

FARM REAL ESTATE AUCTION

391.55 Acres, m/l - Warren County, Illinois

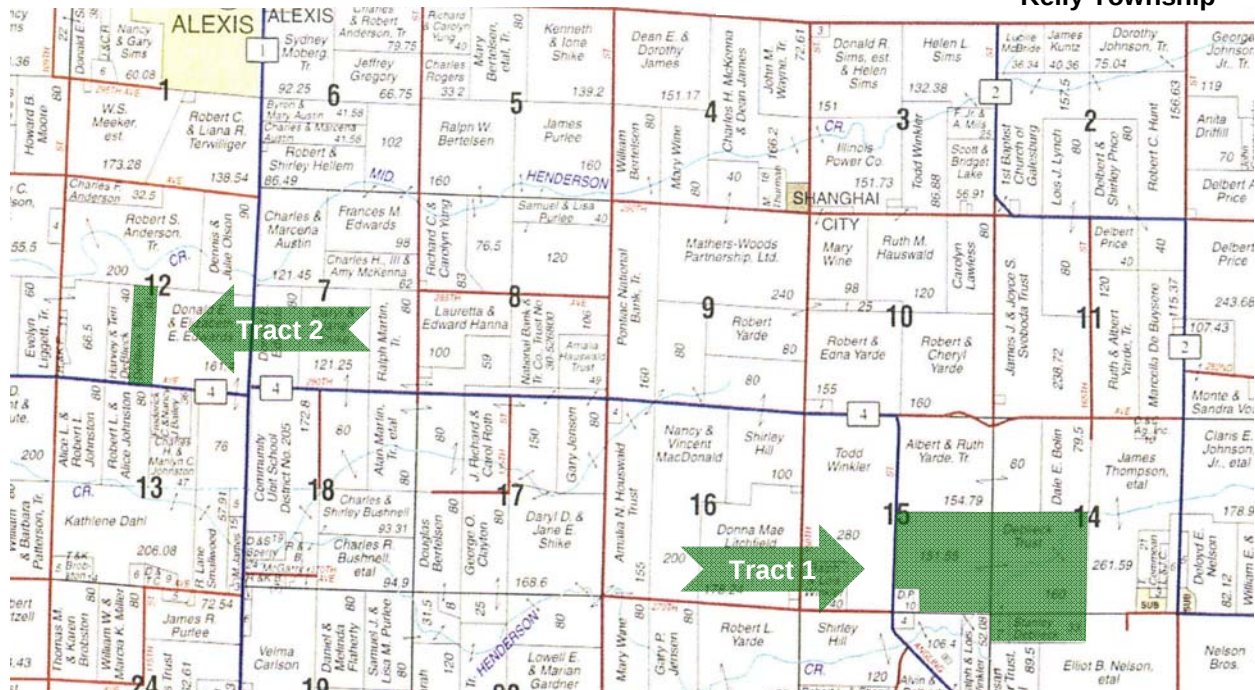
Friday, November 9, 2012 at 10 a.m.

Sale held at the Alexis Community Center

206 W. Palmer Avenue, Alexis, Illinois

Spring Grove
Township

Kelly Township



SELLERS: DeBlicke Family Trust

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the Sellers.

LOCATION: **Tract 1** – 351.55 acres, m/l, Sec 14, 15 & 23, Kelly Township, Warren County, IL
Tract 2 – 40.00 acres, m/l, Section 12, Spring Grove Township, Warren County, IL

RE TAXES: 2011 taxes paid in 2012:
Tract 1 – \$5,271.04 or \$14.99 per acre
Tract 2 – \$588.24 or \$14.71 per acre

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

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

FSA INFORMATION	Tract 1	Tract 2
Farm #	3614	3614
Tract #	423	514
Farmland	344.0	40.0
Cropland	240.6	39.5*
Corn Base	132.4	30.8
Corn Direct/CC Yield	120/120	120/120
Soybeans Base	93.5	3.1
Soybeans Direct/CC Yield	32/32	32/32

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

CONSERVATION RESERVE PROGRAM (CRP): **Tract 1** - None, **Tract 2** - 3.2 acres CRP waterways. The contract expires 9-30-2013.

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

IMPROVEMENTS: **Tract 1** – Two story house with attached garage, detached garage, concrete block building, two small sheds, barn, corncrib, 21,000 bu. grain bin, two 3,300 bu. grain bins, older grain bin
Tract 2 – None

METHOD OF SALE: Parcels will be offered individually and will not be combined. Seller reserves 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 December 21, 2012. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. Possession of cropland will be given at closing. Possession of improvements will be given July 1, 2013.

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 Farm Management 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: Marcum Spears – Spears and Spears

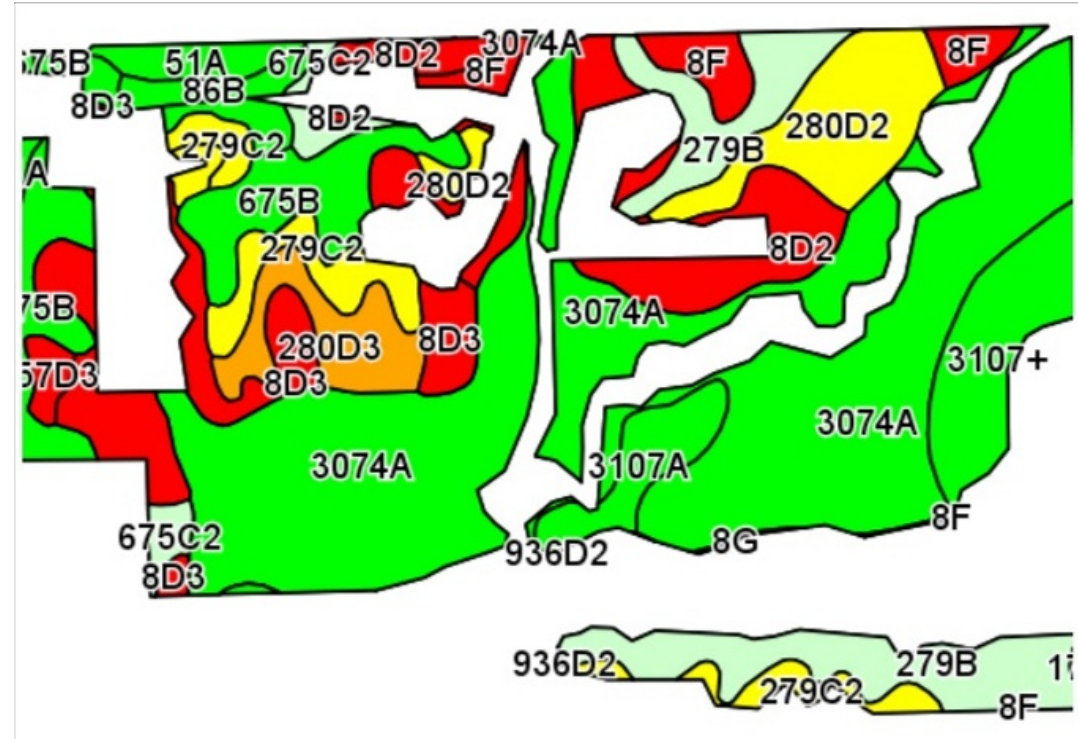
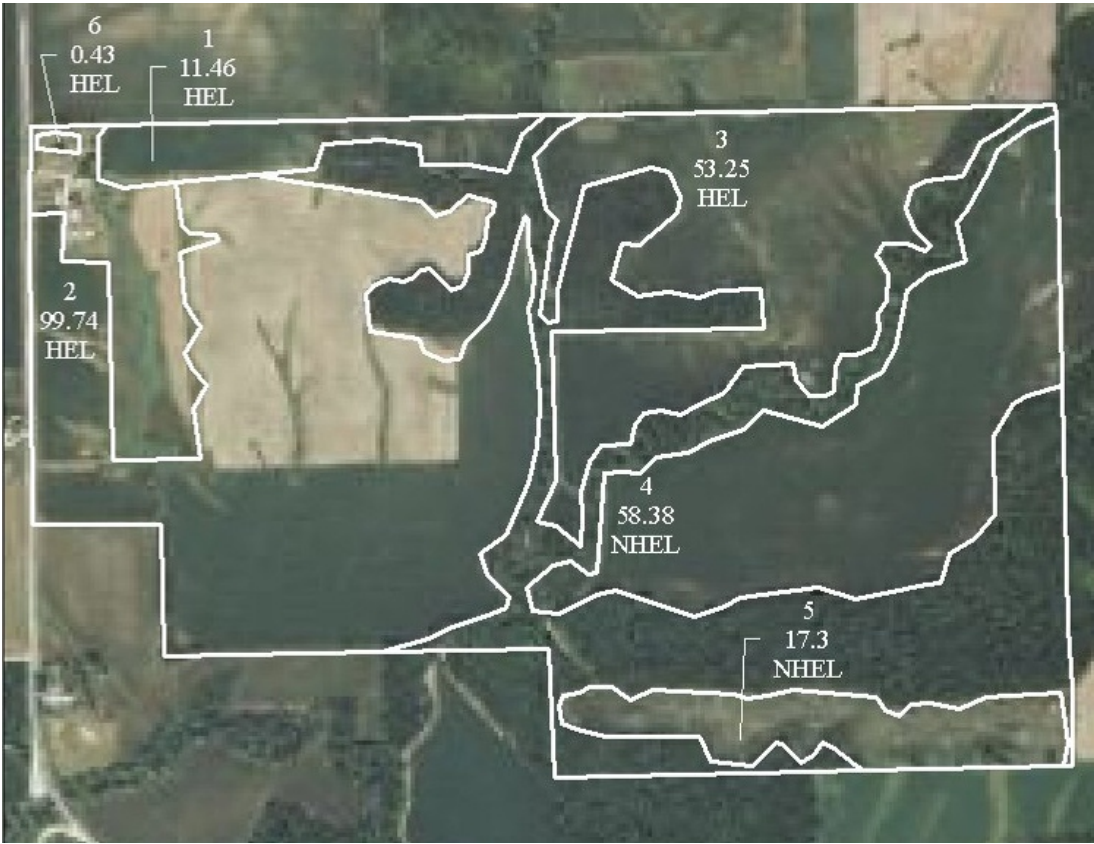
For additional information, contact our Geneseo Office:

720 E. Culver Court, PO Box 9, Geneseo, IL, 61254
Telephone: (309) 944-2184
www.Hertz.ag



The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

TRACT 1 - AERIAL & SOIL MAPS



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	93.4	38.8%		186	58	136
**279B	Rozetta silt loam, 2 to 5 percent slopes	21.8	9.1%		**162	**50	**119
**675B	Greenbush silt loam, 2 to 5 percent slopes	18.5	7.7%		**182	**57	**133
**8D3	Hickory clay loam, 10 to 18 percent slopes, severely eroded	16.8	7.0%		**98	**33	**75
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	14.2	5.9%		**149	**47	**109
**8F	Hickory silt loam, 18 to 35 percent slopes	12.9	5.4%		**86	**29	**65
3107+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	12	5.0%		189	60	139
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	11	4.6%		**108	**36	**82
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	10.7	4.5%		**153	**47	**112
**280D3	Fayette silty clay loam, 10 to 18 percent slopes, severely eroded	7.8	3.3%		**135	**43	**99
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	6.1	2.5%		189	60	139
**86B	Oско silt loam, 2 to 5 percent slopes	4.6	1.9%		**189	**59	**140
51A	Muscataune silt loam, 0 to 2 percent slopes	4.2	1.7%		200	64	147
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	3.5	1.4%		**171	**54	**125
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	1.6	0.7%		**95	**32	**71
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	1	0.4%		**134	**44	**100
**8G	Hickory silt loam, 35 to 60 percent slopes	0.3	0.1%		**58	**20	**44
17A	Keomah silt loam, 0 to 2 percent slopes	0.2	0.1%		161	51	119
Weighted Average					162.5	51.2	119.5

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/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

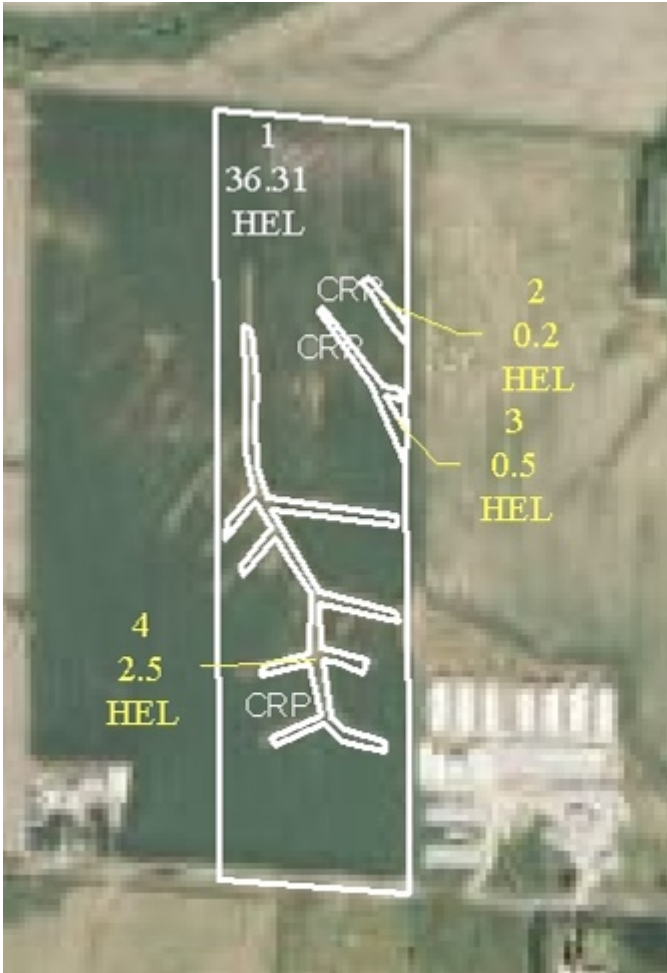
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TRACT 1 - IMPROVEMENTS



TRACT 2 - AERIAL & SOIL MAPS



Maps provided by:

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**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	15.3	38.7%		**95	**32	**71
3107+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	10.9	27.6%		189	60	139
51A	Muscature silt loam, 0 to 2 percent slopes	6.9	17.4%		200	64	147
**86C2	Osko silt loam, 5 to 10 percent slopes, eroded	5.8	14.8%		**178	**56	**131
**279C3	Rozetta silty clay loam, 5 to 10 percent slopes, severely eroded	0.6	1.5%		**141	**44	**103
Weighted Average					152.2	49	112.4

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