



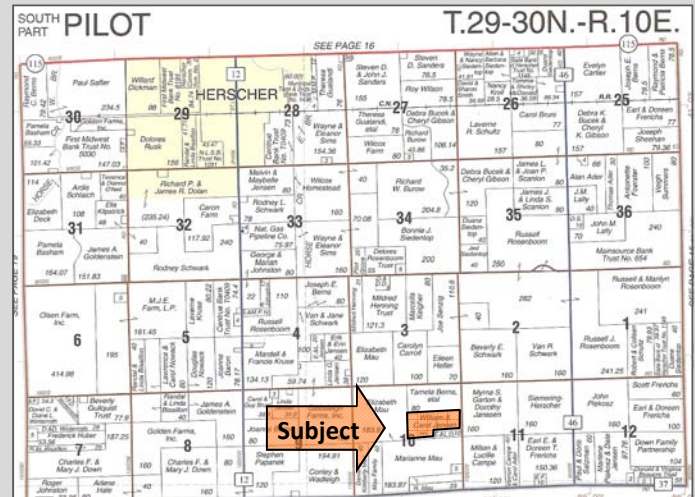
FARMLAND AUCTION

Jensen Farm
70.043 Acres m/l

Pilot Twp, Kankakee Co., IL

Tues., Oct. 23, 2012 • 10:00 a.m.

Herscher Legion Community Center
102 S. Oak St., Herscher, IL



SELLER	Rachel Jensen
AGENCY	Hertz Farm Management, Inc. and their representatives are agents of the Sellers in this transaction.
FARM LOCATION	4 miles south and east of Herscher, IL
LEGAL	Part of the S 1/2 of the NE 1/4 of Section 10, Township 29 North, Range 10 East of Pilot Township, Kankakee County, Illinois.
RE TAXES	2011 payable in 2012: PIN #14-22-10-200-003 \$760.40 or \$10.86 per acre
SURVEY	Farm was surveyed in June 2012. Farm will be sold based on 70.043 surveyed acres.
SOILS	See attached map with soil types and P.I.s.
LEASE STATUS	The lease is open for the 2013 crop year.
WIND EASEMENT	The owner has signed an easement with the K4 Wind Farm and receives an annual easement payment of \$560. This amount may change. The easement will be assigned to the buyer.
YIELD HISTORY:	10 year corn average - 170 Bu/Ac.

Auctioneer: Reid Thompson, #441.001804
For further information contact:
Eric Wilkinson, Brent Bidner or Reid Thompson
1-815-935-9878 or 1-800-291-4254
www.hfmgt.com



200 E. Court St., Suite 502
Kankakee, IL 60901

FSA INFORMATION Farm Number 4686*, Tract Number 3091

Cropland Ac.	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
69.3	31.1	110/131 Bu/Ac	31.7	33/39 Bu/Ac

*This farm is part of a larger tract. Buyer will be responsible for reconstituting the farm at the FSA office.

FERTILITY DATA	Soil tests taken fall 2008.	pH	Phosphorus	Potassium
		6.3	54	330

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.

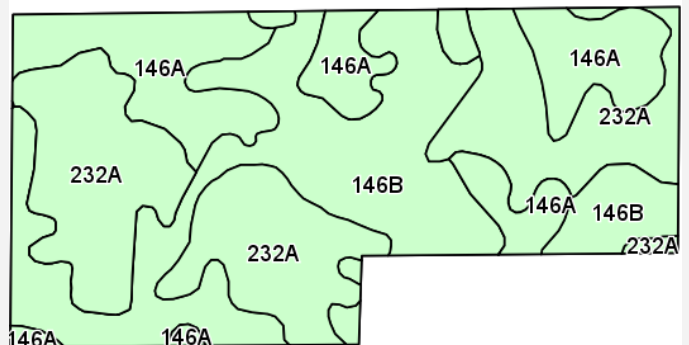
TERMS & POSSESSION

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 Nov. 23, 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 Farm Management 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 Farm Management 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
232A	Ashkum silty clay loam	26.9	127	170	56	38.9
146B	Elliott silt loam	25.1	124	166	54	36.2
146A	Elliott silt loam	17.3	125	168	55	24.9
Total Cropland/Weighted Averages		69.3	125.4	168.1	55.0	100%

Source: AgriData, Inc.