



69.29 Acres, Edgar County, IL

Date: Thurs. Sept. 25, 2014

Time: 10:00 a.m.

Auction Site:

Hume Community Center

Address:

101 Front Street
Hume, IL 61932

Property Information

Location

The farm is located near the SW corner of Hume in Section 4 of the East Part Shiloh Township.

Legal Description

The W 1/2 of Government Lot 2 of the NW 1/4 of Section 4, Township 15 North, Range 13 West of the 2nd P.M., Edgar County, Illinois.

Lease Status

The farm is leased for 2014. The farm is open for 2015.

Real Estate Tax

Taxes Payable in 2014: \$2,055.34
Net Taxable Acres: 69.29
Tax per Net Tax. Ac.: \$29.66

FSA Data

Farm Number: 6770
Cropland Acres: 65.35*
Corn Base: 33.6
Corn Direct/CC Yields: 129 / 129
Bean Base: 26.5
Bean Direct/CC Yields: 37 / 37
**Cropland acres include 4.9 acres currently enrolled in CRP.*

CRP Contracts

There are 4.9 acres currently enrolled in CRP Filter Strips with an annual payment of \$789. The contract expires 9/30/2017.

Soil Types / Productivity

Primary soils are Drummer, Flanagan and Dana. Productivity Index (PI) of 142.4. See soil map for details.

Mineral Rights

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

Fertility Data

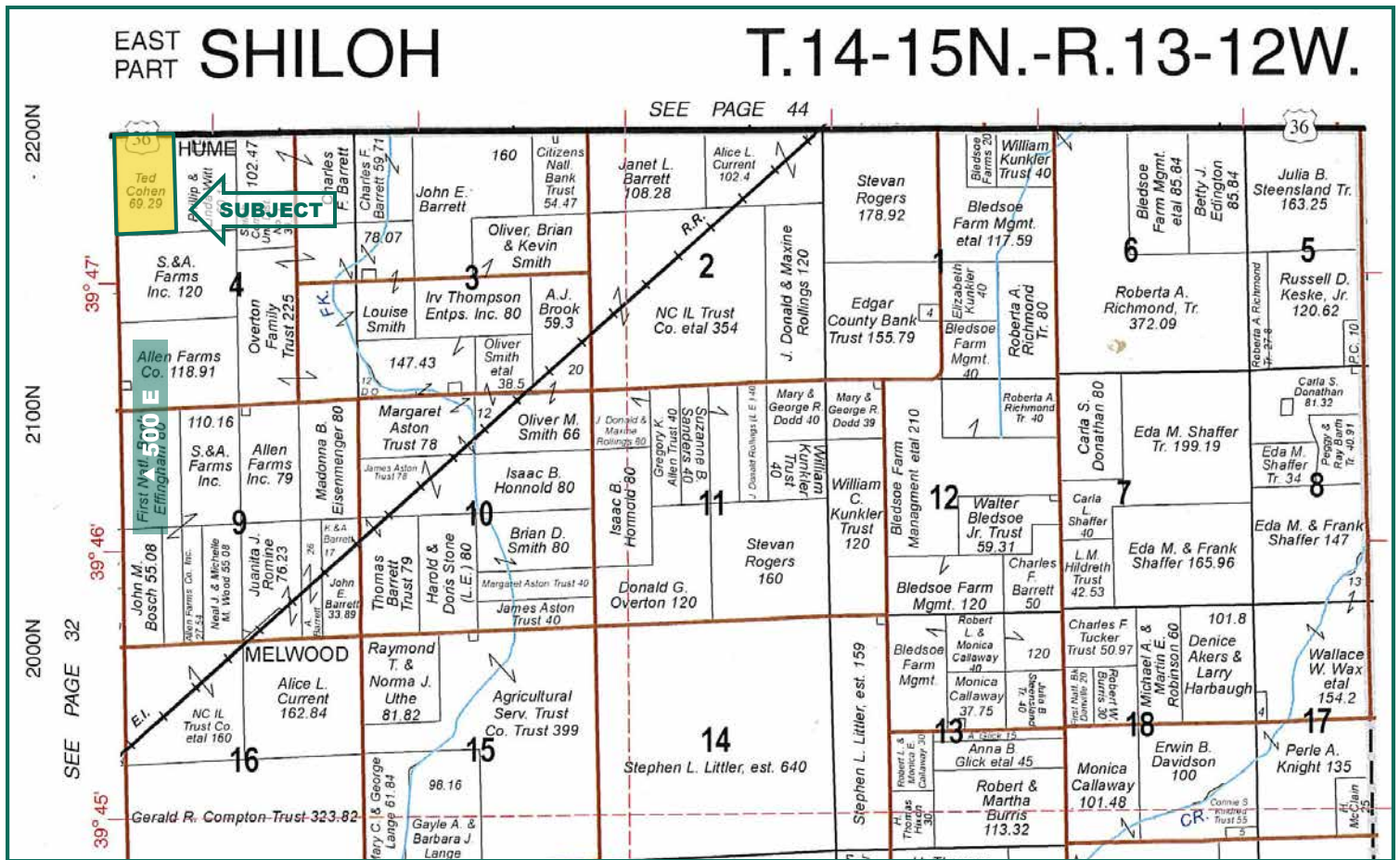
Results from soil tests taken in 2012:

<u>PH</u>	<u>Phosphorus</u>	<u>Potassium</u>
6.4	107 lbs	448 lbs

Buildings/Improvements

None

Plat Map



Map reproduced with permission of Rockford Map Publishers, Inc.

Auction Information

Method of Sale

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

Seller

Estate of Ted Cohen.

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 October 24, 2014. Final settlement will require 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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FSA Aerial Photo



United States
Department of
Agriculture

Edgar County, Illinois



- Common Land Unit
 Crop/land / Non-crop/land
 Conservation Reserve Program
 Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exemption from Conservation
 Compliance Prohibit
 Tract Boundary

2014 Program Year

Map Created April 08, 2014

Fam **6770**

Tract **452**

IL045_T452

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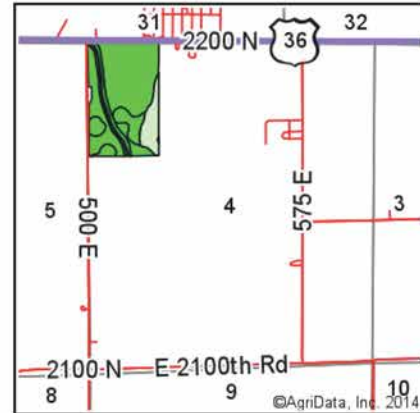
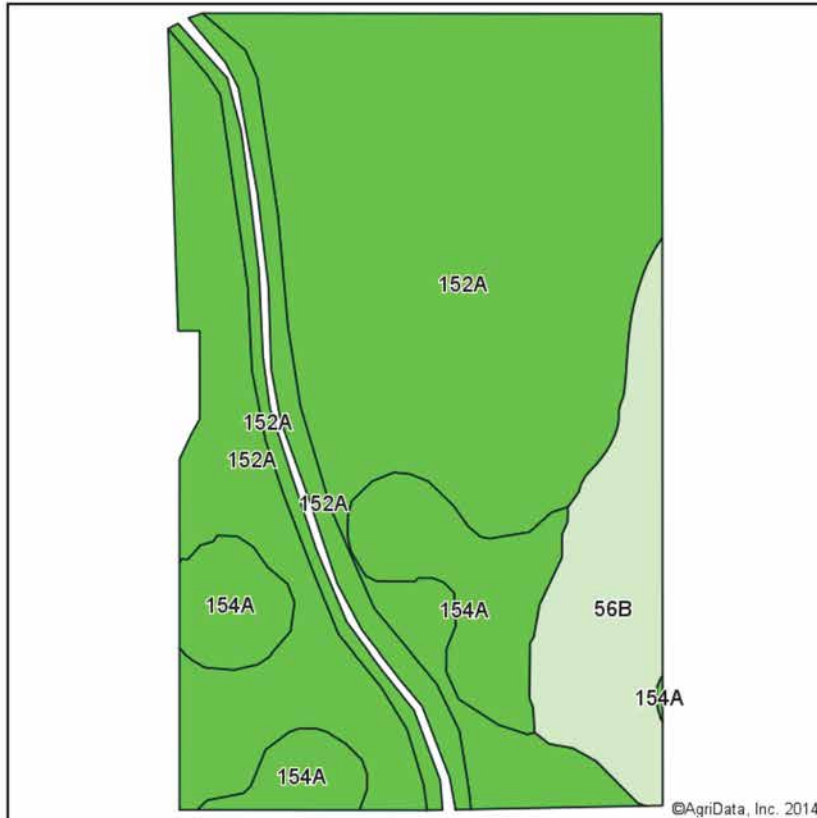
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Soil Map

Soil Map



State: **Illinois**
 County: **Edgar**
 Location: **4-15N-13W**
 Township: **Shiloh**
 Acres: **65.35**
 Date: **5/28/2014**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL045. Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	49.74	76.1%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	8.25	12.6%		194	63	144
**56B	Dana silt loam, 2 to 5 percent slopes	7.36	11.3%		**178	**55	**130
Weighted Average					193	62.1	142.4

Area Symbol: IL045, Soil Area Version: 8

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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