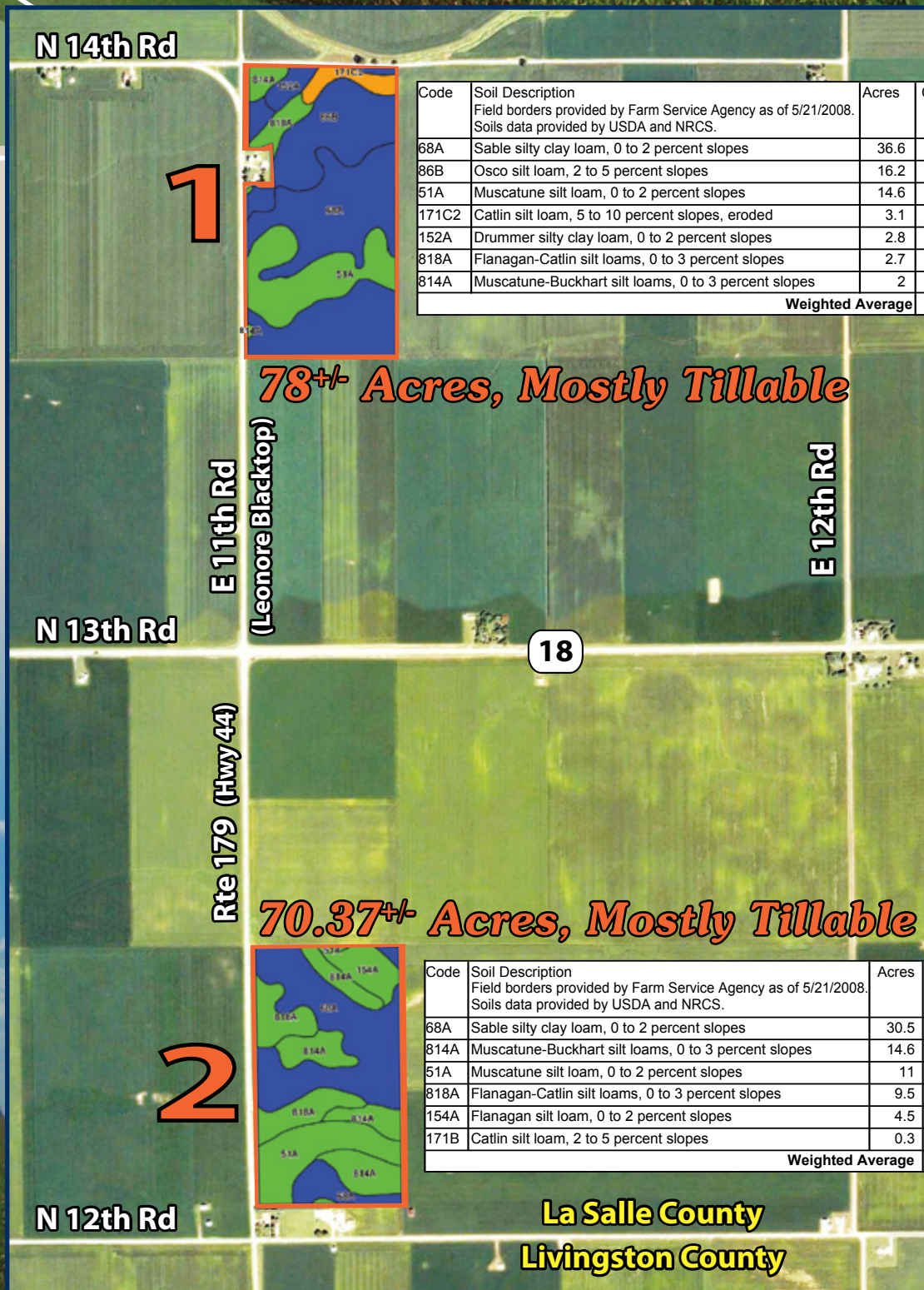


AUCTION

Eagle Township • LaSalle County • Illinois

PRIME FARMLAND

148^{+/-} Acres • 2 Tracts



Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Oats	Soybeans	Winter wheat
68A	Sable silty clay loam, 0 to 2 percent slopes	36.6	173	89	57	67
86B	Osco silt loam, 2 to 5 percent slopes	16.2	170	91	53	67
51A	Muscatune silt loam, 0 to 2 percent slopes	14.6	180	94	57	68
171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	3.1	156	83	49	61
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.8	173	89	56	65
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	2.7	157	90	50	65
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	2	163	93	50	63
Weighted Average			172.1	90.2	55.4	66.6

FSA DATA:

Corn Base: 91.9 Acres

DP Yield: 140 bu/ac

CC Yield: 162 bu/ac

Soybean Base: 90.1 Acres

DP Yield: 40 bu/ac

CC Yield: 48 bu/ac

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Oats	Soybeans	Winter wheat
68A	Sable silty clay loam, 0 to 2 percent slopes	30.5	173	89	57	67
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	14.6	163	93	50	63
51A	Muscatune silt loam, 0 to 2 percent slopes	11	180	94	57	68
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	9.5	157	90	50	65
154A	Flanagan silt loam, 0 to 2 percent slopes	4.5	175	92	56	69
171B	Catlin silt loam, 2 to 5 percent slopes	0.3	166	88	52	65
Weighted Average			169.9	90.9	54.5	66.2

La Salle County
Livingston County

NOVEMBER 7th

2:00 PM CST

Knights of Columbus

806 Oakley Avenue

Streator, IL 61364

Owner: Hagerty Living Trust

HALDERMAN
REAL ESTATE
SERVICES

HLS# CAM-11029 (12)

800.424.2324 | www.halderman.com

AUCTION

PRIME FARMLAND

November 7th • 2:00 PM CST

at Knights of Columbus - Streator, IL



148+/- Acres • 2 Tracts

Eagle Twp • LaSalle Co • Illinois



Online Bidding is Available

Property Information

LOCATION: West of Streator on the east side of Route 179/Leonore Blacktop (Hwy 44) between N 12th Rd and N 14th Rd

ZONING: Agricultural

TOPOGRAPHY: Level

SCHOOLS: Streator Twp HSD 40 and Streator ESD 44

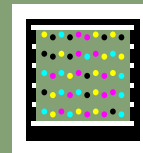
ANNUAL TAXES: \$4,856.84



Chad Metzger
North Manchester, IN
260.982.9050
chadm@halderman.com



Dean Retherford
Lafayette, IN
765.296.8475
deanr@halderman.com



AUCTIONEER: CHAD METZGER,
IL Auct. Lic. #441001842

Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (F. Howard Halderman, RE Managing Broker IL Lic. #471.013288) will offer this property at public auction on November 7, 2012. At 2:00 PM CST, 148 acres, more or less, will be offered for sale at the Knights of Columbus, in Streator, IL. This property will be offered as one total unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Chad Metzger at 260-982-9050 or Dean Retherford at 765-296-8475 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of a personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a General Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing(s) shall be on or about December 7, 2012. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession of the land will be given subject to tenant rights to 2012 harvest.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

REAL ESTATE TAXES: Real estate taxes for 2011 for all tracts were \$4,856.84. The tax rate for each tract was approximately: Tract 1 – \$2,778.76 and Tract 2 – \$2,078.08. Sellers will pay the 2012 taxes due in 2013 and all previous taxes. Buyers will pay the 2013 taxes due and payable in 2014 and all taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

AGENCY: Halderman Real Estate Services; Chad Metzger, Auctioneer, and their representatives, are exclusive agents of the Sellers.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.