

PUBLIC AUCTION

155.85 ACRES M.O.L. FARMLAND

SATURDAY – July 14, 2012 - 10:00 A.M.

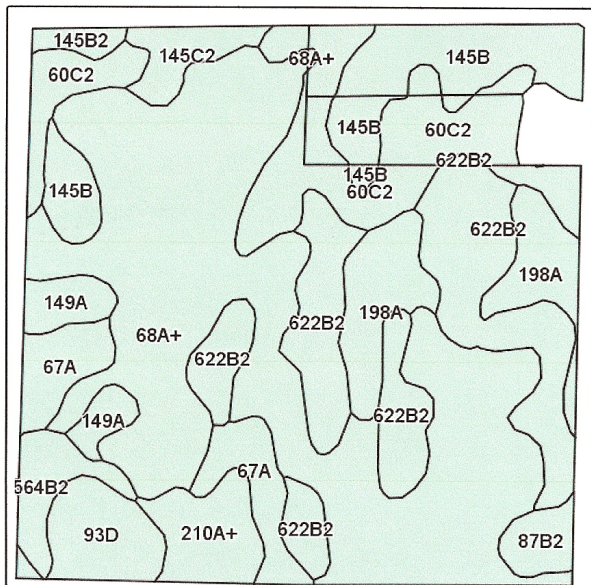
THE UNDERSIGNED WILL OFFER THE FOLLOWING TRACT AT PUBLIC AUCTION AT THE MANLIUS SPORTSMANS CLUB
ON MAIN STREET IN MANLIUS, IL 61338.

The farm is located approximately 1.5 Miles South and 1 Mile East of Manlius, Illinois on 1100 East Street. The USDA classifies 154.8 acres of the 155.85 acres mol as tillable and the farm has corn base of 88.3 and a soybean base of 66.5. Soils on the subject property consist of Sable Silt Loam, Wyanet Silt Loam, La Rose Silt Loam, Saybrook Silt Loam, Elburn Silt Loam, Harpster Clay Loam, Lena Silt Loam, Waukegan Silt Loam, Rodman Sandy Loam, and Dickinson Sandy Loam. The Productivity index based on Optimum Crop Productivity for Illinois Soil is 128. The farm is gently rolling and well drained.

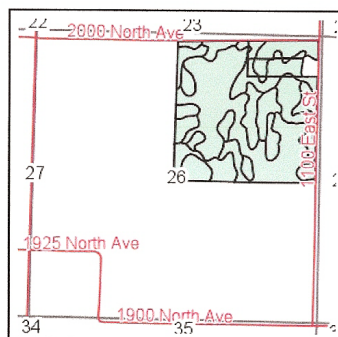
TRACT I: The property is described as the Northeast Quarter (NE ¼) of Section 26(Excepting out 4.15 acres mol in the NE Corner), T17N, R7E of the 4th P.M. Bureau County, Illinois. This parcel is approximately 99% tillable. 2010 Real Estate taxes were \$2,728.62. PPN# 08-26-200-002.



Soils Map



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: Bureau
Location: 26-17N-7E
Township: Manlius
Acres: 154.8
Date: 5/9/2012

Maps provided by:
surety
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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
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	57.6	37.2%		192	63	143
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	25.1	16.2%		**153	**50	**114
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	19.4	12.5%		**148	**48	**110
**145B	Saybrook silt loam, 2 to 5 percent slopes	11.9	7.7%		**177	**56	**131
198A	Elburn silt loam, 0 to 2 percent slopes	9.9	6.4%		197	61	143
67A	Harpster silty clay loam, 0 to 2 percent slopes	7.3	4.7%		182	57	133
210A+	Lena silt loam, depressional, 0 to 2 percent slopes, overwash	5.2	3.3%		170	55	126
**93D	Rodman gravelly sandy loam, 6 to 12 percent slopes	5	3.2%		**105	**37	**81
149A	Brenton silt loam, 0 to 2 percent slopes	3.6	2.3%		195	60	141
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	3.5	2.3%		**154	**50	**113
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3	1.9%		**166	**53	**123
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	2.2	1.4%		**135	**44	**99
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	1.1	0.7%		**170	**54	**125
Weighted Average					172.7	56	128.1

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



SELLER: DONNA M. CROEGAERT TRUSTEE OF THE IRENE M. SIERENS TRUST AND DONNA M. CROEGARET, BETTY J. LORENSEN AND DALE H. SIERENS.
JOHN W. BEAN, ATTORNEY FOR THE TRUST

TERMS OF THE SALE

The farm will be sold on a dollar per acre basis based on 155.85 acres. The successful bidder will be required to pay ten percent (10%) down the day of the auction and the balance will be due on or before December 1, 2012. Taxes for the year of 2012 payable 2013 will be credited to the buyer at closing based on the latest available information. The 2013 and all subsequent taxes will be assumed by the new owner. The farm will be sold subject to the 2012 lease which ends on March 1, 2013. Fall tillage will be allowed following harvest of the 2012 crop. A title policy in the amount of the purchase price, subject to standard and usual exceptions, will be furnished to the buyer at closing. All announcements made day of sale take precedence over previous advertised or announced terms and/or conditions. Seller has the right to accept or reject any and all bids. 1031 Investors are welcomed.

SALE CONDUCTED BY

UNITED COUNTRY - DAHL REAL ESTATE

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Auctioneers:

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WALNUT, IL (815) 379-2447

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Sale bills provided by BiddersandBuyers.com

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