



FARMLAND AUCTION

Brick House Farms XII, LLC.

139.9 Acres m/l

Bureau County, IL
Offered as 1 Tract

February 29, 2012 • 10:00 a.m.
Sheffield Community Center

SELLER	Brick House Farms XII, LLC.		
AGENCY	Hertz Farm Management, Inc. and their representatives are agents of the Sellers in this transaction.		
FARM LOCATION	Two miles northwest of Sheffield, IL		
LEGAL	Part of the NW 1/4 of Section 13, Mineral Twp. Containing 139.9 ac. m/l		
RE TAXES	2010 payable in 2011		
	13-13-100-003	66.91	\$983.20 \$14.69/ac
	13-13-100-002	72.99	\$1,042.64 \$14.28/ac
			\$2,025.84 \$14.48/ac
	The real estate taxes for 2011 payable in 2012 will be paid by the Seller. The 2012 taxes payable in 2013 will be paid by the Buyer. The Seller will credit at closing the 2011 taxes payable in 2012 to the Buyer based on the most current tax information		
SOILS	See attached maps with soil types and P.I.s .		

For further information contact:
Brent Bidner, John Wall, or Reid Thompson
1-800-291-4254
www.hfmgt.com



FSA INFORMATION

Farm #	Farmland	Cropland	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
8821	144.3	137.14	68.8	123/123	67.9	33/33

FERTILITY DATA Soil tests taken Fall of 2010. Copies available upon request.

	Averages
pH	6.2
Phosphorus	54.4
Potassium	280.7

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

LEASE STATUS The lease is open for the 2012 crop year.

METHOD OF SALE The farm will be offered for sale as an individual tract. Bids will be in dollars per acre. 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 March 16, 2012. Final settlement will require certified check or wire transfer. Closing and possession subject to the current operator's rights will occur upon closing.

CONTRACT and TITLE Immediately upon conclusion of the auction, the high bidder 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.

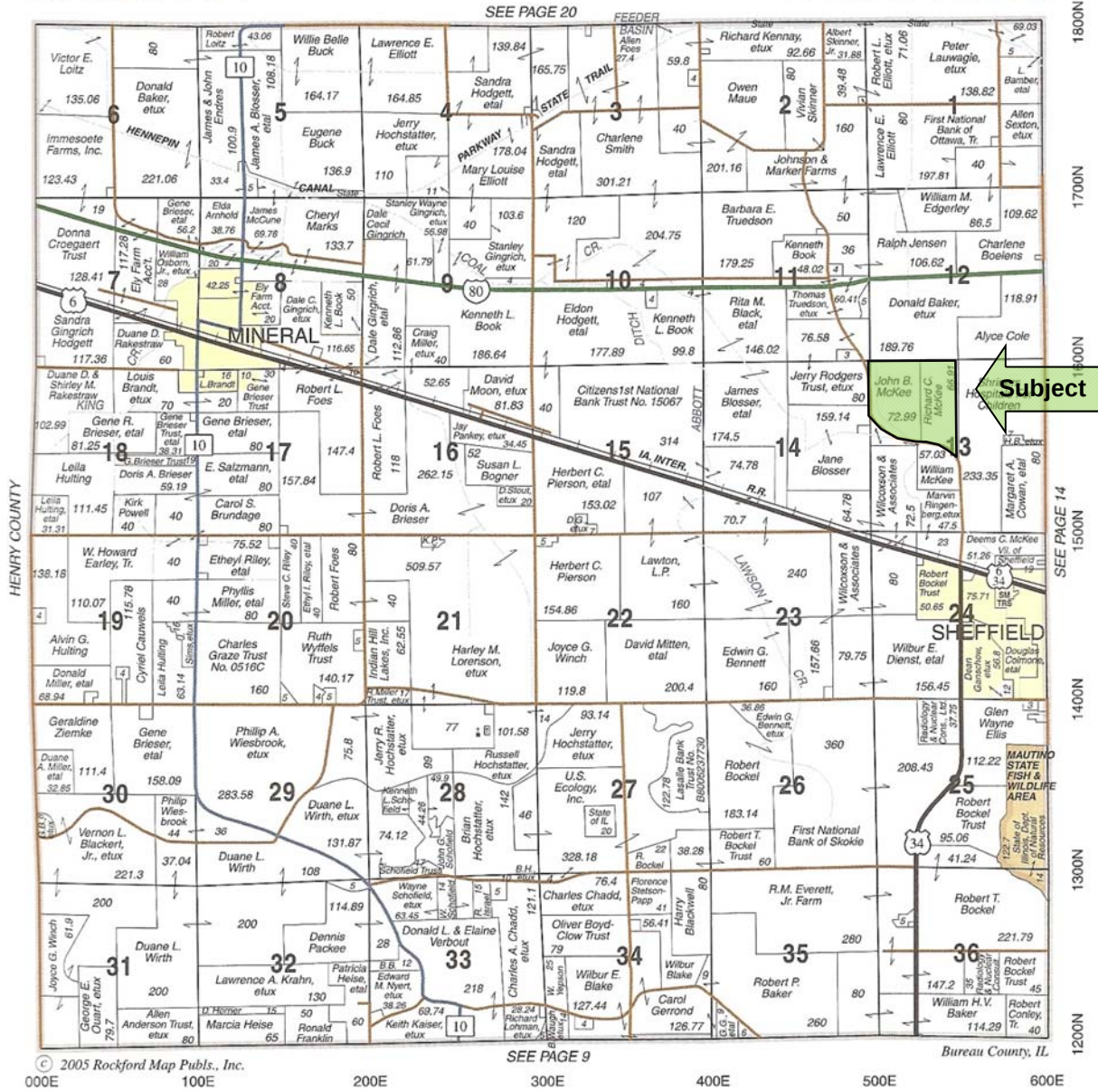
ANNOUNCEMENTS Information provided herein was obtained from sources deemed reliable but Hertz Farm Management and the Auctioneer make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction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

AUCTIONEER Reid Thompson, #441.001804

Plat Map

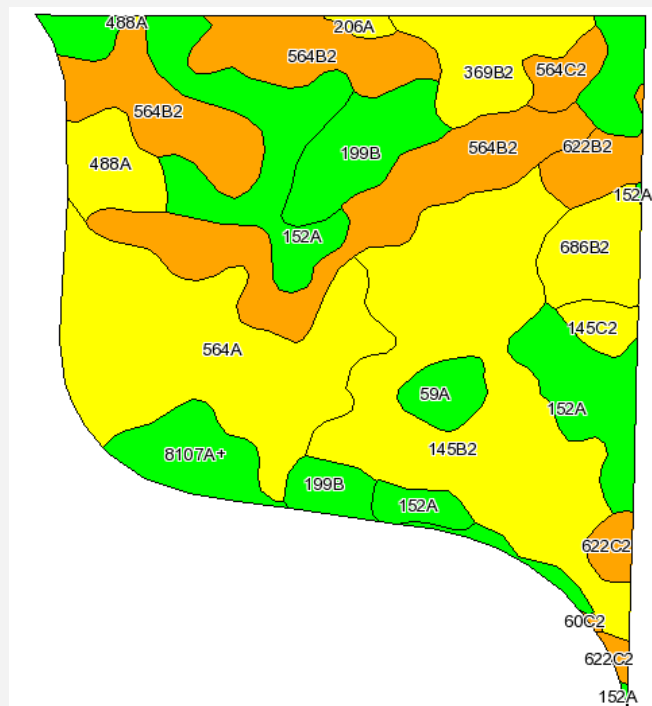
MINERAL

T.16N.-R.6E.



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Aerial and Soil Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
145B2	Saybrook silt loam	28.4	125	170	54	20.8
564B2	Waukegan silt loam	26.7	113	154	50	19.4
564A	Waukegan silt loam	22.1	119	162	53	16.1
152A	Drummer silty clay loam	21.6	144	195	63	15.8
199B	Plano silt loam	8.8	141	192	59	6.4
369B2	Waupecan silt loam	5.8	132	180	56	4.2
8107A	Sawmill silt loam	4.7	139	189	60	3.4
686B2	Parkway silt loam	4.6	131	177	56	3.3
488A	Hooppole loam	4.0	121	163	54	2.9
622B2	Wyanet silt loam	2.7	114	153	50	1.9
59A	Lisbon silt loam	2.2	136	188	59	1.6
564C2	Waukegan silt loam	1.9	111	151	49	1.4
622C2	Wyanet silt loam	1.6	112	150	49	1.2
145C2	Saybrook silt loam	1.5	123	166	53	1.1
206A	Thorp	0.5	126	170	55	0.4
60C2	LaRose silt loam	0.1	110	148	48	0.1
Total Cropland/Weighted Averages		137.2	126.2	171.5	55.0	100%

Source AgriData, Inc.