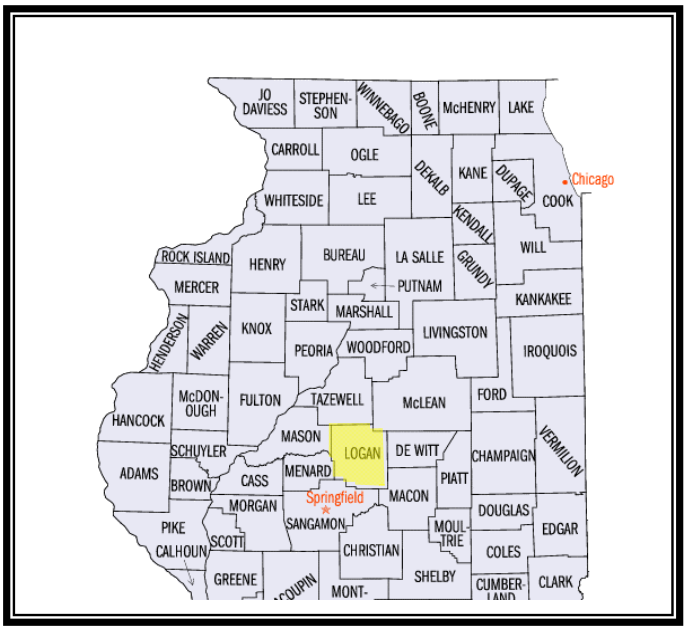
Hertz Farm Management, Inc.
Caring for You and Your Farm

LAND FOR SALE

WE ARE PLEASED TO PRESENT

TINNES FARM

189.03 +/- Acres



7 miles east of Broadwell, Illinois
3 miles north of Mt. Pulaski, Illinois
6 miles southeast of Lincoln, Illinois

OWNERS: Marjorie R. Tinnes

LOCATION: Chester Township
Logan County, Illinois

ACREAGE 189.03 +/- acres
174.7 cropland acres (92%)

PRICE: $869,538 or $4,600/Acre

RE TAXES: 2008 payable in 2009:
Parcels #07-027-011-00 and
07-034-002-00
$2,430.64 or $12.86 per acre

FSA INFO: Farm #3000
Farmland – 191.0 Acres
Cropland – 174.7 Acres
Corn Base - 93.5 Acres
Direct/CC Corn Yield - 132 Bu/Ac
Soybean Base - 76.1 Acres
Direct/CC Soybean Yield - 39 Bu/Ac
HEL – 32.77 acres on the North side of the farm is classified HEL. No wetlands.

SOIL TYPES: **Weighted Average – Bulletin 811**

Corn	Beans	P.I.
153	49	135

See table on the following page for specific soil types.

IMPROVEMENTS: None

LEASE: This year the farm is operated by John Poffenbarger on a cash rent basis. The lease is open for negotiation in 2010 with the current operator.

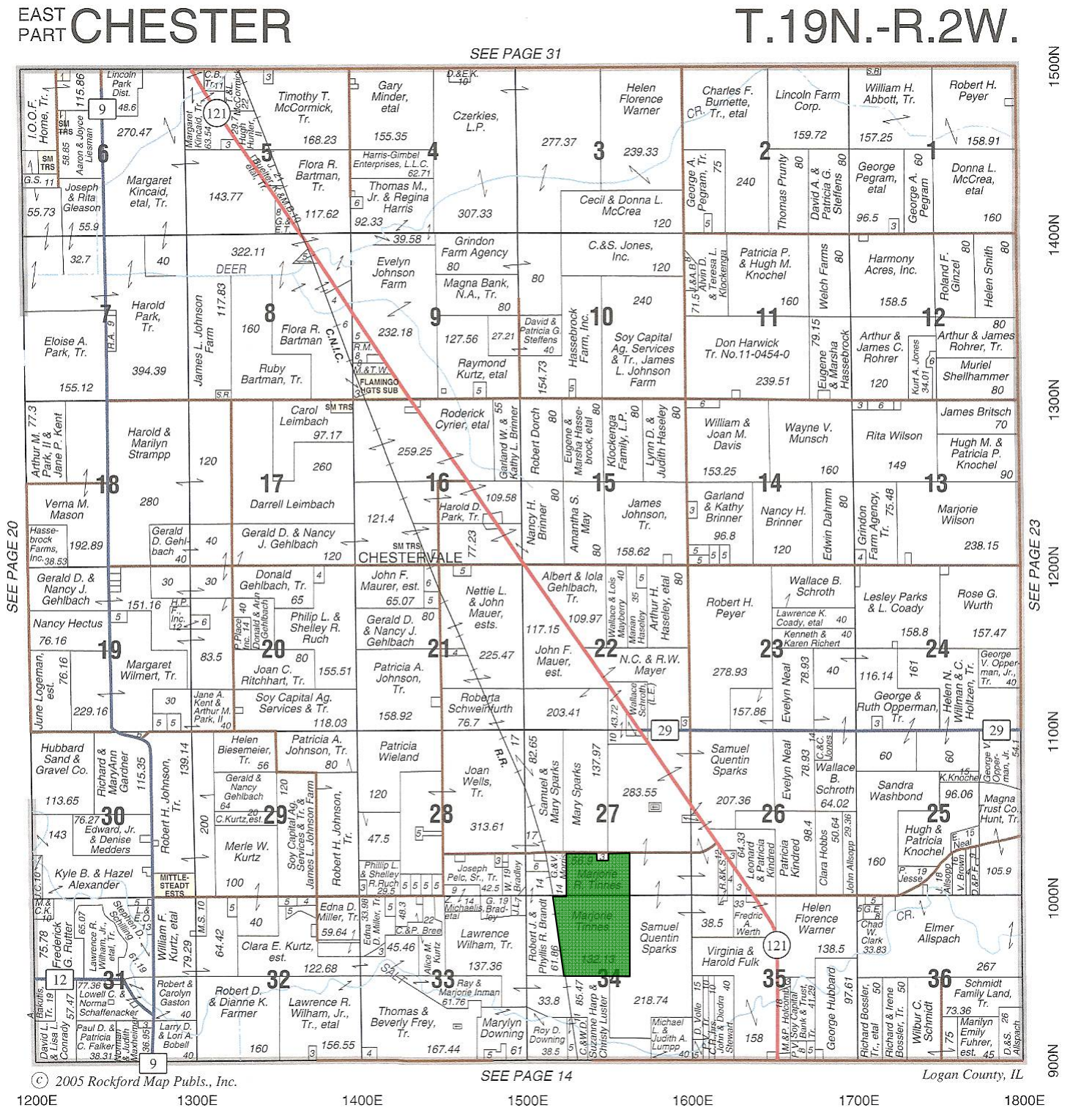
Professional Farm Management Services Available

Call
Eric Wilkinson or Brent Bidner at our Monticello office for further information:

700 W. Bridge St.
PO Box 467
Monticello, Illinois 61856
Phone: (800) 291-4254
Fax: (217) 762-7924
www.hfmgt.com

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

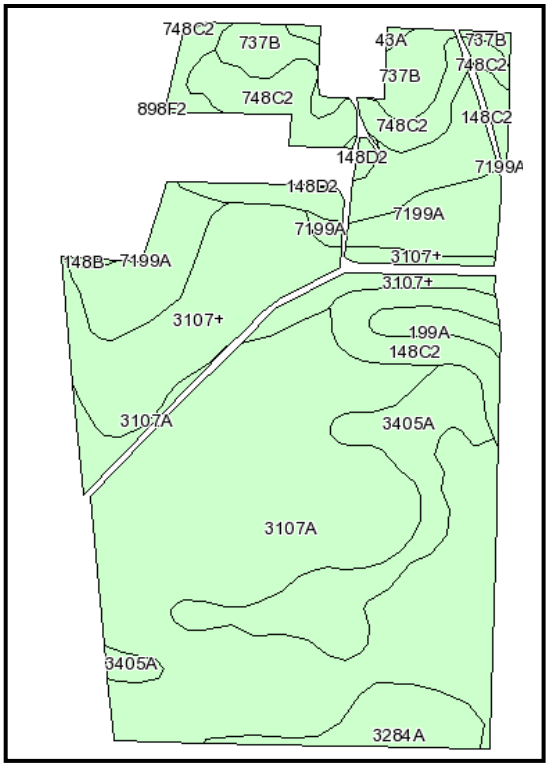
PLAT MAP



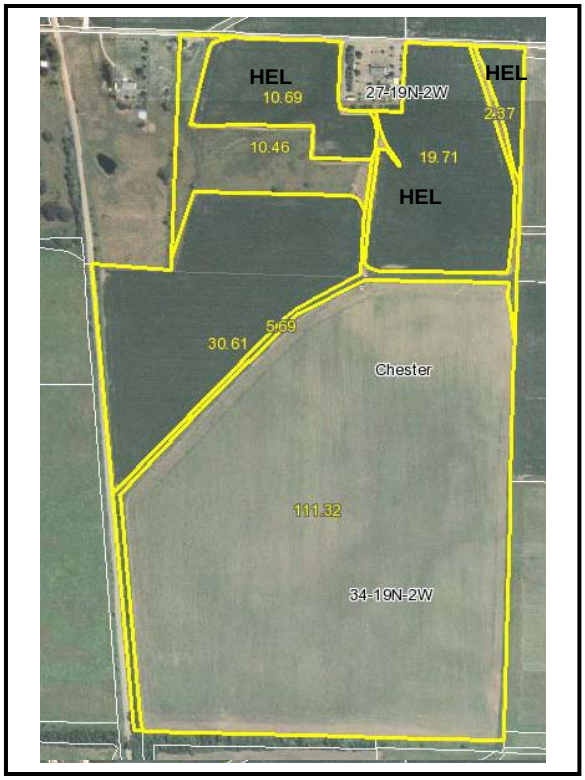
Reproduced with permission of Rockford Map Publishers, Inc. Rockford, Illinois

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

SOIL MAP



AERIAL PHOTO



MAP SYMBOL	SOIL NAME	FARMLAND ACRES	LAND CAPABILITY CLASS	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
3107A	Sawmill silty clay loam, frequently flooded	101.6	IIIw	139	153	49	58.2
3405A	Zook silty clay loam, frequently flooded	16.2	IIIw	116	123	42	9.3
148C2	Proctor silt loam, eroded	16.0	IIIe	126	154	48	9.2
7199A	Plano silt loam, rarely flooded	13.5	I	142	175	54	7.7
748C2	Plano silt loam, sandy substratum, eroded	9.1	IIIe	126	156	47	5.2
	Total Cropland	174.7		135	153	49	100.0%

Estimated acreage for each soil type and estimated crop yields are shown above. The yield estimate is based on studies by the University of Illinois assuming the optimum level of management. Yield ratings were obtained from Bulletin 811 "Optimum Crop Productivity Ratings for Illinois Soil". The Productivity Index provides a single scale on which soils may be rated according to their suitability for several major crops.

Source: AgriData, Inc.

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