



41.4 Acres m/l, Edgar County, IL

Date: Friday, Oct. 17, 2014

Time: 10:00 a.m.

Auction Site:

Hume Community Center

Address:

101 Front Street
Hume, IL 61932

Property Information

Location

Approximately 6 miles NW of Chrisman, Illinois.

Legal Description

North Half (N 1/2) of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 5, Township 16 North, Range 12 West of the 2nd Principal Meridian, except all coal underlying the surface thereof, in Edgar County, Illinois.

Lease Status

The farm is leased for 2014.

Real Estate Tax

Taxes Payable in 2014: \$1,087.88
Net Taxable Acres: 41.40
Tax per Net Taxable Acre: \$26.28

FSA Data

*Part of Farm Number: 6268, Tract 11018
Crop Acres: 42.0
Corn Base: 21.0
Corn Direct/CC Yields: 121 / 120
Bean Base: 21.0
Bean Direct/CC Yields: 37 / 45
**Farm will be reconstituted and crop acres and bases will be determined by local FSA office.*

CRP Contracts

There are no CRP contracts on the property.

Soil Types / Productivity

Primary soils are Drummer and Dana. Productivity Index (PI) of 134.1. See soil map for details.

Mineral Rights

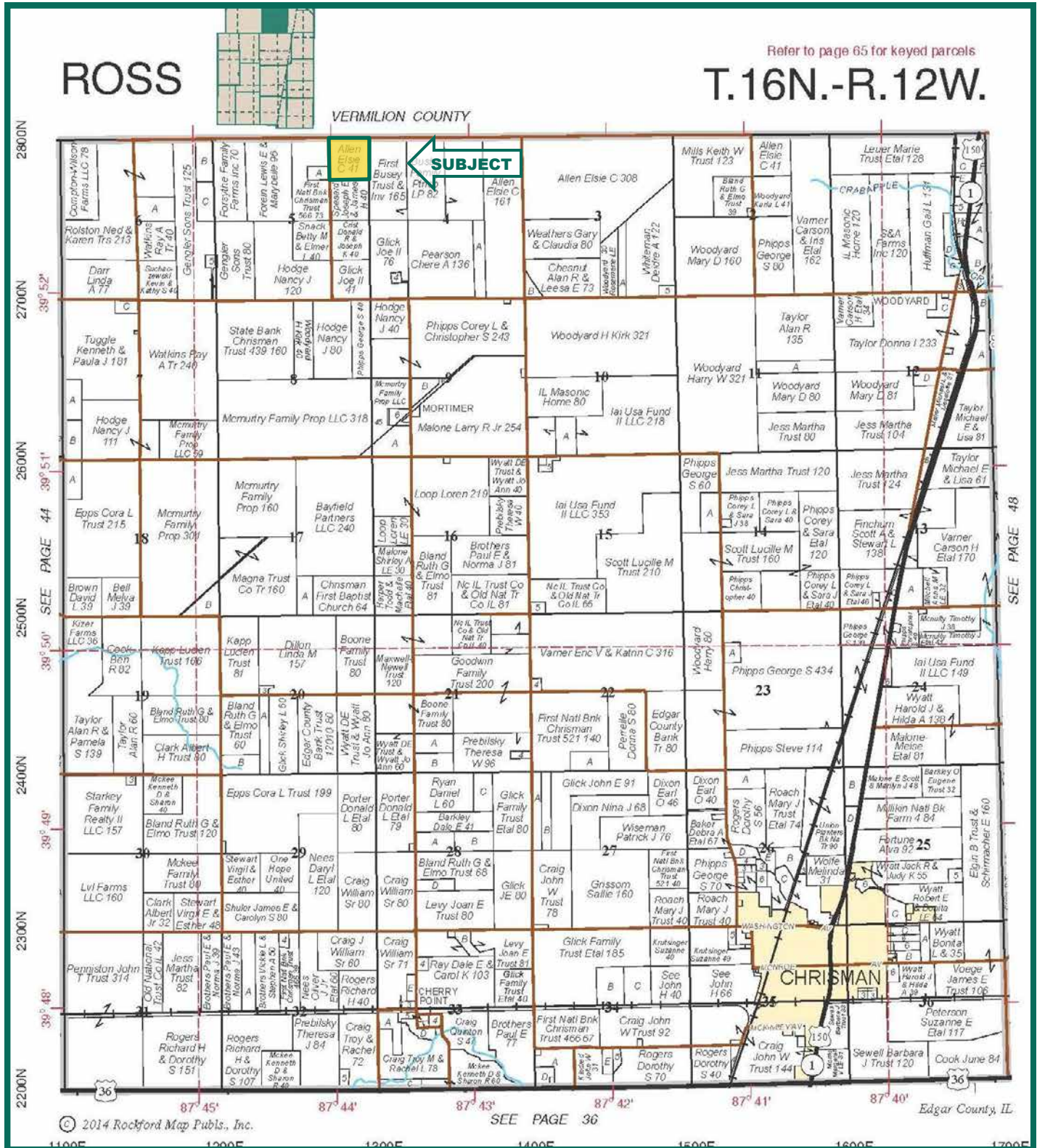
All mineral rights owned by the Seller, if any, will be conveyed to the Buyer(s).

Buildings/Improvements

There are no buildings on the property.

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.

Plat Map



Map reproduced with permission of Rockford Map Publishers.

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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

Elsie C. Allen.

Attorney for Seller

David Frisse
Frisse & Brewster Law Offices LLC
Paris, Illinois

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 November 17, 2014. 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

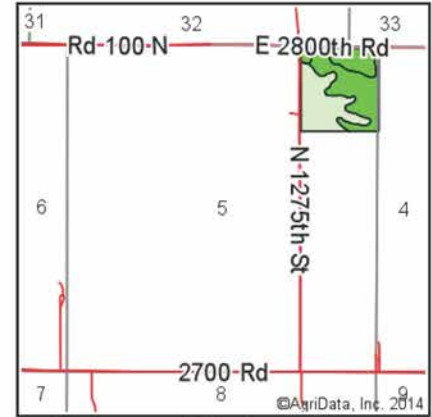
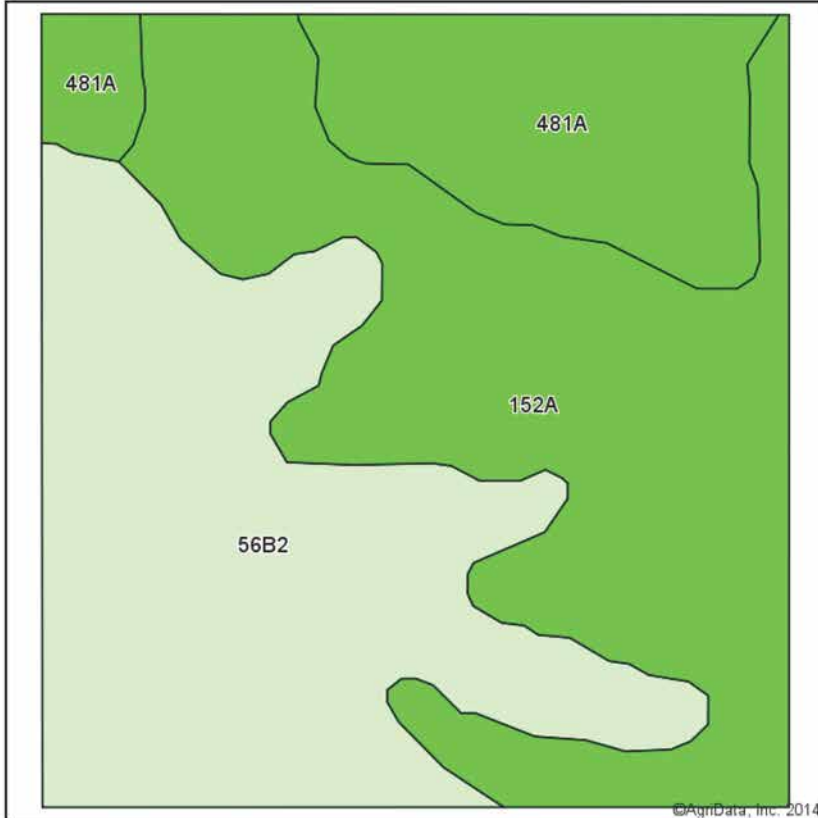
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take

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.

Soil Map

Soil Map



State: **Illinois**
 County: **Edgar**
 Location: **5-16N-12W**
 Township: **Ross**
 Acres: **42**
 Date: **8/26/2014**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	17.46	41.6%		195	63	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	17.06	40.6%		**171	**53	**124
481A	Raub silt loam, 0 to 2 percent slopes	7.48	17.8%		183	58	134
Weighted Average					183.1	58	134.1

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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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