



Date: Friday, July 10, 2015

Time: 10:00 a.m.

Auction Site:

Knights of Columbus Hall

Address:

715 E. Illinois Street
New Berlin, IL 62670

Property Information

Location

The farm is located 3.5 miles northeast of Berlin, Illinois, along Old Jacksonville Road.

Legal Description

Part of Sections 1 & 2, Island Grove Township, T.15N.-R.7W., Sangamon County, Illinois.

Lease Status

The farm is leased for 2015. Seller will retain the 2015 cash rent payment.

Real Estate Tax

Taxes Payable in 2015: \$6,789.76
Net Taxable Acres: 209.02
Tax per Net Taxable Acre: \$32.48

The 2014 taxes payable in 2015 will be paid by the Seller. The Buyer will receive a credit at closing for the 2015 taxes based on the latest information available.

FSA Data

Farm Number: 1504
Crop Acres: 199.19
Corn Base: 199.1
Corn PLC Yield: 137
Farm Program Election: ARC-CO

CRP Contracts

There are no CRP contracts on this farm.

Soil Types / Productivity

Primary soils are Ipava silt loam and Sable silty clay loam. Productivity Index (PI) of 140.5. See soil map for details.

Mineral Rights

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

Yield History

2014 Corn Yield - 243 bu./ac.

Buildings/Improvements

None.

Drainage

Fall of 2013 approximately 90 acres were pattern tilled on 70' spacing. See tile map for details.

Wind Energy

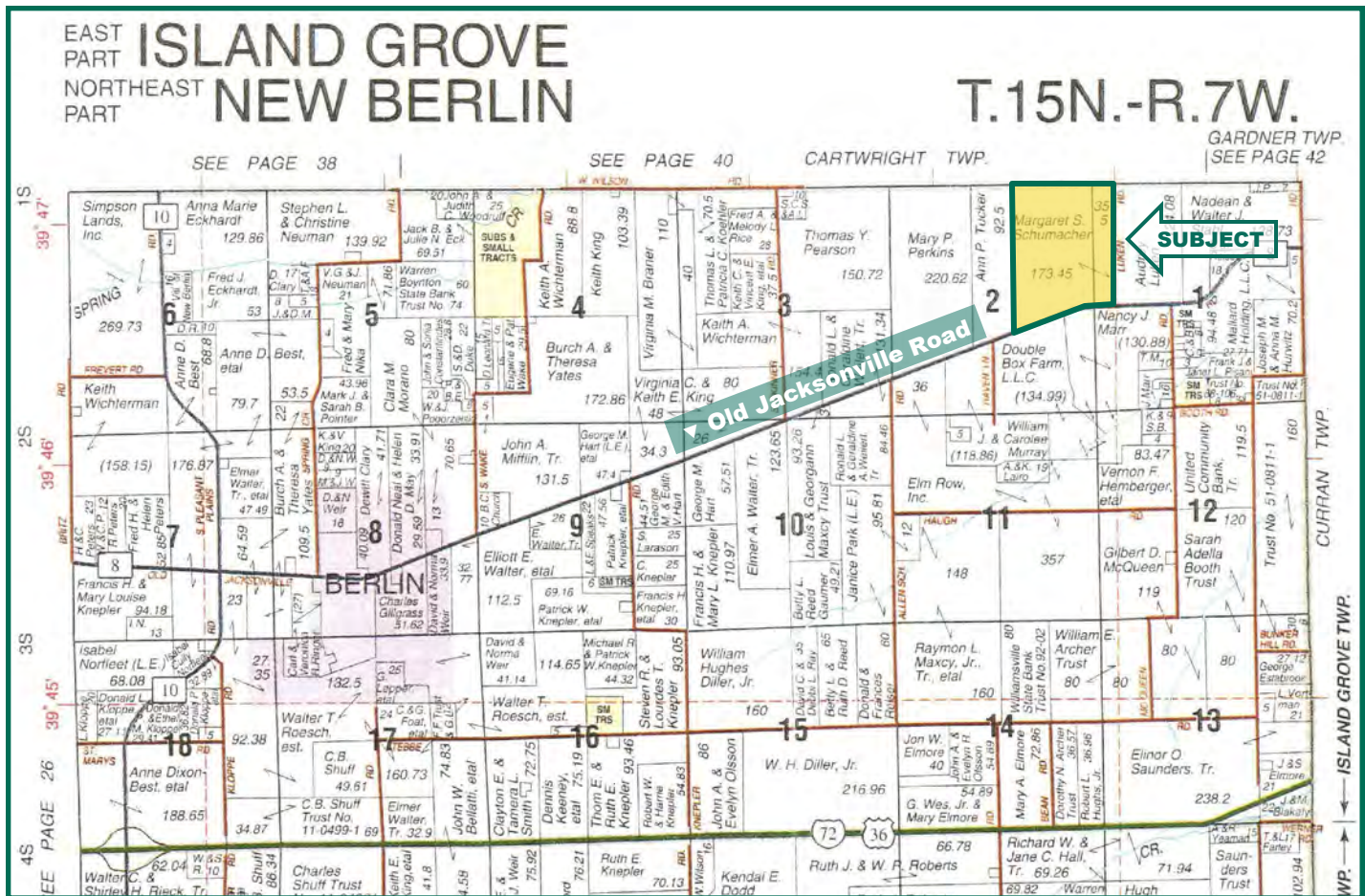
This farm has a wind energy option agreement signed with Sangamon Wind One, LLC.

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Plat Map



Map reproduced with permission of Rockford Map Publishers.

Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.
- Bids will be in dollars per acre.

Seller

Margaret S. Schumacher Family Limited Partnership .

Auctioneer

Reid Thompson, #441.001804.

Agency

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

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 about August 20, 2015. Final settlement will require certified check or wire transfer. Possession will be given at closing subject to the current operator's rights.

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.

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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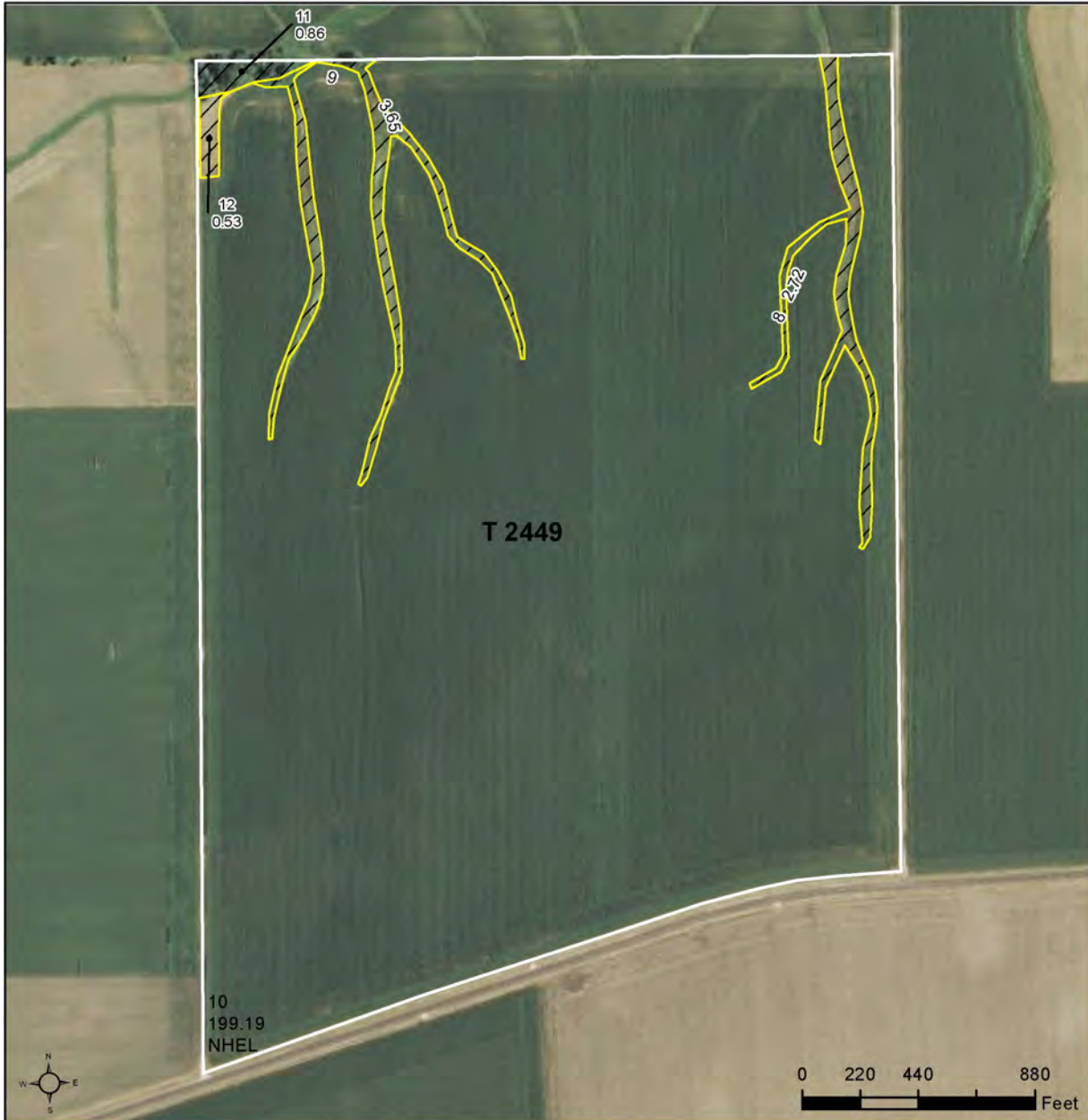
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FSA Aerial Photo



Sangamon County, Illinois



- Common Land Unit**
- Cropland
 - Non-cropland
 - Conservation Reserve Program
- Wetland Determination Identifiers**
- Restricted Use
 - ▲ Limited Restrictions
 - Exempt from Conservation
- Compliance Provisions**
- Tract Boundary

2014 Program Year

Map Created January 02, 2014

Farm 1504

Tract 2449

IL167_T2449

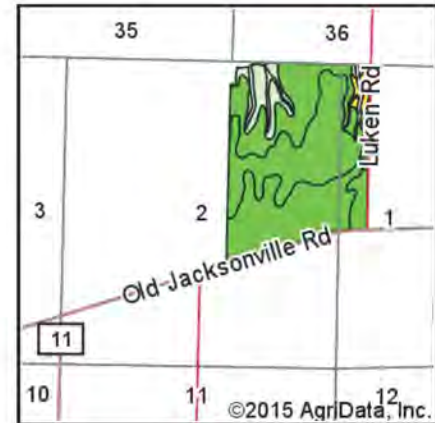
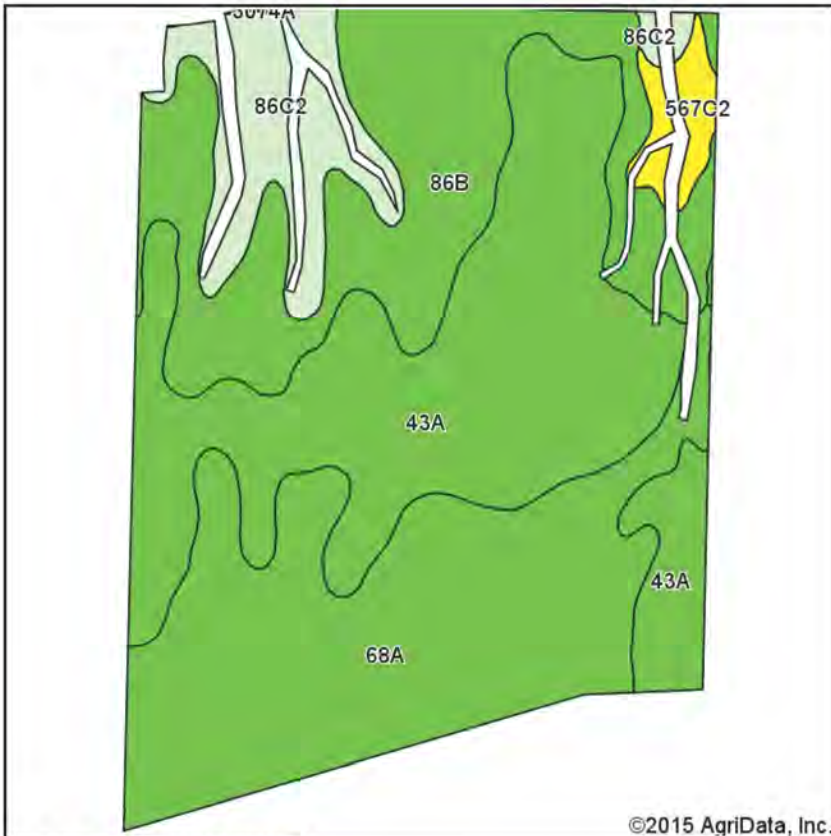
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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Soil Map



State: Illinois
 County: Sangamon
 Location: 2-15N-7W
 Township: Island Grove
 Acres: 199.19
 Date: 5/22/2015



Soils data provided by USDA and NRCS.

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Area Symbol: IL167, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	71.88	36.1%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	61.79	31.0%		192	63	143
**86B	Osco silt loam, 2 to 5 percent slopes	46.44	23.3%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	15.34	7.7%		**178	**56	**131
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	3.74	1.9%		**159	**50	**116
Weighted Average					189.2	60.9	140.5

Area Symbol: IL167, Soil Area Version: 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 (Updated 1/10/2012)

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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Tile Map



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