



FARMLAND AUCTION

**November 18, 2011
10:00 A.M.**

**Neponset Community Building
Neponset, Illinois**

Carpenter Estate 130.0 Acres m/l Bureau County, IL Offered in 2 Tracts

SELLERS: John J. Carpenter Estate

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the sellers in this transaction.

LOCATION: **Tract 1** – Located 1 mile southeast of Neponset
Tract 2 – Located 3 miles southeast of Neponset

LEGAL: **Bureau County, Illinois**
Tract 1 - 80 acres, m/l in Sec.14, Neponset Twp.
Tract 2 - 50 acres, m/l in Sec. 30, Macon Twp.

RE TAXES: 2010 taxes paid in 2011:
Tract 1 – 80.0 Ac - \$855.90 or \$10.70/Ac
Tract 2 – 50.0 Ac - \$437.34 or \$ 8.75/Ac

SOILS: See attached maps with soil types and P.I.s by Tract.

BUILDINGS: **Tract 1** - 24' diameter grain bin
Tract 2 - None

LEASE STATUS: Both Tracts are leased for 2011. The lease will be open for the 2012 crop year. The buyer(s) will have the opportunity to complete fall field work after harvest of the 2011 crop is completed.

METHOD OF SALE: Land will be sold by the Bidder's Choice method with high bidder having the privilege to take one or both tracts. Should the high bidder select only one of the tracts, the remaining tract will be auctioned.



**10 miles Northeast of Kewanee, IL
135 miles Southwest of Chicago, IL**



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

FSA INFORMATION:**Tract 1**

Farm #	Farmland	Cropland*	Corn Base	Corn Direct & CC Yield	Soybean Base	Soybean Direct & CC Yield
2008	83.3	83.1	77.8	118 Bu/Ac	1.9	42 Bu/Ac

Tract 2

Farm #	Farmland	Cropland*	Corn Base	Corn Direct & CC Yield	Soybean Base	Soybean Direct & CC Yield
15266	51.0	51.0	47.1	112 Bu/Ac	n/a	n/a

*The cropland figures listed above include the acres currently enrolled in CRP.

CONSERVATION RESERVE PROGRAM (CRP):

Tract 1 has a 1.7 acre CRP waterway. The annual payment is \$486. The contract expires 9-30-2020.

Tract 2 has a 3.9 acre CRP waterway. The annual payment is \$701. The contract expires 9-30-2018.

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 bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 15, 2011. 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 subject to the 2011 Cash Rent Lease.

CONTRACT AND TITLE:

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

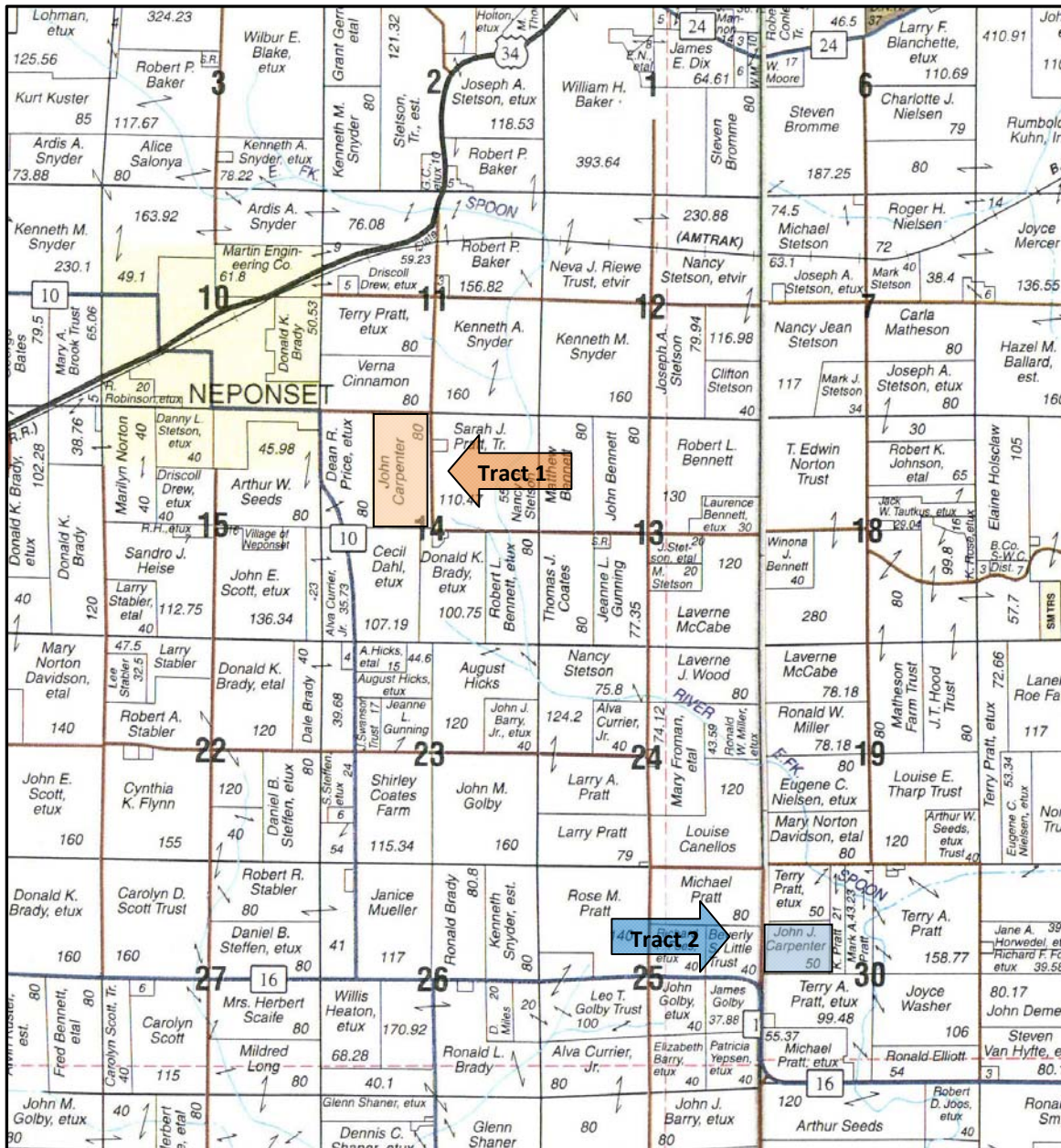
ANNOUNCEMENTS:

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.

ATTORNEY FOR ESTATE: Michael English – Russell, English, Scoma & Beneke, P.C.

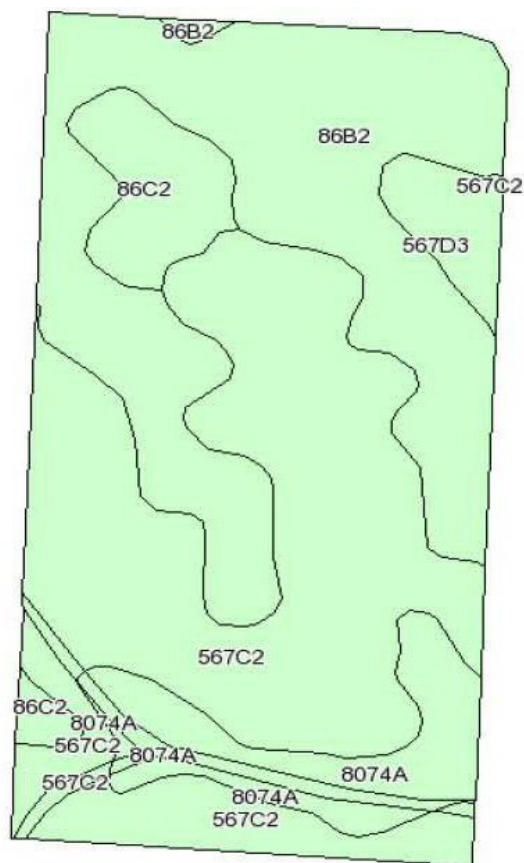
AUCTIONEER: Troy Louwagie

Plat Map



Reproduced with the permission of Rockford Map Publishers

AERIAL PHOTO AND SOIL INFORMATION TRACT 1

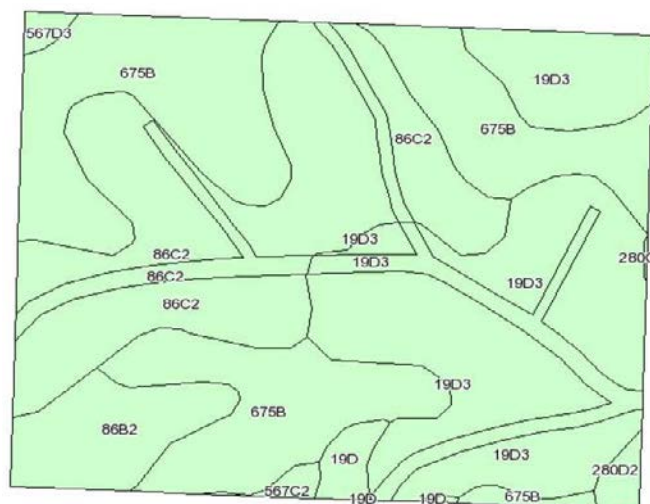


Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
567C2	Elkhart silt loam	37.2	116	159	50	44.7
86B2	Osco silt loam	30.4	134	181	57	36.5
8074A	Radford silt loam	7.8	136	186	58	9.3
86C2	Osco silt loam	5.3	131	178	56	6.4
567D3	Elkhart silty clay loam	2.6	101	139	44	3.2
Total Cropland		83.3	125	170.3	53.5	100%

Source: AgriData, Inc.



AERIAL PHOTO AND SOIL INFORMATION TRACT 2



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
675B	Greenbush silt loam	16.0	133	182	57	31.3
19D3	Sylvan silty clay loam	15.8	90	122	40	30.9
86C2	Oscos silt loam	14.6	131	178	56	28.7
86B2	Oscos silt loam	3.0	134	181	57	5.9
19D	Sylvan silt loam	0.6	103	140	46	1.3
280D2	Fayette silt loam	0.4	109	149	47	0.8
567D3	Elkhart silty clay loam	0.3	101	139	44	0.5
567C2	Elkhart silt loam,	0.3	116	159	50	0.5
Total Cropland		51.0	118.2	160.9	51.1	100%

Source: AgriData, Inc.

