

**AUCTION: 358.69 +/- surveyed ac. (2 Tracts or Whole Farm)
March 30, 2010 at 11:00 a.m.**

Bidder Registration begins at 10:00 a.m.

Bidder Seminar precedes auction at 10:30 a.m.

Deer Valley Golf Club & Banquet Facility, Deer Grove, Illinois

GENERAL INFORMATION

Auction: Tuesday, March 30, 2010, at 11 a.m., Deer Valley Golf Club & Banquet Facility, 3298 Hoover Road, Deer Grove, on IL Route 40 north of Hahnman Road. Bidder Registration begins at 10 a.m.

Bidder

Information: Preceding the auction at 10:30, a demonstration of the auction process will be held. All bidders are invited, but attendance is not required.

Procedure: Farm will be offered in 2 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: Surveys will be provided for each tract or as a whole. 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 & Drainage

Taxes: The property is exempt from Real Estate taxes and drainage assessments. Owner/Seller will make a payment in lieu of tax for 2009 payable in 2010. Buyer will be responsible for 2010 and subsequent taxes and drainage assessments. The Owner/Seller made a payment in lieu of tax in the amount of \$2,784.53 for 2008 payable in 2009 which would have been the amount of tax and drainage assessments had it been taxable. The farm is part of the Green River Special Drainage District of Bureau and Whiteside Counties.

Buyer will be responsible for 2010 real estate taxes and drainage assessments due in 2011.

Owner/Seller: Board of Trustees of the University of Illinois

PROPERTY INFORMATION

Location: 2.3 miles southwest of Deer Grove, Illinois, on Osage Road (3000 North Ave.) in parts of Sections 4, 5 and 6, (Greenville Twp) Twp 18 N, Range 7 E, Bureau Co., Illinois, identified as tax parcels #02-04-100-001, #02-05-100-001 and #02-06-200-002.

Tract 1: 157.03+/- total acres

Tract 2: 201.66+/- total acres

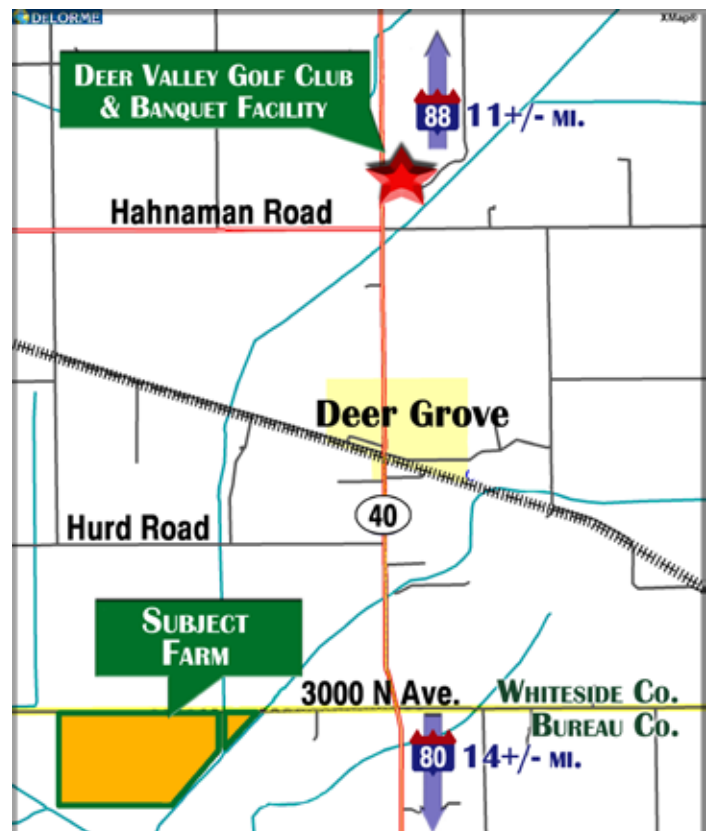
Older grain bin (appx. 7,500 bu. capacity) and drainage lift station near the northeast corner.

Lease: Farm lease is open for 2010.

Closing: To occur on or before April 28, 2010. The balance of the purchase price is due at closing.

Possession: Granted at closing.

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



Any announcements made day of sale take precedence over printed material or any other oral statements made.