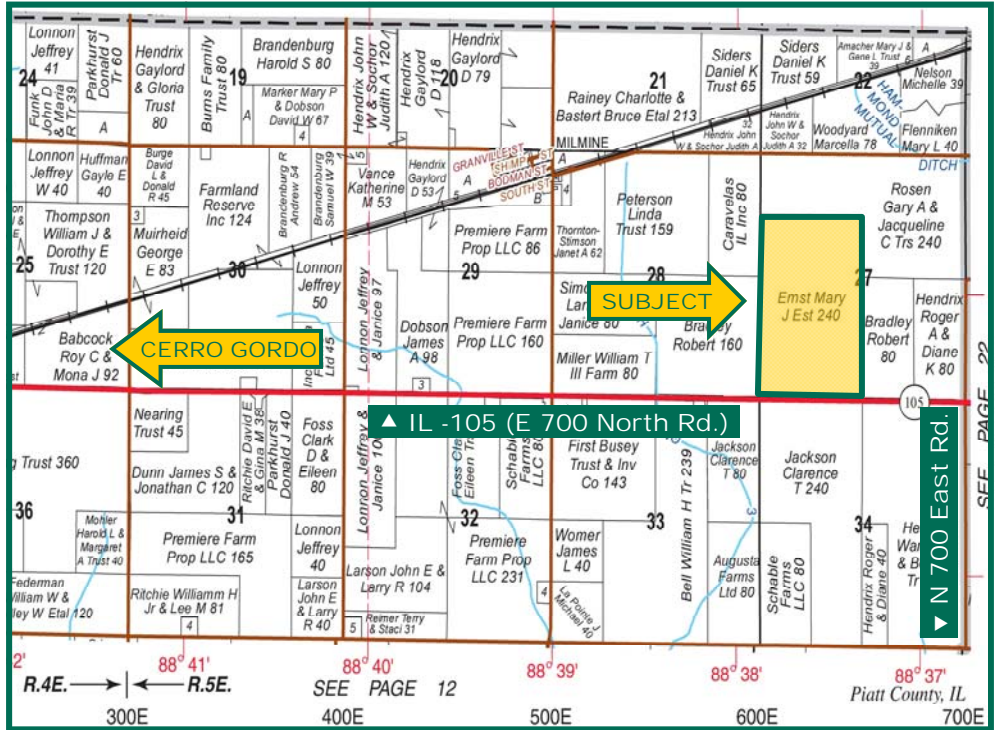




LAND AUCTION

240.0 Ac m/
Piatt
County,
Illinois



Map reproduced with permission of Rockford Map Publishers

Date: Tues., March 14, 2017
Time: 10:00 a.m.
Auction Site:
Best Western Monticello
Address:
805 Iron Horse Drive
Monticello, IL 61856

Auction Information Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Auctioneer

Reid L. 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 before May 1, 2017, or after any objections to title have been cleared. Final settlement will require a wire transfer. Possession will be given at closing subject to the existing lease which expires January 2018. The Buyer will receive a credit at closing for the 2016 real estate taxes payable in 2017. Title to be conveyed by Special Warranty Deed.

Contract & Title

Immediately upon conclusion of the auction, the high bidder 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. The Buyer will execute a Seller's Corporate

Addendum and Environmental Addendum upon entering into a purchase agreement.

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 property is being sold in "As Is Condition," with no warranties expressed or implied.

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,

Brent R. Bidner

Licensed Managing Broker in IL
Licensed Broker in IN
BrentB@Hertz.ag

217-762-9881

700 W. Bridge St., PO Box 467
Monticello, IL 61856
www.Hertz.ag

Reid L. Thompson

Licensed Broker in IL & IN
Licensed Auctioneer in IL & IN
ReidT@Hertz.ag

Soil Map

Property Information

Location

4 miles Southwest of Bement.
5 miles East of Cerro Gordo, IL.
12 miles South of Monticello, IL.
21 miles East of Decatur, IL.

Legal Description

The Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 27, Twp. 17 North, Range 5 East.

Lease Status

The farm is leased for the 2017 crop year on a cash rent basis. The lease will be assigned to the Buyer, and the Buyer will receive the 2017 rent paid in January 2018.

Real Estate Tax

2015 Taxes Payable in 2016: \$11,739.96
Taxable Acres: 240.0

Tax per Taxable Acre: \$48.92

PIN: 03-27-17-005-004-00

*The 2016 taxes payable in 2017 will be paid in accordance to the current lease agreement by the owner and existing tenant.

FSA Data

Farm Number 498, Tract 824

Crop Acres: 233.17

Corn Base: 159.49

Corn PLC Yield: 168 Bu./Ac

Bean Base: 71.96

Bean PLC Yield: 59 Bu./Ac

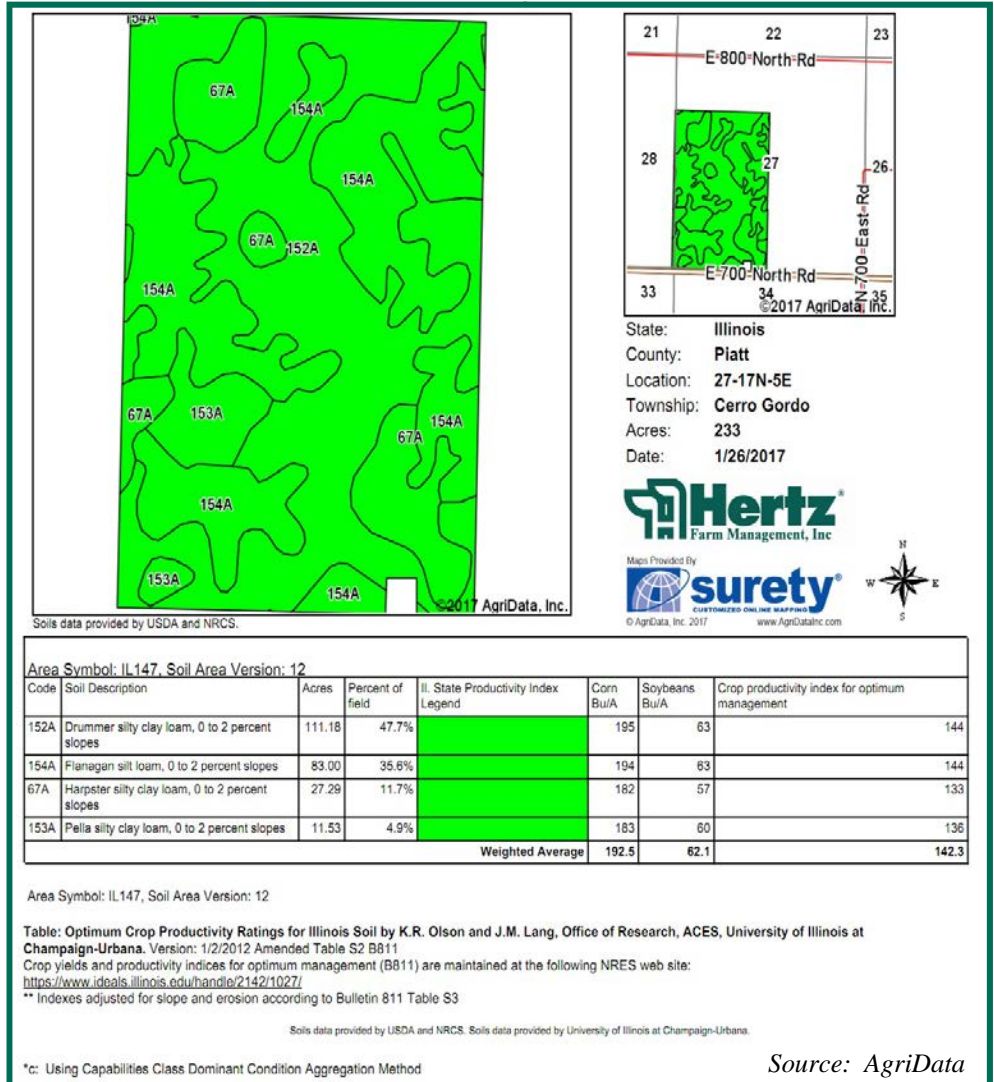
Program Election: ARC-CO

Soil Types/Productivity

Main soil types are Drummer silty clay loam, and Flanagan silt loam. Productivity Index (PI) is 142.3. See soil map for details.

Mineral Rights

The owner will retain all oil, gas, metals, and all other minerals and/or hydrocarbons of every kind and character, with right of ingress and egress to explore, mine, extract, produce all, in, on and under the land described.



Fertility Data

Soil tested in November, 2014.

pH - 6.1

P - 103

K - 336

150 tons of Lime was applied following the soil tests.

Yield History

Yields provided by the Operator.

Year	Corn	Soybeans
2011	189.0	—
2012	104.0	—
2013	220.9	—
2014	—	77.4
2015	258.4	—
2016	—	79.1

Land Description

Level and gently undulating.

Buildings/Improvements

Machine shed, three grain bins, and a block machine shed are located on the property.

Drainage

Available upon request.

Comments

High quality farm with excellent soils.

Brent R. Bidner

Licensed Managing Broker in IL

Licensed Broker in IN

BrentB@Hertz.ag

217-762-9881

700 W. Bridge St., PO Box 467

Monticello, IL 61856

www.Hertz.ag

Reid L. Thompson

Licensed Broker in IL & IN

Licensed Auctioneer in IL & IN

ReidT@Hertz.ag



Brent R. Bidner
 Licensed Managing Broker in IL
 Licensed Broker in IN
BrentB@Hertz.ag

217-762-9881
 700 W. Bridge St., PO Box 467
 Monticello, IL 61856
www.Hertz.ag

Reid L. Thompson
 Licensed Broker in IL & IN
 Licensed Auctioneer in IL & IN
ReidT@Hertz.ag



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Brent R. Bidner
Licensed Managing Broker in IL
Licensed Broker in IN
BrentB@Hertz.ag

217-762-9881
700 W. Bridge St., PO Box 467
Monticello, IL 61856
www.Hertz.ag

Reid L. Thompson
Licensed Broker in IL & IN
Licensed Auctioneer in IL & IN
ReidT@Hertz.ag