



AUCTION

Hunting/Recreational Tillable Ground

348.98 m/l Acres

Edgar County, Illinois

Offered in 4 Tracts

November 29, 2012 • 1:00 p.m.
Knights of Columbus Hall, Paris, IL

SELLER	U.S. Bank National Association as Custodian/Trustee
AGENCY	Hertz Real Estate Services and their representatives are agents of the Sellers in this transaction.
FARM LOCATION	The farms are located approximately 7 miles Southeast of Paris, Illinois.
LEASE STATUS	The lease is open for the 2013 crop year.
METHOD OF SALE	The farm will be offered for sale as four individual tracts and not offered in combination. Bids will be in dollars per acre on Tracts 1, 2, and 3. Bidding will be in total dollars on Tract 4. Seller reserves the right to reject any and all bids.
AUCTIONEER	Reid Thompson, #441.001804



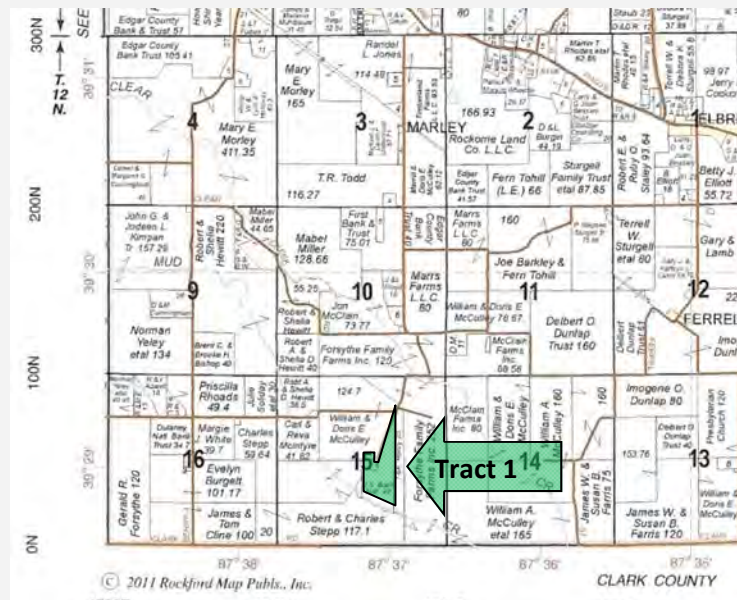
For further information contact:
Joel Hertz or Reid Thompson
1-800-291-4254
www.Hertz.ag



700 W. Bridge St., P.O. Box 467
Monticello, IL 61856

Tract 1 - 43.49 Ac.

Elbridge Twp, Section 15, T12N, R11W



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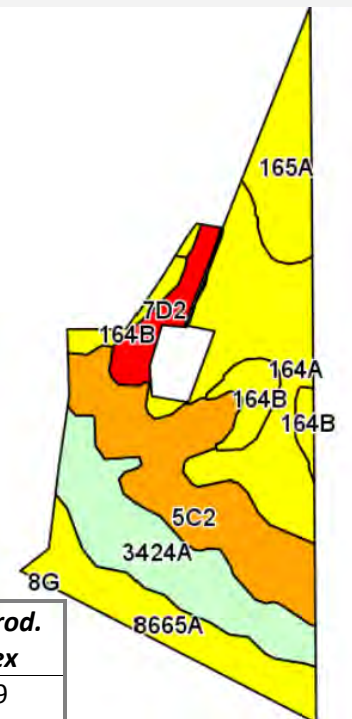
RE TAXES 2011 payable in 2012: \$112.40

FSA INFORMATION Farm Number 7057, Tract Number 11153

Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
11.9	94/94	9.5	27/27

Acreage Breakdown Tillable Acres—25.4
Pasture/Timber/Other - 17.99 Acres

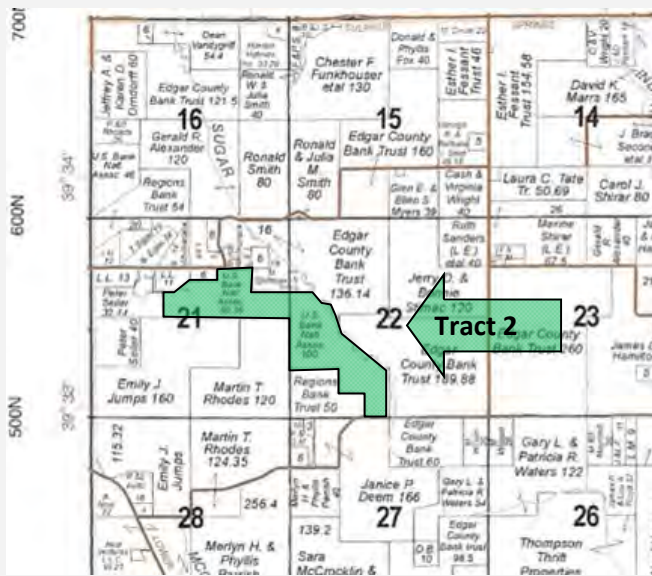
Map Symbol	Soil Name	Farmland Acres	% of Total Acreage	811 Corn Yield	811 Prod. Index
164A	Stoy silt loam	10.5	24.0	145	109
5C2	Blair silt loam	9.7	22.5	124	94
3424A	Shoals silt loam	8.1	18.7	174	127
8665A	Stonelick fine sandy loam	5.8	13.3	143	103
165A	Weir silt loam	4.3	10.0	141	106
164B	Stoy silt loam	2.9	6.7	144	108
7D2	Atlas silt loam	2.1	4.8	98	76
Total Cropland/Weighted Averages		43.4	100.0%	142.7	106.2



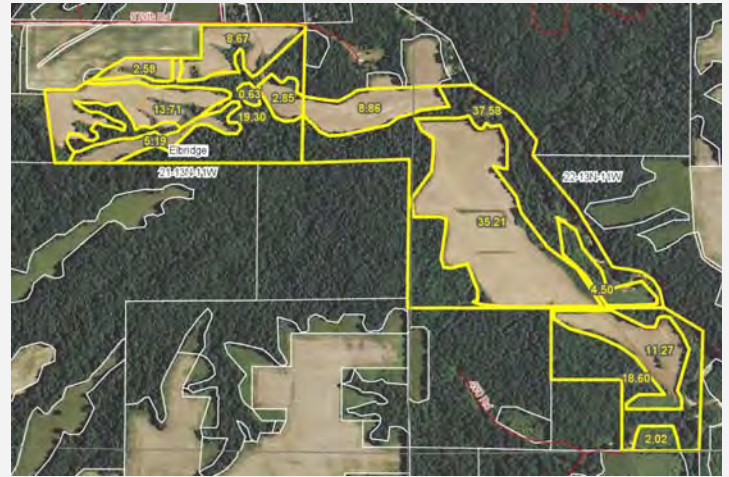
Source: AgriData, Inc.

Tract 2 - 173.43 Ac.

Elbridge Twp, Sections 21 and 22, T13N, R11W



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FSA INFORMATION Farm Number 7057,
Tract Numbers 11502, 11504, 11506

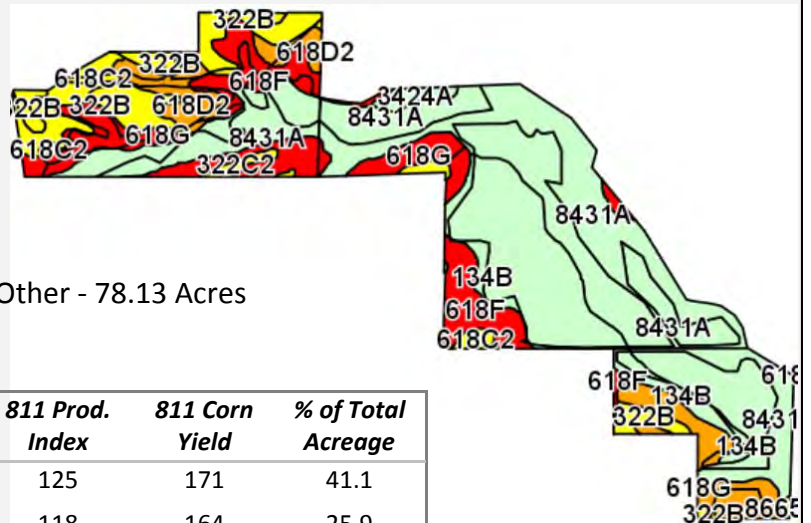
Corn Base—26.2 Ac

Corn Direct/CC Yield— 94/94

Soybean Base—47.9 Ac

Soybean Direct/CC Yield—27/27

RE TAXES 2011 payable in 2012:
\$700.02 or \$4.04 per acre
Based on 173.47 taxable ac.



Acreage Breakdown Tillable Acres—95.3
Pasture/Timber/Creek/Other - 78.13 Acres

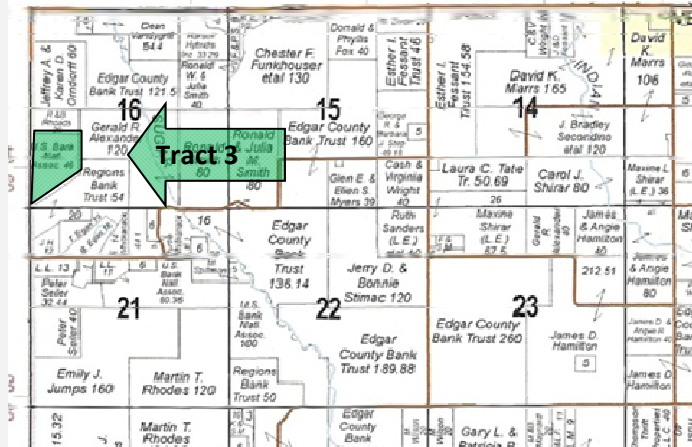
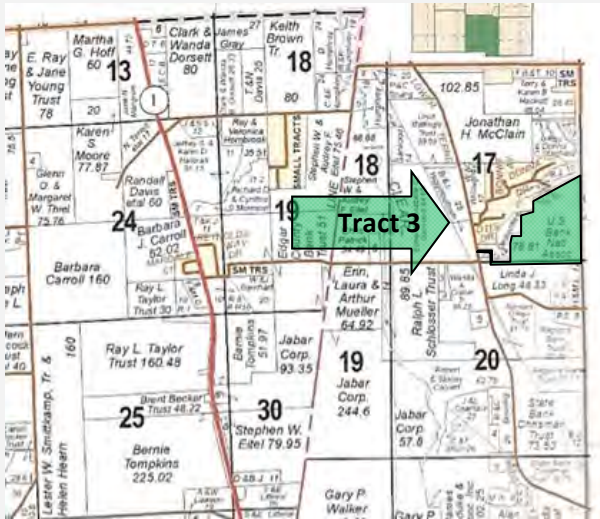
Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	% of Total Acreage
8431A	Genesee sandy loam	76.2	125	171	41.1
134B	Camden silt loam	27.6	118	164	25.9
618F	Senachwine silt loam	15.2	76	104	8.7
618G	Senachwine silt loam	15.2	51	70	8.7
322B	Russell silt loam	13.4	115	158	7.7
618D2	Senachwine silt loam	11.5	95	130	6.6
618C2	Senachwine loam	8.0	100	104	4.6
618D3	Senachwine loam	4.6	87	118	2.6
3424A	Shoals silt loam	1.7	127	174	1.7
322C2	Russell silt loam	1.1	108	149	0.6
8665A	Stonelick fine sandy loam	0.3	103	143	0.2
Total Cropland/Weighted Ave.		174.8	108.2	148.8	100%

Source: AgriData, Inc.

Tract 3 - 124.74 Ac.

Symmes Twp, Section 17, T13N, R11W

Elbridge Twp, Section 16, T13N, R11W



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RE TAXES

2011 payable in 2012: \$348.20 or \$2.80 per acre

Based on 124.45 taxable acres

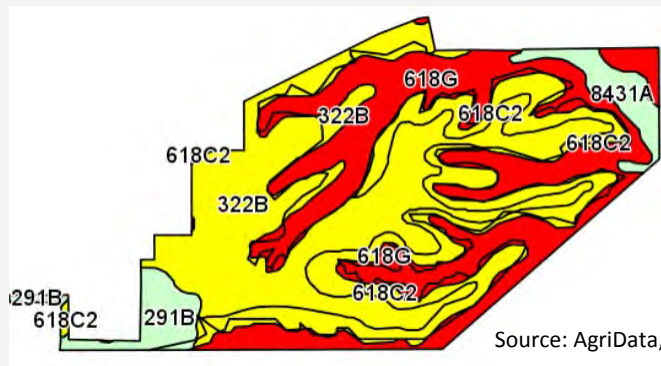
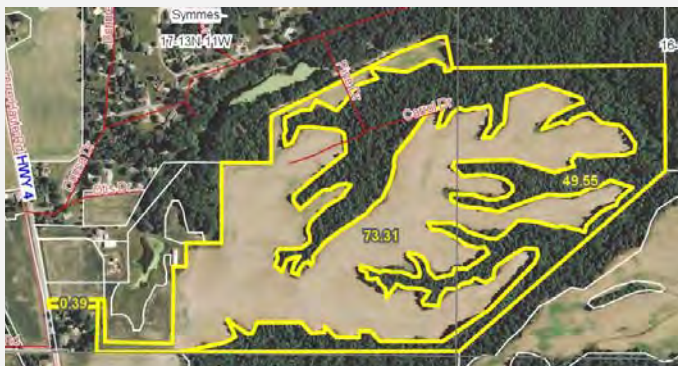
FSA INFORMATION Farm Number 7057, Tract Number 10522

Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
68.8	112/112	3.4	27/27

Acreage Breakdown

Tillable Acres - 73.7

Pasture/Timber/Creek/Other - 51.04 Acres

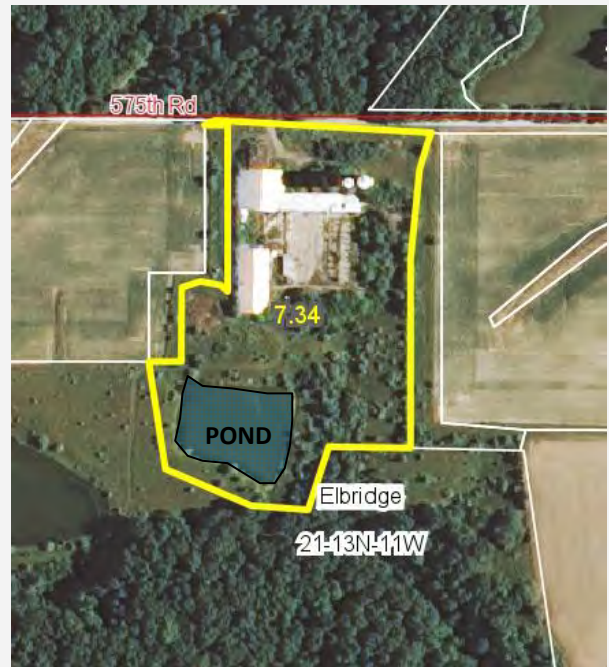


Source: AgriData, Inc.

Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	% of Total Acreage
322B	Russell silt loam	45.6	115	158	37.0
618G	Senachwine silt loam	42.6	51	70	34.6
618C2	Senachwine silt loam	24.8	100	136	20.1
291B	Xenia silt loam	5.4	117	160	4.4
8431A	Genesee sandy loam	4.8	126	171	3.9
Total Cropland/Weighted Averages		123.3	90.3	123.7	100%

Tract 4 - 7.32 Ac. Building Site

Elbridge Twp, Section 21, T13N, R11W



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Source: AgriData, Inc.

Building Site: The building site contains a machine shed, open front bunk feeder, pole shed, two harvestore silos, one concrete stave silo, and large concrete feed floor.

RE TAXES 2011 payable in 2012: \$110.16
Based on 7.32 taxable acres

TERMS and POSSESSION

10% down required on the day of the sale. The money shall be held with the Seller's designated escrow agent. The balance of purchase price will be provided at closing by wire transfer to closing agent on or before December 27, 2012. Possession of the land be given at closing subject to the current operator's rights.

CONTRACT and TITLE

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. Seller shall provide title insurance in the amount of the purchase price and execute a proper deed conveying the real estate. If there are any escrow closing service fees 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.



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700 W. Bridge St., P.O. Box 467

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