



FARMLAND AUCTION

May 26, 2011

10:00 A.M.

Best Western Monticello Gateway Inn
Monticello, Illinois

ROCHFORD TRUST FARM 257.5 m/l Acres Champaign and Piatt Counties Offered in 3 Tracts

SELLER: Thomas M. Rochford Trust

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

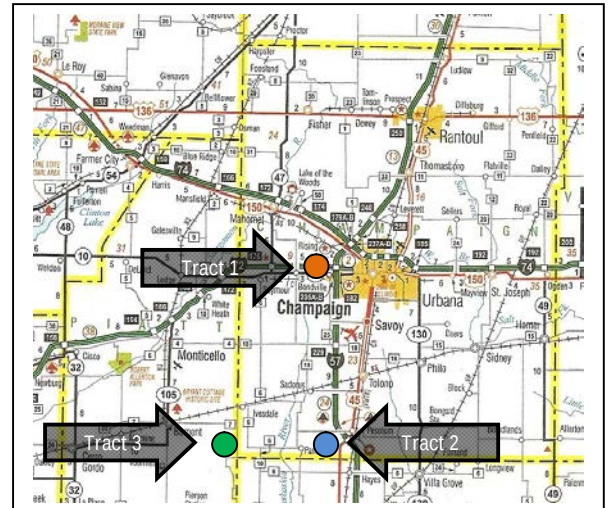
LOCATION: **Tract 1** ñ The farm is on the north side of Route 10 on the east side of Bondville.
Tract 2 ñ Located 3 miles southwest of Pesotum.
Tract 3 ñ Located 2 miles south of Ivesdale or 5 miles southeast of Bement.

LEGAL: Champaign County
Tract 1 ñ W ½ SE ¼ Sec. 12, Scott Twp, containing 77.5 acres, m/l
Tract 2 ñ W ½ SE ¼ Sec. 30, Pesotum Twp, containing 80.0 acres m/l
Piatt County
Tract 3 ñ Part of the NE ¼ Sec. 25, Bement Twp, containing 100.0 acres m/l

RE TAXES: 2009 payable in 2010:
Tract 1 ñ 77.5 Ac - \$1,824.48 or \$23.54/Ac
Tract 2 ñ 80.0 Ac - \$2,057.72 or \$25.72/Ac
Tract 3 ñ 100.0 Ac - \$2,491.52 or \$24.92/Ac
The real estate taxes for 2010 payable in 2011 will be paid by the Seller. The 2011 taxes payable in 2012 will be split between the Seller and Buyer(s). The Seller will credit at closing half of the taxes to the Buyer(s) based on the current taxes.

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

LEASE STATUS:
The farm is leased for 2011 to Jerry and Deitra Reinhart. The second half of the 2011 cash rent, which is \$150/acre, will be paid to the buyer. The lease will be assigned to the Buyer at closing. Jerry Reinhart would like the opportunity to discuss future leasing options.



Tract 1 2 miles west of Champaign, 145 miles southwest of Chicago.

Tract 2 13 miles south of Champaign, 152 miles southwest of Chicago

Tract 3 15 miles southwest of Champaign, 162 miles southwest of Chicago

TILE INFORMATION: The farms are all considered to be very well drained. Tile maps are available upon request.

YIELD HISTORY: Previous 5 year yields are available upon request.

SOIL TESTS: Available upon request.

For further information contact:

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

FSA INFORMATION:**Tract 1**

Farm #	Farmland	Cropland	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
9012	74.7 Ac.	74.7 Ac.	74.7 Ac	131/131 Bu/Ac	0.0 Ac	0/0 Bu/Ac

Tract 2

Farm #	Farmland	Cropland	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
3849	80.0 Ac	79.8 Ac	56.1 Ac	131/131 Bu/Ac	23.7 Ac	36/36 Bu/Ac

Tract 3

Farm #	Farmland	Cropland	Corn Base	Corn Direct/CC Yield	Soybean Base	Soybean Direct/CC Yield
3849	100.0 Ac	100.0 Ac	50.7 Ac	140/140 Bu/Ac	49.3 Ac	36/36 Bu/Ac

MINERALS:

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

METHOD OF SALE:

Land will be sold by the Choice method with Privilege to the high bidder to take one, two or all three tracts. Should the high bidder select only one or two of the tracts, the contending bidder may purchase the remaining one or two tracts at the high bid. Should the contending bidder elect not to purchase the tract(s) that remain, the remaining tract(s) 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 July 1, 2011. 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(s) 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(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.

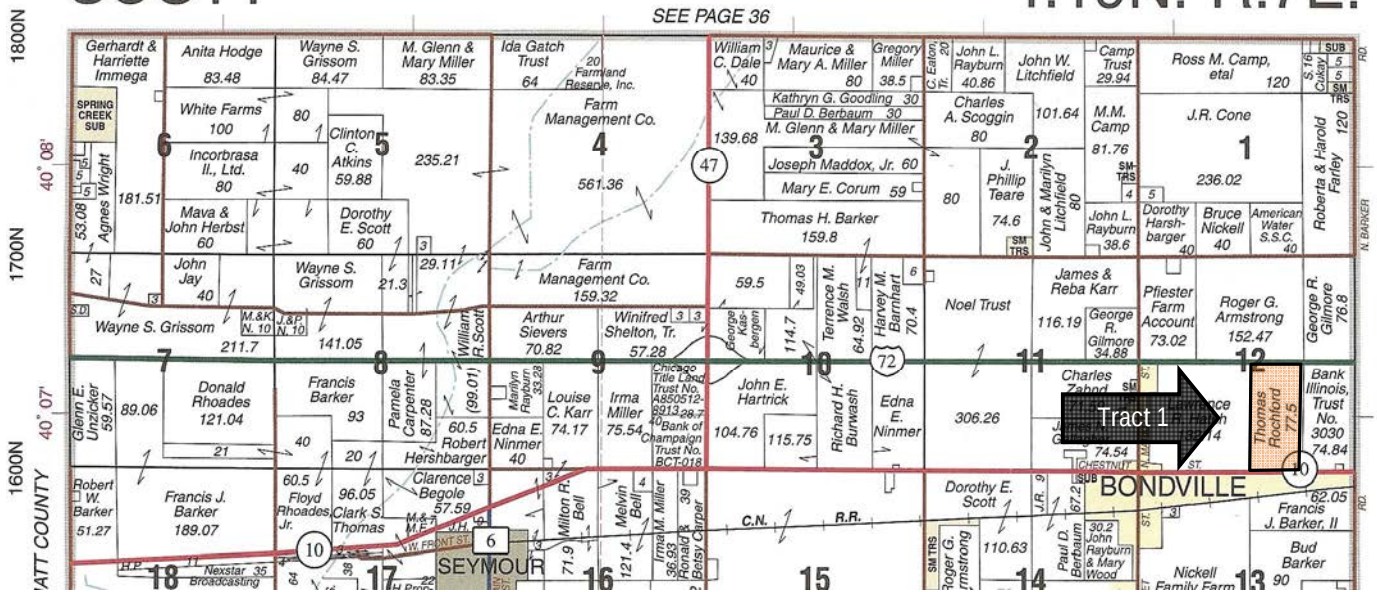
AUCTIONEER: Troy Louwagie

Plat Map

SCOTT

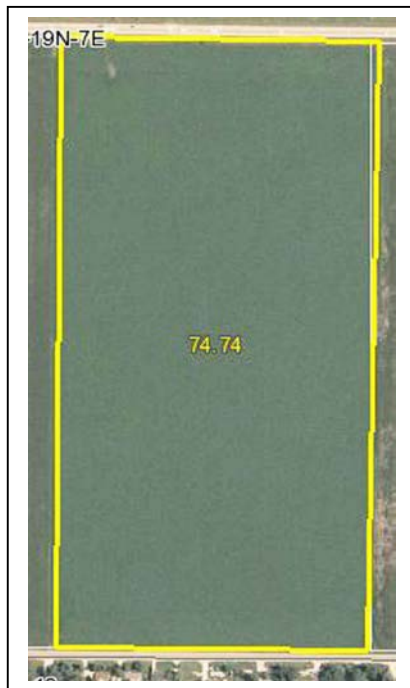
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T.19N.-R.7E.

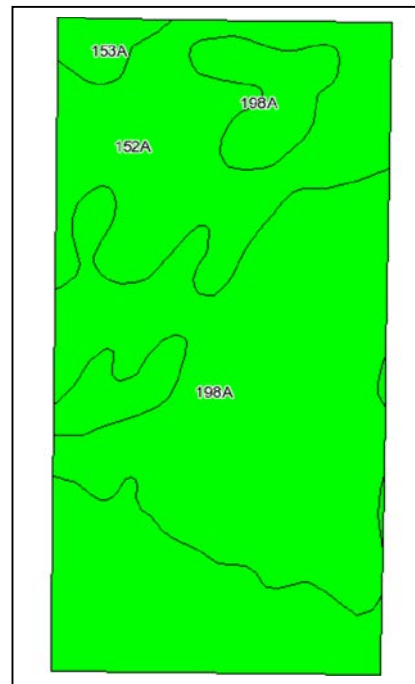


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FSA Aerial Photo



Soils Map



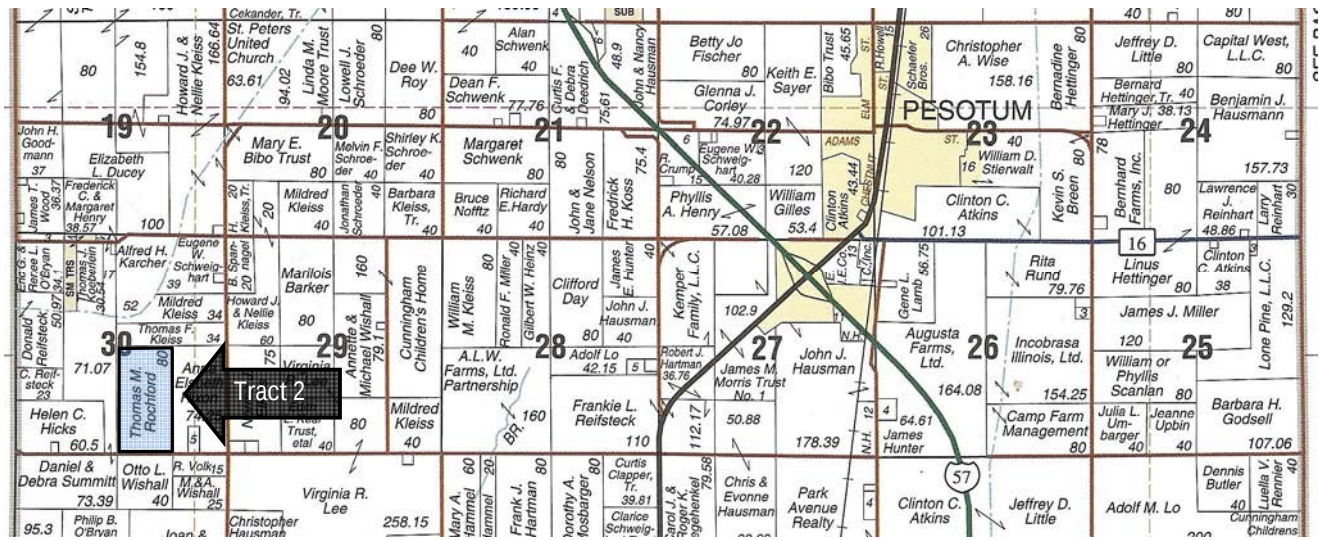
MAP SYMBOL	SOIL NAME	811 FARMLAND ACRES	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
198A	Elburn silt loam	37.7	143	197	61	50.5
152A	Drummer silty clay loam	35.3	144	195	63	47.3
153A	Pella silty clay loam	1.7	136	183	60	2.2
Total Cropland		74.7	143.3	195.7	61.9	100%

Source: AgriData, Inc.

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

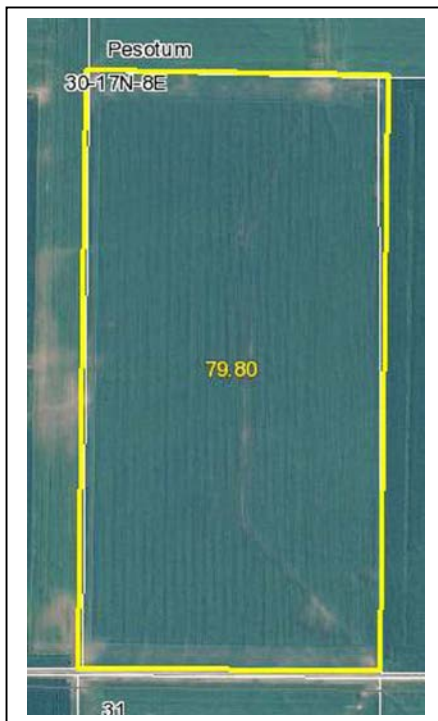
Plat Map

PESOTUM SOUTHEAST PART SADORUS T.17N.-R.8E.

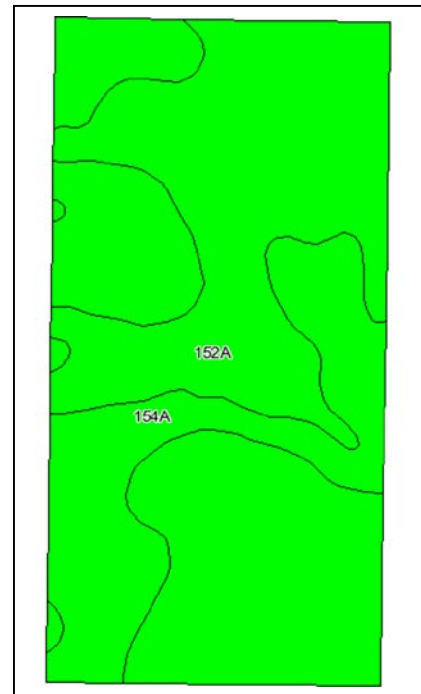


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Aerial Photo



Soils Map



MAP SYMBOL	SOIL NAME	FARMLAND ACRES	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
152A	Drummer silty clay loam	50.3	144	195	63	63.1
154A	Flanagan silt loam	29.5	144	194	63	36.9
Total Cropland		79.8	144	194.6	63	100%

Source: AgriData, Inc.

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

T.17N.-R.5-6E.

1000N SEE PAGE 39° 56'

900N 39° 55'

800N 39° 54'

SEE PAGE 10

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26

100S 39° 53'

1000E

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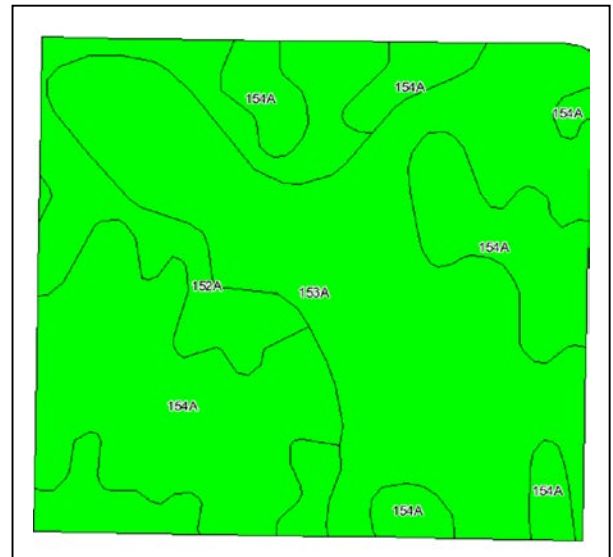
700W

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Soils Map



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