



FARMLAND AUCTION

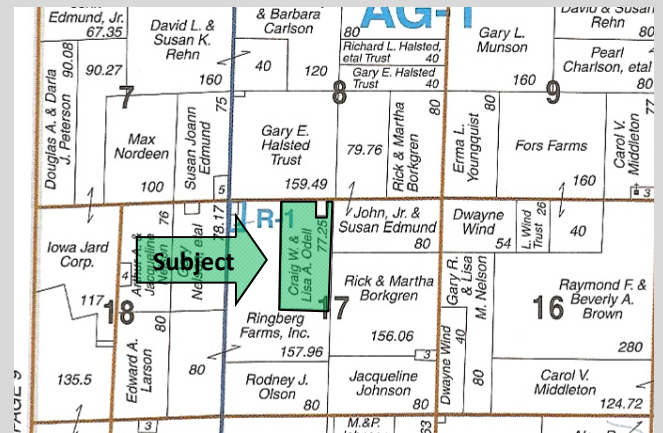
O'Dell Farm 77.25 Acres m/l

Clover Twp, Henry Co., IL

Fri. Dec. 7, 2012 • 10:00 a.m.

Fountain Oasis Banquet Room
530 Oxford Avenue
Woodhull, IL

Clover Twp, T14N, R2E



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SELLER	Craig and Lisa O'Dell		
AGENCY	Hertz Real Estate Services and their representatives are agents of the Sellers in this transaction.		
FARM LOCATION	1 1/2 miles Northeast of Woodhull and 5 1/2 miles Southwest of Cambridge, IL		
LEGAL	E 1/2 of the NW 1/4 EX. 2.75 Ac of Section 17, Township 14 North, Range 2 East of Clover Township, Henry County, Illinois.		
RE TAXES	2011 payable in 2012: PIN #22-17-100-006 \$2,521.86 or \$32.65 per acre		
SURVEY	Building site has been surveyed off.		
SOILS	See attached map with soil types and P.I.s.		
LEASE STATUS	The lease is open for the 2013 crop year.		
YIELD HISTORY:	4 year corn average - 193 Bu/Ac; 4 year soybean average - 59 Bu/Ac		
FERTILITY DATA	Soil tests taken Spring 2012. *Estimated—Maps available upon request.	pH 6.3	Phosphorus 85* Potassium 398*
WIND EASEMENT	The owner has signed an easement with Invenergy Wind Development, LLC for future wind farm expansion. A copy of the agreement is available upon request.		

Auctioneer: Reid Thompson, #441.001804
For further information contact:
John Wall, Brent Bidner, or Reid Thompson
1-217-762-9881 or 1-800-291-4254
www.Hertz.ag



700 W. Bridge St.
Monticello, IL 61856

FSA INFORMATION Farm Number 7209, Tract Number 10326

Cropland Ac.	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
79.4	41.1	135/135 Bu/Ac	38.2	41/41 Bu/Ac

MINERALS

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

METHOD OF SALE

The farm will be offered for sale as an individual tract. Bids will be in dollars per acre. Seller reserves the right to reject any and all bids.

TERMS & POSSESSION

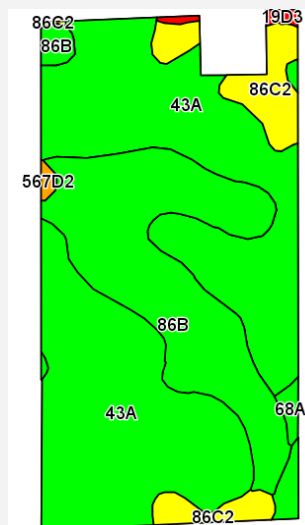
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before Dec. 28, 2012. Final settlement will require certified check or wire transfer. Possession will be given at closing subject 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 Seller 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 Seller 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.

Aerial Map**Soil Map**

Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
43A	Ipava silt loam	49.3	142	191	62	62.7
86B	Osco silt loam	22.2	140	189	59	28.1
86C2	Osco silt loam	6.0	131	178	56	7.6
68A	Sable silty clay loam	0.6	143	192	63	0.7
19D3	Sylvan silty clay loam	0.5	90	122	40	0.6
567D2	Elkhart silt loam	0.3	111	152	48	0.4
Total Cropland/Weighted Averages		78.9	140.3	189.1	60.6	100%