



FARMLAND AUCTION

Behrens Farm

279.73 Acres m/l

**Laenna/Lake Fork Twps., Logan Co., IL
Offered in Four Tracts**

Thursday, June 7, 2012 • 10:00 a.m.

**Decatur Conference Center & Hotel
4191 W US Hwy 36, Decatur, IL 62522**

**Buyer(s) Receives
2012 Crop.
NO Reimbursements!**

SELLER	Michael L. Behrens and Roger W. Behrens - Owners and Trustees
AGENCY	Hertz Farm Management, Inc. and their representatives are agents of the Sellers in this transaction.
TRACT 1	<u>Laenna Township - 54.7 Acres m/l, 52.7 Tillable Acres m/l</u> > Legal Description - Part of the South 1/2 of Section 36 lying south of the railroad, T18N, R1W
TRACT 2	<u>Lake Fork Township - 80.62 Acres m/l, 80.6 Tillable Acres m/l</u> > Legal Description - E 1/2 NW 1/4, Section 1, T17N, R1W
TRACT 3	<u>Lake Fork Township - 66.41 m/l, 66.4 Tillable Acres m/l</u> > Legal Description - Part of the N 1/2 NE 1/4 Section 1, T17N, R1W
TRACT 4	<u>Lake Fork Township - 78.0 m/l, 78.0 Tillable Acres m/l</u> > Legal Description - S 1/2 NE 1/4 Section 1, T17N, R1W
LOCATION	Located on the southeastern edge of Latham just off State Highway 121, 20 miles southeast of Lincoln and 18 miles northwest of Decatur.

For further information contact:

**Brent Bidner, John Wall or Reid Thompson
1-217-762-9881**

www.hfmgt.com



**700 W. Bridge St., P.O. Box 467
Monticello, IL 61856**

SOILS

See attached maps with soil types and P.I.s by tract.

**LEASE and
POSSESSION**

The Owner~~s~~ of this farm also operate the farm. At closing the Owners will give full possession of the farm, including the 2012 growing crop. The Buyer(s) will NOT be required to reimburse Seller for the 2012 crop input expenses incurred before closing. The Sellers will pay for all 2012 crop expenses incurred before closing.

SURVEY and ACRES

Seller shall secure a boundary survey by a licensed land surveyor at seller~~s~~ expense. Final purchase price will be based on surveyed acres. Bidding will be on a per acre basis, multiplied by the number of acres determined by a survey for each tract.

MINERALS

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

**REAL ESTATE
TAX INFO.**

2011 real estate taxes payable in 2012 to be paid by the Seller. The 2012 taxes and all subsequent taxes to be paid by the Buyer(s).

	Tract 1	Tract 2	Tracts 3 and 4 Combined
Parcel I.D.	02-036-042-00 02-036-057-00	01-001-008-00	01-001-003-00 01-001-005-00
Parcel Acreage	48.7 + 6.0 = 54.7 Ac.	80.62 Ac.	91.7 + 52.71 = 144.41 Ac.
2010 Taxes Paid in 2011	\$1,093.54 + \$152.58 = \$1,246.12	\$2,151.24	\$2,617.94 + \$1,451.44 = \$4,069.38
Average Per Acre	\$22.78	\$26.68	\$28.18

FARM IMPROVEMENTS

The farm is improved with two 5,000 bushel grain bins, two 3,250 bushel grain bins, a converted corn crib that has been used for storage, and one shed used for miscellaneous equipment.

METHOD OF SALE

Land will be offered by the **Choice and Privilege Method** with Choice to the high bidder to take one, any combination, or all of the tracts. Should the high bidder not select all of the tracts, the contending bidder will have the privilege to select any or all of the remaining tract(s) at the high bid. Should the contending bidder elect not to purchase the tract(s) that remain, the remaining tract(s) will be offered with another round of bidding. Seller reserves the right to reject 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 July 7, 2012. Final settlement will require certified check or wire transfer. Buyer will receive possession of the farm and growing crops at closing.

CONTRACT AND 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. 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

YIELD HISTORY

This farm has an exceptional yield history. The following information was provided to us by the owners/operator.

Tract 1			Tract 2		Tract 3		Tract 4	
Year	Corn	Soybeans	Corn	Soybeans	Corn	Soybeans	Corn	Soybeans
2008	257	0	0	58	0	59	218	0
2009	0	59	227	0	222	0	0	57
2010	210	0	0	72	0	78	189	0
2011	0	56	212	0	194	0	0	56
Yield Average Bu/Ac.	233.5	57.5	219.5	65	208	68.5	203.5	56.5

FERTILITY DATA

The following table are the average fertility levels from the GPS soil tests taken in the fall of 2009 and 2010.

	pH Level	Phosphorus	Potassium
Tract 1	6.4	40	262
Tract 2	6.4	39	252
Tract 3	6.0	50	348
Tract 4	6.2	58	317

50.35 tons of Lime was applied on Tract 1 in the fall of 2011.

16.84 tons of Lime was applied on Tract 4 in the fall of 2010.

2012 CROP INPUTS

Tract 1		Tract 2		Tract 3		Tract 4	
Crop - Acres Planting Date	Corn - 52.7 April 21	Soybeans - 80.6 April 27	Soybeans - 52.2 April 28	Corn - 14.2 April 19		Corn - 78.0 April 19	
Seed	Wyffels 7477 VT3 RR Wyffels 7142 RR	Stine LL 39LC28	Stine LL 37LC92 Wyffels 6878 RIB RR			Wyffels 6878 RIB RR	
Fertilizer	234 lbs of 82-0-0 w/ N-Serve 200 lbs 18-46-0 250 lbs 0-0-60					234 lbs of 82-0-0 w/ N-Serve 200 lbs of 18-46-0 250 lbs of 0-0-60	

These are the inputs that were applied for the 2012 crops and have been paid for by the Sellers. The Buyer(s) will not be required to reimburse the Sellers for these inputs.

Portion of LAENNA

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MACON COUNTY

Logan County, IL

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1800E 1900E 2000E 2100E 2200E 2300E 2400E

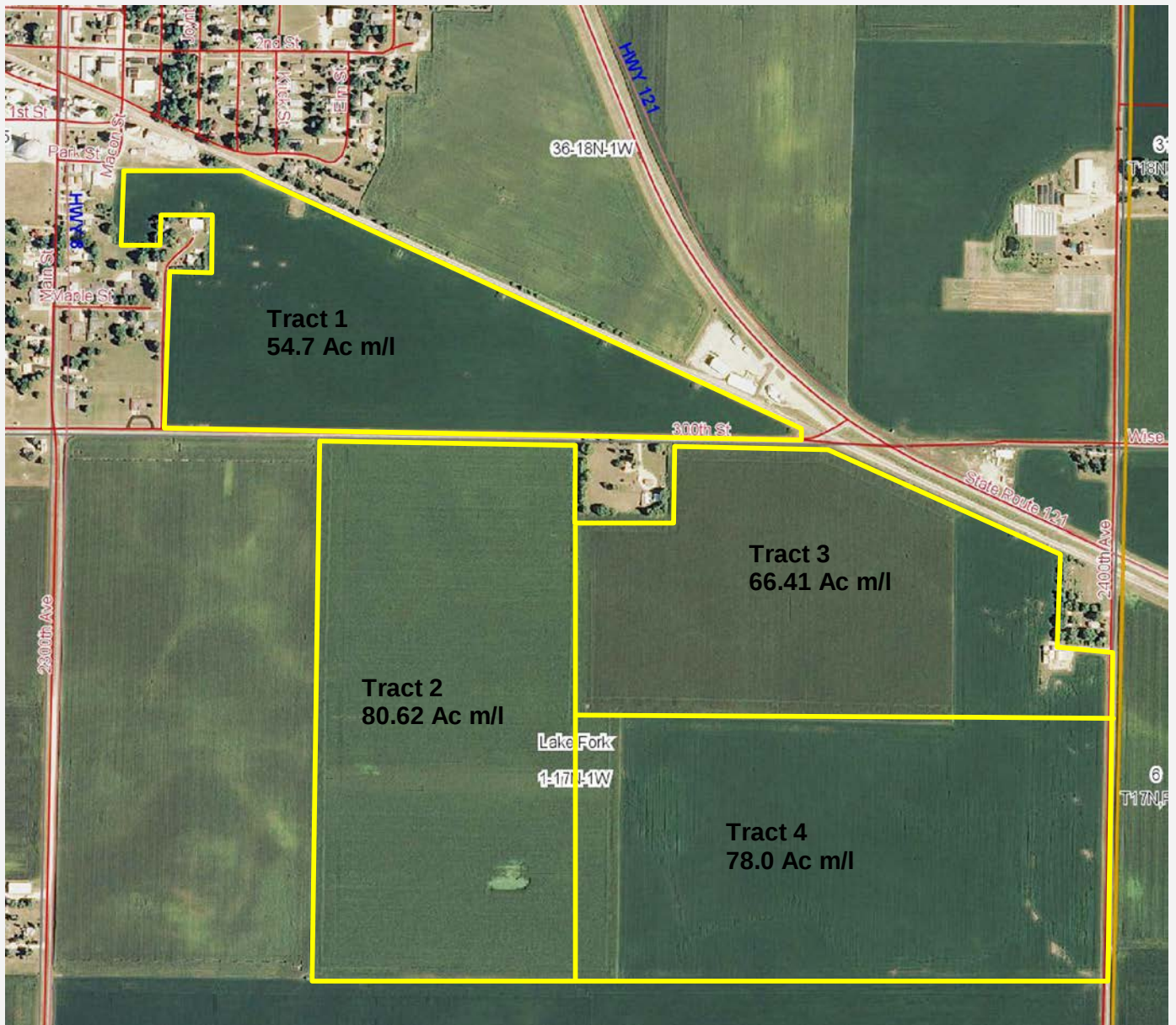
600N 500N 400N 300N 200N 100N

T.17N.-R.1W

MO 030-0328-1, 2, 3, 4



Aerial Photo



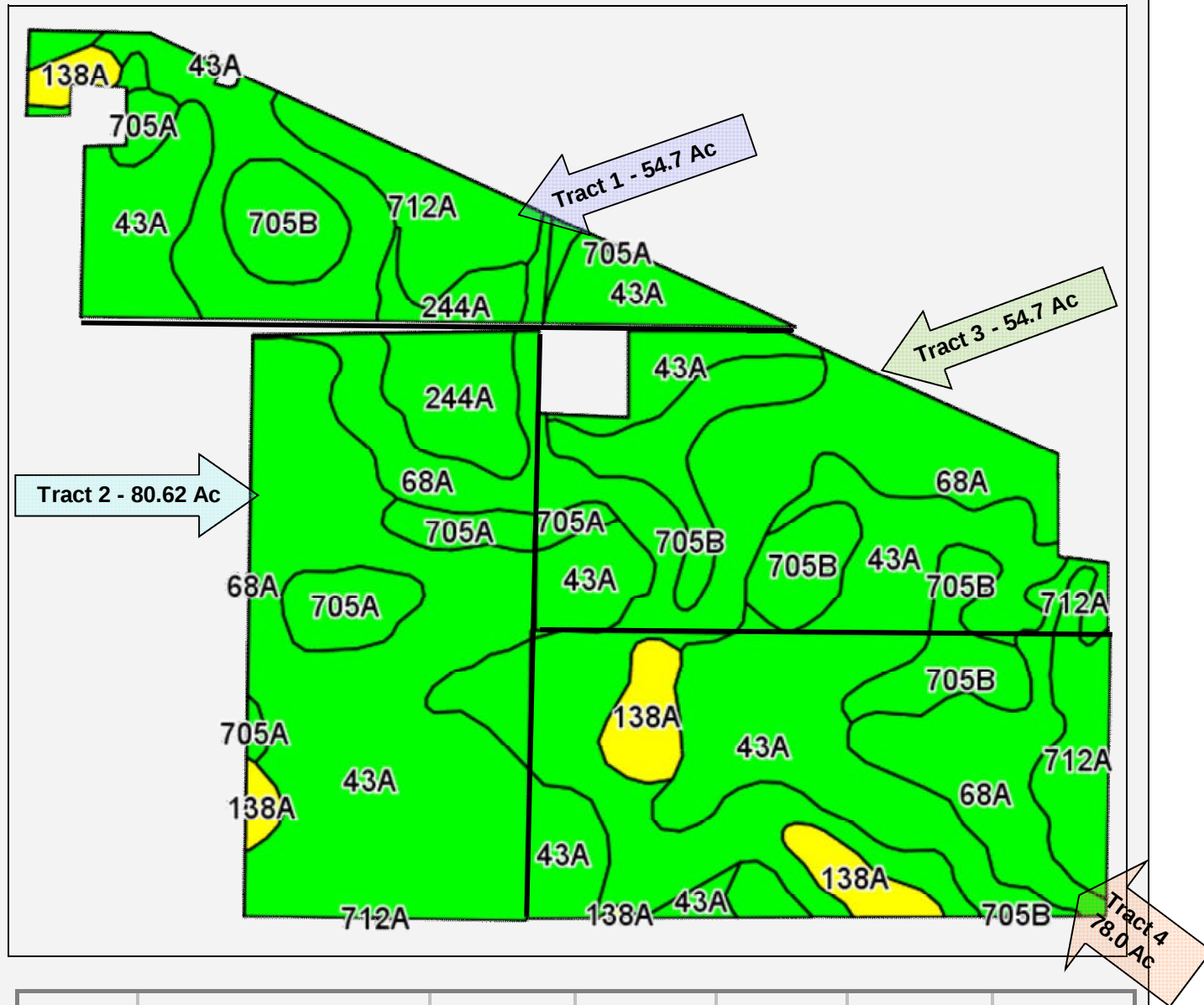
FSA INFORMATION

The FSA information will have to be reconstituted with Logan County FSA after the closing, because it is combined with other farmland. The information is not split out based on how the tracts are being offered.

FSA Information	Farm/Tract Number		
	3792/1296	401/2540	5683/832
Total Cropland	46.3	58.6	170.3
Corn Base	24.1	29.8	88.4
Direct/CC Yield	126/136	132/156	127/164
Soybean Base	22.2	28.8	81.9
Direct/CC Yield	40/48	44/53	39/47

Source AgriData, Inc.

Soils Map



Map Symbol	Soil Name	Tract 1 Acres	Tract 2 Acres	Tract 3 Acres	Tract 4 Acres	811 Prod. Index
43A	Ipava silt loam	16.3	52.1	22.4	30.6	142
68A	Sable silty clay loam	15.2	12.3	27.4	26.2	143
138A	Shiloh silty clay loam	1.7	1.1	0.0	7.4	130
244A	Hartsburg silty clay loam	3.1	7.6	0.0	0.0	134
705A	Buckhart silt loam	1.6	7.5	1.0	0.0	142
705B	Buckhart silt loam	5.6	0.0	14.8	6.3	141
712A	Spaulding silty clay loam	9.2	0.0	0.8	7.5	134
Total Acres		52.7	80.6	66.4	78.0	
Weighted 811 Prod. Index		139.9	141.2	142.1	140.3	