249.73+/- total acres Bureau Co., IL

Offered as a whole or in 3 tracts

Includes tillable, CRP and timber acreage

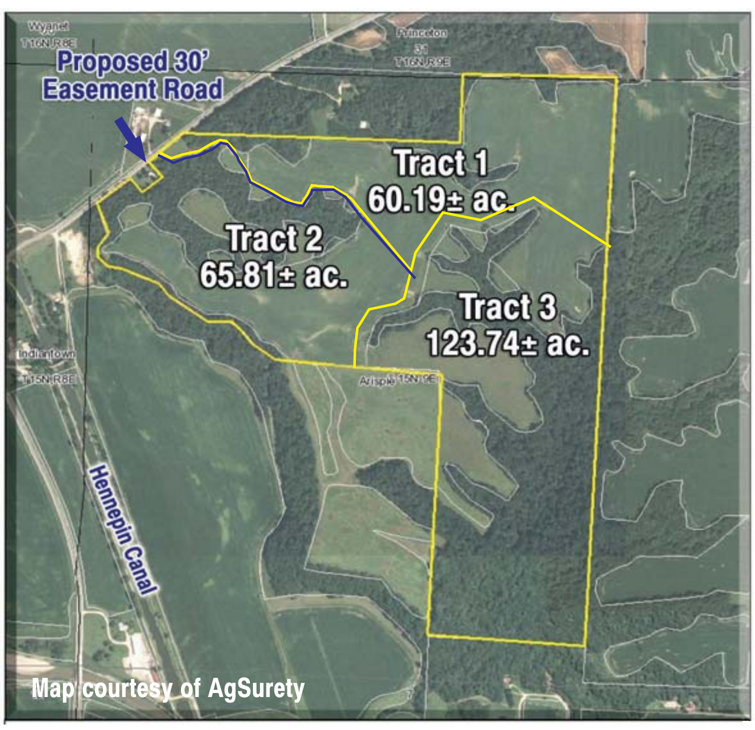
September 29, 2010
6:30 p.m.
Wise Guys Banquet Room
2205 N Main St., Princeton, Illinois

Capital Agricultural Property Services, Inc.

Auction services by:

CM AUCTION / REALTY, INC. CURRANMILLER

Aerial Photograph and Soils Information



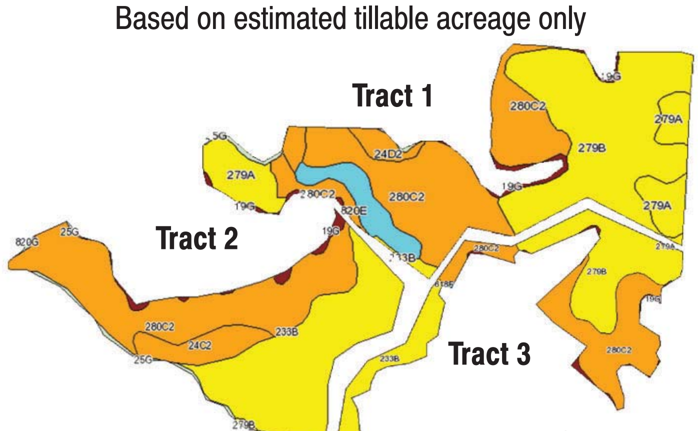
	Total Acres	Tillable Acres	CRP Acres	Timber Acres
Tract 1:	60.19	50.5	.44	9.25
Tract 2:	65.81	32.2	10.1	23.51
Tract 3:	123.74	15.6	29.3	78.84

Note: Tillable, CRP and timber acreages are estimated

*Proposed easement: If the entire farm is not sold to a single buyer, a 30-ft. wide easement will be granted along the boundary of Tracts 1 and 2 for access to Tract 3. The buyer(s) of Tracts 1 and 2 would each own to the center of the easement, but all buyer(s) of the three tracts would share in the construction and maintenance of the easement roadway. Exact easement location and language will be determined at the sole discretion of the seller.

Soils Map Information

Based on estimated tillable acreage only



No.	Type	Slope
279B	Rozetta silt loam	2-5%
280C2	Fayette silt loam	5-10%
279A	Rozella silt loam	0-2%
820E	Hennepin-Casco complex	12-30%
24C2	Dodge silt loam	5-10%
24D2	Dodge silt loam	10-18%
19G	Sylvan silt loam	35-60%
25G	Hennepin loam	35-70%
233B	Birkbeck silt loam	2-5%

Weighted Average Yield based on Soil Type*

	Corn	Soybeans	Wheat	Crop Prod. Index
Tract 1	138.6	43.6	54.9	112.2
Tract 2	140.7	44.4	55.8	113.9
Tract 3	142.8	44.8	56.7	115.5

*Based on estimated tillable acreage only

Optimum Crop Productivity Ratings for Illinois Soil crop yields and productivity indices are adjusted for slope and erosion according to Bulletin 811 by Office of Research, ACES, University of Illinois

Any announcements made day of sale take precedence over printed material or any othe roral statements made.

Auction: 249.73+/- total surveyed ac. (3 tracts or as a whole)
September 29, 2010 at 6:30 p.m.

Auction: *Wednesday, September 29, 2010, at 6:30 p.m., Wise Guys Banquet Room, 2205 N. Main Street, Princeton, IL. Bidder Registration begins at 5:30 p.m.*

Showing: *Showing to be held on Monday, September 27, 2010, between 1 p.m. and 4 p.m. at the property.*

Bidder Seminar: *Preceding the auction at 6:00 p.m. on September 29, a demonstration of the auction process will be held. All bidders are invited, but attendance is not required.*

Procedure: *Farm will be offered in 3 tracts or as a whole. Bidding on all tracts will remain open throughout auction. Property will be sold in the manner resulting in the highest sale price subject to acceptance by Owner/ Seller. Owner/Seller reserves the right to reject any and all bids. All bidding will be in total dollars per tract. There will be a maximum of one sales contract and deed per tract. Further divisions are the responsibility of the buyer(s). Property is being sold on an "as is/ where is" basis.* ***Bidder(s) should arrange financing prior to the auction.*** *Bidder(s) assume(s) all responsibility for obtaining any financing for the purchase of property and neither Owner/Seller nor Broker/Auction Company assumes any responsibility for Buyer's inability to obtain financing.*

Survey: *Survey will be provided for each tract and as a whole the day of auction. Owner/Seller will not provide surveys for tract divisions other than those offered at this auction.*

Terms: *Cash. Ten (10) percent earnest money deposit of contract selling price is required on auction day at time of signing the purchase agreement. Remaining due upon closing.*

Real Estate Taxes: *Owner/Seller will give credit to buyer for 2010 real estate taxes due in 2011 at closing. The total 2009 real estate taxes paid in 2010 totaled $643.44. Buyer will be responsible for 2011 real estate taxes and/or drainage assessments due in 2012.*

Closing & Possession: *Closing to occur on or before October 29, 2010. The balance of the purchase price is due at closing. Possession granted at closing.*

2010 Crop & CRP Income: *The 2010 crop and CRP income will be retained by the Owner/Seller.*

Agency: *CAPS and Curran Miller Auction/Realty, Inc. represent and are agents of the Owner/Seller.*

Capital Agricultural Property Services, Inc.
www.capitalag.com

CURRANMILLER
AUCTION / REALTY, INC.
www.curranmiller.com
IL Auctioneer License #441.000290

Location: *3± miles south of the city limits of Princeton, Illinois, on 1250 North Ave. in part of Section 6, Arispie Township 15 North, Range 9 East, Bureau County, Illinois*

Lease: *Farm lease is open for 2011*

CRP Info: *$115 per acre through 2016. Buyer(s) agree to accept assignment and comply with the provisions of the CRP contract*

FSA Data:

Farm # 8588*	**Base Acres**	**Direct Yield**	**CC Yield**
Corn	*55.3*	*118*	*118*
Soybeans	*31.6*	*36*	*36*
Wheat	*16.8*	*58*	*58*

Total FSA effective DCP cropland acres: 103.7
Total CRP acres: 39.8
**Bureau Co. FSA will allocate base & yield among tracts if farm land sells as more than one tract.*

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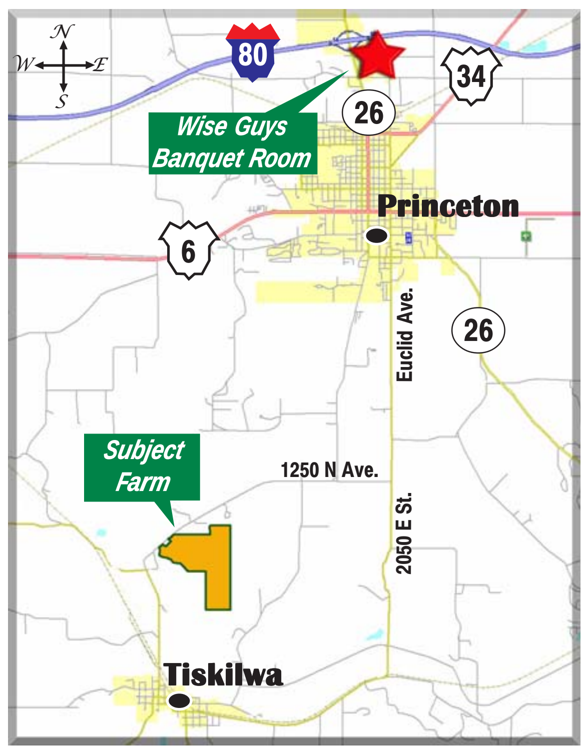

For more information, contact:

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Disclaimer and Absence of Warranty:

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