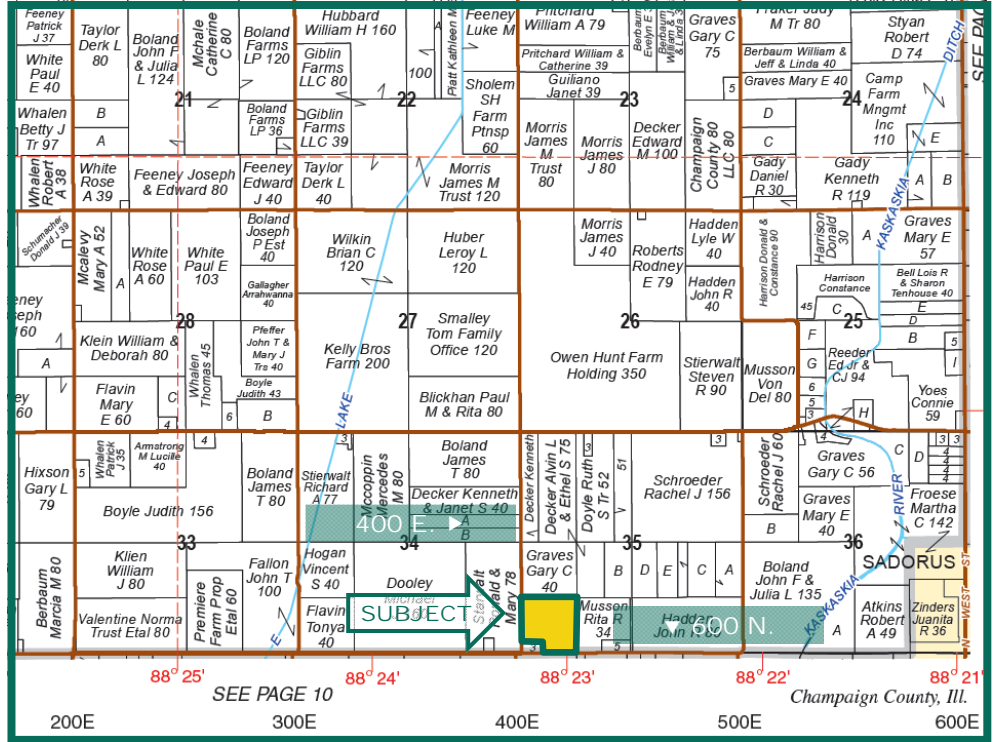




LAND AUCTION

37.2 Ac. m/l,
Champaign
County, IL



Map reproduced with permission of Rockford Map Publishers.

Date: Friday, Jan. 9, 2015

Time: 10:00 a.m.

Auction Site:

Best Western Gateway Inn

Address:

805 Iron Horse Place
Monticello, IL 61856

Property Information

Location

The farm is located 2 miles west of Sadorus, 10 miles southeast of Monticello, and 15 miles southwest of Champaign, IL.

Legal Description

Part of the SW 1/4 of the SW 1/4 of Section 35, Twp. 18N, Range 7E located in Sadorus Twp., Champaign Co., IL

Lease Status

The farm is open for lease in 2015.

Real Estate Tax

2013 Taxes Payable in 2014: \$1,475.28

Net Taxable Acres: 37.2

Tax per Net Tax. Ac.: \$39.66

FSA Data

Farm Number: 10784

Crop Acres: 37.17

Corn Base: 18.40

Corn Direct/CC Yields: 109/161

Bean Base: 18.40

Bean Direct/CC Yields: 41/49

Buildings/Improvements

None.

Soil Types / Productivity

Soils are Drummer silty clay and Flanagan silt loam.

Productivity Index (PI) of 144.

See soil map for details.

Mineral Rights

All mineral rights owned by the Sellers, if any, will be transferred to the Buyer

Land Description

The land is predominantly level.

Drainage

The farm appears to be well drained. Farm located in the East Lake Fork Drainage District.

Comments

A very high quality farm with excellent soils and location.

John R. Wall

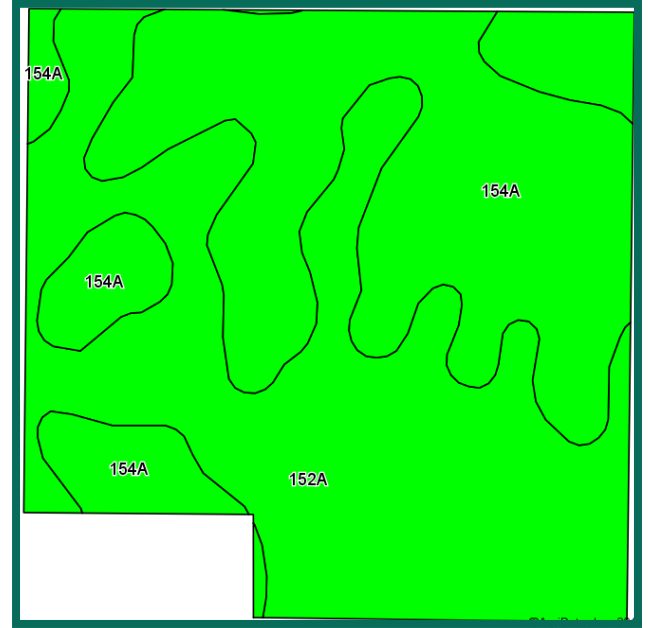
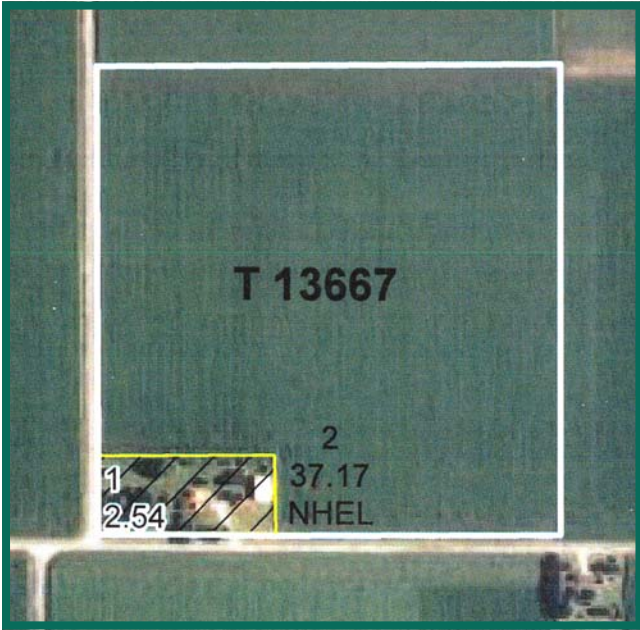
Licensed Real Estate Broker in Illinois
700 W. Bridge Street, PO Box 467
Monticello, IL 61856

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
152A	Drummer silty clay loam	19.56	144	195	63	52.6
154A	Flanagan silt loam	17.61	144	194	63	47.4
Total Cropland/Weighted Averages		37.17	144.0	194.5	63.0	100%

Auction Information

Method of Sale

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

Seller

Jill Bialeschki-Rooney and Robert W. Bialeschki.

Auctioneer

Reid L. Thompson, #441.001804.

Agency

Hertz Real Estate Services, Inc. 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 **February 6, 2015**. 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 Seller's designated escrow agent. the required earnest payment. The Sellers 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.

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