



FARMLAND AUCTION

August 24, 2011

10:00 A.M.

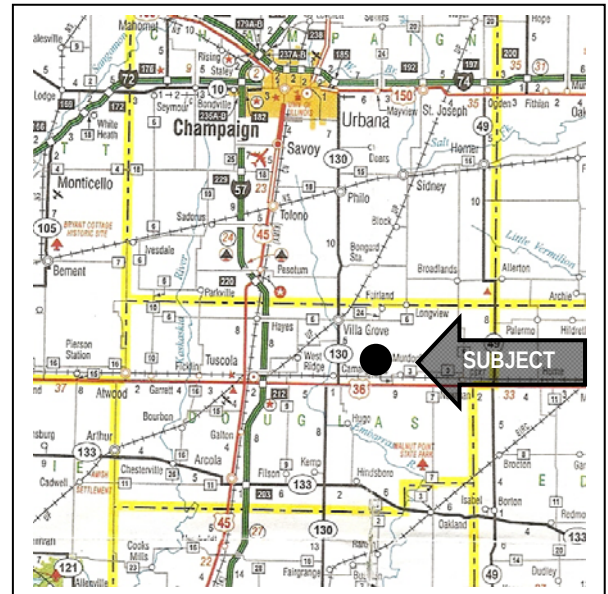
**Iron Horse Golf Club
Tuscola, Illinois**

Gwinn/Livengood Farm

237.5 m/l Acres

**Douglas County
Offered in 2 Tracts**

- SELLERS:** Hazel P. Gwinn Heirs,
Livengood and Drescher
- AGENCY:** Hertz Farm Management, Inc. and their
representatives are agents of the sellers in this
transaction.
- LOCATION:** The farm is 1/2 mile northwest of Murdock, IL.
- LEGAL:** **Murdock Twp, Douglas County**
Tract 1 – Sec. 29, containing 147.5 acres, m/l
Tract 2 – Sec. 29, containing 90.0 acres m/l
- RE TAXES:** 2010 payable in 2011:
Tract 1 – 147.5 Ac - \$4,231.16 or \$28.69/Ac*
Tract 2 – 90.0 Ac - \$2,515.04 or \$27.94*
- *The above taxes are estimates for each tract
based upon 2010 taxes payable in 2011.
- The real estate taxes for 2010 payable in 2011
will be paid by the Sellers. The 2011 taxes
payable in 2012 will be paid by the Sellers and
credited to the Buyer(s) at closing based on
the current year taxes.
- SOILS:** See attached maps with soil types and P.I.s by
Tract.



**10 miles east of Tuscola
20 miles southeast of Champaign,
171 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**

LEASE STATUS:

The farm is leased for 2011 to Roger Reed. The Sellers are retaining their interest in the 2011 crops. The lease will be open for the 2012 crop year with possession given to the Buyer(s) upon completion of harvest of the 2011 crops. Roger Reed would appreciate the opportunity to discuss future leasing options.

FSA INFORMATION: The following FSA information is provided as the farms are currently owned. The farm will need to be reconstituted based on the information for these current farm numbers. Total cropland is 236.6

Farm #	Farmland	Cropland	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
1206	180	176.6	87.6	133/148 Bu/Ac	85.7	44/49 Bu/Ac

Farm #	Farmland	Cropland	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
1196	60.0	60.0	30	135/148 Bu/Ac	30	42/50 Bu/Ac

CRP:

Tract 1 has a 2.4 acre CRP waterway on the west side. The annual payment is \$511. The contract expires 9-30-2018.

MINERALS:

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

OTHER:

Tile information, yield history, and recent soil tests were unavailable.

SURVEY:

The seller does not intend to survey this farm.

METHOD OF SALE:

Land will be sold by the Choice method with Privilege to the high bidder to take one or both tracts. Should the high bidder select only one of the tracts, the contending bidder may purchase the remaining tract at the high bid. Should the contending bidder elect not to purchase the tract that remains, the remaining tract will be auctioned again. 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 September 29, 2011. Final settlement will require certified check or wire transfer.

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 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.

AUCTIONEER: Reid Thompson

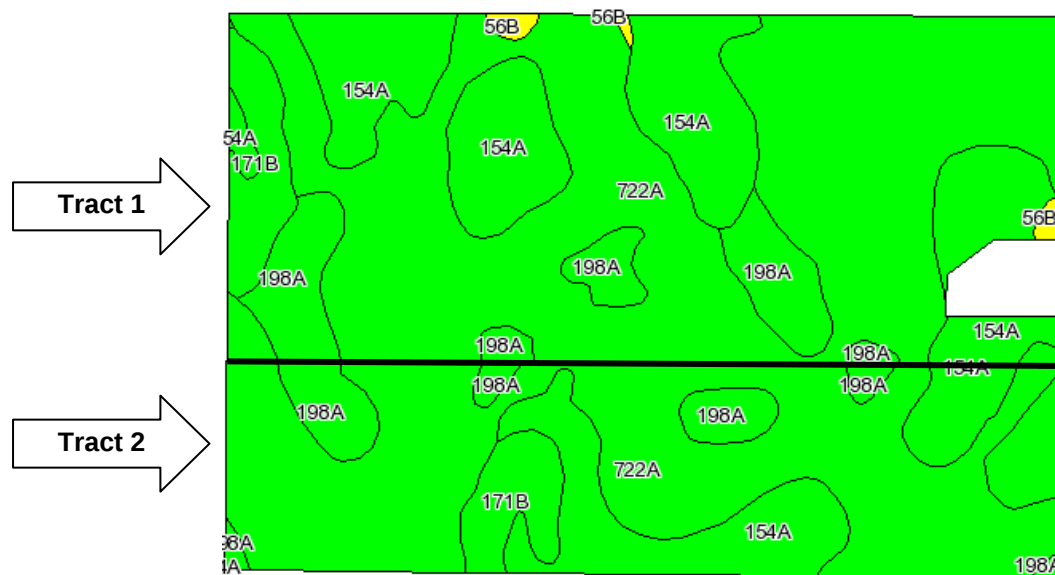
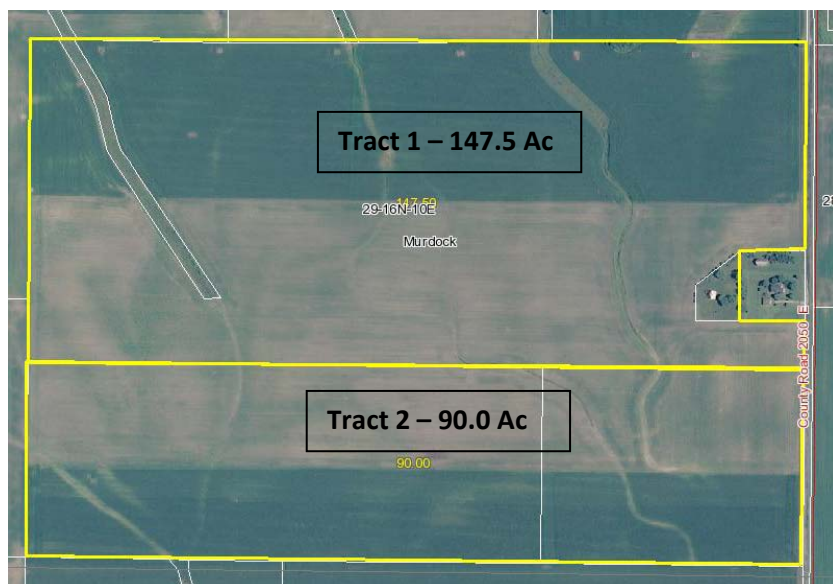
MURDOCK

T.15-16N.-R.10E.



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AERIAL PHOTO AND SOIL MAP



TRACT 1 - SOILS

MAP SYMBOL	SOIL NAME	FARMLAND ACRES	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
722A	Drummer-Milford silty clay loams	86.7	137	184	60	60.5
154A	Flanagan silt loam	35.4	144	194	63	24.7
198A	Elburn silt loam	14.1	143	197	61	9.8
171B	Catlin silt loam	5.9	137	185	58	4.1
56B	Dana silt loam	1.2	130	178	55	0.8
Total Cropland		143.3	139.1	187.6	60.7	100%

TRACT 2 - SOILS

MAP SYMBOL	SOIL NAME	FARMLAND ACRES	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
722A	Drummer-Milford silty clay loams	56.4	137	184	60	62.6
154A	Flanagan silt loam	20.7	144	194	63	23.0
198A	Elburn silt loam	7.6	143	197	61	8.5
171B	Catlin silt loam	5.3	137	185	58	5.9
Total Cropland		90.0	139.1	187.5	60.7	100%

Source: AgriData, Inc.

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