

FARM REAL ESTATE AUCTION

78.99 Acres, m/l - LaSalle County, Illinois

Tuesday, February 14, 2012 at 10:00AM

Sale held at the St. Peter and Paul Catholic Church Parish Center
Township Road N 39th and E 1st, SW of Mendota, IL

LOCATION: Approximately 2 miles southwest of Mendota, 3/4 miles west of State Highway 251

LEGAL DESCRIPTION: The southwest 1/4 Section 5, Township 25 North, Range 1 East, S of railroad

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Sellers reserve the right to refuse any and all bids.
- Sale subject to approval by Cook County Probate Court.

SELLER: Estate of Tibor Balogh

AGENCY: Hertz Farm Management and their representatives are agents of the Seller.

SOIL TYPES: Primary soils are Muscatune-Buckhart silt loam and Sable silty clay loam. See soil maps on back for detail.

PRODUCTIVITY INDEX: 143.8 per Agri-Data Inc.

BUILDINGS/IMPROVEMENTS: Approximately 30' x 45' Metal Shed

WATER/WELL INFORMATION: Yes

REAL ESTATE TAXES:

2010-2011 Tax Year, Payable in 2011-2012: \$2,136.96
Taxable Acres: 78.99
Tax per Acre: \$26.93

FSA DATA:

Farm Number: 5780

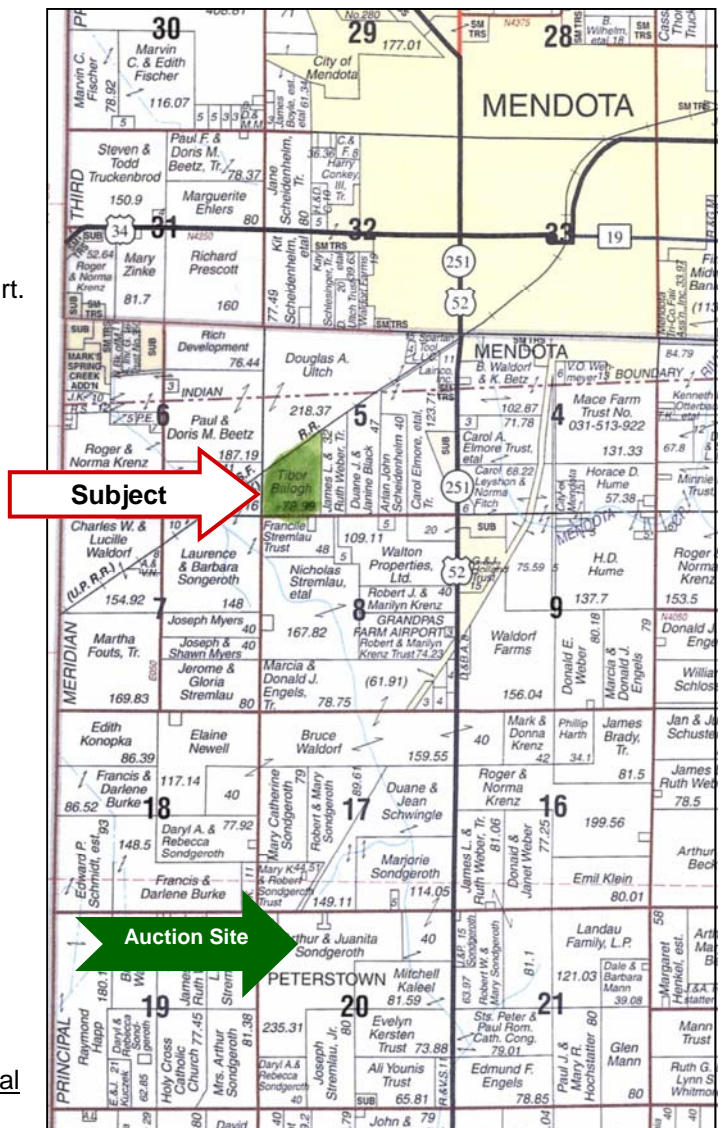
Crop Acres: 75.6

Base/Yields	Acres	Direct	Counter-Cyclical
Corn Base:	36.3	131.0	131.0
Bean Base:	36.3	36.0	36.0

FERTILIZER: Buyer will reimburse farm operator at closing for fertilizer applied fall 2011. Fertilizer analysis and invoice available on request.

TERMS AND POSSESSION: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on February 14, 2012. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before March 14, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on March 14, 2012. Seller reserves the right to reject any and all bids. Final sale subject to Cook County Probate Court approval.

ANNOUNCEMENTS: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its conditions and to rely on their own conclusions. The property is being sold "As Is—Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.



For additional information, contact **RICHARD GREVER, Broker:**

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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.

