



Heartland Ag
Group Ltd.



Farmland Auction

Monday - December 3rd - 11 AM

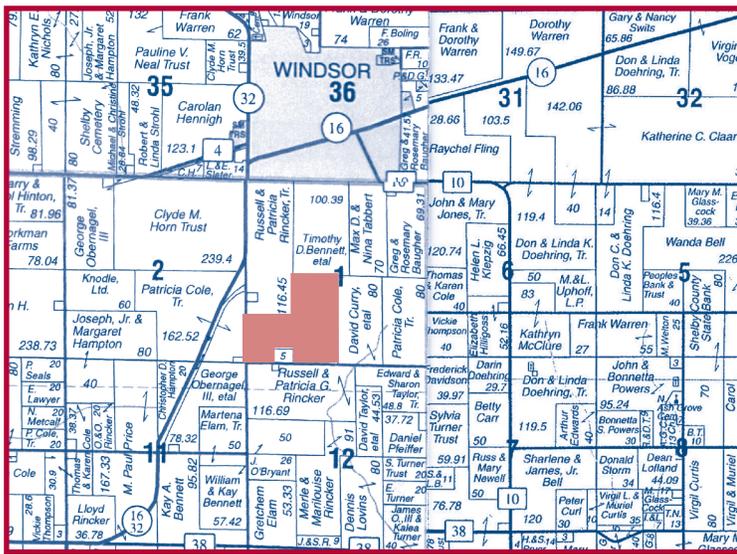


115.61 Acres - Prime Farmland

**Richland Township
Shelby County, Illinois**

This prime farmland is located 1/2 mile south of Windsor, Illinois (*Shelby County*). The soils are Drummer and Flanagan with a productivity index of 144.0. Our auction signs mark the property. *Don't miss this investment opportunity.*

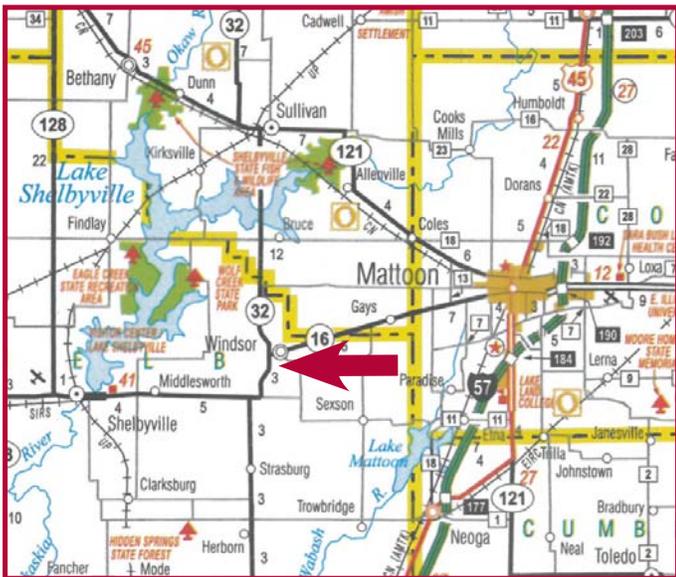
Auction Location: This auction will be conducted at the Windsor Community Center, Windsor, Illinois.



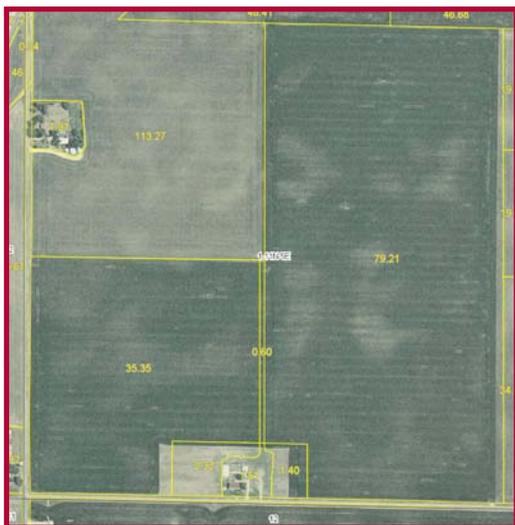
Reprinted with permission of Rockford Map Inc.

▼ Location

This farmland is located 1/2 mile south of Windsor, Illinois (*Shelby County*). Our auction signs mark the property.



▼ Aerial Photograph



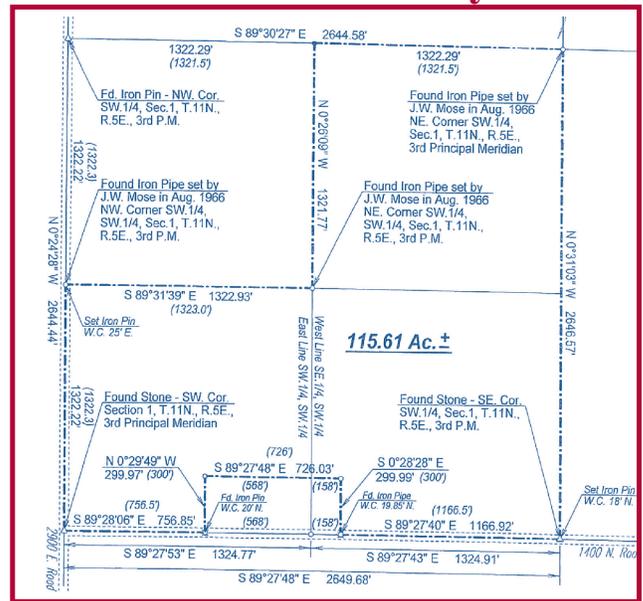
▼ Legal Description

Here is the legal description of this property:

Parcel ID Number: 1614-01-00-300-004

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) and the South Half (S ½) of the Southwest Quarter (SW ¼) of Section One (1), Township Eleven (11) North, Range Five (5) East of the Third (3rd) Principal Meridian, Shelby County, Illinois, EXCEPT the East 568 feet of the South 300 feet of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼); ALSO EXCEPTING the West 158 feet of the South 300 feet of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section One (1), Township Eleven (11) North, Range Five (5) East of the Third (3rd) Principal Meridian, Shelby County, Illinois.

▼ Plat of Survey



▼ Mineral Rights

The sale of this property shall include mineral rights owned by the Owner, if any.

▼ 2013 Farm Possession

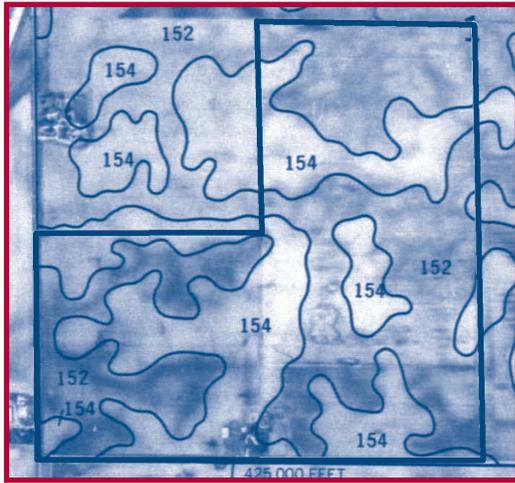
This farm is available for the 2013 farming season. Possession is granted at closing. No fall tillage has been done.

▼ Soil Productivity

Soil types and productivity ratings on this farm (*as published by the University of Illinois, Department of Agronomy in circular 1156*) are as follows:

Soil #	Soil Type	Acres	% of Farm	Productivity Index (811)	Productivity Index (1156)
152	Drummer silty clay loam	66.70	58.2%	144.0	150.0
154	Flanagan silt loam	48.40	41.8%	144.0	160.0
Weighted Averages		115.10	100%	144.0	154.2
Non-tillable		.51			
Total		115.61			

▼ Soil Map



▼ FSA Data

The following information was provided by the Shelby County Farm Service Agency (FSA) office in Shelbyville, Illinois.

Farm No.	2025
Tract No.	4274
Total Acres	116.0
Tillable Acres	115.1
Corn Base Acres	57.0
Direct Payment Corn Yield	129
Counter-cyclical Payment Corn Yield	152
Soybean Base Acres	56.9
Direct Payment Soybean Yield	41
Counter-cyclical Payment Soybean Yield	49

Note - The Shelby County FSA office has verified this farmland is enrolled in the seven-year USDA Government Program. There are no wetlands or highly erodible acreage identified on this property.

▼ Tax Information

The Shelby County Treasurer has provided the following real estate tax information on the farmland:

<u>Parcel ID #</u>	<u>Acres</u>	<u>2011 Assessed Value</u>	<u>Total Tax</u>	<u>Tax Rate</u>
1614-01-00-300-004	115.00	\$49,692	\$3,271.66	6.58387

▼ Auction Date & Location

This farmland will be offered for public auction at the following time and location:

Date:	Monday, December 3, 2012
Time:	11:00 A.M.
Location:	Windsor Community Center

▼ Bidder Registration

An information open house and bidder registration will begin at 10:00 A.M.

▼ Agency

Dale E. Aupperle is the designated agent with Heartland Ag Group Ltd. and represents the seller only in this transaction.

▼ 2% Buyer's Premium

A buyer's premium of two percent (2%) of the accepted bid amount will be added to the total price of the property paid by buyer(s) and shall be paid to Auction Company as commission. Said commission shall be payable no later than upon closing of Property.

▼ Real Estate Sales Contract

The property is offered for sale subject to the terms and conditions contained in the Real Estate Sales Contract. A copy of the contract may be found on-line at www.martinauction.com or one may be obtained from the Auctioneer prior to the auction for review. The terms of the Sales Contract supersede any conflicting terms of sale contained herein. *Bidders and their attorney should review the sales contract prior to the auction.*

▼ Owners Policy of Title Insurance

The Owner hereby agrees to furnish the successful bidder or bidders (*at Owner's expense*) an Owner's Policy of Title Insurance in the amount of the purchase price, and Owner agrees to provide and execute a proper deed conveying the real estate to the Buyer(s). The Owner agrees to provide merchantable title to the Property.

▼ Financing

Buyer(s) assume(s) all responsibility for obtaining any financing for the purchase of Property and neither Owner nor Auction Company assumes any responsibility for Buyer's inability to obtain financing.

▼ Winning Bidder

The winning bidder will be required to:

- Shall execute an agreement to purchase immediately following the auction on a contract form mutually acceptable to auction company and owner.
- Ten percent (10%) of the accepted bid shall be paid as a down payment upon execution of an agreement to purchase (*personal check acceptable*), with the remainder of the purchase price to be payable in cash at closing.
- Closing shall take place within 30 days after auction day and in accordance with the specific terms of the agreement to purchase.

▼ Auction Procedure

Conduct of the auction will be the sole discretion of the Auctioneer. The Auctioneer has the right to reject any bids and will be the final authority as to the bidding increments. Announcements made by the Auctioneer at the auction will supersede any prior written or oral information.

▼ Seller

This farmland is being offered for sale by the Board of Trustees of the University of Illinois.



9515 Texas Church Rd
Clinton IL 61727

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Windsor Community Center

115.61 Acres

Farm located 1/2 mile South of Windsor



**Heartland Ag
Group Ltd.**

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R.T. Nord - Auctioneer
9515 Texas Church Rd
Clinton IL 61727

Phone: 217-935-3245

Fax: 217-935-3888

IL #440.0000308

E-mail: rob@martinauction.com

Web: www.martinauction.com

▼ Additional Conditions

All information contained in the sale brochure and any related materials are subject to the terms and conditions outlined in the Agreement to Purchase. The Property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the Property is made by the Owner or the Auction Company unless agreed to in writing by Owner and Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the Property. The information contained in the brochure is subject to verification by all parties relying on it. No liability for the accuracy of the brochure or any errors or omissions is assumed by the Owner or the Auction Company. In no event shall Owner or Auction Company be liable

for any damages for any inaccuracy in the information contained herein or for the condition of the Property, whether such damages be actual, consequential or punitive; and by bidding on the Property, purchaser expressly disclaims, waives and releases Owner and Auction Company and their respective trustees, officers, agents, employees, attorneys and representatives from any and all claims for such damages. All sketches and dimensions in the brochure are approximate. Conduct of the Auction and the increments of bidding are at the direction and discretion of the Auction Company. The Owner and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc.

Acceptance of any auction bid is subject to approval by the Owner.