

# FARM REAL ESTATE AUCTION

80 Acres, m/l - Kankakee County, IL

Tuesday, August, 28, 2012 at 10:00 a.m.

Herscher Legion Community Center

102 South Oak Street, Herscher, IL 60941

**LOCATION:** Located on the south edge of Herscher, IL in Pilot Township.

**LEGAL DESCRIPTION:** 80 acres, more or less, North 1/2 of the NE 1/4, Section 32, Pilot Township, Kankakee County, IL.

**METHOD OF SALE:**

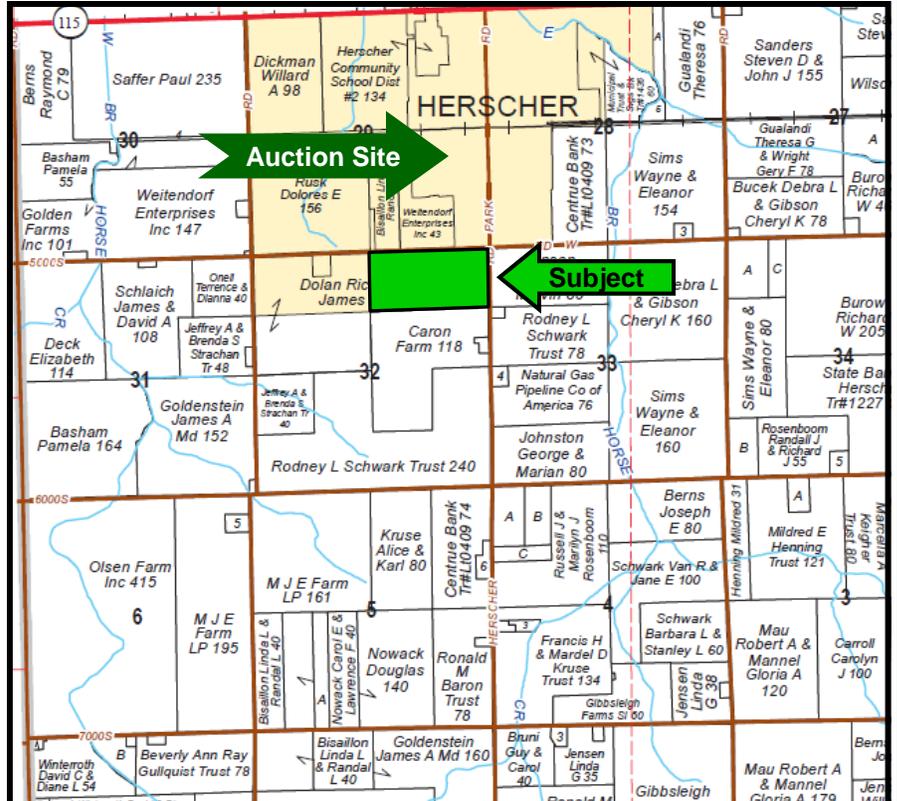
- Offered as a single tract.
- Sellers reserve the right to refuse any and all bids.

**SELLER:** Richard P. Dolan, James R. Dolan, Jr., and Mary Cooper.

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

**SOILS:** See attached maps with soil types and productivity indexes.

**FARM LEASE STATUS:** The lease is open for the 2013 crop year.



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

**RE TAXES:** 2011 payable in 2012:

Tax Parcel ID Number	Acres	Assessed Value	2011 Taxes Paid in 2012	Taxes Per acre
14-14-32-100-004(out of)	80.0*	\$16,140*	\$1,192.72*	\$14.91*

\*The following are estimates based on a proration of the information from this parcel. Total acres associated with parcel number 14-14-32-100-004 is 155.24.

The 2012 real estate taxes payable in 2013 will be paid by the Seller. The 2013 taxes payable in 2014 will be paid by the Buyer. The Seller will credit at closing the 2012 taxes payable in 2013 to the Buyer based on the most current tax information.

**FSA INFORMATION - Represents Values from Whole Farm (235.24 Ac.):**

Farm #	Farmland	Cropland	Corn Base	Corn		Soybean Base	Soybean	
				Direct/CC Yield			Direct/CC Yield	
1417	234.1	225.2	112.2	110/151	113	36/43		

Below are estimates based on a proration of the information from Farm #1417 (Whole Farm):

Farmland	Cropland	Base
80	74.03	74.03

**AUCTIONEER:** Reid Thompson, #441.001804

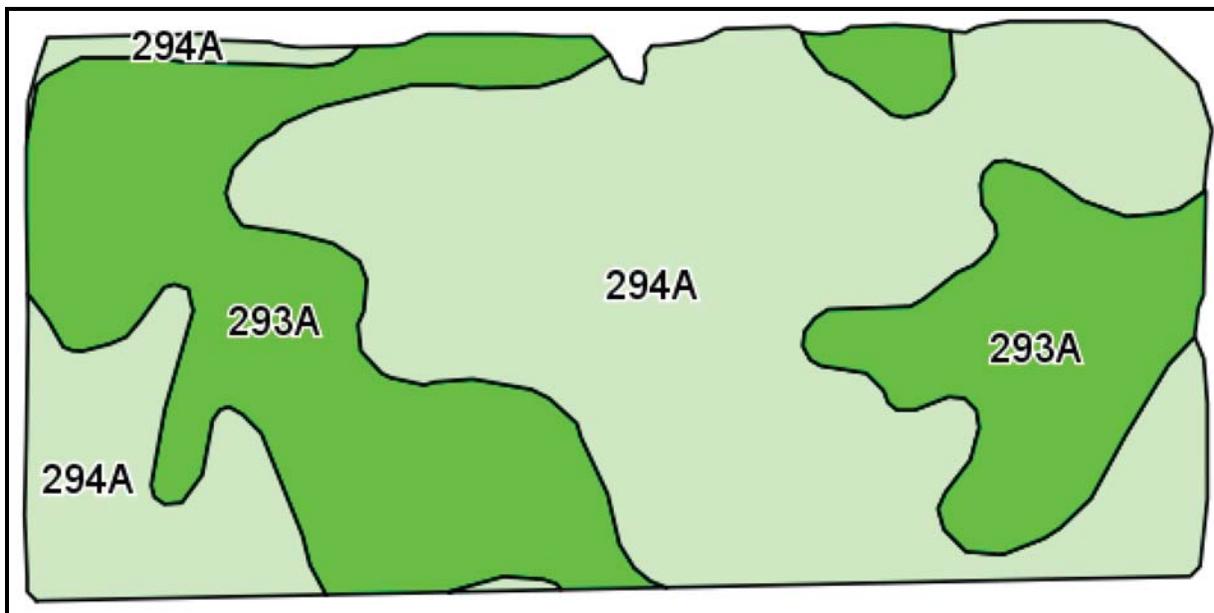
**For additional information, contact  
Eric Wilkinson or Steve Wirth:**

200 East Court Street, Suite 502, Kankakee, Illinois, 60901  
Telephone: (815) 935-9878



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.

# AERIAL & SOIL MAPS



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
294A	Symerton silt loam, 0 to 2 percent slopes	44.8	131	179	56	60.6
293A	Andres silt loam, 0 to 2 percent slopes	29.2	135	184	59	39.4
<b>Total Cropland/Weighted Averages</b>		<b>74.0</b>	<b>132.6</b>	<b>180.0</b>	<b>57.2</b>	<b>100%</b>

Source: AgriData, Inc.

**EASEMENTS:** Property is subject to various rights of way in favor of Natural Gas Pipeline Company of America, and is subject to gas storage easement granted to Natural Gas Storage Company of Illinois. (Recorded document references available upon request).

**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 September 28, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur upon closing, subject to the current operator's rights.

**ANNOUNCEMENTS:** Information provided herein was obtained from sources deemed reliable but the Auctioneer makes 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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