

FARMLAND AUCTION

80 Acres MOL Unimproved Farmland
Section 12, Manlius Township, LaSalle County, IL

FRIDAY, NOVEMBER 18TH, 2011
STARTING AT 10:00 A.M.

AUCTION TO BE CONDUCTED AT

ON SITE

Directions to the Property: 2 miles N of Seneca on County Highway 25/E 29th Road

Description of property:

80 acres MOL located on the North East corner of County Highway 25 and North 28th Road. West ½ of the Southwest ¼ of Section 12. There is approximately 78.4 tillable acres.

Total 2010 Taxes: \$ 1,248.50

Parcel #: 24-12-300-000

Weighted Average Corn Yield: 166.4

Predominate Soil: Ashkum Silty Clay Loam

TERMS OF SALE:

The tract will be offered on a per acre basis times 80 acres. A survey will not be provided by the sellers. The successful bidder(s) will be required to pay a down payment of 10% of the total sale price on the day of the auction with the balance due at closing on or before December 19th, 2011 when title will be given upon closing. The property will be sold with a farm lease for 2011, which will be terminated by the sellers for 2012. The sellers will retain the 2011 farmland lease income and 2011 Government payments. The farmland real estate taxes for 2011 will be paid by the sellers, by giving credit to the purchaser(s) based on the 2010 Farmland Real Estate Taxes. 2012 Farmland Real Estate Taxes and all subsequent years will be paid by the purchaser(s). Possession will be given at closing subject to the tenants' rights and harvesting of the 2011 crops. Title will be given by Commitment of Title Insurance as issued by a reputable Title Company subject to the usual and customary exceptions in the amount of the purchase price. The sellers reserve the right to accept or reject any and all bids. All announcements on the day of auction take precedence over printed material. For additional information, to view the property or for a copy of the legal description, contact the auctioneers or go to the website.

OWNER: MARY MARGARET NELSON

Attorney for Seller: Paul Martin, 511 East Etna Rd, Ottawa, IL 61350 Phone: 815-434-2000

AUCTIONEERS

Marty McConville
815-712-1709

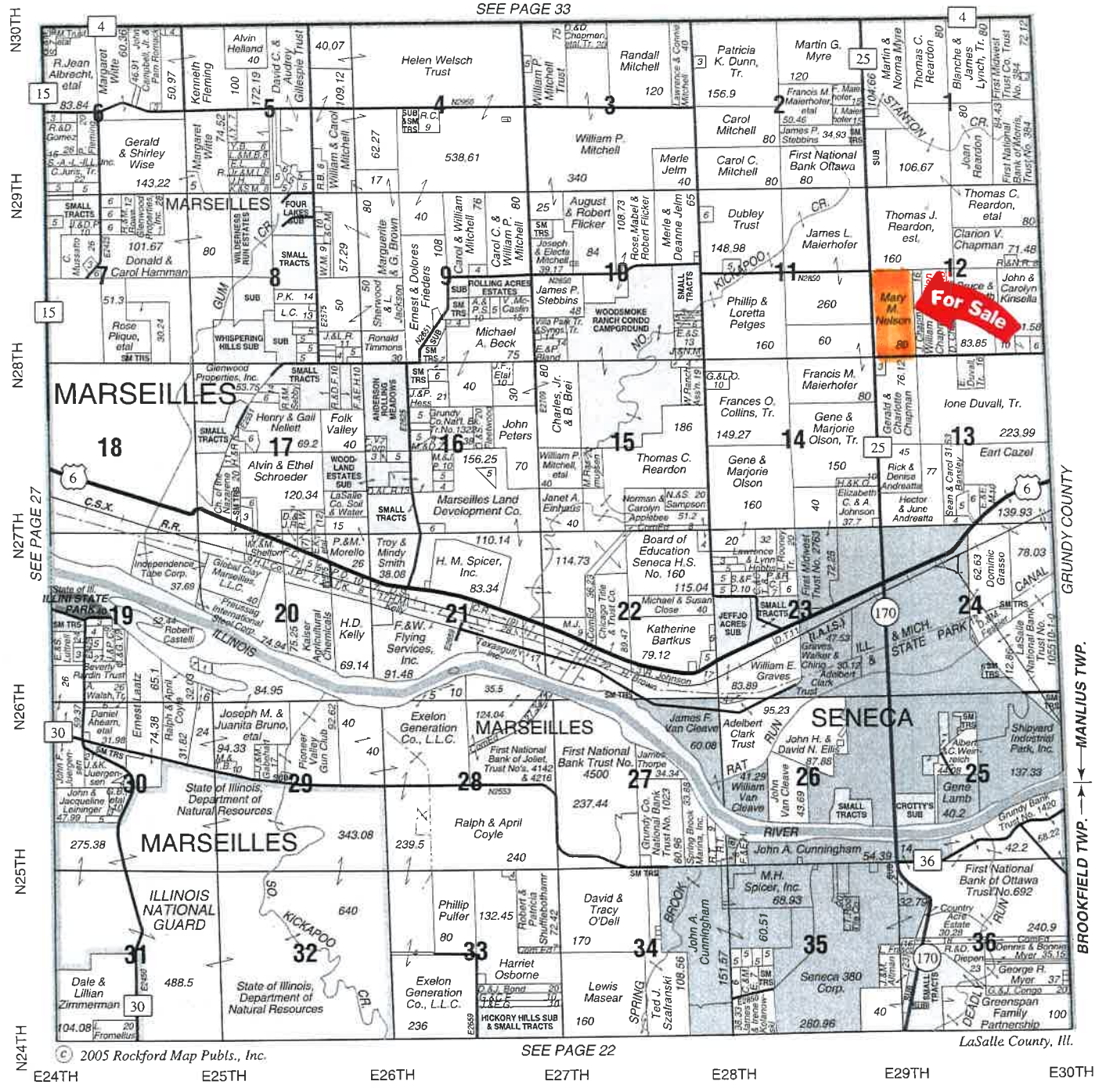
Dick McConville
815-246-7020

Joe McConville
815-539-5673

www.McConvilleRealty.com

MANLIUS NORTH PART BROOKFIELD T.33N.-R.5E.

SEE PAGE 33



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LaSalle County, Ill.

Piper Insurance Services

Main Office: 479 Main Street, Marseilles, IL 61341

Phone: 815-795-6185



917 N. Main, Princeton, IL 61356

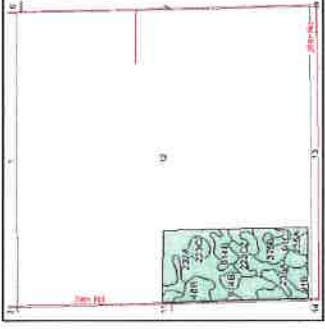
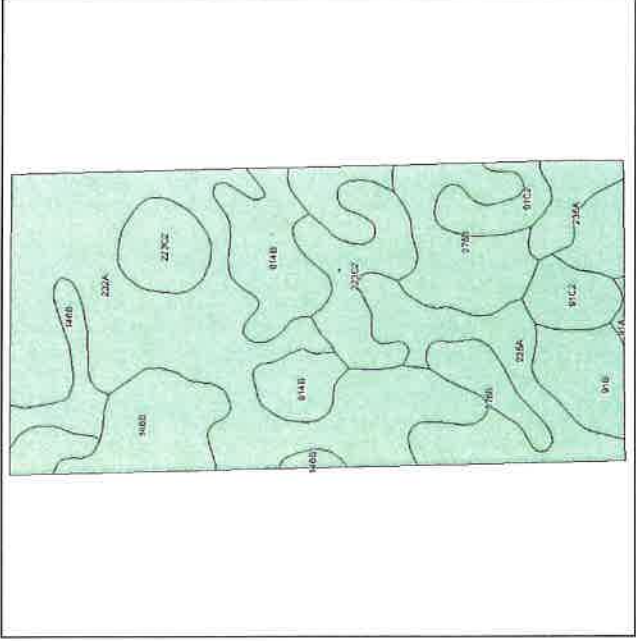
Phone: 815-875-8111

AUTO - HOME
LIFE - HEALTH
BONDS

E-mail: rpiper@mto.com

www.piperins.com

Soils Map



State: Illinois
 County: La Salle
 Location: 012-033N-005E
 Township: Manlius
 Acres: 78.4
 Date: 10/19/2011

McConville Realty & Auctioneering



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 a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	28.5	36.3%	FAV	170	56	65	85	0	0.00	5.14	127
235A	Bryce silty clay, 0 to 2 percent slopes	9.6	12.3%	FAV	162	54	64	82	0	0.00	4.77	121
**375B	Rutland silty clay loam, 2 to 5 percent slopes	8.1	10.3%	FAV	**178	**57	**70	**96	0	0.00	**5.46	**132
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	8	10.2%	FAV	**150	**48	**61	**75	0	**4.65	0.00	**110
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	6.9	8.8%	FAV	**172	**56	**67	**91	0	0.00	**5.09	**128
**91B	Swygert silty clay loam, 2 to 4 percent slopes	5.1	6.6%	UNF	**156	**51	**62	**78	0	0.00	**4.47	**117
**148B	Proctor silt loam, 2 to 5 percent slopes	4.9	6.2%	FAV	**183	**57	**69	**98	0	**6.34	0.00	**134
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	4.4	5.6%	UNF	**147	**48	**59	**73	0	0.00	**4.20	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	2.7	3.5%	FAV	**166	**54	**67	**86	0	0.00	**4.97	**124
91A	Swygert silty clay loam, 0 to 2 percent slopes	0.2	0.2%	UNF	158	52	63	79	0	0.00	4.52	118
				Weighted Average	166.4	54.2	64.9	85	0	0.87	4.18	123.8

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".

Aerial Map



map center: 41° 20' 51.5, 88° 36' 7.78
scale: 10418

McCauley Realty & Auctioneering

Maps provided by:

surety™
CUSTOMIZED ONLINE MAPPING
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12-33N-5E
La Salle County
Illinois

10/19/2011

map center: 41° 20' 51.5, 88° 36' 7.78
scale: 10418

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