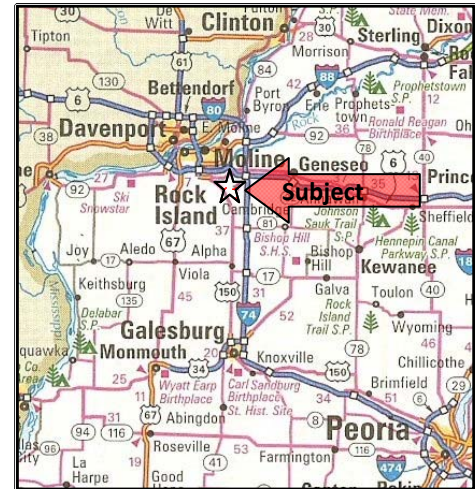




LAND AUCTION
March 8, 2012
10:00 A.M.
The Rock
302 First Street
Coal Valley, Illinois

Gary & Barbara Stolley
152.08 Acres m/l
Rock Island County, IL
Offered as 1 tract

- SELLERS:** Gary & Barbara Stolley
- AGENCY:** Hertz Farm Management, Inc. and their representatives are agents of the sellers in this transaction.
- LOCATION:** Located at SE corner of Coal Valley along Illinois Route 150
- LEGAL:** Rock Island County, Illinois
152.08 acres, m/l in Sec.36, Coal Valley Twp.
- RE TAXES:** 2010 taxes paid in 2011:
152.08 Acres - \$882.84 or \$5.81/Acre
- SOILS:** See attached map with soil types and Productivity Indexes
- IMPROVEMENTS:** None
- LEASE STATUS:** The lease is open for the 2012 crop year.
- ZONING:** Rock Island County AG-2
Minimum lot size is 15 acres



For further information contact:

Hertz Farm Management, Inc.
720 E. Culver Court, PO Box 9
Geneseo, Illinois 61254
Phone: (309) 944-2184

www.hfmgt.com

USDA ROCK ISLAND COUNTY FARM SERVICE AGENCY (FSA) INFORMATION:

Farm #	Farmland	Cropland*	Corn Base	Corn Direct & CC Yield
3842	122.0	76.8	52.4	123 Bu/Ac

*The cropland figure listed above includes the 3.5 acres currently enrolled in the Conservation Reserve Program (CRP).

CONSERVATION RESERVE PROGRAM (CRP):

The farm has 3.5 acres enrolled in permanent grasses and legumes. The annual payment is \$385. The contract expires 9-30-2014.

MINERALS:

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

TERMS AND POSSESSION:

10% down payment required the day of sale. Successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 6, 2012. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. Possession will be given at closing.

CONTRACT AND TITLE:

Immediately upon conclusion of the auction, the successful bidder will enter into a real estate contract and deposit with Sellers' designated escrow agent the required earnest payment. The Seller will provide an owner's title insurance policy in the amount of the contract price. Conveyance by Warranty Deed.

ANNOUNCEMENTS:

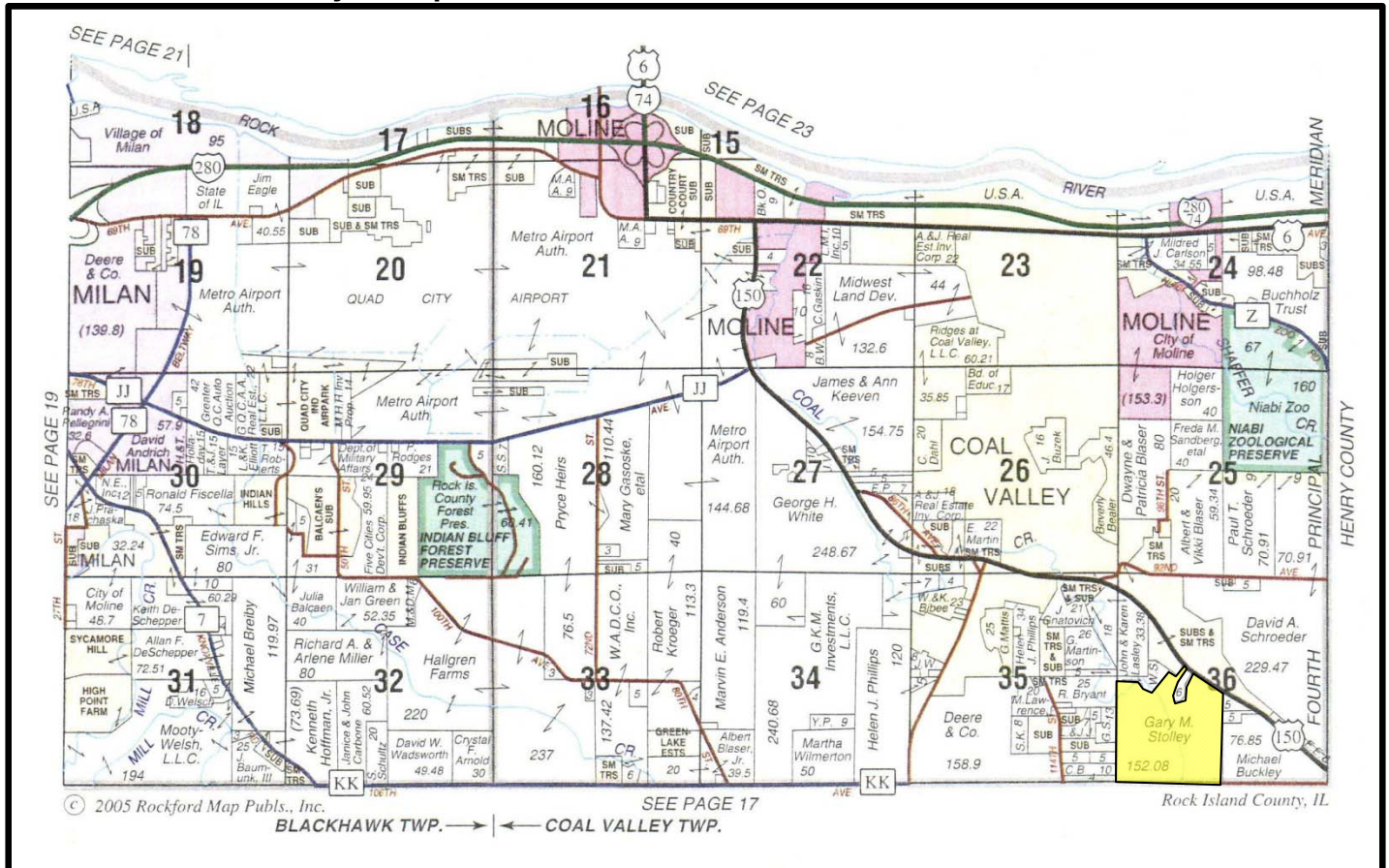
Information provided herein was obtained from sources deemed reliable but Hertz Farm Management and the Auctioneer make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take 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. Seller reserves the right to reject any and all bids.

AUCTIONEER: Reid Thompson, #441.001804

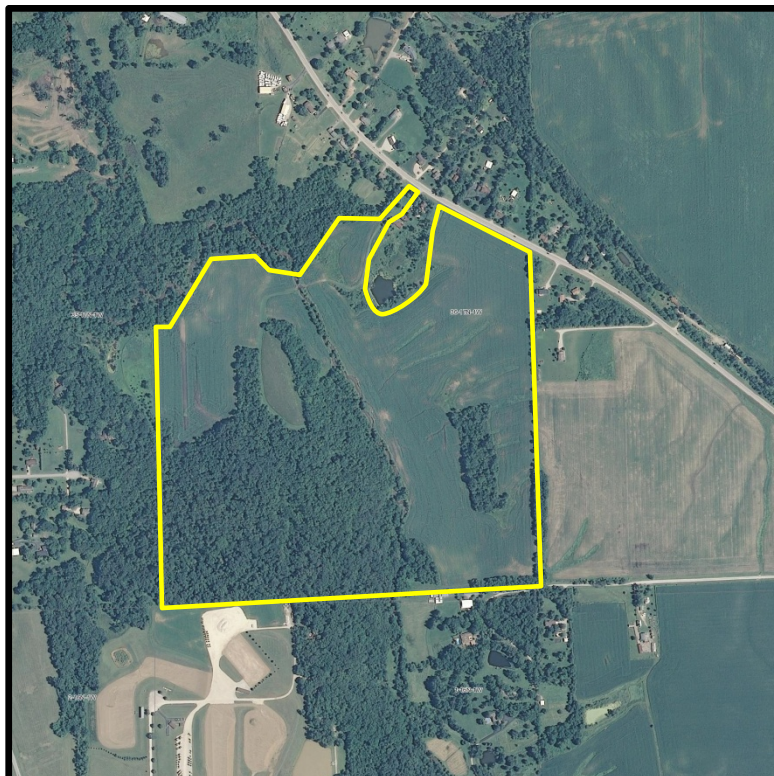
Plat Map

Coal Valley East part Blackhawk

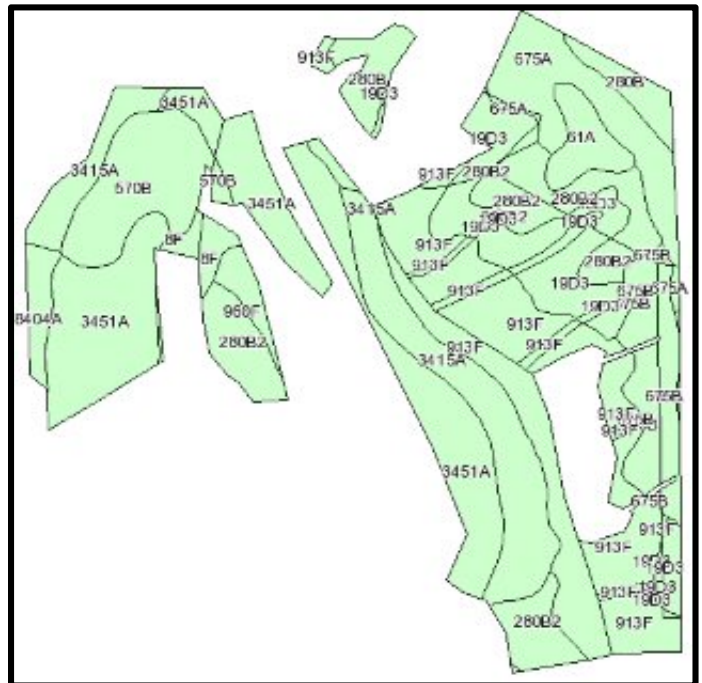
T.17N.-R1W.



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AERIAL PHOTO AND SOIL INFORMATION



Map Symbol	Soil Name	Acres	PI	811 Corn Yield	811 Soybean Yield	% of Total Acreage
913F	Marseilles-Hickory silt loams	15.6	69	92	31	20.40%
3451A	Lawson silt loam	15.2	140	190	61	19.80%
3415A	Orion silt loam	8.5	131	180	57	11.20%
280B2	Fayette silt loam	7.5	116	159	50	9.90%
19D3	Sylvan silty clay loam	7.4	90	122	40	9.70%
570B	Martinsville silt loam	5.3	113	153	49	6.90%
675A	Greenbush silt loam	5.1	134	184	58	6.60%
675B	Greenbush silt loam	4.3	133	182	57	5.60%
280B	Fayette silt loam	2.8	121	165	52	3.70%
61A	Atterberry silt loam	1.8	132	182	56	2.40%
8404A	Titus silty clay loam	1.1	118	158	52	1.50%
8F	Hickory silt loam	1	65	86	29	1.30%
960F	Hickory-Sylvan-Fayette silt	0.9	74	99	33	1.20%
Weighted Average		76.5	111.9	152.2	48.8	

Source: AgriData, Inc.

