AUCTION

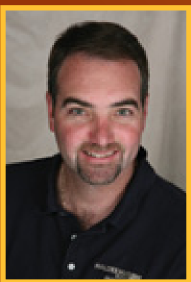
PRIME FARMLAND

Tuesday, November 15
6:30 PM CST

Best Western Monticello Gateway Inn
805 Iron Horse Place • Monticello, IL 61856

Blue Ridge Township, Piatt County, IL

160+/- Total Acres
137+/- Tillable • 14.6+/- CRP



DEAN RETHERFORD
Lafayette, IN
765.296.8475
deanr@halderman.com

CHAD METZGER
N. Manchester, IN
260.982.9050
chadm@halderman.com

PLACE BID

Online Bidding is Available

Owner: Charles A. Ross Estate

HALDERMAN REAL ESTATE SERVICES

HLS# DMR-10710

800.424.2324 | www.halderman.com

PROPERTY INFO

LOCATION: Approximately 5 miles northwest of Mansfield on the southwest corner of CR 3200 N & CR 1000 E.

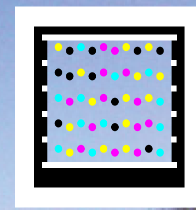
TOPOGRAPHY: Level

ZONING: Agricultural

ANNUAL TAXES: $3,674.52

DITCH ASSESSMENT: $417.50

CRP PAYMENTS: $3,200.00 Annually, expires 9/30/2018



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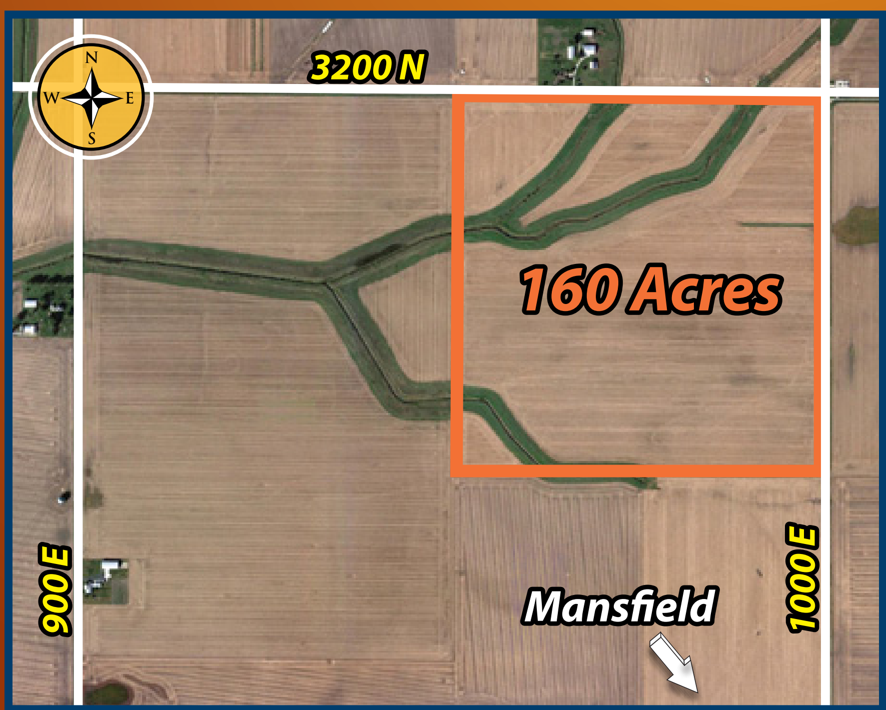
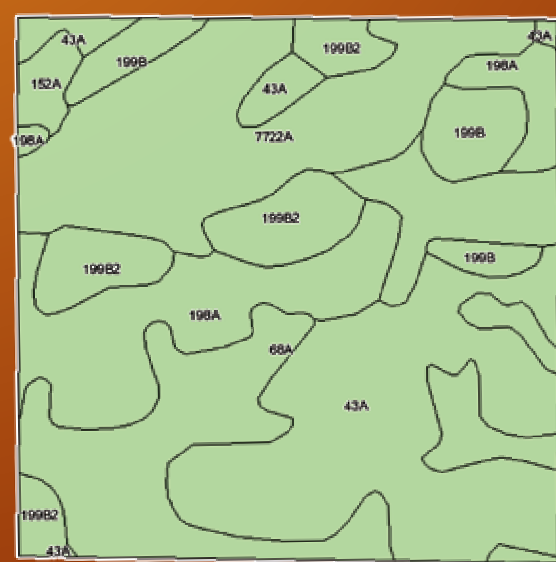


SOILS INFO



FSA DATA:

Corn Base: 69.1 Acres
DP Yield: 127 bu/ac
CC Yield: 146 bu/ac

Soybean Base: 68.3 Acres
DP Yield: 39 bu/ac
CC Yield: 47 bu/ac

Code	Soil Description Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A
43A	Ipava silt loam, 0 to 2 percent slopes	42.4	26.5%	191	62
68A	Sable silty clay loam, 0 to 2 percent slopes	35.9	22.5%	192	63
7722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes, rarely flooded	32.9	20.6%	184	60
198A	Elburn silt loam, 0 to 2 percent slopes	23.3	14.6%	197	61
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	14.1	8.8%	**184	**57
**199B	Plano silt loam, 2 to 5 percent slopes	9	5.6%	**192	**59
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.4	1.5%	195	63
			Weighted Average	190.3	61.1

TERMS & CONDITIONS

AUCTIONEER: CHAD METZGER, IL Auct. Lic. #441001842

METHOD OF SALE: Halderman Real Estate Services, Inc. (F. Howard Halderman, Principal Broker, IL Lic. #475095330) will offer this property at public auction on November 15, 2011. At 6:30 PM CST, 160.0 acres, more or less, will be sold at the Best Western Monticello Gateway Inn, Monticello, IL. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid and if accepted by the Sellers, shall constitute a binding contract between the Buyer and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Dean Retherford at 765-296-8475 or Chad Metzger at 260-982-9050, at least two days prior to the sale.
ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.
SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer. The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure.
DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.
APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.
DEED: The Sellers will provide a Personal Representative's Deed at closing.
EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer. Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is null and void prior to the closing and the Broker will return the Buyer's earnest money.
CRP: CRP Payments will be prorated to the day of deed recording, using the fiscal year of October 1 to September 30. The Buyer(s) will receive all responsibility for the maintenance of the CRP land in the future. If any Buyer removes any acres from the CRP contract(s), that Buyer is solely responsible for repayment of all received payments, interest and penalties.
EASEMENTS: The sale of this property is subject to any and all easements of record.
CLOSING: The closing shall be on or about December 14, 2011. The Sellers have the choice to extend this date if necessary.
POSSESSION: Possession of the land will be at closing subject to tenant's right to harvest.
REAL ESTATE TAXES: Real estate taxes for 2010 were $3,674.52. The Seller will give credit at closing for the 2011 taxes due and payable in 2012. Buyer will pay the 2011 taxes due and payable in 2012 and all taxes thereafter.
DITCH ASSESSMENT: The 2011 ditch assessment was $417.50. Buyer to pay ditch assessment beginning 2012.
MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.
AGENCY: Halderman Real Estate Services, Chad Metzger, Auctioneer, and their representatives, are exclusive agents of the Sellers.
DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer accepts the property "AS IS," and Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.