



FARMLAND AUCTION

November 3, 2011

10:00 A.M.

Hawthorn Suites

Bloomington, Illinois

Lundeen Farm 118.86 Acres m/l McLean County, Illinois

SELLERS: Edgar E. Lundeen, Jr. Trust
Virginia M. Lundeen Trust
William and Allison Lundeen

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the Seller(s) in this transaction.

LOCATION: 3 miles NW of Bloomington/Normal, IL on U.S. Highway 150.

LEGAL: Section 11, T24N, R1E, Dry Grove Twp.

RE TAXES: 2010 payable in 2011:
\$2,014.80 or \$16.95 per acre

SOILS: Class 'A' soils. See attached map for soil types and P.I.s.

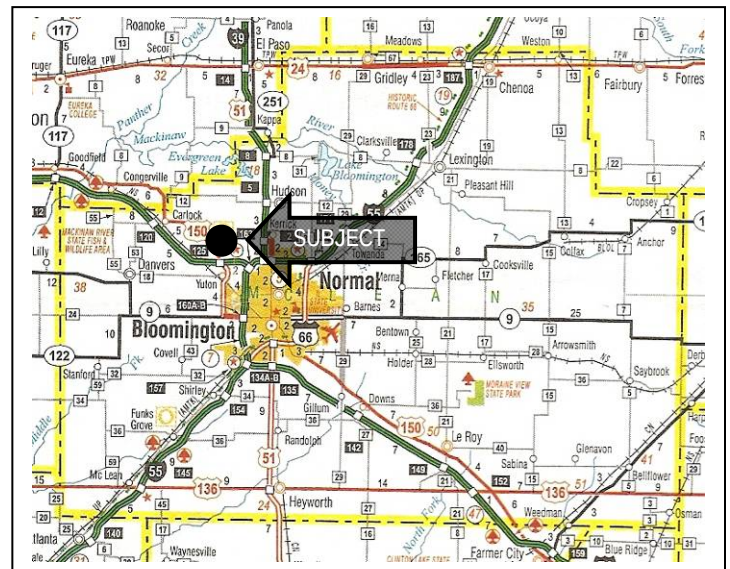
LEASE STATUS: The lease is open for 2012

YIELD HISTORY:

Year	Corn Bu/Ac	Beans Bu/Ac
2010	199.4	58.0
2009	180.0	54.0
2008	226.9	55.3
2007	172.9	50.8
2006	182.0	54.8
5 Year Avg.	192.2	54.6

SOIL TEST: Taken in June 2011. Copies available upon request.

	<u>Avg.</u>
Phosphorus	122
Potassium	303
pH	6.0



3 miles northwest of Bloomington/Normal

134 miles southwest of Chicago.



For further information contact:
Hertz Farm Management, Inc.
700 W. Bridge St., PO Box 467
Monticello, Illinois 61856
Phone: (800) 291-4254
www.hfmgt.com

FSA INFORMATION: The following FSA information is provided as the farms are currently owned. Total cropland is 115.10 acres.

Farm #	Farmland	Cropland	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
7968	15.2	15.2	7.8	116/153 Bu/Ac	7.1	45/54 Bu/Ac
7969	99.9	99.9	52.0	116/151 Bu/Ac	47.9	41/50 Bu/Ac

IMPROVEMENTS:

The property is currently unimproved, but it could be an excellent location for a building site or for future development.

On the tract lying south of U.S. Highway 150, there is 4.04 acres (parcel 13-11-4000-006) that has been permitted for the construction of a single family residence subject to current McLean County zoning requirements. Approval was granted per occupancy permit #6484 dated September 17, 1997 per survey dated August 20, 1997 on file in the McLean County Zoning office.

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 9, 2011. Final settlement will require certified check or wire transfer. Seller(s) reserves the right to reject any and all bids.

CONTRACT AND TITLE:

Immediately upon conclusion of the auction, the high 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. If there are any escrow closing services they will be shared by the Seller(s) 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. 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.

BROKER'S COMMENTS:

This is a high quality farm with class A soils located in a strong area with the possibility of future development.

AUCTION LOCATION:

Hawthorn Suites by Wyndham, One Lyon Court, Bloomington, IL 61701, phone 309-829-8111

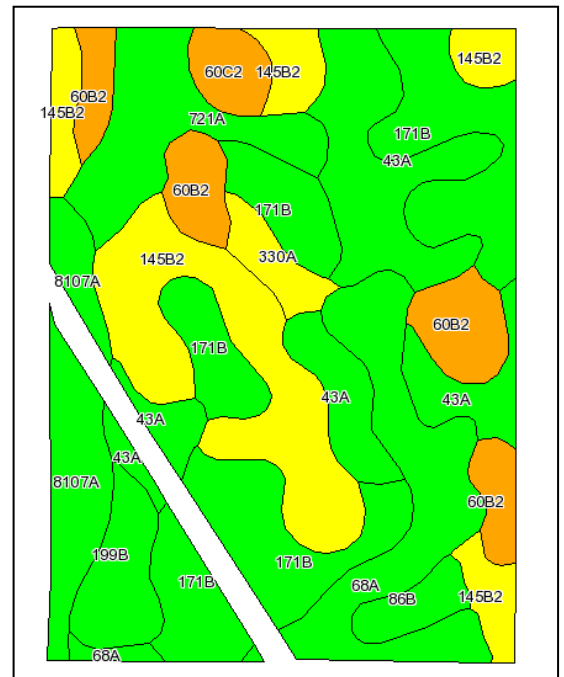
AUCTIONEER: Reid Thompson: #441.001804

DRY GROVE NORTHWEST PART BLOOMINGTON CITY T.24N.-R.1E.



Information for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc.

AERIAL PHOTO AND SOIL MAP



<i>Map Symbol</i>	<i>Soil Name</i>	<i>Farmland Acres</i>	<i>811 Prod. Index</i>	<i>811 Corn Yield</i>	<i>811 Soybean Yield</i>	<i>% of Total Acreage</i>
171B	Catlin silt loam	25.8	137	185	58	22.4
145B2	Saybrook silt loam	21.3	125	170	54	18.5
43A	Ipava silt loam	18.4	142	191	62	16.0
68A	Sable silty clay loam	12.9	143	192	63	11.2
60B2	LaRose silt loam	9.4	112	151	49	8.1
721A	Drummer and Elpaso silty clay loams	8.5	143	194	63	7.4
8107A	Sawmill silty clay loam	7.6	139	189	60	6.6
199B	Plano silt loam	4.3	141	192	59	3.7
60C2	LaRose silt loam	2.4	110	148	48	2.1
330A	Peotone silty clay loam	2.3	123	164	55	2.0
86B	Oско silt loam	2.2	140	189	59	1.9
Total Cropland/Weighted Averages		115.1	134	181.1	58	100%

Source: AgriData, Inc.