



LAND FOR SALE

WE ARE PLEASED TO PRESENT

Conrady Estate—63.73 Ac. m/l—Logan Co.

LEGAL DESCRIPTION: Pt. of the W 1/2, NE 1/4 Section 33,
T19N, R3W, Broadwell Twp., Logan Co.

PRICE and TERMS:

- \$312,277 or 63.73 Acres m/l @ \$4,900/Acre.
- 10% earnest money, balance due in cash at closing.

REAL ESTATE TAXES:

2011 Tax Year, Payable in 2012 - \$1,979.98*

Tax Per Acre—\$31.07*

PIN #11-033-005-00

*The tax amounts include the buildings, which are being surveyed off.

FSA DATA:

Farm Number: 650	Tract Number 2446
Farmland Acres: 69.0	Effective Cropland Acres: 27.5
Corn Base: 27.5	Direct/CC Yield: 122

CRP: 30.8 Acres enrolled in CRP. The contract expires
9/30/17. Total payment \$4,660 or \$151.29/Acre.

SOIL TYPES: See soil map for details.

PRODUCTIVITY INDEX: 118.8

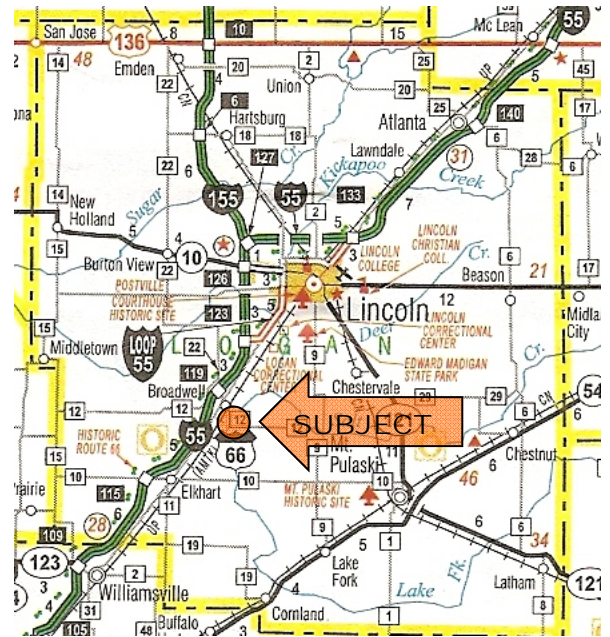
IMPROVEMENTS: None, the buildings will be surveyed off.

LEASE: Lease is open for 2013

FERTILITY DATA: The following are the average fertility levels
from soil tests taken in 2005. Hog manure has been applied.

pH Level - 6.1
Phosphorus - 216
Potassium - 412

BROADWELL CITY WELLS: There are 2 city wells located on
this property.



LOCATION: 1/2 mile east of Broadwell, 9
miles southwest of Lincoln, and 25 miles
northeast of Springfield, IL.

AGENCY: Hertz Farm Management is the
agent of the seller.

POSSESSION: At closing subject to the cur-
rent owners harvesting the 2012 crop.

YIELD HISTORY:	Year	Corn Bu/Ac
	2007	207.0
	2008	220.0
	2009	206.0
	2010	197.0
	2011	<u>182.7</u>
	5 Year Avg.	202.5

Based on information provided by the owners.

For additional information, contact Brent Bidner, Reid Thompson, or John Wall.

700 W. Bridge St., P.O. Box 467, Monticello, IL 61856

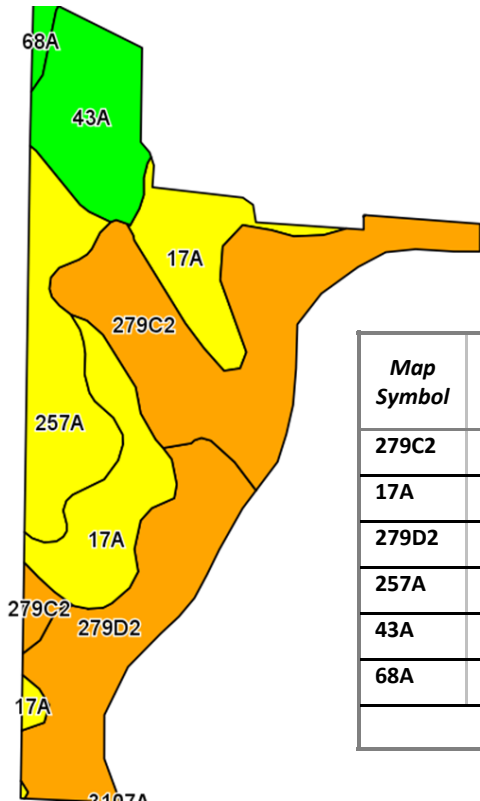
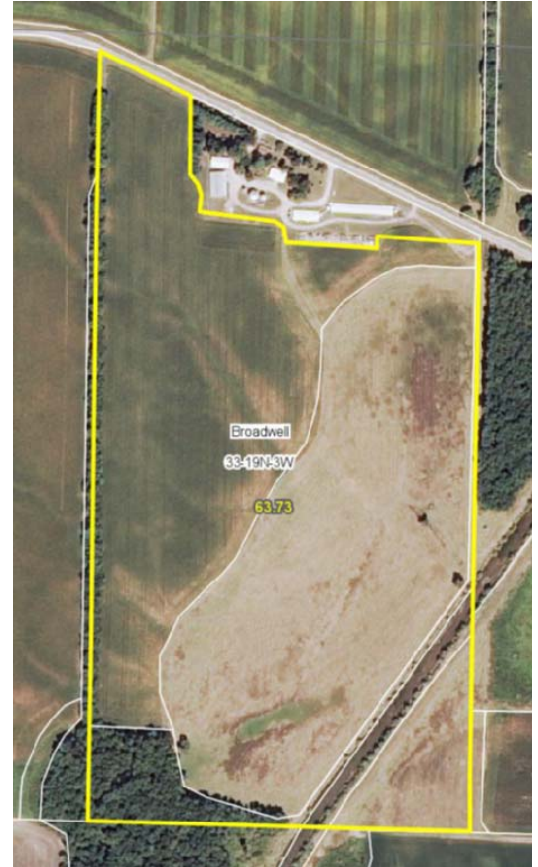
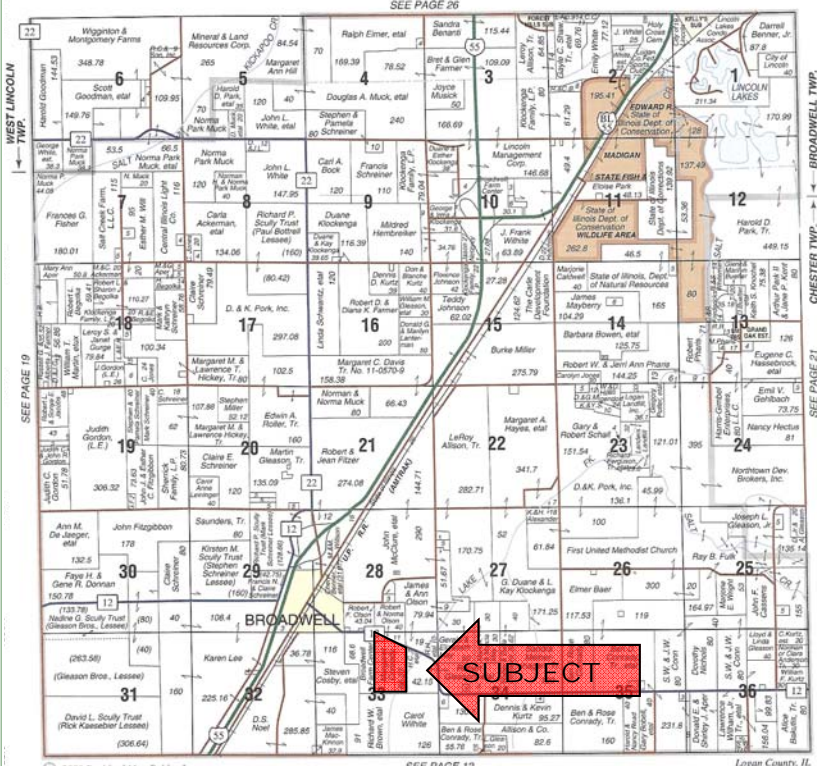
Telephone: 217-762-9881 or 800-291-4254

www.hfmgt.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

PLAT, AERIAL & SOIL MAPS

BROADWELL WEST CHESTER SOUTH WEST LINCOLN T.19N.-R.3W.



Sources: AgriData, Inc.

Rockford Map Publishers

Map Symbol	Soil Name	Farmland Acres	811 Prod. Index	811 Corn Yield	811 Soybean Yield	% of Total Acreage
279C2	Rozetta silt loam	8.2	112	153	47	29.9
17A	Keomah silt loam	5.9	119	161	51	21.5
279D2	Rozetta silt loam	5.7	107	146	45	20.7
257A	Clarksdale silt loam	4.0	128	174	56	14.5
43A	Ipava silt loam	3.4	142	191	62	12.4
68A	Sable silty clay loam	0.3	143	192	63	1.0
Weighted Averages:		27.5	118.8	161.4	50.8	100%

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