



FARMLAND AUCTION
August 20, 2008
10:00 A.M.
Cissna Park American Legion Hall
Cissna Park, Illinois

JOHNSTON TRUST FARM
Iroquois County
160 m/l Acres
Offered in 2 Tracts & in Combination



25 miles southwest of Watseka, IL
50 miles northeast of Champaign, IL
90 miles south of Joliet, IL

SELLER: Johnston Trust

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the sellers in this transaction.

LOCATION: 4 miles west and 1 mile south of Cissna Park, IL

LEGAL: SW ¼ of Section 8, T24N, R14W, Iroquois County, IL
Tract I – 157 Acres, m/l, Farmland
Tract II – 3 Acres, m/l, Building Site

RE TAXES: 2007 paid in 2008:
160 Acres - \$2,766.64 or \$17.29/Ac

FSA INFORMATION:
Farm #3566
Farmland – 160 Acres
Cropland – 152.6 Acres*
Corn Base – 70.8 Ac.
Corn Direct Yield – 97 Bu/Ac
Corn CC Yield – 131 Bu/Ac
Soybean Base – 70.8 Acres
Soybean Direct Yield – 30 Bu/Ac
Soybean CC Yield – 36 Bu/Ac
Classified as not HEL
*includes the acres currently in pasture

LEASE STATUS: The lease is open for 2009.

POSSESSION: Will be given by November 1, 2008

SOILS: Productivity Index of 120 Based on Bulletin 811. See attached soil map.

BUILDING SITE OPEN HOUSE:
Saturday July 26 and August 16
10:00 A.M. to 12:00 P.M.

METHOD OF SALE:
The property will be offered in 2 individual tracts (Tract I – 157 acres m/l, Tract II – Building site 3 acres m/l) and then in combination. The property will be sold in the manner resulting in the highest total sales price. Land will be sold in \$/acre and the building site will be sold by dollar amount in increments determined by the auctioneer.

BUILDING SITE DESCRIPTION: 3 acre m/l farmstead containing a two-story farmhouse with detached garage, mobile home, dairy barn with silo, steel quonset, wood crib, wire bin, and small bull barn.

AUCTIONEER: Troy Louwagie

For further information contact:
Brent Bidner or John Wall
Hertz Farm Management, Inc.
700 W. Bridge St., PO Box 467
Monticello, Illinois 61856
Phone: (800) 291-4254
www.hfmgt.com

TERMS AND 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 within 30 to 45 days of date of sale. Final settlement will require certified check or wire transfer. The buildings will be sold in "As Is" condition with no warranties.

ANNOUNCEMENTS:

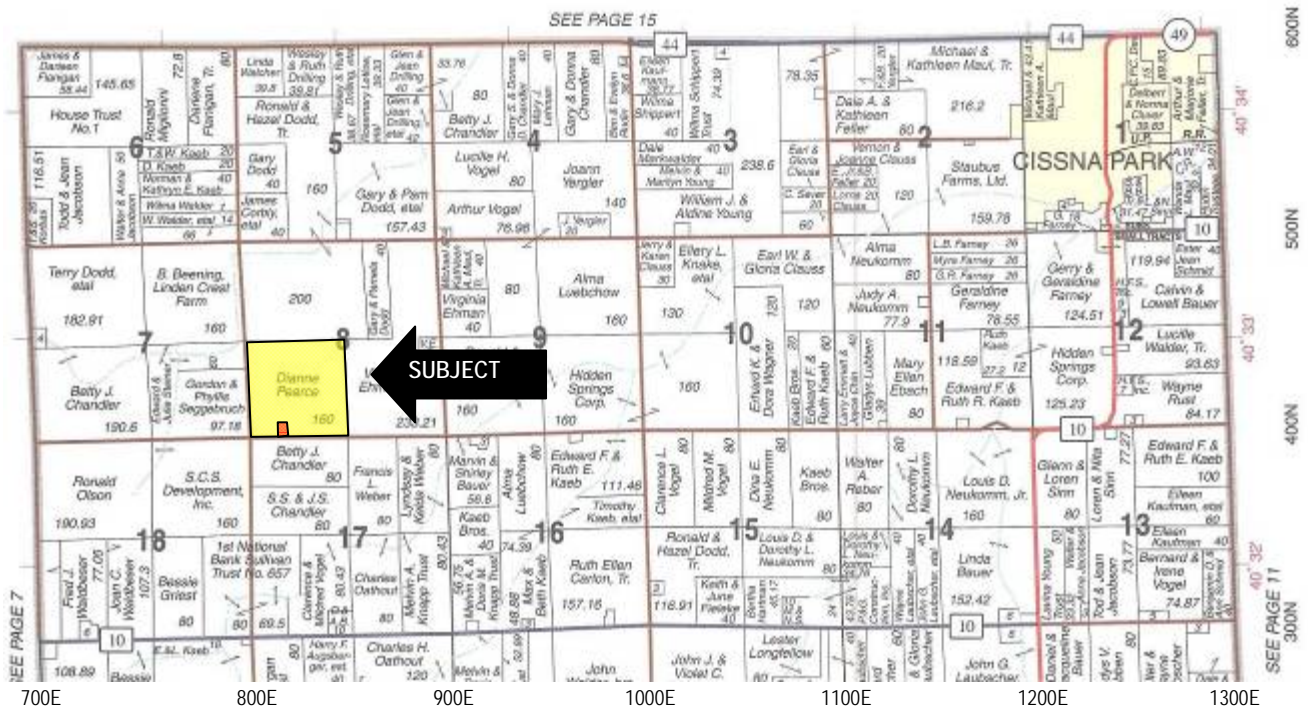
Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management and the Auctioneer make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

SURVEY:

Should Tracts I and II be purchased by different buyers, and legal descriptions cannot be created for the purpose of preparing deeds, the Seller will provide a survey. The Seller has sole discretion in determining whether a survey will be provided. The type of survey will be at the sole discretion of the Seller, but adequate to convey title.

PIGEON GROVE

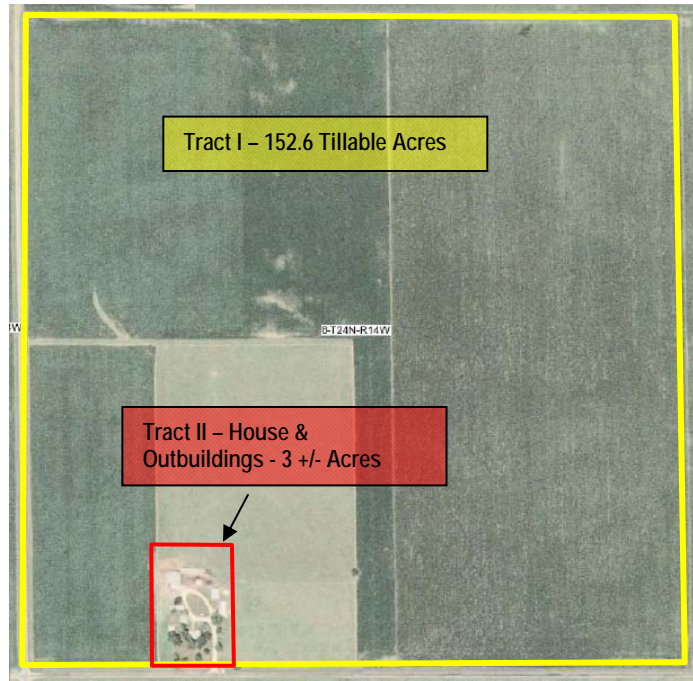
T.24N.-R.14W.



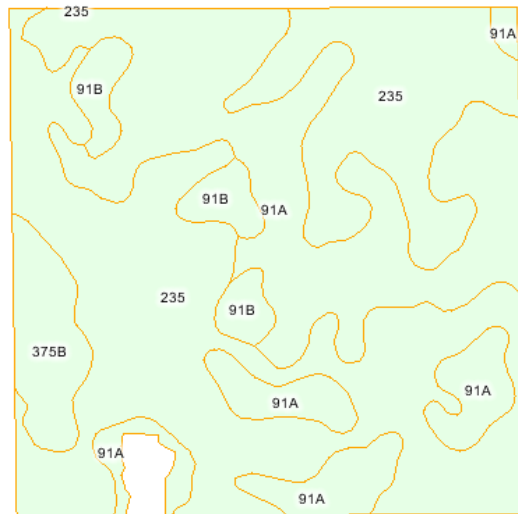
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AERIAL PHOTO



SOIL MAP – Tract I



MAP SYMBOL	SOIL NAME	FARMLAND ACRES	LAND CAPABILITY CLASS	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
235	Bryce Silty Clay	81.0	IIw	121	120	43	53.1
91A	Swygert Silty Clay Loam	57.1	IIw	118	114	39	37.4
375B	Rutland Silt Loam	7.7	Ile	131	131	45	5.0
91B	Swygert Silty Clay Loam	6.8	Ile	113	113	39	4.5
Total Cropland		152.6		120	118	41	100%

* Estimated acreage for each soil type and estimated crop yields are shown above. The yield estimate is based on studies by the University of Illinois assuming the optimum level of management. Yield ratings were obtained from Bulletin 811 "Optimum Crop Productivity Ratings for Illinois Soil". The Productivity Index provides a single scale on which soils may be rated according to their suitability for several major crops.

Source: AgriData, Inc.