



Date: Thurs., Nov. 9, 2017

Time: 10:00 a.m.

Auction Site:

American Legion

Address:

755 Stensel Drive

Farmer City, IL 61842

Auction Information

Seller

JP Morgan Chase Bank N.A.
Trustee of the Harry Graf 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, combination, or all parcels. The remaining parcel(s) shall be offered to the contending bidder at the high bid. Should the contending bidder elect not to select any of the remaining parcel(s) at the high bid, another round of bidding will take place.

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

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 December 8, 2017 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease. The estimated 2017 taxes paid in 2018 will be given as a credit to the Buyer(s) at closing.

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).

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. 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.

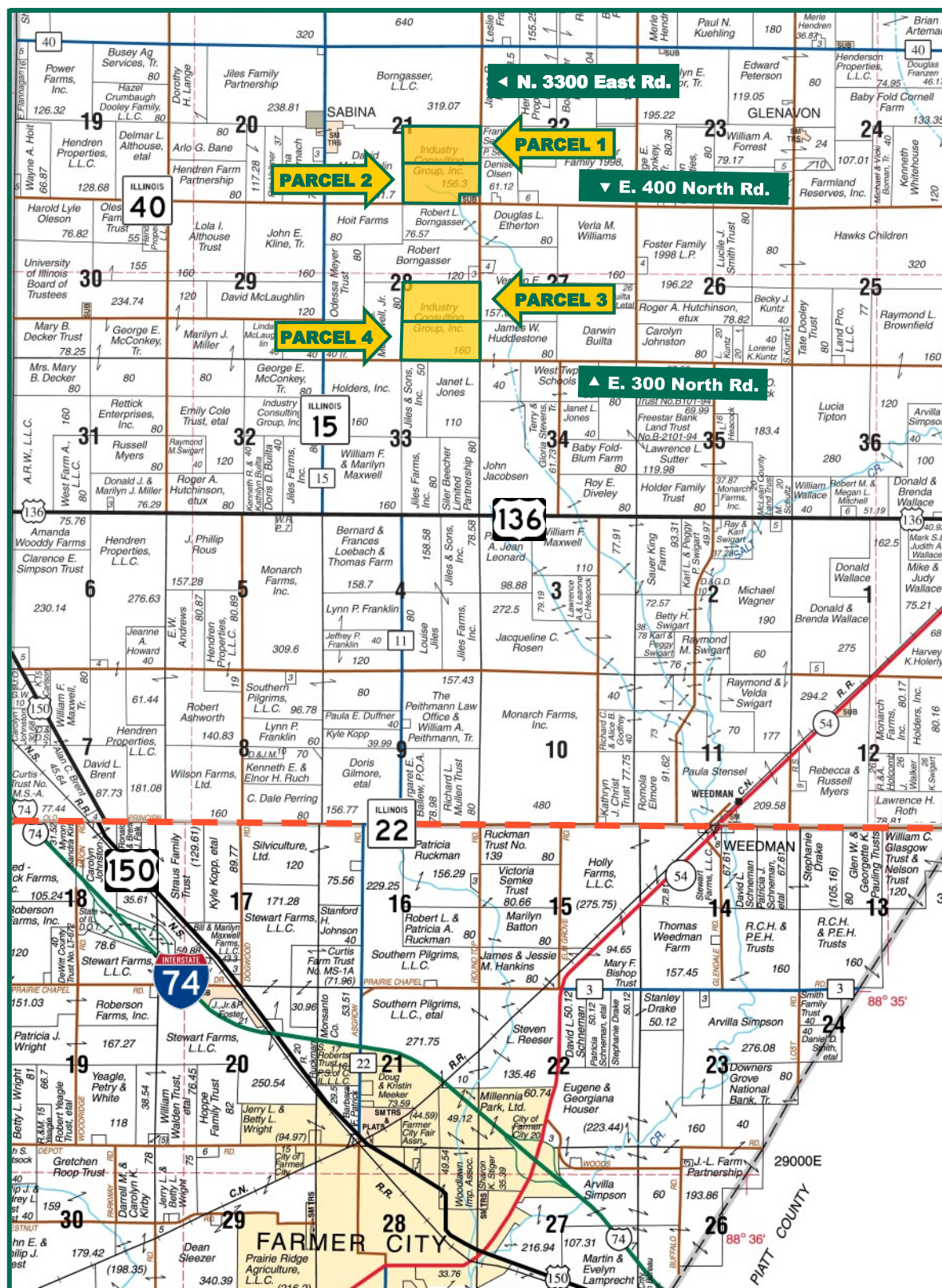
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REID: 030-0387

Plat Map



Map reproduced with permission of Rockford Map Publishers

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Aerial Photo: Parcels 1 & 2



CRP Contracts

There is one CRP contract on the combined parcels. 1.7 acres pays \$371.00 annually and expires 9/30/2018.

**Should parcels be sold to different Buyers, the CRP contracted acres and payments would be prorated based on a determination by the local FSA office.*

Fertility Data

Soil samples were taken in October 2014.

<u>PH</u>	<u>P</u>	<u>K</u>
6.3	63	360

Yield History

Currently not available.

Survey

Should the property sell as two parcels, the Seller, if necessary, will provide a survey upon which the final purchase price(s) will be based.

Property Information Parcel 1 & 2 156.36 Acres, m/l

Location

5.0 miles North of Farmer City, IL.
18.3 miles Southwest of Gibson City, IL.
25.5 miles Northwest of Champaign, IL.

Lease Status

The lease is open for 2018.

Mineral Rights

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

Real Estate Tax

2016 Taxes Payable 2017: \$5,417.72

Taxable Acres: 156.36

Tax per Taxable Acre: \$34.65

PIN: 31-21-400-004

**Should parcels be sold to different buyers, taxes will be determined by County Treasurer's/Assessor's offices.*

FSA Data

Farm Number 4566, Tract 4424

Crop Acres: 151.94

Corn Base: 74.7

Corn PLC Yield: 167 Bu.

Bean Base: 74.7

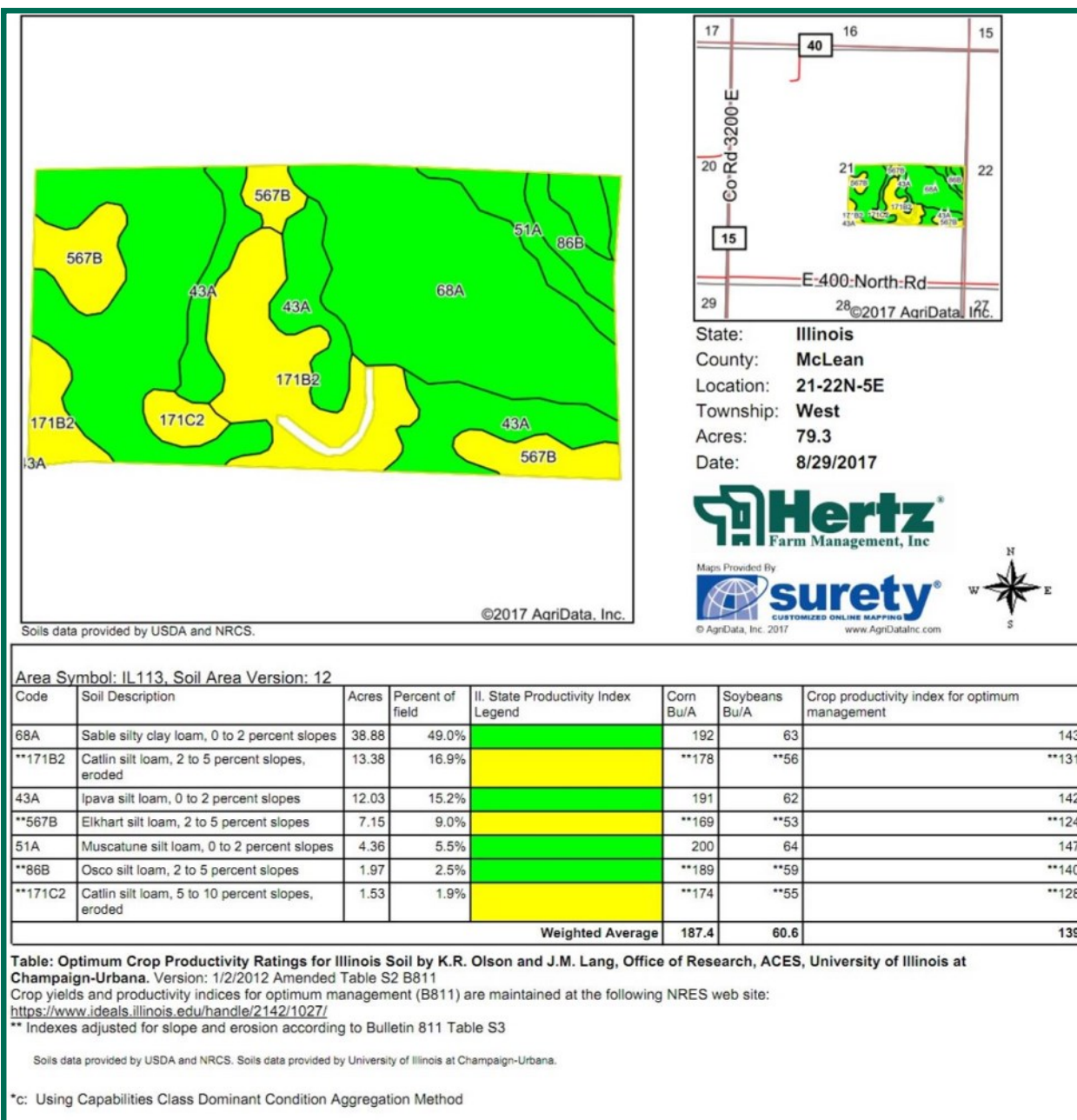
Bean PLC Yield: 53 Bu.

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Soil Map: Parcel 1



Property Information Parcel 1 80.0 Acres, m/l Legal Description

The North 1/2 of the Southeast 1/4 of Section 21, Township 22 North, Range 5 East, West Township, McLean County, Illinois.

Soil Types/Productivity

Main soil types are Sable silty clay loam, Catlin silt loam and Ipava silt loam. Productivity Index (PI) is 139.0 on an estimated 79.3 FSA Crop Acres. See soil map for details.

Land Description

Level to gently undulating.

Buildings/Improvements

None.

Comments

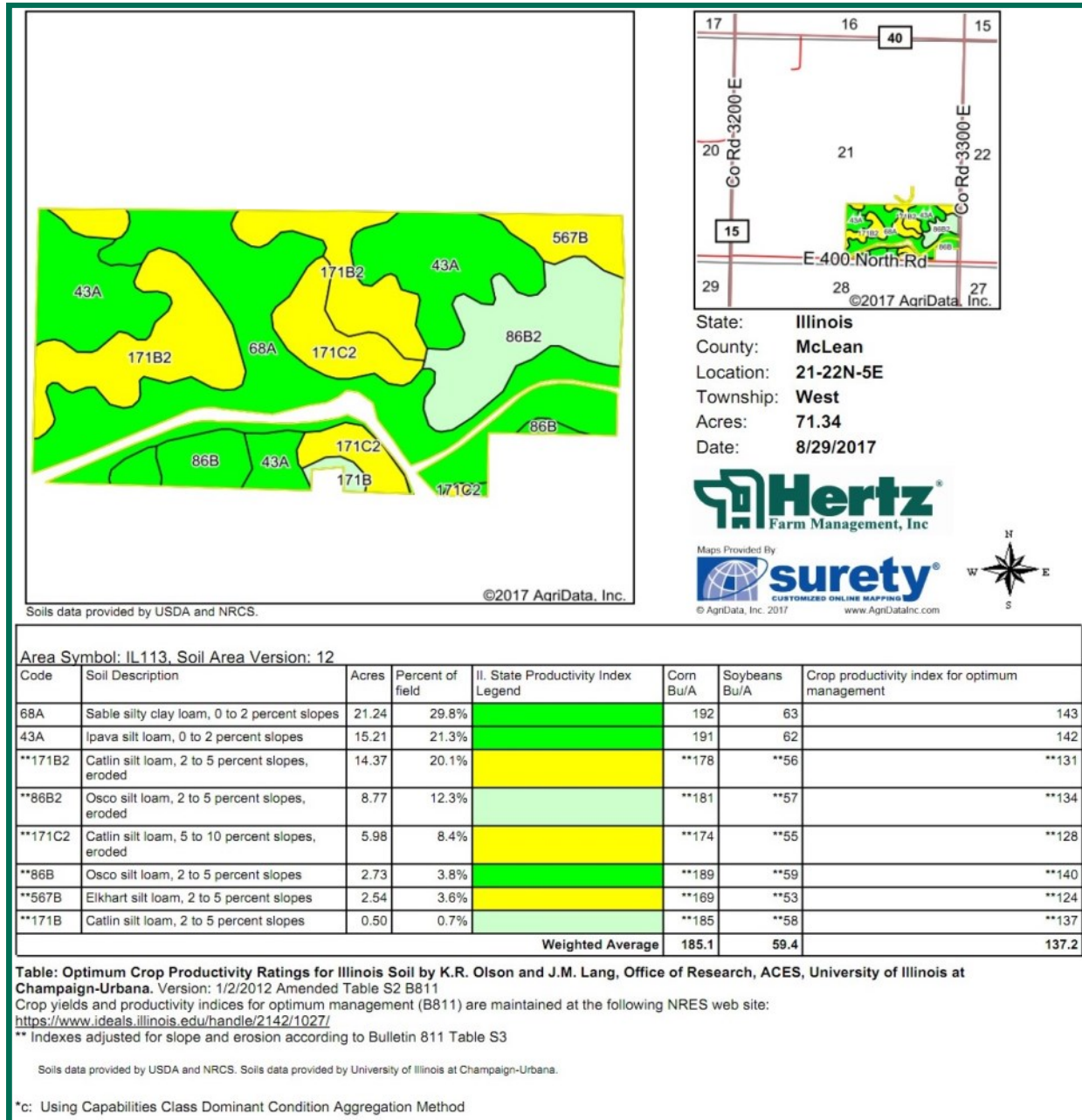
High quality McLean County, Illinois farm with excellent soils.

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Soil Map: Parcel 2



Property Information Parcel 2 76.36 Acres, m/l Legal Description

The South 1/2 of the Southeast 1/4 of Section 21, Township 22 North, Range 5 East, EXCEPT the 4.48 acres of Graf Subdivision in the Southeast corner, all in West Township, McLean County, Illinois.

Soil Types/Productivity

Main soil types are Sable silty clay loam, Ipava silt loam. Productivity Index (PI) is 137.2 on an estimated 71.34 FSA Crop Acres. See soil map for details.

Land Description

Level to gently undulating.

Buildings/Improvements

Two grain bins approximately 10,000 bushel capacity each.

Comments

High quality McLean County, Illinois farm with excellent soils.

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Aerial Photo: Parcels 3 & 4



Fertility Data

Soil samples were taken in October 2014.

	<u>PH</u>	<u>P</u>	<u>K</u>
Parcel 3 -	6.5	62	343
Parcel 4 -	6.3	82	422

Yield History

Currently not available.

Survey

Should the property sell as two parcels, the Seller will, if necessary, provide a survey upon which the final purchase price(s) will be based.

Property Information Parcel 3 & 4 160.0 Acres, m/l

Location

4.5 miles North of Farmer City, IL.
18.3 miles Southwest of Gibson City, IL.
25.5 miles Northwest of Champaign, IL.

Lease Status

The lease is open for 2018.

Mineral Rights

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

Real Estate Tax

2016 Taxes Payable 2017: \$4,708.88

Taxable Acres: 160.00

Tax per Taxable Acre: \$29.43

PIN: 31-28-400-001

PIN: 31-28-400-002

**Should parcels be sold to different buyers, taxes will be determined by County Treasurer's/Assessor's offices.*

FSA Data

Farm Number 4566, Tract 4774

Crop Acres: 160.96

Corn Base: 79.0

Corn PLC Yield: 167 Bu.

Bean Base: 79.0

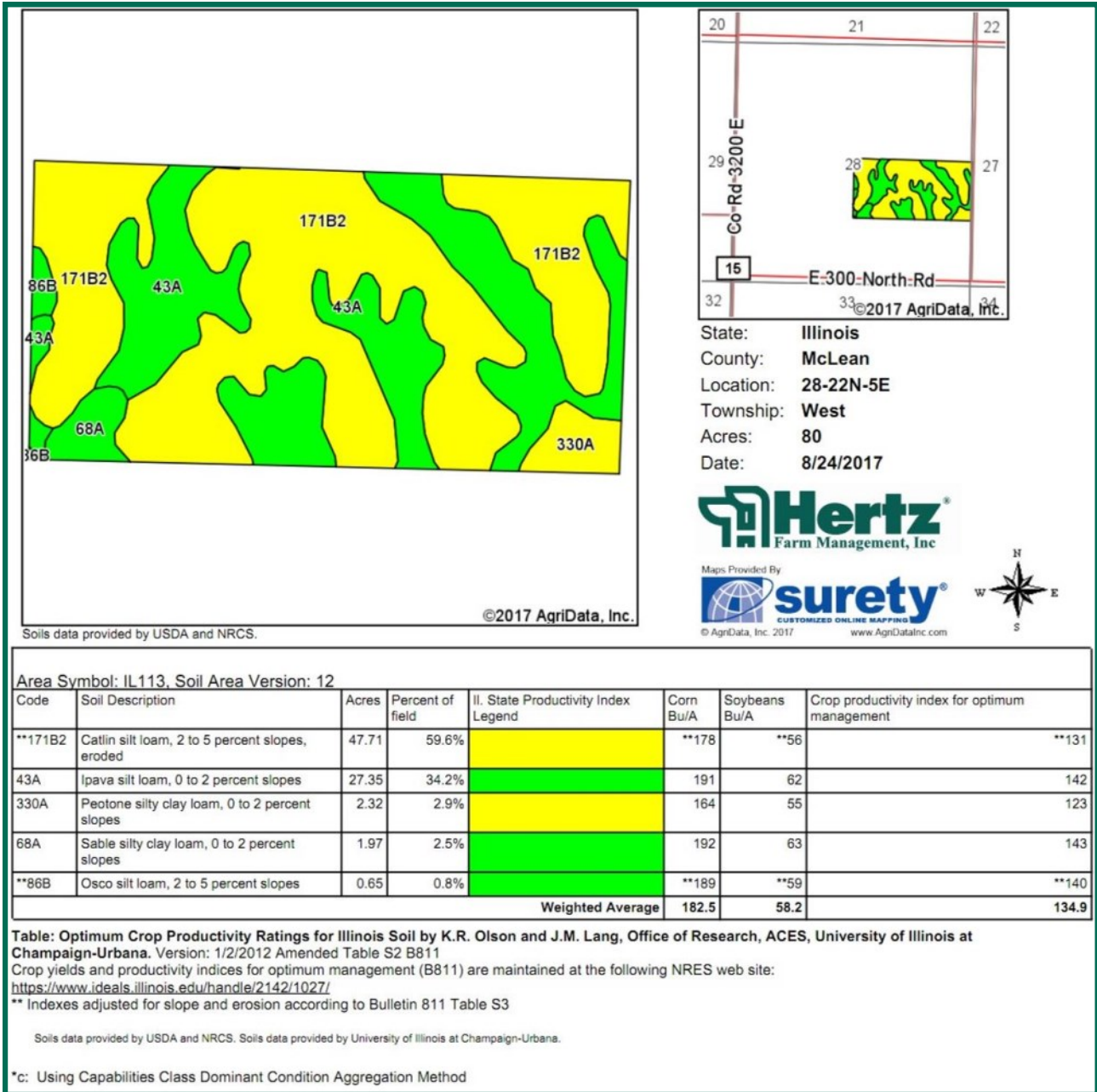
Bean PLC Yield: 53 Bu.

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Soil Map: Parcel 3



Property Information Parcel 3 80.0 Acres, m/l Legal Description

The North 1/2 of the Southeast 1/4 of Section 28, Township 22 North, Range 5 East in West Township, McLean County, Illinois.

Soil Types/Productivity

Main soil types are Catlin silt loam and Ipava silt loam. Productivity Index (PI) is 134.9 on an estimated 80.0 FSA Crop Acres. See soil map for details.

Land Description

Level to gently undulating.

Buildings/Improvements

None.

Comments

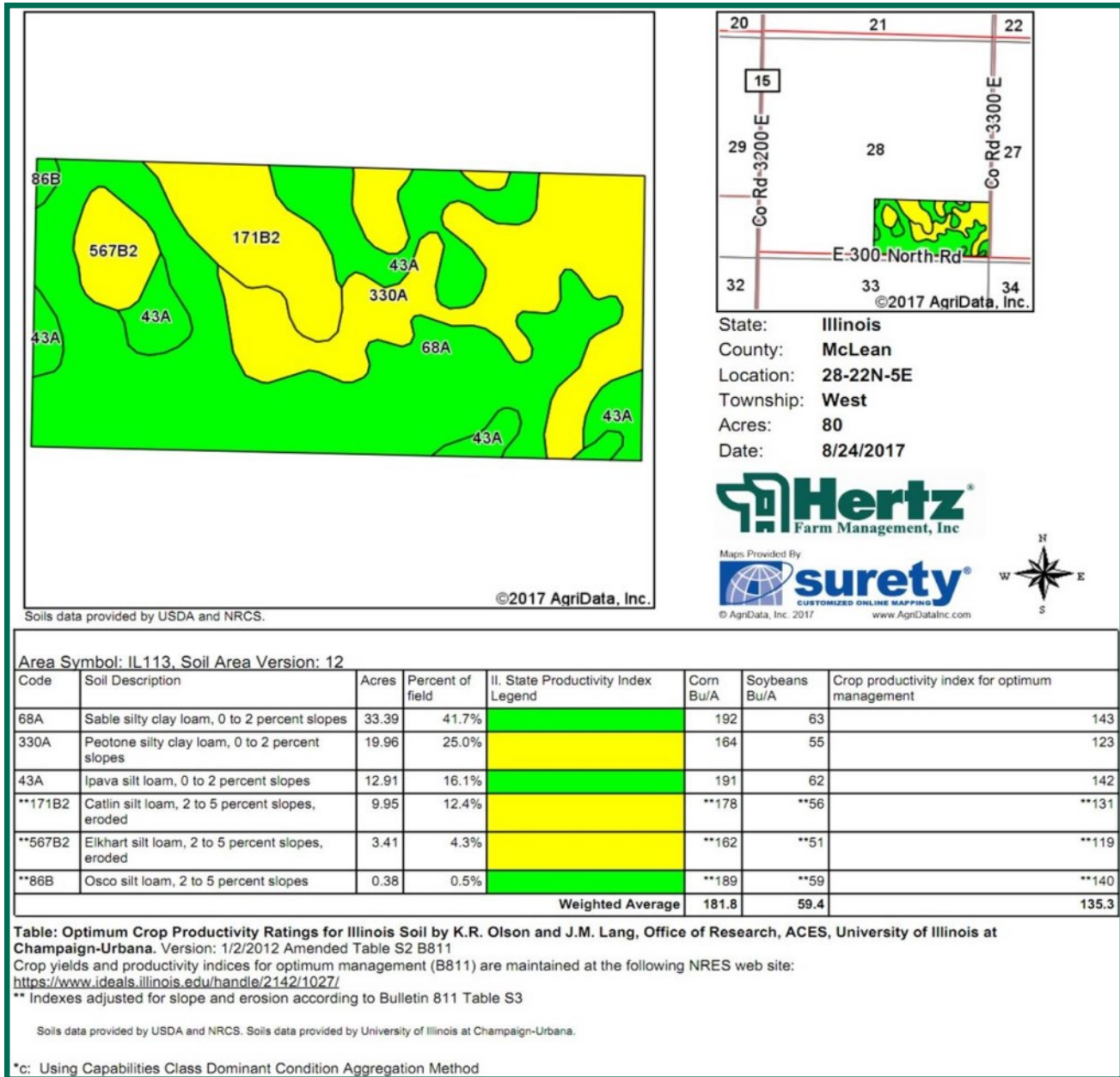
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Soil Map: Parcel 4



Property Information Parcel 4 - 80.0 Acres, m/l Legal Description

The South 1/2 of the Southeast 1/4 of Section 28, Township 22 North, Range 5 East in West Township, McLean County, Illinois.

Land Description

Level to gently undulating.

Soil Types/Productivity

Main soil types are Sable silty clay loam, Peotone silty clay loam, and Ipava silt loam. Productivity Index (PI) is 135.3 on an estimated 80.0 FSA Crop Acres. See soil map for details.

Buildings/Improvements

None.

Comments

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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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