

FARM REAL ESTATE AUCTION

147.83 Acres, m/l - Winnebago County, Illinois

Thursday, November 15, 2012 at 10:00AM

Sale held at Venetian Club

2180 Elmwood Rd, Rockford, IL

PROPERTY LOCATION: 6633 and 6657 North Rockton Avenue, Rockford Illinois. 1 1/2 miles north of Elmwood Road on Rockton Avenue.

LEGAL DESCRIPTION: 147.83 acres in the SW1/4 Section 23, Owen Township, Winnebago County, Illinois.

METHOD OF SALE:

- Parcel will sold as single tract of land.
- Seller reserves the right to refuse any and all bids.

SELLER: Linda Peterson

AGENCY: Hertz Real Estate Services and their representatives are agents of the Seller.
Attorney for Seller is Randall Talley.

SOIL TYPES: Primary soils are Griswold and Jasper

PRODUCTIVITY INDEX: 118.9 per Agri-Data Inc. See soil map for details.

BUILDING/IMPROVEMENTS: Property has two modern homes along with a variety of outbuildings formerly used for dairy. Property is in Rockford School District 205.

REAL ESTATE TAXES:

2012 taxes due in 2013: \$4,407
Taxable Acres: 147.83
Tax per Acre: \$29.81
PIN: 07-23-300-005

FSA DATA:

Farm Number: 5698 & 5738
Crop Acres: 110

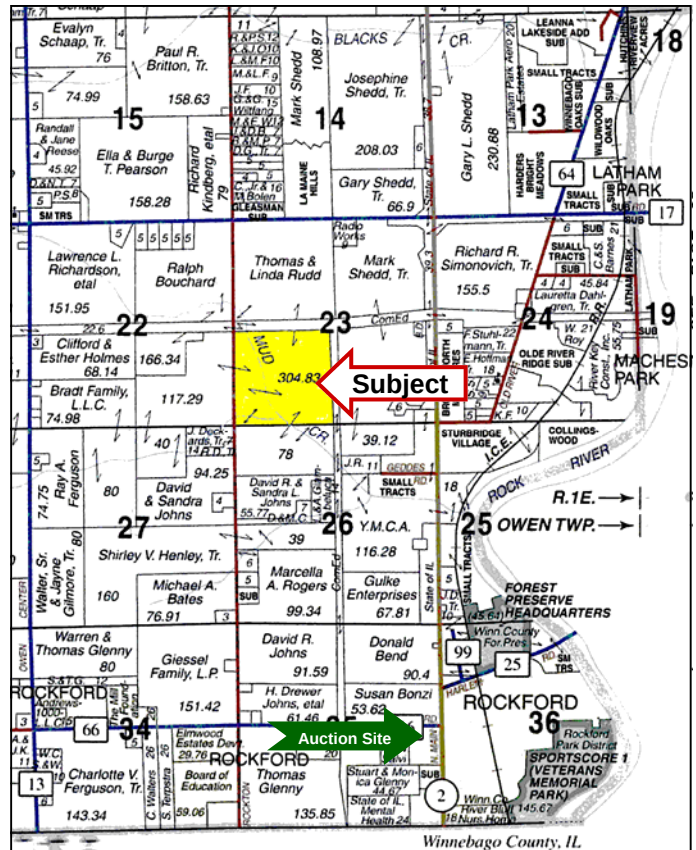
Base/Yields	Acres	Direct	Counter-Cyclical
Corn Base:	75.9	120	120
Soybean Base:	23.3	35	35

LEASE TERMS: Homes are vacant and the cropland is available for the 2013 crop year.

AUCTIONEER: Reid Thompson #441.001804

TERMS & POSSESSION: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on November 15, 2012. Buyer will sign a Real Estate Sales Agreement providing for the full cash settlement on or before December 28th, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on or before December 28th, 2012. Possession of homes and land at closing. Seller reserves the right to reject any and all bids.

ANNOUNCEMENTS: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its conditions and to rely on their own conclusions. The property is being sold "As is-Where is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information current available, but they are not guaranteed.



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OPEN HOUSE

Property will be open for inspection on
Saturday, November 10, 2012
from 9 a.m. - Noon,
or by appointment



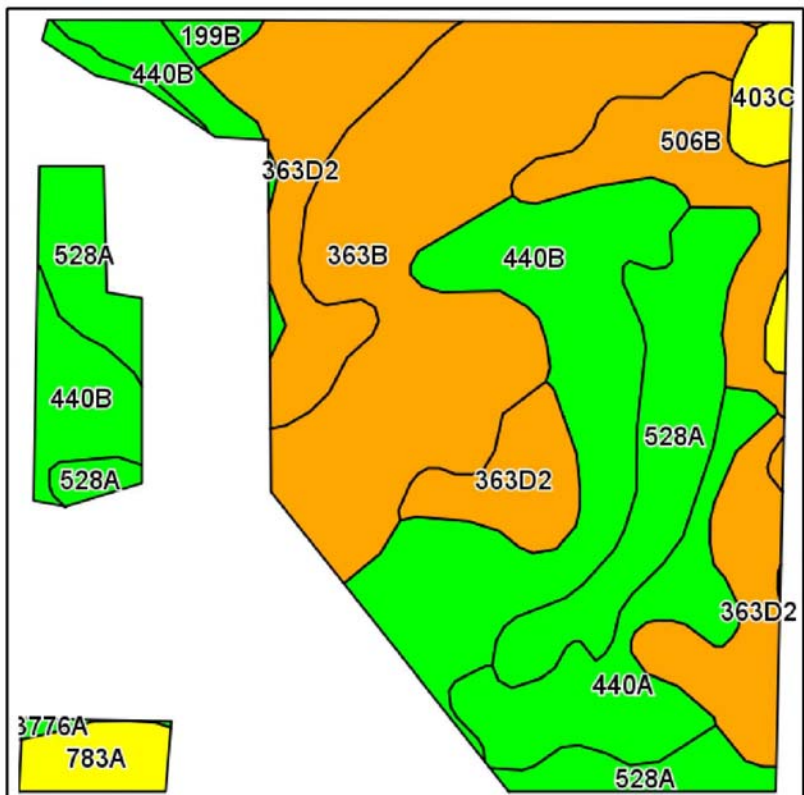
For additional information, contact Robert Opperman:

143 North Second Street, DeKalb, Illinois 60115
Telephone: 815-748-4440
Email: RobertO@Hertz.ag
www.Hertz.ag

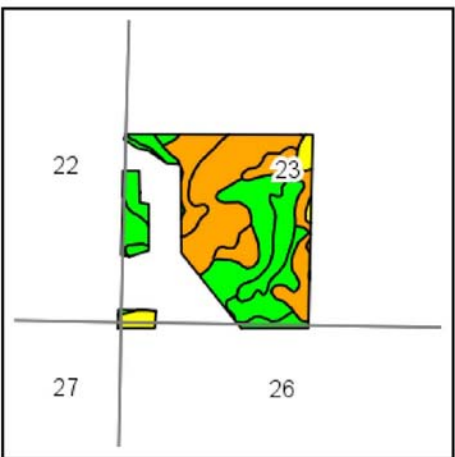


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HOUSE PHOTOS & SOIL MAPS



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by University of Illinois at Champaign-Urbana.



State: Illinois
County: Winnebago
Location: 23-45N-1E
Township: Owen
Acres: 110.3
Date: 10/12/2012



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**363B	Griswold loam, 2 to 4 percent slopes	27.4	24.8%		**154	**51	**116
**440B	Jasper silt loam, 2 to 5 percent slopes	23.8	21.6%		**173	**56	**129
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	19.4	17.6%		**145	**48	**109
528A	Lahoguess loam, 0 to 2 percent slopes	16.6	15.1%		170	55	126
440A	Jasper silt loam, 0 to 2 percent slopes	8.8	8.0%		175	57	130
**506B	Hitt silt loam, 2 to 5 percent slopes	7.6	6.8%		**156	**52	**117
783A	Flagler sandy loam, 0 to 2 percent slopes	2.5	2.3%		129	44	96
**403C	Elizabeth silt loam, 5 to 10 percent slopes	2.4	2.2%		**76	**27	**59
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	1	0.9%		185	61	138
**199B	Plano silt loam, 2 to 5 percent slopes	0.8	0.7%		**192	**59	**141
Weighted Average					159	52.2	118.9

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