

FARMLAND AUCTION

28.95 Acres MOL

Section 27, Lee Center Township, Lee County, IL

FRIDAY, DECEMBER 2ND, 2011

STARTING AT 11:00 A.M.

AUCTION TO BE CONDUCTED ON SITE

Directions to the Property: From South – Sublette Rt. 52 to Inlet Rd. North 2 ½ miles to Richardson Rd. East 1 mile to Short Rd. North on Short Rd. ½ mile to site. From North –o Rt. 251 to Shaw Rd (1 mile North of Compton) West on Shaw Rd. 7 ½ miles to Inlet Rd. South 1 ½ miles to Richardson Rd East 1 mile to Short Rd. North ½ mile to property and watch for signs.

Description of property:

28.95 acres of unimproved farmland located in the S ½ of the S ½ of the NW ¼ of section 27 Lee Center, Lee County, IL

TERMS OF SALE:

1. The Property will be offered at a bid price per acre multiplied by 28.95 acres.
2. The successful bidder(s) will be required to pay 10% of the successful bid price on the day of the auction. The balance will be due on or before January 9th, 2012 when title will be given upon closing. The successful bidder(s) will be required to enter into a contract to purchase real estate on the day of auction, which said contract shall embody the terms of sale.
3. Title will be by a Commitment of Title Insurance as issued by a reputable Title Insurance company subject to the usual and customary conditions and exceptions in the amount of the sale price will be furnished to the successful bidder(s).
4. The sale will be subject to the following: (A) General Real Estate Taxes for the year 2011 will be paid by the sellers by giving the purchaser credit based on the 2010 Real Estate Taxes. The 2012 Real Estate Taxes and all subsequent years will be paid by the purchaser(s). (B) Building lines, easement, covenants, and restrictions of record. (C) A survey not will be furnished. (D) Rights of way for drainage ditches, drain tiles, feeders, and laterals. (E) Easements of record and public utility easements. (F) Rights of public, the State of Illinois, the County of Lee, and the Municipalities in and to that part of the premises, if being used for highways and roads.
5. The seller(s) reserves the right to reject any and all bids.
6. Possession will be given at closing.
7. The sellers will retain all 2011 government payments if any. All leases and tenancies for 2012 will be terminated by the Seller.
8. For inspection of the property contact the auctioneers.
9. All announcements on the day of auction take precedence over printed material.

Owner: Marian Newell

Guardian: George Kaleel

Attorney for Seller: David Kaleel

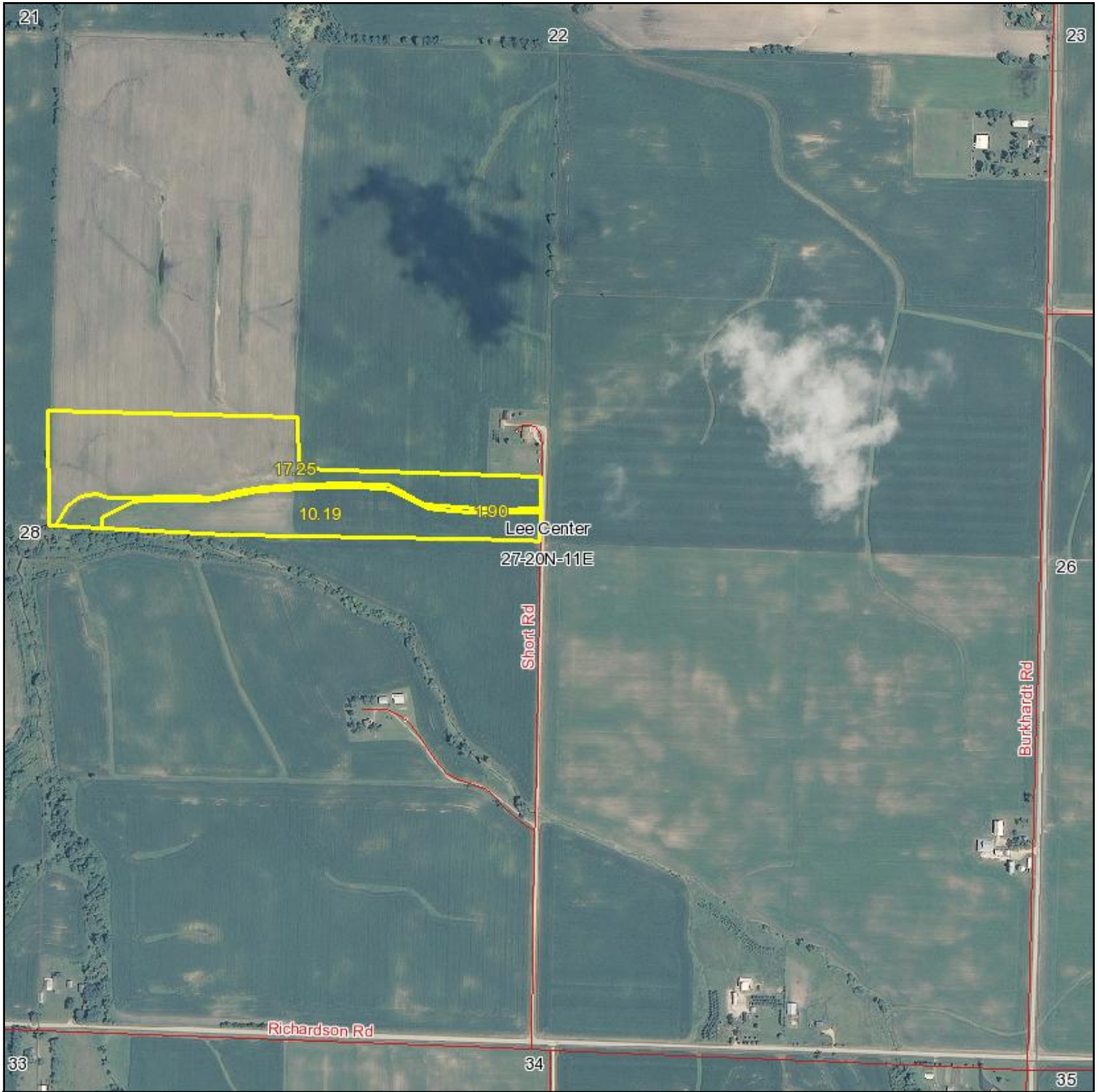
AUCTIONEERS

Joe McConville
815-539-5673

Marty McConville
815-712-1709

www.McConvilleRealty.com

Aerial Map Newell Farm



McConville Realty & Auctioneering

map center: 41° 41' 34.47, 89° 13' 7.78

scale: 10079

Maps provided by:



27-20N-11E
Lee County
Illinois

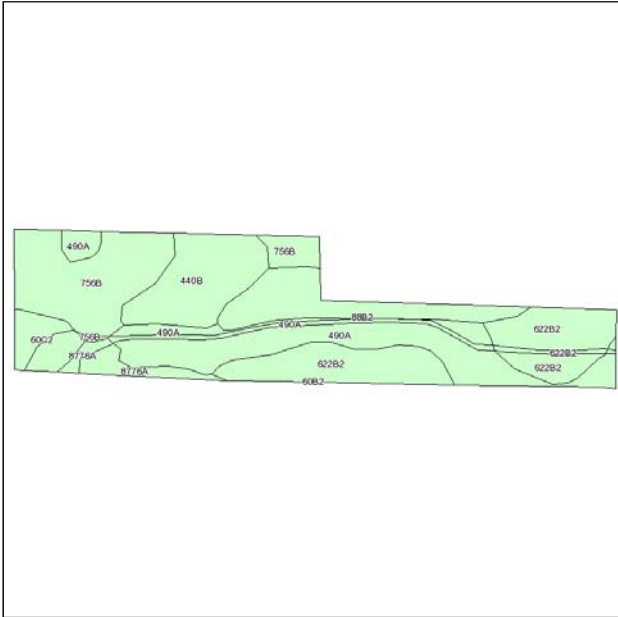


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10/13/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided

Soils Map



State: **Illinois**
 County: **Lee**
 Location: **027-020N-011E**
 Township: **Lee Center**
 Acres: **29.3**
 Date: **11/4/2011**

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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

Code	Soil Description	Acres	Percent of field	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass- legume e hay, T/A	Crop productivity index for optimum management
490A	Odell silt loam, 0 to 2 percent slopes	7.5	25.3%	FAV	176	56	68	90	0	0.00	5.14	129
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	6.4	21.7%	FAV	**153	**50	**62	**75	0	**5.01	0.00	**114
**756B	Wyanet fine sandy loam, 2 to 5 percent slopes	5.9	20.1%	FAV	**152	**50	**60	**73	0	**4.85	0.00	**113
**440B	Jasper loam, 2 to 5 percent slopes	3.8	13.1%	FAV	**173	**56	**70	**93	0	**5.71	0.00	**129
**88B2	Sparta loamy sand, 2 to 7 percent slopes, eroded	3.3	11.3%	FAV	**113	**39	**48	**55	0	0.00	**3.81	**87
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	1.4	4.9%	FAV	**148	**48	**59	**69	0	**4.67	0.00	**110
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	1	3.6%	FAV	185	61	69	89	0	0.00	5.52	138
Weighted Average					157.6	51.4	62.7	78.7	0	3.04	1.93	117.2

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

a UNF = unfavorable; FAV = favorable

b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".