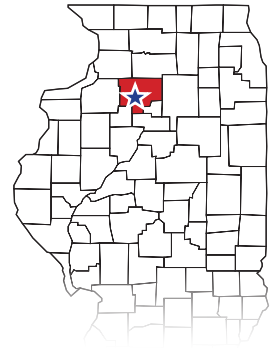


Public Auction Gingerich Farm



*172.88+/- Total Tax Acres
offered in 3 Tracts
Bureau County, near Buda, IL*



**TUESDAY,
OCTOBER 30, 2018
10:30 a.m.**

OCTOBER						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

**Auction site:
Buda Community Hall
Buda, IL**

Bidder Registration begins at 9:45 a.m.



Tract 1:

77.30± total tax acres, 74.22± FSA cropland acres
Major soil types: Saybrook Silt Loam, La Rose Clay Loam
Soil PI: 120.7

Tract 2:

51.55± total tax acres, 52.03± est. FSA cropland acres
Major soil types: Wyanet-La Rose-Saybrook Silt Loams
Soil PI: 117.7

Tract 3:

44.03± total tax acres, 41.50± FSA cropland acres
Major soil types: Waukegan-Radford-La Rose Silt Loams
Soil PI: 122.3

**For more info: Timothy A. Harris, Managing Broker
815-875-7418 timothy.a.harris@pgim.com**

22263 1365 N Avenue, Princeton, IL 61356

Auction: 172.88+/- total tax acres in 3 Tracts

Auction begins at 10:30 a.m.

Auction: Tuesday, October 30, 2018, at 10:30 a.m.
Buda Community Hall
411 Main Street, Buda, Illinois
Bidder Registration begins at 9:45 a.m.

Procedure: 172.88± total tax acres will be offered in three tracts. Each tract will be offered only once during the auction. If buyer desires the entire property, buyer must be the highest bidder on each tract. Property will be sold in the manner resulting in the highest sale price per tract, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. All bidding will be on a per acre basis. 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: The farm will be sold based on tax acres. Owner/Seller will not provide surveys for the three tracts.

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: Seller will be responsible for the 2018 real estate taxes payable in 2019. Buyer will be given a credit at closing for the 2018 real estate taxes payable in 2019, based upon the most current and available information. According to the Bureau County Treasurer's Office, the total 2017 pay 2018 real estate taxes were \$3,286.78.

PIN: Tract 1: 14-27-400-005
Tract 2: 14-27-300-010
Tract 3: 14-34-200-001, 14-34-200-002,
14-35-100-001

Closing & Possession: Closing to occur on or before November 30, 2018.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer.

Legal Description:

Tract 1: Part of the West Half (W 1/2) of Southeast Quarter (SE 1/4) of Section 27, containing 77.30± total tax acres

Tract 2: Part of the East Half (E 1/2) of Southwest Quarter (SW 1/4) of Section 27, containing 51.55± total tax acres

Tract 3: Part of the Northeast Corner of the Northeast Quarter (NE 1/4) of Section 34, and part of the Northwest Corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 35 containing 44.03± total tax acres
all in Concord Township T16 North, Range 7 East, Bureau County, Illinois

Property Location:

Approximately 1 mile north of Buda, 8± miles south of Manlius, or 11± miles west of Princeton, Illinois, at 950 East St. and 1300 North Ave., Buda, IL.

Size:

172.88± total tax ac., 167.75± FSA cropland ac.
Tract 1: 77.30± total tax ac., 74.22± FSA cropland ac.
Tract 2: 51.55± total tax ac., 52.03± FSA cropland ac.
Tract 3: 44.03± total tax ac., 41.50± FSA cropland ac.

Improvements: None

FSA Information:

Farm #9604 - Tract #11056

Crop	Base Acres	PLC Yield
Corn	132.57	156
Soybeans	33.14	43

HEL field on tract. Conservation system being actively applied. Tract does not contain a wetland. The farm is enrolled in the ARC-Co program. Exact base acres and PLC yield to be determined after reconstitution by Bureau Co. FSA

Lease: The farm is leased for 2018.

Utilities: None

Seller's Attorney: Richard Fiocchi
Bernabei, Balestri & Fiocchi

Seller: Keith E. & Virginia D. Gingerich Trust dated 4/11/2002 & Richard A. & Shari D. Gingerich

Agency: Capital Agricultural Property Services, Inc. and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

Auctioneer: Timothy A. Harris, Managing Broker
IL Auctioneer Lic. #441.001976

All absentee and telephone bidders must register 48 hours prior to the auction. Please contact auction company for details.

For more info: Timothy A. Harris, Managing Broker

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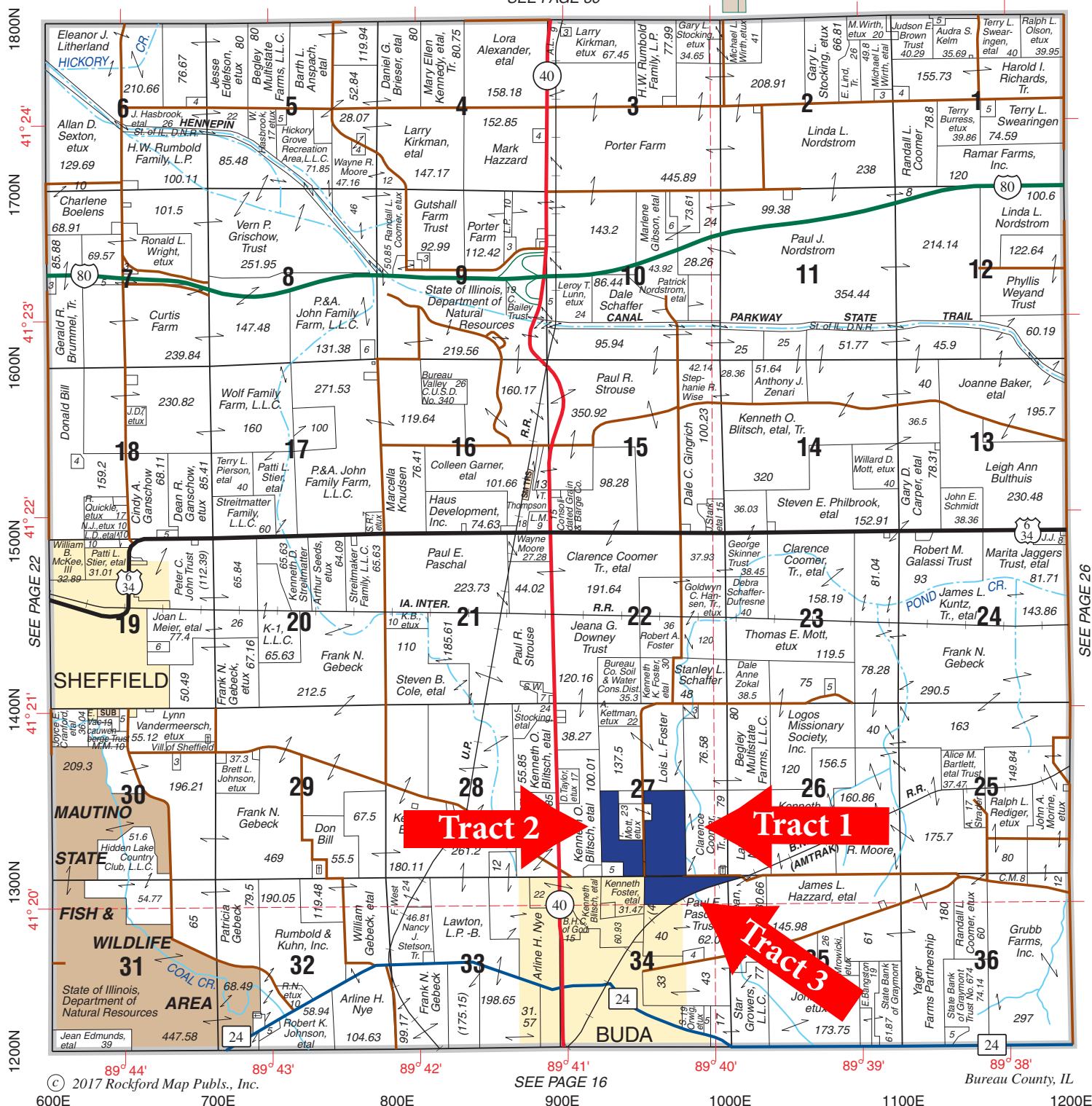


Registration begins at 9:45 a.m. Buda Community Hall, 411 Main Street, Buda, IL

CONCORD

SEE PAGE 36

T.16N.-R.7E.



For more info: Timothy A. Harris, Managing Broker

815-875-7418 timothy.a.harris@pgim.com

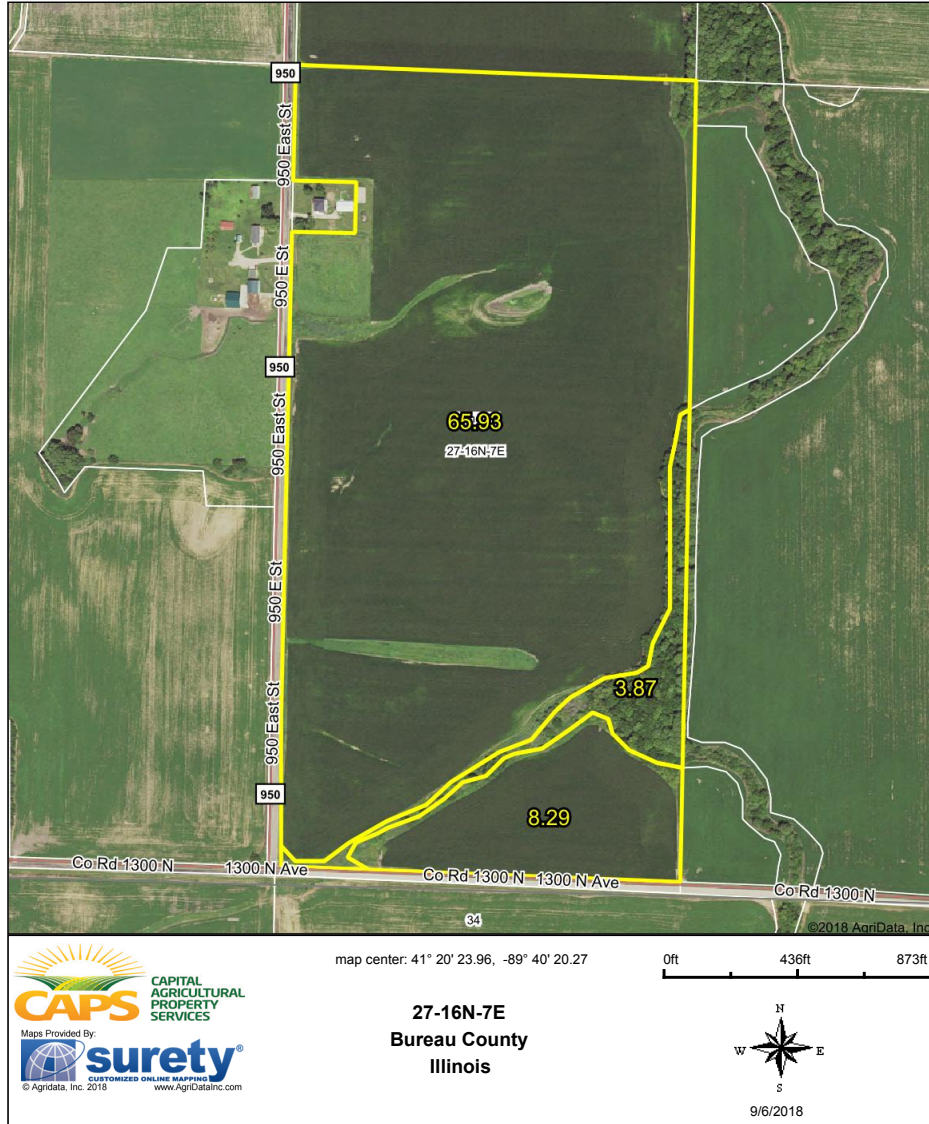
22263 1365 N Avenue, Princeton, IL 61356



TRACT 1

77.30± total tax acres
74.22± FSA cropland acres

Aerial Map Gingerich Farm



Legal Description:

Part of the West Half (W 1/2) of Southeast Quarter (SE 1/4) of Section 27, Concord Township T16 North, Range 7 East, Bureau County, Illinois, identified as tax parcel number 14-27-400-005, containing approximately 77.30± total tax acres.

CRP Contracts:

None

FSA Information:

Farm No.: 9604

Tract No.: 11056

Exact payment acres and yield to be determined after reconstitution by the Bureau Co. FSA Office.

Real Estate Tax Parcel Information for 2017 paid in 2018:

Parcel No.	Tax Acres	Tax	Tax Per Ac.
14-27-400-005	77.30	\$1,365.00	\$17.66

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines. Maps provided by Surety Customized Online Mapping at www.AgriDataInc.com.

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson & J.M. Lang, Office of Research, ACES, University of IL at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 Crop Yields & productivity indices for optimum management (B811) are maintained at the following NRES web site: <https://www.ideals.Illinois.edu/handle/2142/10271>.

*Indexes adjusted for slope & erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Maps provided by Surety Customized Online Mapping at www.AgriDataInc.com

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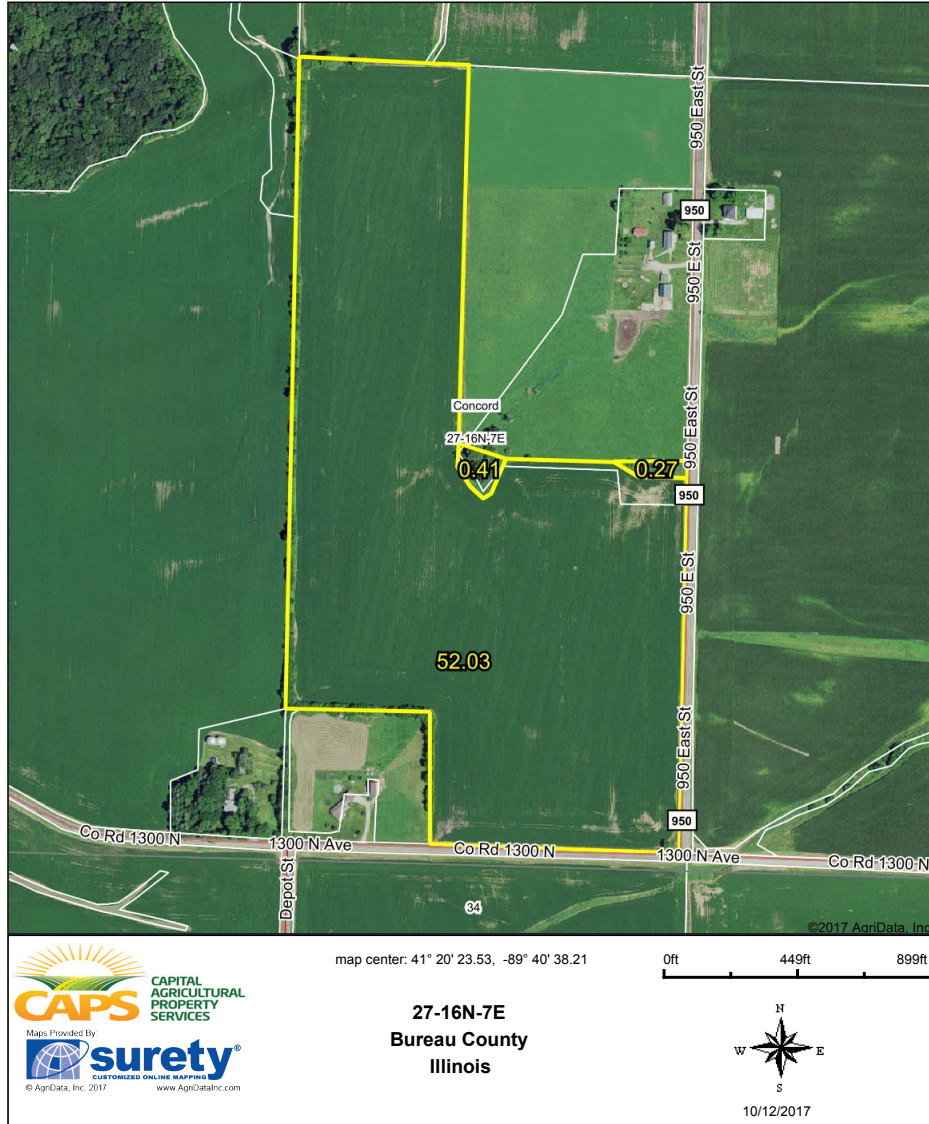
22263 1365 N Avenue, Princeton, IL 61356



TRACT 2

51.55± total tax acres
52.03± FSA cropland acres

Aerial Map Gingerich Farm



Legal Description:

Part of the East Half (E 1/2) of Southwest Quarter (SW 1/4) of Section 27, Concord Township T16 North, Range 7 East, Bureau County, Illinois, identified as tax parcel number 14-27-300-010, containing approximately 51.55± total tax acres.

CRP Contracts:

None

FSA Information:

Farm No.: 9604

Tract No.: 11056

Exact payment acres and yield to be determined after reconstitution by the Bureau Co. FSA Office.

Real Estate Tax Parcel Information for 2017 paid in 2018:

Parcel No.	Tax Acres	Tax	Tax Per Ac.
14-27-300-010	51.55	\$899.86	\$17.46

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines. Maps provided by Surety Customized Online Mapping at www.AgriDataInc.com.

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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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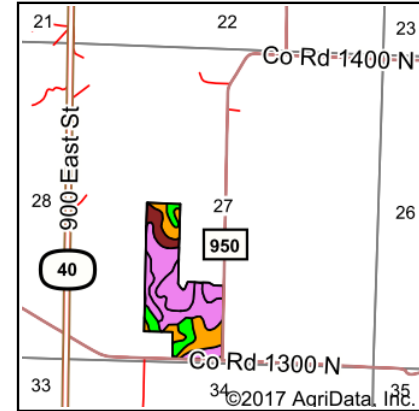
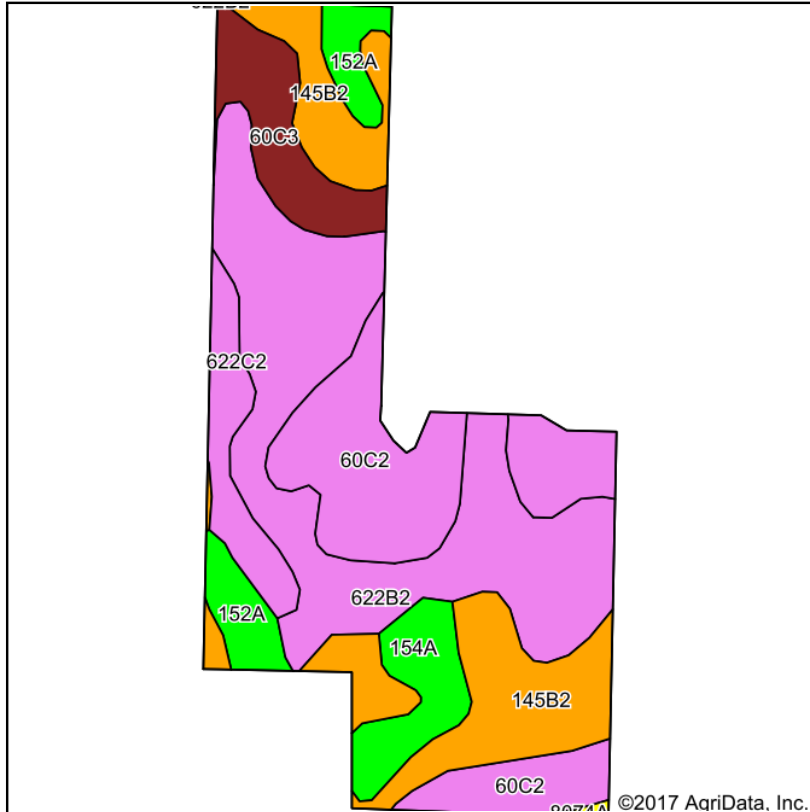
22263 1365 N Avenue, Princeton, IL 61356



TRACT 2

51.55± total tax acres
52.03± FSA cropland acres

Soils Map Gingerich Farm



State: **Illinois**
 County: **Bureau**
 Location: **27-16N-7E**
 Township: **Concord**
 Acres: **52.03**
 Date: **10/12/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	17.42	33.5%		**153	**50	**114
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	11.33	21.8%		**148	**48	**110
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	10.30	19.8%		**170	**54	**125
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	3.89	7.5%		**137	**45	**101
154A	Flanagan silt loam, 0 to 2 percent slopes	3.08	5.9%		194	63	144
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	2.96	5.7%		**150	**49	**112
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.91	5.6%		195	63	144
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	0.14	0.3%		186	58	136
Weighted Average					158.8	51.4	117.7

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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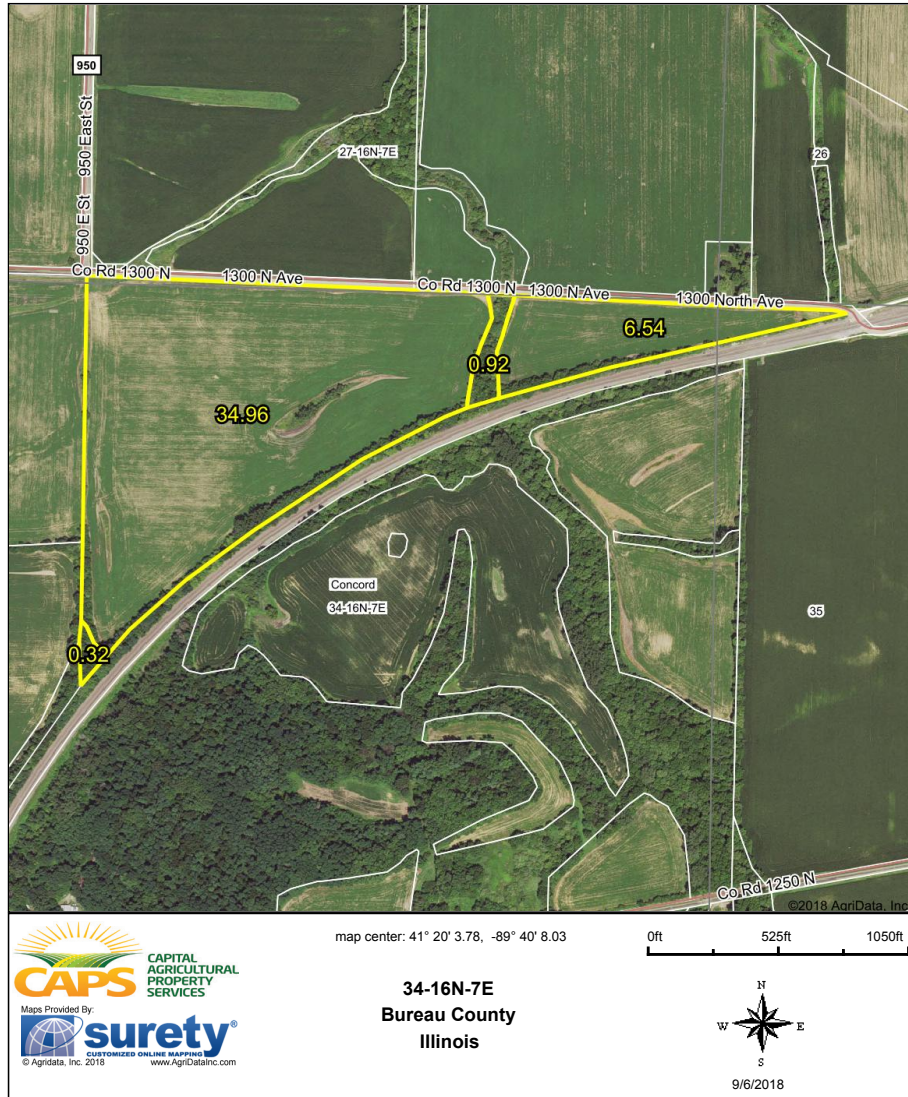
22263 1365 N Avenue, Princeton, IL 61356



TRACT 3

44.03± total tax acres
41.50± FSA cropland acres

Aerial Map Gingerich Farm



Legal Description:

Part of the Northeast Corner of the Northeast Quarter (NE 1/4) of Section 34, Concord Township T16 North, Range 7 East, Bureau County, Illinois, identified as tax parcel numbers 14-34-200-001 and 14-34-200-002; and part of the Northwest Corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Concord Township T16 North, Range 7 East, Bureau County, Illinois, identified as tax parcel number 14-35-100-001, all containing approximately 44.03± total tax acres.

CRP Contracts:

None

FSA Information:

Farm No.: 9604

Tract No.: 11056

Exact payment acres and yield to be determined after reconstitution by the Bureau Co. FSA Office.

Real Estate Tax Parcel Information for 2017 paid in 2018:

Parcel No.	Tax Acres	Tax	Tax Per Ac.
14-34-200-001	32.03	\$782.54	\$24.43
14-34-200-002	11.00	\$239.38	\$21.76
14-35-100-001	1.00	\$0.00	\$0.00
Total	44.03	\$1,021.92	\$23.21

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines. Maps provided by Surety Customized Online Mapping at www.AgridataInc.com.

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson & J.M. Lang, Office of Research, ACES, University of IL at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 Crop Yields & productivity indices for optimum management (B811) are maintained at the following NRES web site: <https://www.ideals.illinois.edu/handle/2142/10271>.

*Indexes adjusted for slope & erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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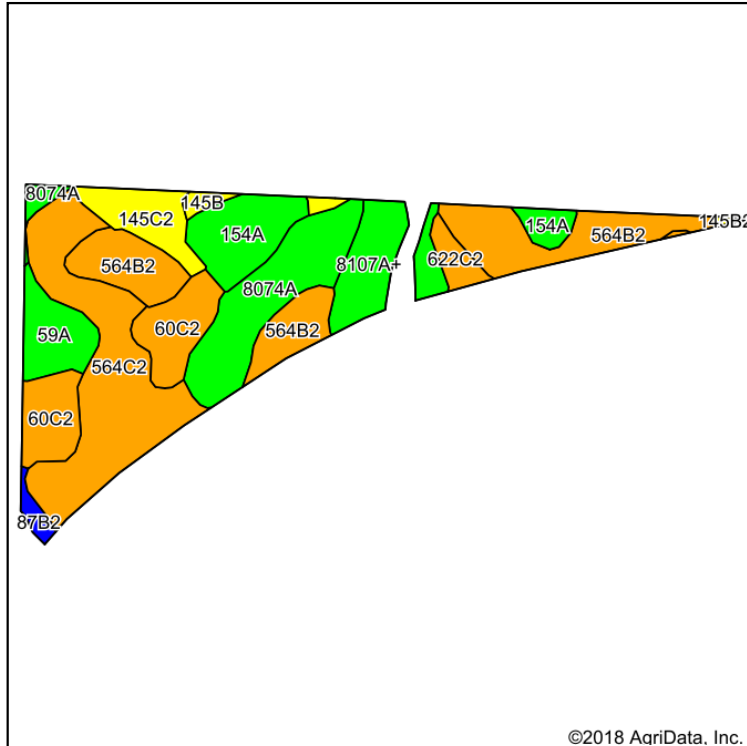
22263 1365 N Avenue, Princeton, IL 61356



TRACT 3

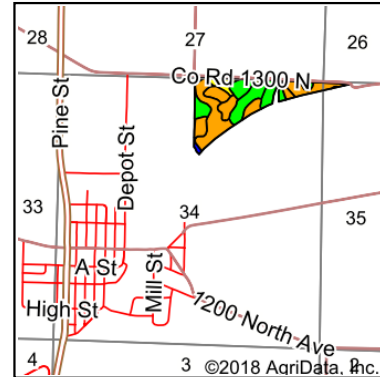
44.03± total tax acres
41.50± FSA cropland acres

Soils Map Gingerich Farm



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Bureau**
 Location: **34-16N-7E**
 Township: **Concord**
 Acres: **41.5**
 Date: **9/6/2018**



Area Symbol: IL011, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	9.40	22.7%		**151	**49	**111
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	8.26	19.9%		**154	**50	**113
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	5.80	14.0%		186	58	136
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	4.46	10.7%		**148	**48	**110
154A	Flanagan silt loam, 0 to 2 percent slopes	3.81	9.2%		194	63	144
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.35	8.1%		189	60	139
59A	Lisbon silt loam, 0 to 2 percent slopes	2.27	5.5%		188	59	136
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	2.26	5.4%		**166	**53	**123
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	0.87	2.1%		**150	**49	**112
**145B	Saybrook silt loam, 2 to 5 percent slopes	0.52	1.3%		**177	**56	**131
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	0.43	1.0%		**135	**44	**99
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.07	0.2%		**170	**54	**125
Weighted Average					166.2	53.3	122.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

For more info: Timothy A. Harris, Managing Broker

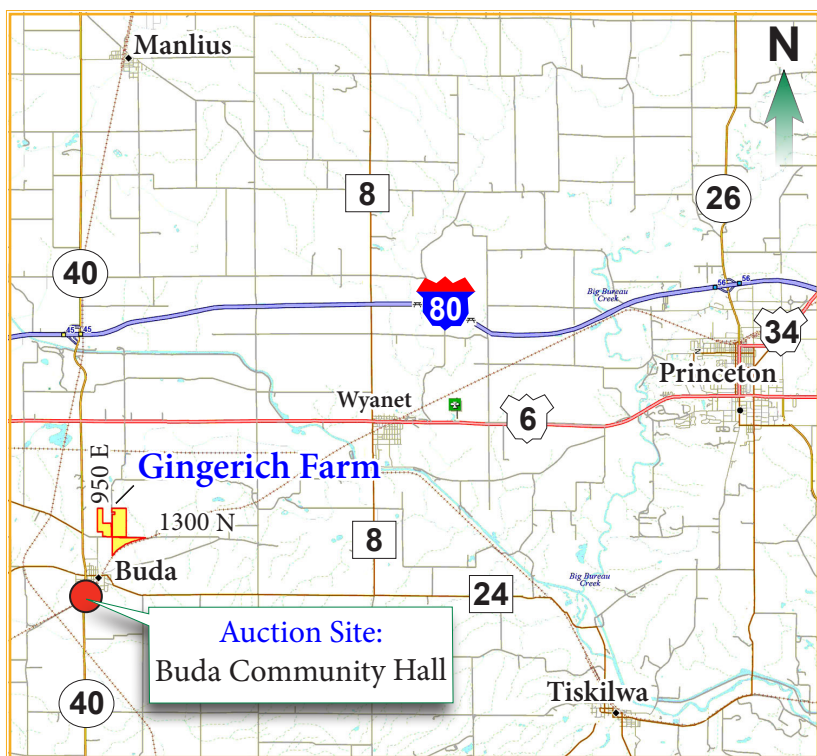
815-875-7418 timothy.a.harris@pgim.com

22263 1365 N Avenue, Princeton, IL 61356



Public Auction

172.88± total tax acres in 3 Tracts of Bureau County, IL Farmland
Tuesday, October 30, 2018 at 10:30 a.m.
Auction Site: Buda Community Hall, Buda, IL
Registration begins at 9:45 a.m.



Map courtesy of DeLorme XMap

Directions to auction site:

From North: State Road 40 south to Buda

From South: State Road 40 north to Buda

From East: I-80 west to State Road 40 south to Buda

From West: I-80 to State Road 40 south to Buda

Buda Community Hall
411 Main Street
Buda, IL 61314

Further Information and Auction services by:
Timothy A. Harris, AFM, Managing Broker,
Licensed Illinois Auctioneer #441.001976
timothy.a.harris@pgim.com
Call: 815-875-7418

Disclaimer

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This offering is subject to prior sale, matters of title, or requirements the seller may impose, and it may be withdrawn from the market without advance notice.