



LAND FOR SALE

WE ARE PLEASED TO PRESENT

Conrady Estate—80.0 Ac. m/l—Logan Co.

LEGAL DESCRIPTION: W 1/2 of the SE 1/4 Section 28, T19N, R4W, Corwin Twp., Logan Co.

PRICE and TERMS:

- \$792,000 or 80.0 Acres m/l @ \$9,900/Acre.
- 10% earnest money, balance due in cash at closing.

REAL ESTATE TAXES:

2011 Tax Year, Payable in 2012 - \$1,696.08

Tax Per Acre—\$21.20

PIN #15-028-007-70

FSA DATA:

Farm Number: 650

Tract Number 2448

Farmland Acres: 81.0

Cropland Acres: 76.9

Corn Base: 76.2

Direct/CC Yield: 122

SOIL TYPES: See soil map for details.

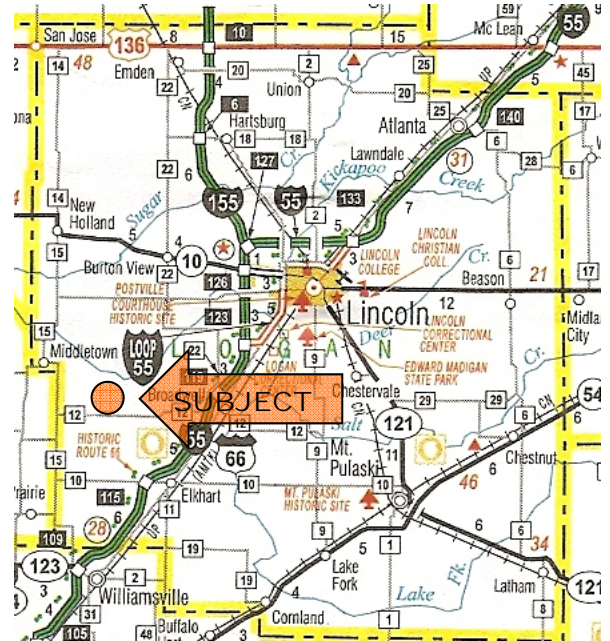
PRODUCTIVITY INDEX: 134.9

IMPROVEMENTS: None

LEASE: Lease is open for 2013.

YIELD HISTORY:	Year	Corn Bu/Ac	Beans Bu/Ac
	2007	225.0	0.0
	2008	220.0	0.0
	2009	206.0	0.0
	2010	200.0	0.0
	2011	<u>189.6</u>	<u>59.8</u>
	5 Year Avg.	208.1	59.8

Based on information provided by the owners.



LOCATION: 2 miles southeast of Middletown, 6 miles west of Broadwell, 15 miles southwest of Lincoln, and 23 miles northeast of Springfield, IL.

AGENCY: Hertz Farm Management is the agent of the seller.

POSSESSION: At closing subject to the current owners harvesting the 2012 crop.

FERTILITY DATA: The following are the average fertility levels from soil tests taken in the fall of 2011:

pH Level - 6.2
Phosphorus—94
Potassium—498

WIND ENERGY AGREEMENT: The owners have signed a wind agreement. No development has commenced.

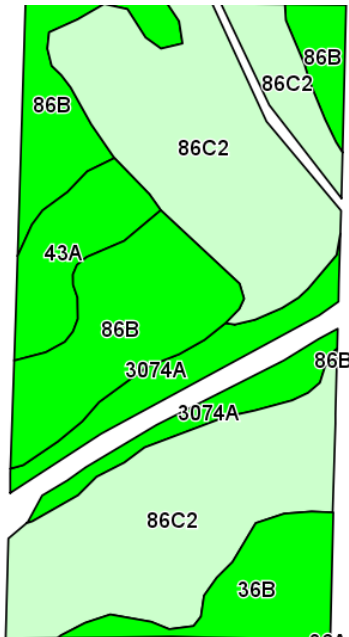
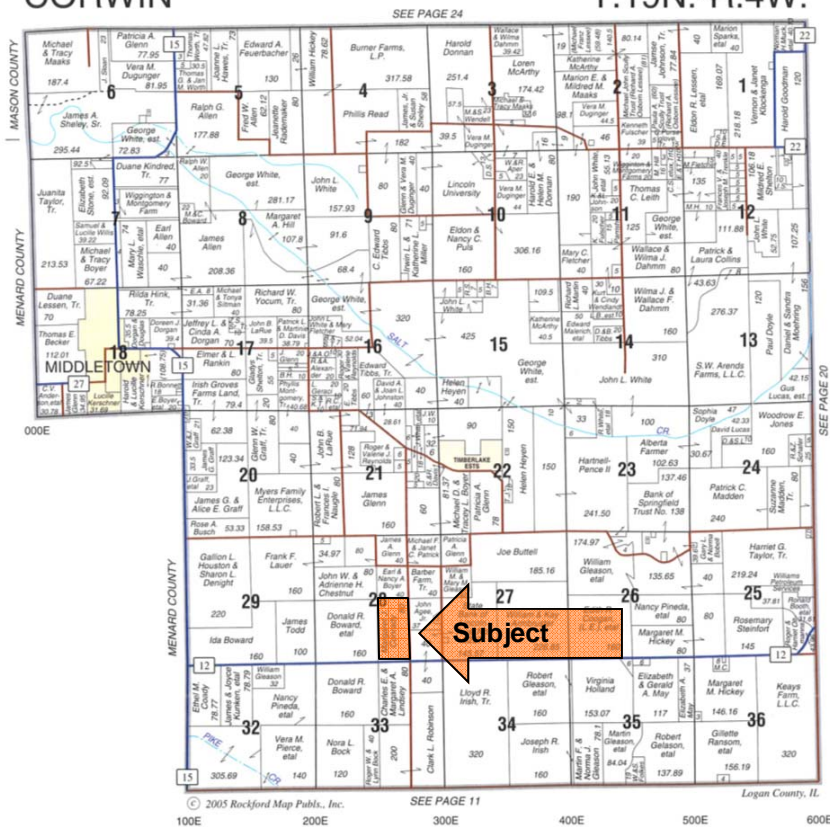
For additional information, contact Brent Bidner, Reid Thompson, or John Wall
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www.hfmgt.com

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.

PLAT, AERIAL & SOIL MAPS

CORWIN

T.19N.-R.4W.



Sources: AgriData, Inc.

Rockford Map Publishers

Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soy-bean Yield	% of Total Acreage
862C2	Osco silt loam	39.7	131	178	56	52.1
86B	Osco silt loam	17.6	140	189	59	23.2
3074A	Radford silt loam	7.3	136	186	58	9.7
36B	Tama silt loam	6.1	138	185	59	8.0
43A	Ipava silt loam	5.3	142	191	62	7.0
Weighted Averages:		76.0	134.9	182.8	57.6	100%

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