



**Date:** Friday, Nov. 21, 2014  
**Time:** 10:00 a.m.

#### Auction Site:

Evergreen FS Building  
**Address:**  
402 N. Hershey Road  
Bloomington, IL 61702

#### Property Information

##### Location

12 miles Southwest of Bloomington, 4 miles Northwest of McLean and 4 miles South of Stanford.

##### Legal Description

Sections 3 and 10, T 22N, R1W,  
Mount Hope Twp., McLean County, IL

#### Real Estate Tax

PIN #26-03-300-003, 26-10-100-001  
Taxes Payable in 2014: \$4,737.44  
Net Taxable Acres: 150.97  
Taxes Per Acre: \$31.38

A credit will be given by the Seller to the Buyer at closing for 2014 taxes payable in 2015.

#### Lease Status

The lease is open for 2015.

#### FSA Data

Farm Number: 9576  
Crop Acres: 141.29  
Corn Base: 71.1  
Corn Direct/CC Yields: 133/145  
Bean Base: 65.4  
Bean Direct/CC Yields: 39/47

#### CRP Contracts

There are no CRP contracts on this farm.

#### Soil Types / Productivity

Primary soils are Ipava ,Osco, and Sable.  
See soil map for details.

#### Mineral Rights

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

#### Land Description

The farm is level to gently rolling with excellent soils.

#### Buildings/Improvements

None

John R. Wall  
Licensed Real Estate Broker In Illinois  
700 W. Bridge Street, P.O. Box 467  
Monticello, IL 61856

217-762-9881  
JohnW@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## 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.

### Seller

Delbert L. Lacefield Irrevocable Trust

### Agency

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

### Auctioneer

Reid L. Thompson, #441.001804

### 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 30 days following the auction. 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 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.

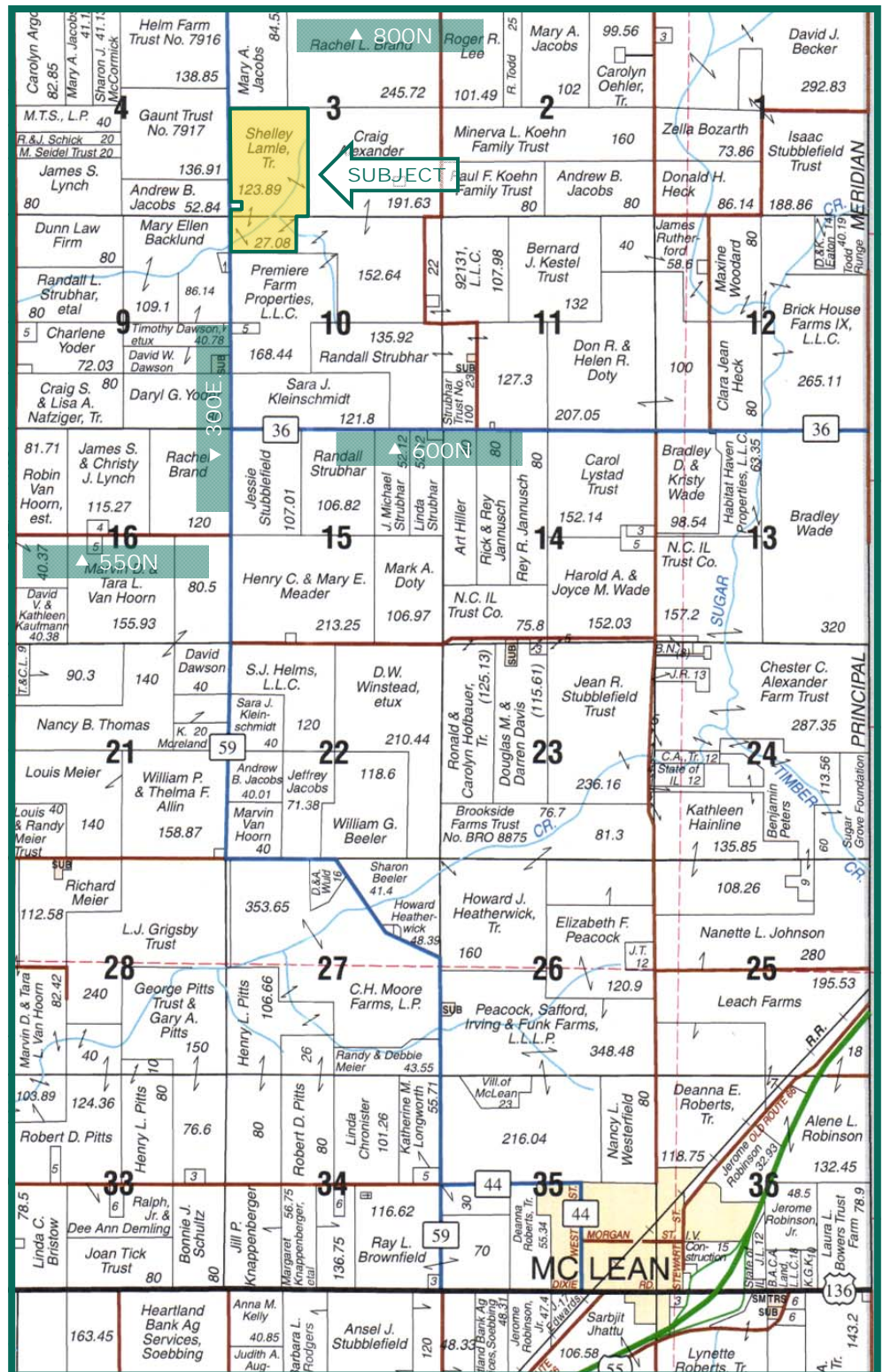
### Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services and the Auctioneer makes no guarantees to its accuracy. Prospective bidders are urged to fully inspect the property and 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.

Mount Hope Twp.  
T22N-R1W



## Plat Map



Map reproduced with permission of Rockford Map Publishers.

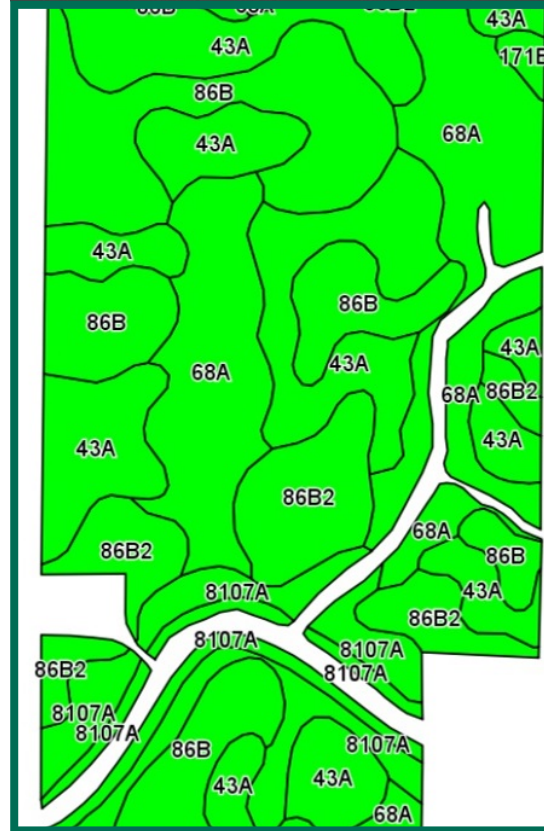
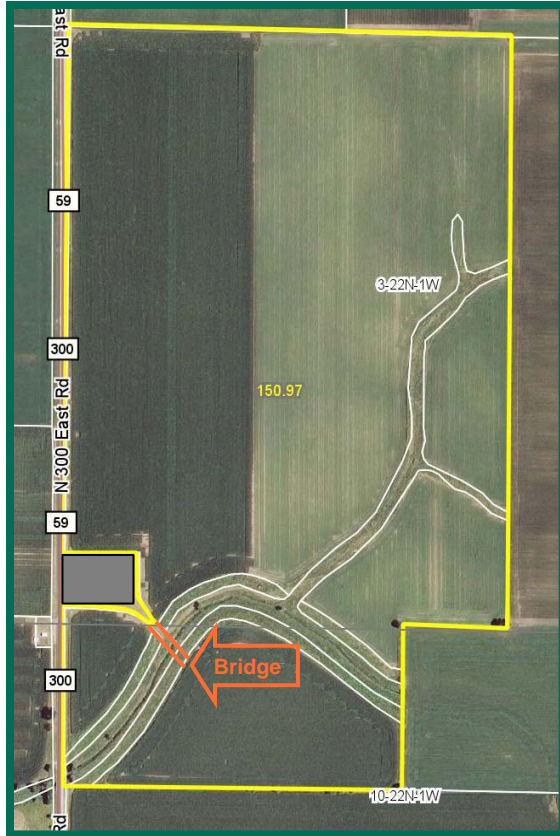
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

John R. Wall  
Licensed Real Estate Broker in Illinois  
700 W. Bridge Street, P.O. Box 467  
Monticello, IL 61856

217-762-9881  
JohnW@Hertz.ag

www.Hertz.ag

# Aerial Photo and Soil Map



Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
43A	Ipava silt loam	43.26	142	191	62	30.6
86B	Osco silt loam	32.34	140	189	59	22.9
68A	Sable silty clay loam	32.15	143	192	63	22.8
8107A	Sawmill silty clay loam	16.93	139	189	60	12.0
86B2	Osco silt loam	15.80	134	181	57	11.2
171B2	Catlin silt loam	0.81	137	185	58	0.6
<b>Total Cropland/Weighted Averages</b>		<b>141.29</b>	<b>140.5</b>	<b>189.4</b>	<b>60.7</b>	<b>100%</b>



Maps provided by:



©AgriData, Inc 2012  
www.AgriDataInc.com

John R. Wall  
Licensed Real Estate Broker in Illinois  
700 W. Bridge Street, P.O. Box 467  
Monticello, IL 61856

217-762-9881  
JohnW@Hertz.ag

www.Hertz.ag