

## PRIME FARMLAND WITH DEVELOPMENT POTENTIAL



## HALDERMAN REAL ESTATE SERVICES

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Real Estate Specialists  
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800.424.2324  
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## PRIME FARMLAND WITH DEVELOPMENT POTENTIAL EXECUTIVE HOME

# AUCTION

MAY 19, 2011 • 6:00 PM CST

QUALITY INN & SUITES • 800 N KINZIE AVE • BRADLEY, IL 60915

**647<sup>+/-</sup> TOTAL ACRES • 11 TRACTS**  
**623<sup>+/-</sup> TILLABLE • HOME ON 8.2<sup>+/-</sup> ACRES**

**ROCKVILLE & MANTENO TWPS.**  
**KANKAKEE Co, IL**

DEAN RETHERFORD  
765.296.8475 • DEANR@HALDERMAN.COM

OWNER: MAINSOURCE BANK - KANKAKEE

**PLACE BID** Online Bidding is Available  
at [www.halderman.com](http://www.halderman.com)

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HLS# DMR-10541

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# AUCTION

MAY 19, 2011 • 6:00 PM CST

QUALITY INN & SUITES • 800 N KINZIE AVE • BRADLEY, IL 60915



OPEN HOUSE: TUESDAY, MAY 3 • 6:00-8:00 PM CST  
861 E • 6000 N • BOURBONNAIS, IL 60914



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**623<sup>+/-</sup> TILLABLE • HOME ON 8.2<sup>+/-</sup> ACRES**

**ROCKVILLE & MANTENO TOWNSHIPS,**  
**KANKAKEE COUNTY, IL**

OWNER: MAINSOURCE BANK - KANKAKEE

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### TERMS & CONDITIONS

AUCTIONEER: MARK METZGER, IL Auct. Lic. #441000338



METHOD OF SALE: Halderman Real Estate Services, Inc. (F. Howard Halderman, Principal Broker IL Lic. #475095330) will offer this property at public auction on May 19, 2011. At 6:00 PM CST, 647 acres, more or less, will be offered for sale at the Quality Inn and Suites, in Bradley, IL. This property will be offered as one total unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) 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 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 a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). If a survey is completed, the purchase price for the surveyed tract(s) 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. Combination purchases will receive a perimeter survey only. DOWN PAYMENT: **SUCCESSFUL BIDDERS WILL BE REQUIRED TO PRESENT A \$25,000 CASHIERS CHECK at the conclusion of the auction with the balance due at closing.** 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 Special Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing(s) shall be on or about June 22, 2011. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of the home and all outbuildings will be at closing(s). The farmland is leased and the Buyer(s) will receive \$100 per cropland acre at closing(s). Possession of the land will be given subject to tenant rights to 2011 crop.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

REAL ESTATE TAXES: Real estate taxes for 2009 for all tracts were 18,679.58. The per tract rate was approximately: Tract 1 - \$695.36, Tract 2 - \$551.06, Tract 3 - \$1375.72, Tract 4 - \$752.62, Tract 5 - \$946.92, Tract 6 - \$710.30, Tract 7 - \$1440.97, Tract 8 - \$1388.15, Tract 9 - \$435.88 - Tract 10 - \$77.00 and Tract 11 - \$10,305.70. The Seller(s) will pay the 2010 taxes due in 2011 and all previous taxes. Buyer(s) to pay the 2011 taxes due and payable in 2012 and all taxes thereafter.

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, Mark Metzger Auctioneer and their representatives, are exclusive agents of the Sellers.

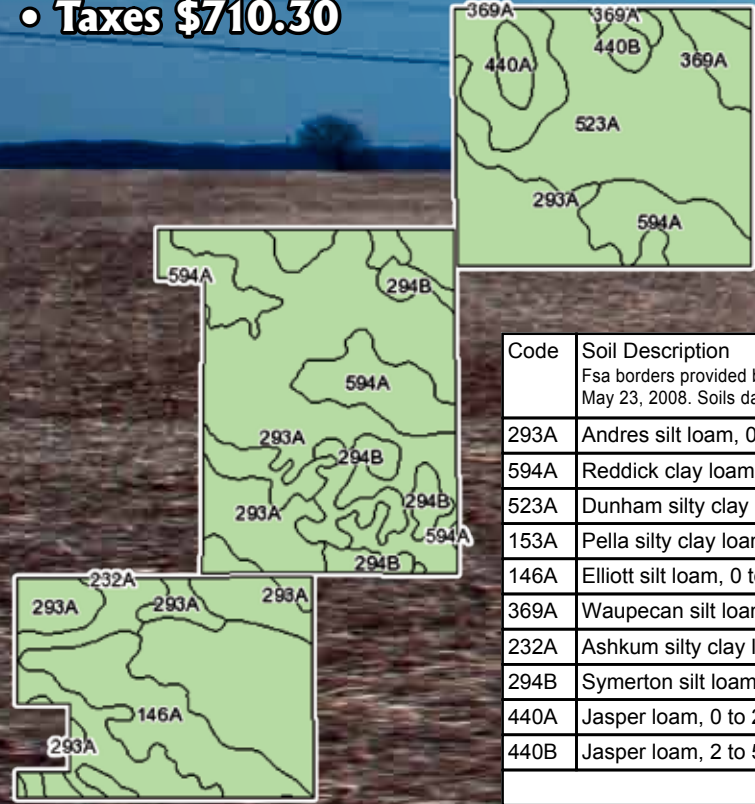
DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the 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(s) accepts the property "AS IS," and Buyer(s) 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. Conduct 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.

PROPERTY MAPS & INFORMATION



**LOCATION:**  
TRACTS 1-8 Are located southwest of Manteno, IL, between CR 6000 N and CR 9000 N.  
TRACTS 9-11 Are located south of Manteno, IL, on the east side of I-57.  
**TOPOGRAPHY:** Level  
**ZONING:** Agricultural  
**SCHOOLS:** Manteno High School, Union #5

- TRACT 1:** 60+/- Acres • 59+/- Tillable  
• Taxes \$695.36
- TRACT 2:** 55+/- Acres • 52.9+/- Tillable  
• Taxes \$551.06
- TRACT 3:** 118.13+/- Acres • 116+/- Tillable  
• Taxes \$1,375.72
- TRACT 4:** 51.25+/- Acres • 49.39+/- Tillable  
• Taxes \$752.52
- TRACT 5:** 81.97+/- Acres • 79.04+/- Tillable  
• Taxes \$946.92
- TRACT 6:** 53+/- Acres • 52.47+/- Tillable  
• Taxes \$710.30



| Code             | Soil Description<br><small>Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.</small> | Acres | Corn | Oats | Soybeans | Winter wheat |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|----------|--------------|
| 293A             | Andres silt loam, 0 to 2 percent slopes                                                                                                      | 144   | 166  | 87   | 53       | 64           |
| 594A             | Reddick clay loam, 0 to 2 percent slopes                                                                                                     | 69.9  | 159  | 80   | 51       | 60           |
| 523A             | Dunham silty clay loam, 0 to 2 percent slopes                                                                                                | 61.3  | 160  | 81   | 52       | 62           |
| 153A             | Pella silty clay loam, 0 to 2 percent slopes                                                                                                 | 34.8  | 165  | 82   | 54       | 63           |
| 146A             | Elliott silt loam, 0 to 2 percent slopes                                                                                                     | 28.7  | 151  | 78   | 50       | 61           |
| 369A             | Waupecan silt loam, 0 to 2 percent slopes                                                                                                    | 28.3  | 170  | 92   | 53       | 67           |
| 232A             | Ashkum silty clay loam, 0 to 2 percent slopes                                                                                                | 24.1  | 154  | 77   | 51       | 59           |
| 294B             | Symerton silt loam, 2 to 5 percent slopes                                                                                                    | 20.2  | 159  | 81   | 50       | 61           |
| 440A             | Jasper loam, 0 to 2 percent slopes                                                                                                           | 4.8   | 158  | 85   | 51       | 64           |
| 440B             | Jasper loam, 2 to 5 percent slopes                                                                                                           | 3.2   | 156  | 84   | 50       | 63           |
| Weighted Average |                                                                                                                                              | 161.8 | 83.3 | 52   | 62.5     |              |

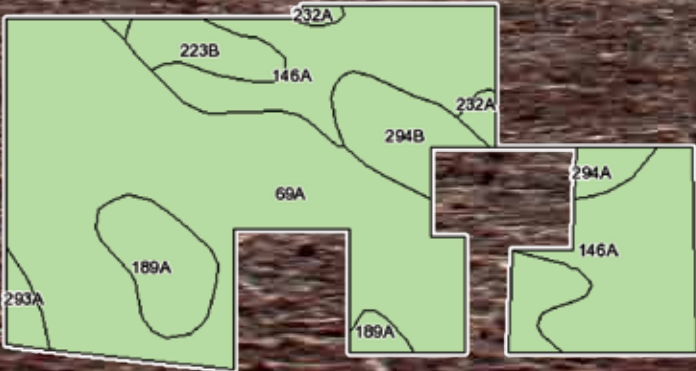
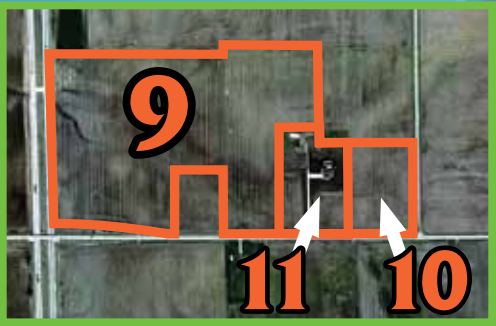


- TRACT 7:** 80+/- Acres • 78.9+/- Tillable  
• Taxes \$1,440.97
- TRACT 8:** 87.75+/- Acres • 86.54+/- Tillable & 3,483 sq ft Pole Building  
• Taxes \$1,388.15



| Code             | Soil Description<br><small>Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.</small> | Acres | Corn | Oats | Soybeans | Winter wheat |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|----------|--------------|
| 153A             | Pella silty clay loam, 0 to 2 percent slopes                                                                                                 | 65.2  | 165  | 82   | 54       | 63           |
| 293A             | Andres silt loam, 0 to 2 percent slopes                                                                                                      | 32.5  | 166  | 87   | 53       | 64           |
| 523A             | Dunham silty clay loam, 0 to 2 percent slopes                                                                                                | 30.5  | 160  | 81   | 52       | 62           |
| 369A             | Waupecan silt loam, 0 to 2 percent slopes                                                                                                    | 22.1  | 170  | 92   | 53       | 67           |
| 3107A            | Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded                                                                           | 7.8   | 153  | 78   | 49       | 58           |
| 594A             | Reddick clay loam, 0 to 2 percent slopes                                                                                                     | 6.9   | 159  | 80   | 51       | 60           |
| 526A             | Grundelein silt loam, 0 to 2 percent slopes                                                                                                  | 2.5   | 168  | 88   | 55       | 64           |
| 294A             | Symerton silt loam, 0 to 2 percent slopes                                                                                                    | 0.2   | 161  | 82   | 50       | 62           |
| Weighted Average |                                                                                                                                              | 164.4 | 84   | 53   | 63.3     |              |

- TRACT 9:** 44+/- Acres • Mostly Tillable  
• Taxes \$435.88
- TRACT 10:** 7.7+/- Acres  
• Taxes \$77.00



| Code             | Soil Description<br><small>Fsa borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.</small> | Acres | Corn | Oats | Soybeans | Winter wheat |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|----------|--------------|
| 69A              | Milford silty clay loam, 0 to 2 percent slopes                                                                                               | 27.2  | 154  | 79   | 51       | 61           |
| 146A             | Elliott silt loam, 0 to 2 percent slopes                                                                                                     | 14.6  | 151  | 78   | 50       | 61           |
| 189A             | Martinton silt loam, 0 to 2 percent slopes                                                                                                   | 3.8   | 156  | 79   | 52       | 63           |
| 294B             | Symerton silt loam, 2 to 5 percent slopes                                                                                                    | 3     | 159  | 81   | 50       | 61           |
| 223B             | Varna silt loam, 2 to 4 percent slopes                                                                                                       | 2.1   | 141  | 70   | 45       | 57           |
| 294A             | Symerton silt loam, 0 to 2 percent slopes                                                                                                    | 0.9   | 161  | 82   | 50       | 62           |
| 293A             | Andres silt loam, 0 to 2 percent slopes                                                                                                      | 0.8   | 166  | 87   | 53       | 64           |
| 232A             | Ashkum silty clay loam, 0 to 2 percent slopes                                                                                                | 0.7   | 154  | 77   | 51       | 59           |
| Weighted Average |                                                                                                                                              | 153.4 | 78.6 | 50.5 | 61       |              |

**OPEN HOUSE: Tuesday, May 3 • 6:00- 8:00 PM CST**  
**861 E • 6000 N • Bourbonnais, IL 60914**

**TRACT 11:** 8.2+/- Acres with home, pool and several outbuildings.  
• Taxes \$10,305.70

The home, built in 1995, includes three bedrooms, a family room, fireplace, kitchen and finished basement. The home has an attached 24' x 40' garage, central air and a privacy fence around the yard and pool area.

