

FARMLAND AUCTION

Caring for You and Your Farm®

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.

Laenna Township - 54.7 Acres m/l, 52.7 Tillable Acres m/l TRACT 1

> Legal Description - Part of the South 1/2 of Section 36 lying south of the railroad, T18N, R1W

Lake Fork Township - 80.62 Acres m/l, 80.6 Tillable Acres m/l TRACT 2

> Legal Description - E 1/2 NW 1/4, Section 1, T17N, R1W

Lake Fork Township - 66.41 m/l, 66.4 Tillable Acres m/l TRACT 3

> Legal Description - Part of the N 1/2 NE 1/4 Section 1, T17N, R1W

Lake Fork Township - 78.0 m/l, 78.0 Tillable Acres m/l TRACT 4

> 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





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 Owners 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 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 subse-

quent 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		01-001-003-00 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 <u>NO</u> 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 owners 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 %S 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		-	58		59	218	
2009		59	227		222			57
2010	210		-	72		78	189	
2011		56	212		194			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 - 78.0 April 19
			Corn - 14.2 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			234 lbs of 82-0-0 w/ N-Serve
	200 lbs 18-46-0			200 lbs of 18-46-0
	250 lbs 0-0-60			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.

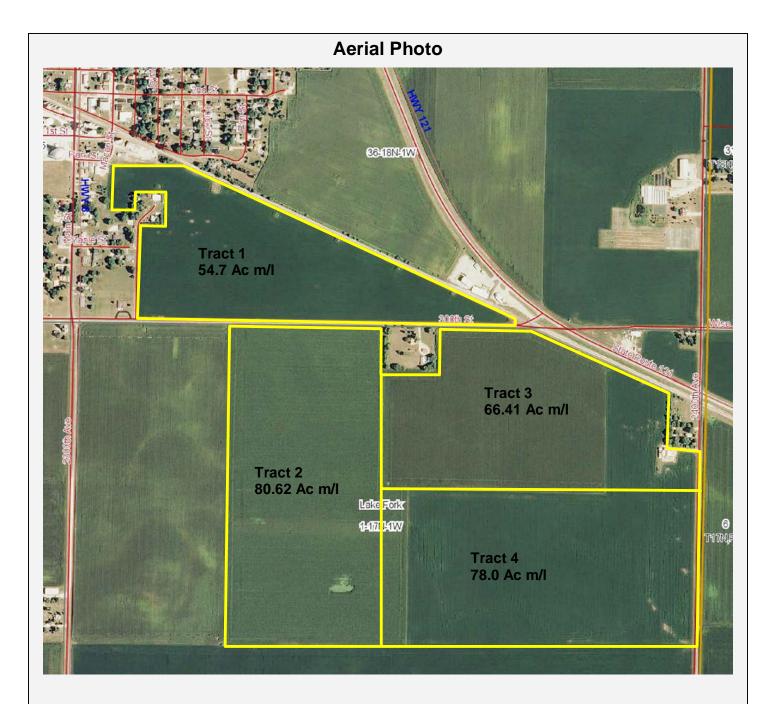


Tracts 1, 2, 3, and 4 Portion of LAENNA T.18N.-R.1W Waters X 60.5 Esther 92.3 X Helen Burke Fisher 97.3 80 Volle Spaulding, etal Volle 8 80 Gordon Zelle, Tr. 91 MACON COUNTY Florence I Stoll Verna Mas etal Norman 4 112.76 154,32 38.5 600N PAGE 80 200 2.94 D. Wanda Dodson, Tr. n & 53.33 s Cates 54 Schroth 53.73 SEE John F. & Nettie L. Maurer, est. Helen Burke Fischer Baker Larry Baker, Tr. Soy Capital Bank & Trust Co., Tr. 80 59.68 62 20 34.19 Edward J. 21 est. 66 Gary D. & Vicky L. Ruth Opperman 52. Van Norden Family, L.P. Dr. John 3 L. Ey 156.9 37.84 (121 480 Fred W. Awe, 234.5 Czerkies, L.P. 125.89 17 127.45 160 156.73 50.61 rances 159.49 60 FK. F. Juanita Ballance 26 Stoll John & Elizaber Johnsto Dean & Doris Cates NARITA D. Wanda Dodson, Tr. Pamela J. Edna Cassell 454.1 200 Frederick A. Lipp, Jr. Jesse 160 30 Harring 29 Gregory Howe 27 25 28 Harry & JoAnn Damarin 166.8 80 80 Commerce Bank, etal, Tr. Uhle, 117.97 Commerce Bank & S. LaForge, Tr. Arthur Irwin, Jr. Sam D. Jarvis, Tr. Arthur Lawrence NORTH William Rupp, hrs. Alice Shimer 183 40 4my 80 71.04 11. 8.10 Maske Gregory Howe 80 Victor Buth 40 Edith V. 74.31 Reutter, Ti Pease, est. 80 Sank No. Power (240 T. Douglas Johnson Laetitia Lehn Robert Ellen I 139.98 Cannon Farms, M.Albert, etal 20 123.01 139.63 71.9 J.B. Betty 10 Behrens, 27 Tr. Shimer 20 eahor 38.7 LATHAM 80 Thomas Kenneth Stahi 40 — Gregory & 38.7 Charissa Howe Hostetler, etal Thomas Jeffrey 122 John Grath wohl, etal ₹ 18 Tract 1 etal etal 126.96 R. 11 30.W 51.46 Rust 53.25 vorth G.G. 15 William 24 est. 5 L. Hawk 12 G 47.5 James A. & Linda J. 20 Herbert & Stahl 40.67 John Grathwohl, etal 13 Joyce A. Seitzer Lucille Cooper, Tr., etal Cooper Tract 2 John R. & Bonnie J. 101.34 Diesing, 131.28 148 76 McVey Joan Wolf, etal, Tr. 66.13 112.5 39.94 3 6 1 38.83 Eldon & Marjorie Behle George & Vivian Tennison 67.55 Tr. Harriet Burgei Charles F Gehibach 120 Tract 4 269.66 82.55 80 Adair D 45 John F Pope etal James & Marti Stahl Huss 86.5 77.5 120 68.48 Thomas K. Hostetler, etal James A. & Marilyn Jackson Bender, etai John Miller 40 MACON COUNT! Frank Coussens etal 80 171.02 Ralph C. Buckles, Tr. 112.83 268.97 77.32 80 198.4 SEE PAGE 260.26 Franklin R. & Marjorie Gaisl 10 3 Darrell Conrac Noll, IV Lincoln James B. Stahl, etal Kenneth Buckles etal Millikin Loy Games 40 niversity, etal 160.88 George Vivian T Martin Stahl, etal 40 171.53 Delbert F. Horn 40 200.55 217.34 40 40 115.81 Mooney N00 SOUTH 39.9 FK 77.89 U. Regina J. Mooney, est. Patricia Rust, etal, Tr. Richard Neff T. Henry Abel, etal Helen etal, Tr. 77.92 28.5 63.5 K. Adeline Herington, Tr. Brown 243.73 220 Samuel I Jarvis, T Frances Meister Smoak 80 Anderson Hickory Point Bank & Trust, Tr. Bob Waddell Chevrolet Co. P.S., Rt. 77.9 72.08 100 T. Henry Abel Ltd. 155.36 160 Marie T. Henebry 51.13 Millikin 205.95 University James Kelly, 260 Francis H. Thomas, Tr 77 Rosalie Kear THIRD Edward J. McDermott Juani Harvey 50.68 John Bruntjen etal 277.98 160 200 2005 Rockford Map Publs., Inc. MACON COUNTY Logan County, IL 1800E 2000E 2100E 2200F 2300E 2400E LAKE FORK

T.17N.-R.1W

Reproduced with the permission of Rockford Map Publishers, Rockford, IL





FSA INFORMATION

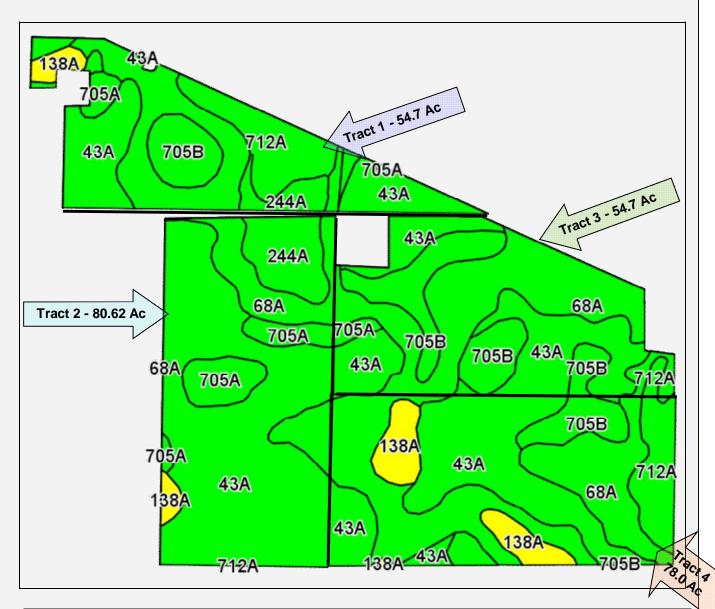
The FSA information will have to be reconstituted with Logan County FSA after the closing, because it is combined with other farmland. The information is not split out based on how the tracts are being offered.

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	

