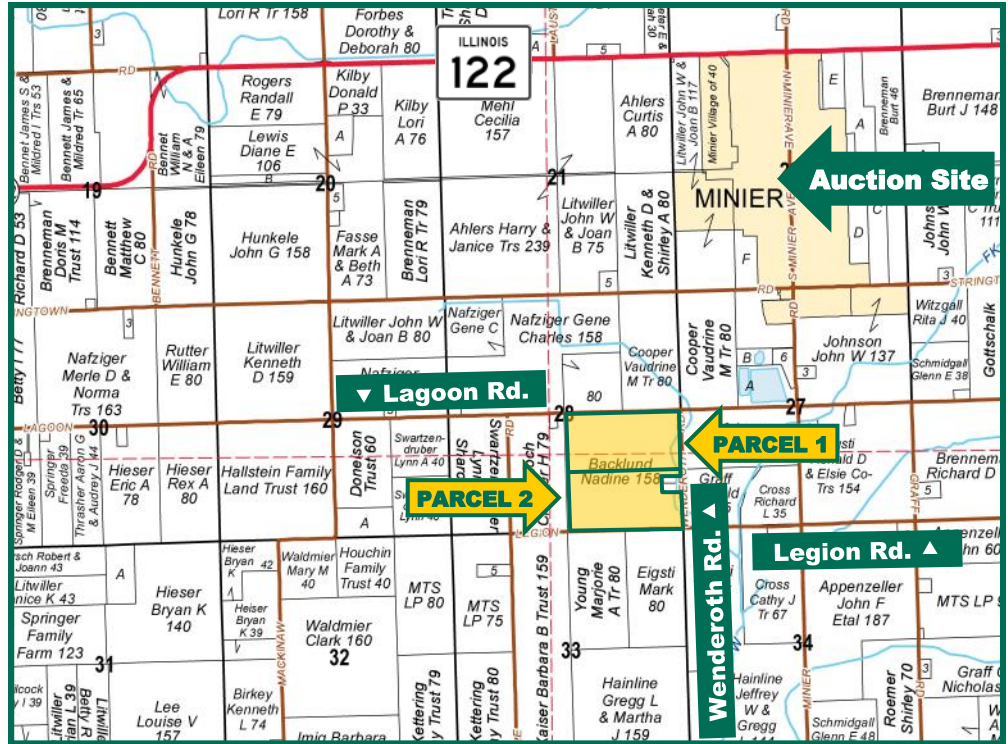




LAND AUCTION

155.0 Acres, m/l,
in 2 parcels
Tazewell Co., IL
Backlund Trust
Farm



Map reproduced with permission of Rockford Map Publishers

Date: Thurs., Sept. 21, 2017

Time: 10:00 a.m.

Auction Site:

Minier Fire Station

Address:

107 W. Central Street

Minier, IL 61759

Auction Information

Seller

Backlund Trust

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Reid L. Thompson, #411.001804

Method of Sale

- Parcels will be offered by the **choice and privilege method** with choice to

the high bidder to take any individual or both parcels. The remaining parcel shall be offered to the contending bidder at the high bid. Should the contending bidder elect not to select the remaining parcel at the high bid, another round of bidding will take place.

- Seller reserves the right to refuse any and all bids.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the designated escrow agent 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).

Terms of 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 November 1, 2017, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires December 31, 2017. The estimated 2017 taxes payable in 2018 will be given as a credit to the buyer(s) at closing.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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REID: 030-0386

Aerial Map: Parcels 1 & 2

Property Information Parcels 1 & 2 155.0 Acres, m/l

Location

2.0 miles southwest of Minier, IL.
21.7 miles west of Bloomington, IL.
22.4 miles north of Lincoln, IL.
28.9 miles southeast of Peoria, IL.

Legal Description

The Southeast 1/4 of Section 28, except 5 acres m/l, Township 23 North, Range 2 West, of Little Mackinaw Township, Tazewell County, Illinois.

Lease Status

The lease is open for 2018.

Real Estate Tax

2016 Taxes Payable 2017: \$6,159.88
Taxable Acres: 158.31
Tax per Taxable Acre: \$38.91
(Includes improvements that will be sold off prior to closing.)

Survey

A survey may be completed if needed to convey clear title. Parcel 2 acreage will be determined after the improvements have been surveyed off.

FSA Data

Farm Number 3485, Tract 10269
Crop Acres: 149.5
Corn Base: 73.5
Corn PLC Yield: 172 Bu.
Bean Base: 67.0
Bean PLC Yield: 51 Bu.
This data is for the entire farm, including a small portion being sold off.

CRP Contracts

CRP contract in place until September 30, 2025. There are 9 acres in CRP with an annual contract payment of \$2,661, or an average of \$295.69 per acre. Parcel 1 and Parcel 2, as well as the building site to be surveyed off, contain part of this 9 acres. The CRP contracts would be reconstituted after closing.



Mineral Rights

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

Fertility Data

Soil tests were taken in October 2013 and November 2014. Soil tests are available upon request.

Land Description

Level to gently undulating.

Drainage

No drainage information available.

Building Site

On Parcel 2, the farm building site will be surveyed off. Zoning for Parcel 2 farm building site must be approved and survey completed prior to closing.

Yield History

Year	Corn	Soybeans
2013	200	61
2014	269	63
2015*	139	56
2016	236	67
4 Yr. Avg.	211	62

*Extreme wet conditions.

Source: Federal Crop Insurance Records

Comments

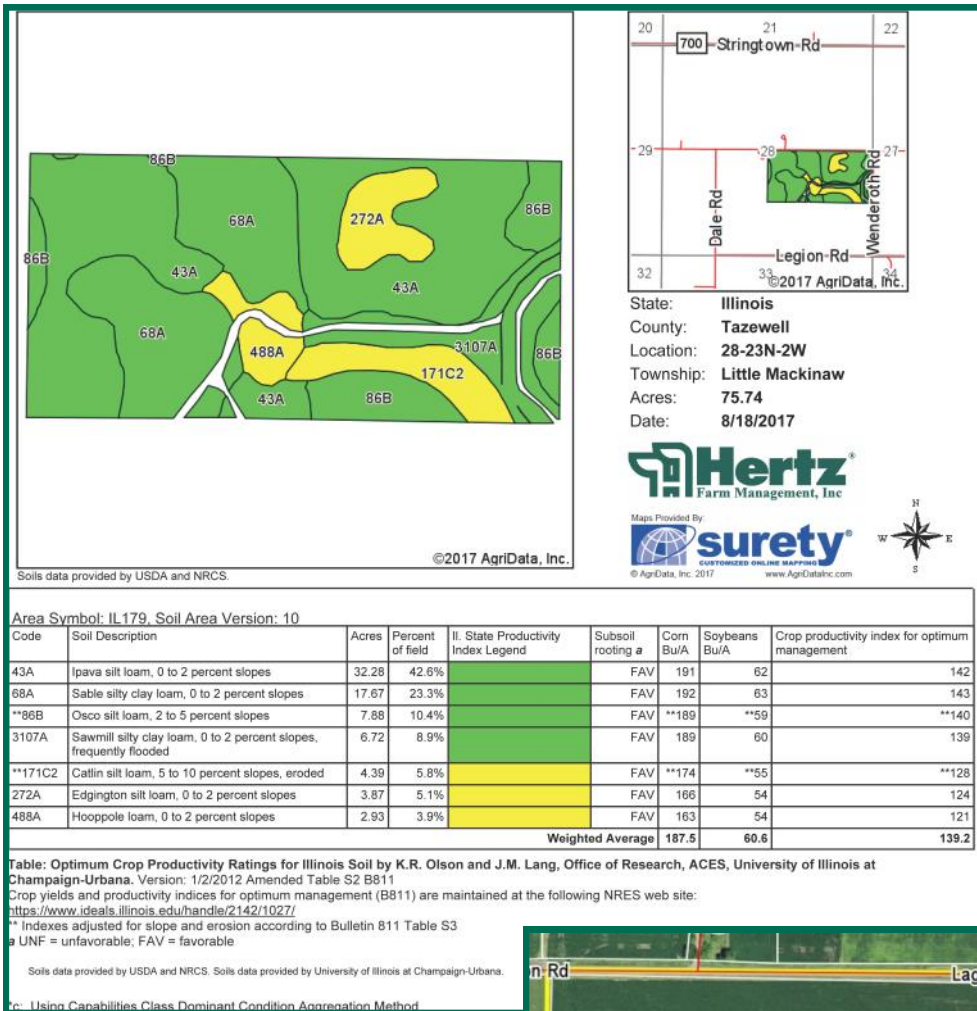
Highly productive farm in strong agricultural area. Road access on North, East, and South sides.

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Soil and Aerial Maps: Parcel 1



Land Description

Level to gently undulating.

Buildings/Improvements

No buildings or improvements on this parcel.

CRP Contracts

See CRP contract details on the property information page.

Comments

Highly productive farm in strong agricultural area. Road access on North and East sides.

Property Information Parcel 1 80.0 Acres, m/I

Legal Description

North 1/2 of the Southeast 1/4 of Section 28, Township 23 North, Range 2 West, of Little Mackinaw Township, Tazewell County, Illinois.

Soil Types/Productivity

Main soil types are Ipava silt loam and Sable silty clay loam. Productivity Index (PI) is 139.2 on 75.74 estimated FSA crop acres. See soil map for details.

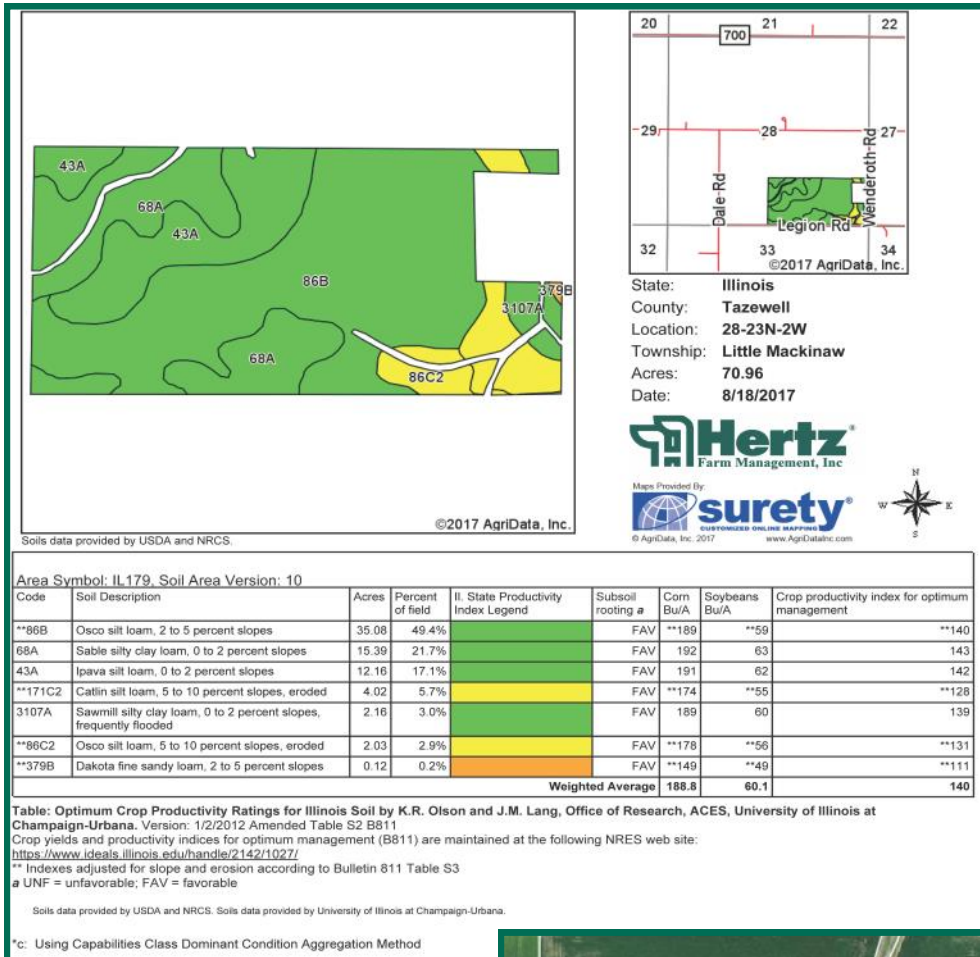


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Soil and Aerial Maps: Parcel 2



Land Description

Level to gently undulating.

Buildings/Improvements

9,000 bushel grain bin with aeration.

The remaining farm buildings and site will be surveyed off. Zoning for the building site being sold must be approved and survey completed prior to closing. The purchaser of the farm building site will grant an easement for ingress and egress for access to the grain bin.

CRP Contracts

See CRP contract details on the property information page.

Comments

Highly productive farm in strong agricultural area. Road access on East and South sides.

Property Information Parcel 2 75.0 Acres, m/l

Legal Description

75.0 acres, more or less, located in the South 1/2 of the Southeast 1/4 of Section 28, Township 23 North, Range 2 West, of Little Mackinaw Township, Tazewell County, Illinois.

Soil Types/Productivity

Main soil types are Osco silt loam, Sable silty clay loam, and Ipava silt loam. Productivity Index (PI) is 140.0 on 70.96 estimated FSA crop acres. See soil map for details.



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Photos



Parcel 1 - View of the North line looking West.



Parcel 2 - View of the South line looking East.



Overhead view from the Northwest corner looking Southeast.



Overhead view from the Southwest corner looking Northeast.



Parcel 2 - 9,000 bushel grain bin with aeration.

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