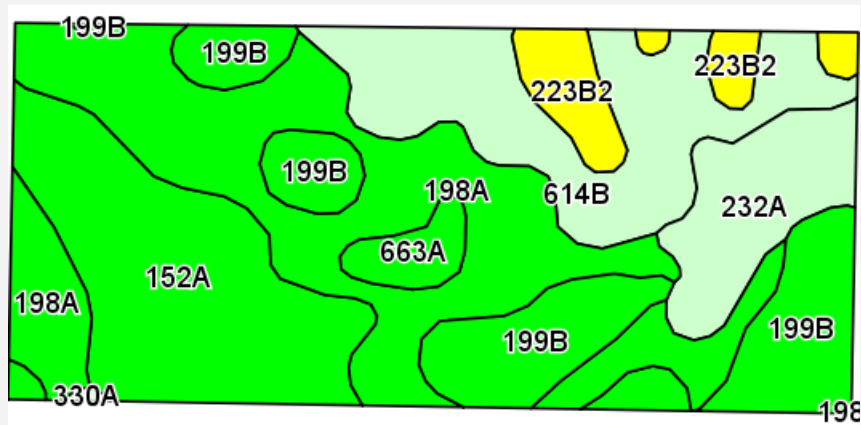
Source: AgriData, Inc

Soil Map - Tract 1



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
614B	Chenoa silty clay loam	44.1	129	174	57	50.9
223B2	Varna silt loam	33.0	110	150	48	38.1
232A	Ashkum silty clay loam	4.2	127	170	56	4.8
198A	Elburn silt loam	2.7	143	197	61	3.2
199B	Plano silt loam	1.6	141	192	59	1.8
330A	Peotone silty clay loam	1.1	123	164	55	1.3
Total Cropland/Weighted Averages		86.7	122.4	165.8	53.7	100%

Soil Map - Tract 2



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
198A	Elburn silt loam	21.9	143	197	61	31.6
152A	Drummer silty clay loam	14.0	144	195	63	20.0
614B	Chenoa silty clay loam	11.8	129	174	57	16.9
199B	Plano silt loam	11.6	141	192	59	16.6
232A	Ashkum silty clay loam	5.6	127	170	56	8.0
223B2	Varna silt loam	3.3	110	150	48	4.7
663A	Clare silt loam	1.5	134	182	57	2.1
330A	Peotone silty clay loam	0.1	123	164	55	0.1
Total Cropland/Weighted Averages		69.8	137.5	187.2	59.3	100%

Source: AgriData, Inc