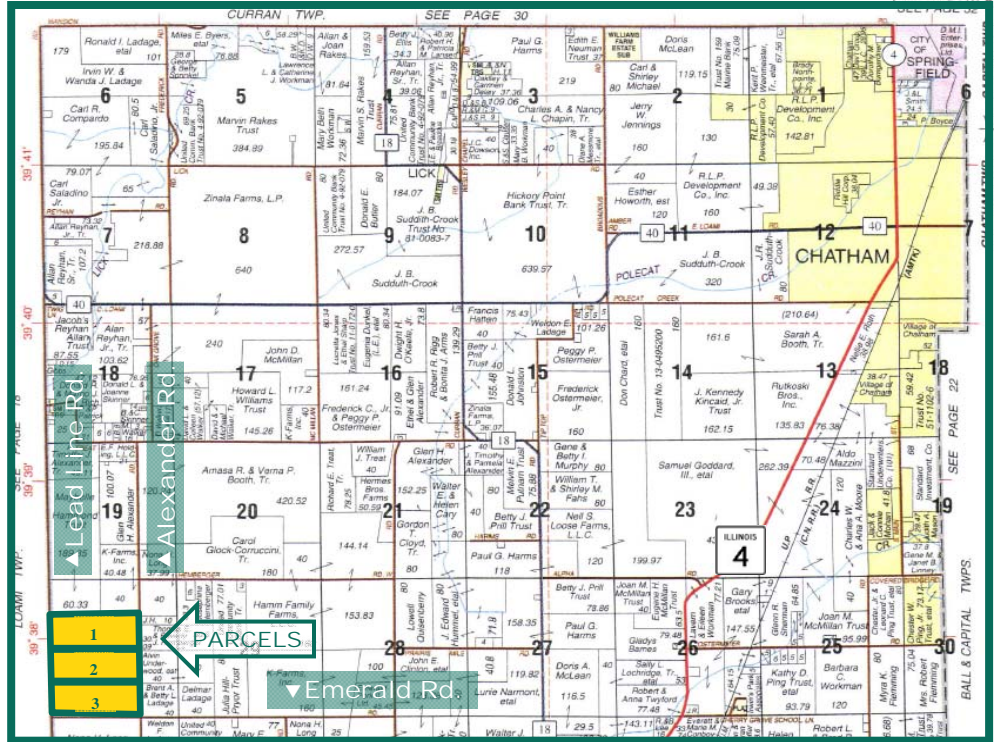


295.1 Acres M/L
in three parcels,
Sangamon
County, IL



Map reproduced with permission of Rockford Map Publishers.

Date: Wed, Dec. 17, 2014

Time: 10:00 a.m.

Auction Site:

Erin's Pavilion at Southwind Park

Address:

4965 S. Second Street

Springfield, IL 62703

Auction Information

Seller

J. Donald Lewis Trust.

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller in this transaction.

Auctioneer

Reid L. Thompson, #441.001804

Method of Sale

- Land will be offered by the **choice and**

privilege method with the choice to the high bidder to take any individual or combination of parcels. The remaining parcel(s) shall be offered to the contending bidder at the high bid. Any remaining parcel(s) will be offered with an additional round(s) of bidding.

- Seller reserves the right to refuse any and all bids, which are subject to court approval.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Prairie Land Title the required earnest money. The Seller will provide an owner's title insurance policy in the amount of the contract price.

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 **January 16, 2015**. Final settlement will require a wire transfer. Possession will be given at closing subject to the current operator's rights. The lease is open for 2015.

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.

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Aerial Photo: Parcels 1, 2 and 3



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Soil Map: Parcel 1

Property Information Parcel 1 - 98.37 Acres M/L

Location

Parcel 1 is bordered by Lead Line Road on the west, Acorn Road on the north, and Alexander Road on the east.

Located 21 miles southwest of Springfield, 3 miles south and east of Loami, and 5 miles south and west of Chatham.

Legal Description

Part of Section 30, Township 14N, Range 6W, located in Chatham Township, Sangamon County, Illinois.

Lease Status

The farm is open for lease in 2015.

Real Estate Tax

2013 Taxes Payable in 2014: \$8,362.50
Net Taxable Acres: 295.1 acres M/L
Taxes per acre: \$28.34

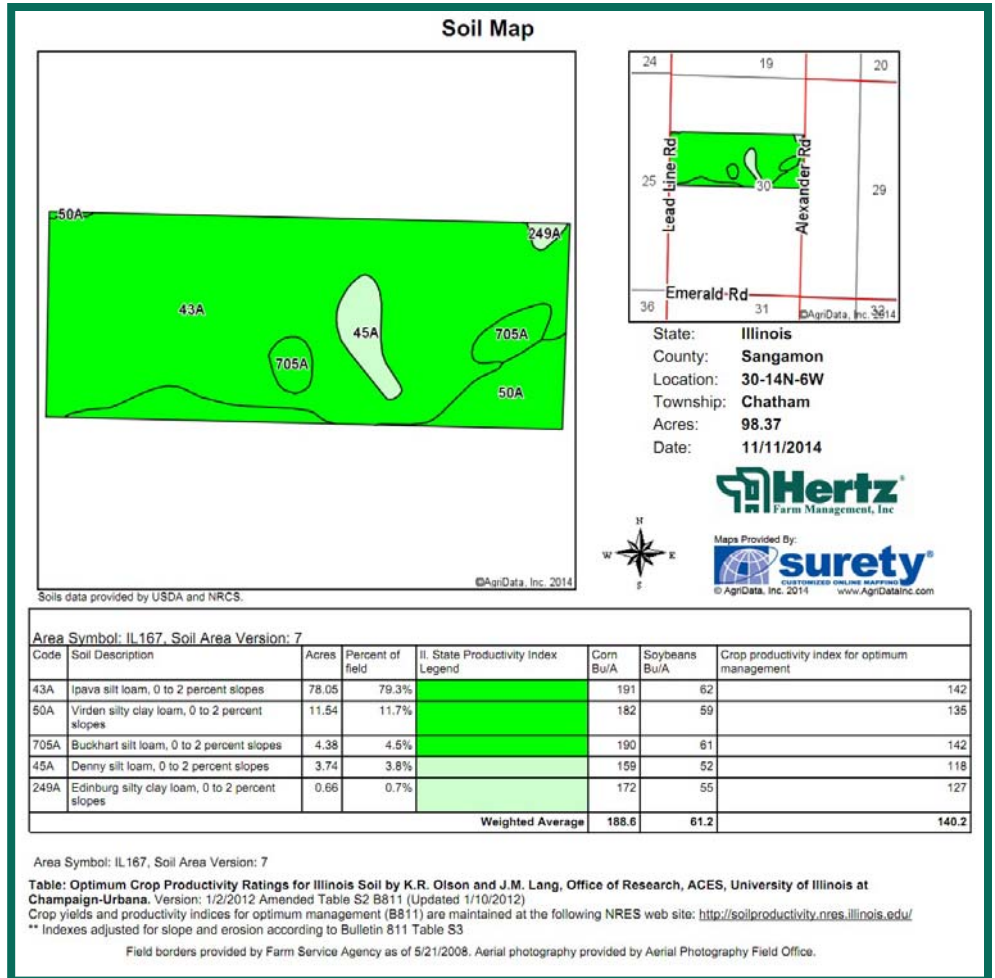
The 2014 taxes payable in 2015 will be paid by the Seller. The Buyer will receive a credit at closing for the 2014 taxes.

Real estate taxes shown are combined with the other two parcels being sold.

FSA Data

Farm Number: 10250
Crop Acres: 96.36*
Corn Base: 55.6*
Corn Direct/CC Yields: 131/154
Bean Base: 40.8*
Bean Direct/CC Yields: 37/44

*Crop and Base acres are estimated. Should the farms sell individually the base acres and yields will be determined by the county FSA office.



Fertility Data

Soil tests were taken in Fall 2013. Soil tests are available upon request.

Soil Types / Productivity

Main soil types are Ipava silt loam and Virden silty clay loam.

Productivity Index 140.2.

See soil map above for details.

Mineral Rights

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

Land Description

The land is predominantly level to gently undulating.

Buildings/Improvements

Parcel 1 contains a 15' diameter grain bin.

Parcel 1 has a permanent easement granted to AT&T for the radio tower. The easement and annual payments will be assigned to the Buyer at closing.

Comments

High quality farmland with road access on three sides.

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Soil Map: Parcel 2

Property Information Parcel 2 - 98.36 Acres M/L

Location

Parcel 2 is bordered by Lead Line Road on the west and Alexander Road on the east between Parcels 1 and 3.

Located 21 miles southwest of Springfield, 3 miles south and east of Loami, and 5 miles south and west of Chatham.

Legal Description

Part of Section 30, Township 14N, Range 6W, located in Chatham Township, Sangamon County, Illinois.

Lease Status

The farm is open for lease in 2015.

Real Estate Tax

2013 Taxes Payable in 2014: \$8,362.50
Net Taxable Acres: 295.1 acres M/L
Taxes per acre: \$28.34

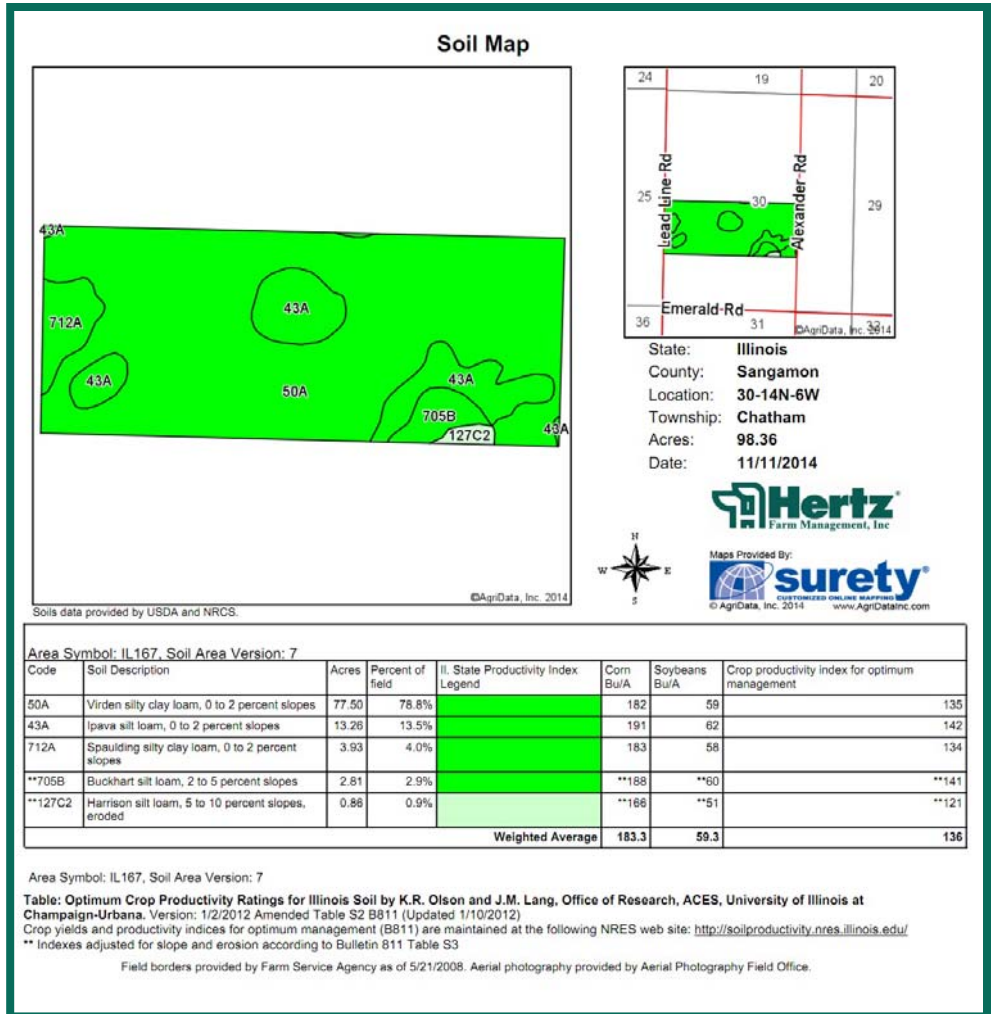
The 2014 taxes payable in 2015 will be paid by the Seller. The Buyer will receive a credit at closing for the 2014 taxes.

Real estate taxes shown are combined with the other parcels being sold.

FSA Data

Farm Number: 10250
Crop Acres: 97.0*
Corn Base: 55.6*
Corn Direct/CC Yields: 131/154
Bean Base: 40.9*
Bean Direct/CC Yields: 37/44

*Crop and Base acres are estimated.
Should the farms sell individually the base acres and yields will be determined by the county FSA office.



Fertility Data

Soil tests were taken in Fall 2013. Soil tests are available upon request.

Soil Types / Productivity

Main soil types are Viriden silty clay loam and Ipava silt loam.

Productivity Index is 136.0.

See soil map above for details.

Mineral Rights

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

Land Description

The land is predominantly level to gently undulating.

Buildings/Improvements

None.

Comments

High quality farmland with road access on the east and west sides.

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Soil Map: Parcel 3

Property Information Parcel 3 - 98.37 Acres M/L

Location

Parcel 3 is bordered by Lead Line Road on the west, Emerald Road on the south, and Alexander Road on the east.

Located 21 miles southwest of Springfield, 3 miles south and east of Loami, and 5 miles south and west of Chatham.

Legal Description

Part of Section 30, Township 14N, Range 6W, located in Chatham Township, Sangamon County, Illinois.

Lease Status

The farm is open for lease in 2015.

Real Estate Tax

2013 Taxes Payable in 2014: \$8,362.50

Net Taxable Acres: 295.1 acres M/L

Taxes per acre: \$28.34

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

Real estate taxes shown are combined with the other parcels being sold.

FSA Data

Farm Number: 10250

Crop Acres: 97.0*

Corn Base: 55.6*

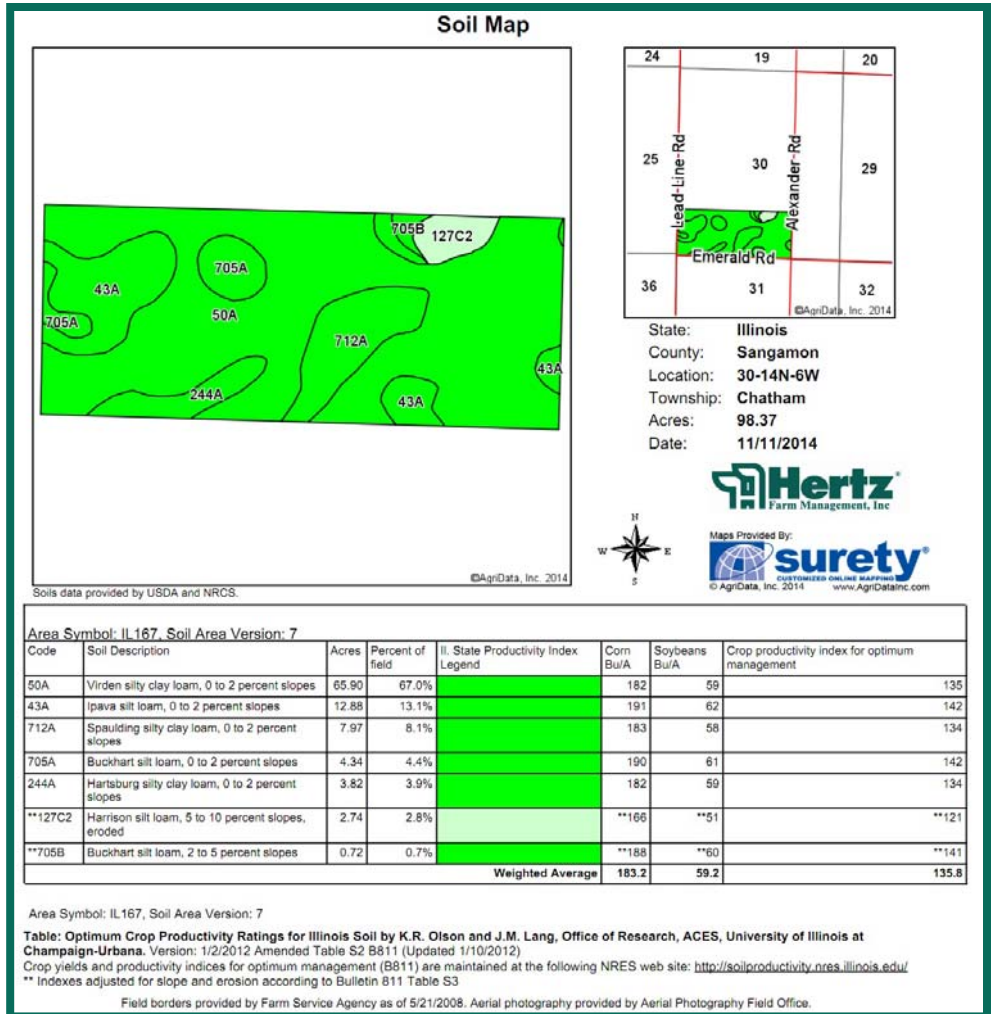
Corn Direct/CC Yields: 131/154

Bean Base: 40.9*

Bean Direct/CC Yields: 37/44

*Crop and Base acres are estimated.

Should the farms sell individually the base acres and yields will be determined by the county FSA office.



Fertility Data

Soil tests were taken in Fall 2013. Soil tests are available upon request.

Soil Types / Productivity

Main soil types are Viriden silty clay loam and Ipava silt loam.

Productivity Index (PI) is 135.8.

See soil map above for details.

Mineral Rights

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

Land Description

The land is predominantly level to gently undulating.

Buildings/Improvements

None.

Comments

High quality farmland with road access on three sides.

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

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