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Farmland Auction

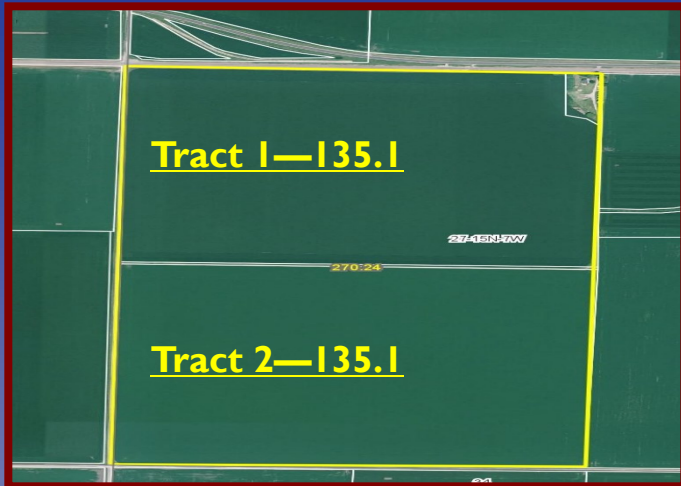
Wm. H. Diller Trust Farms



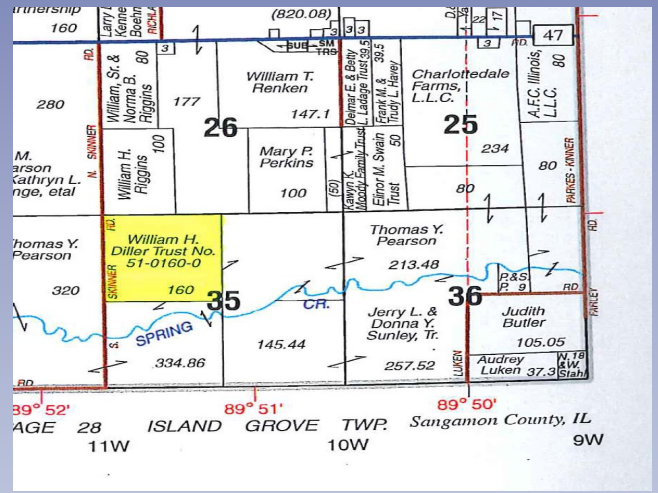
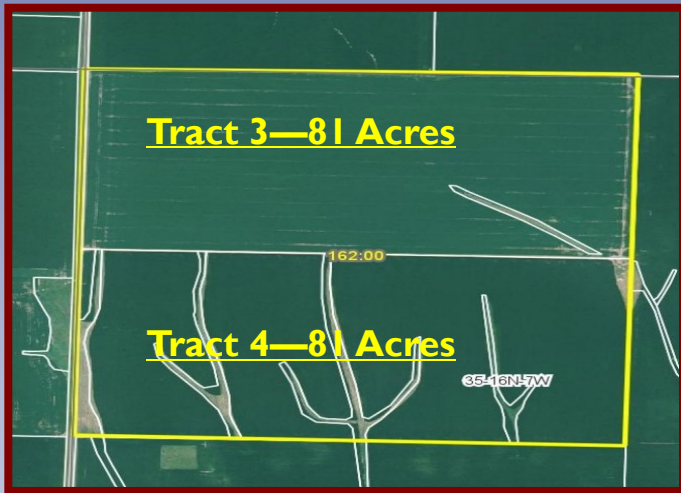
715.9 +/- Acres offered in 6 Tracts
Sangamon and Logan County, Illinois

[**www.Heartland.ag**](http://www.Heartland.ag)

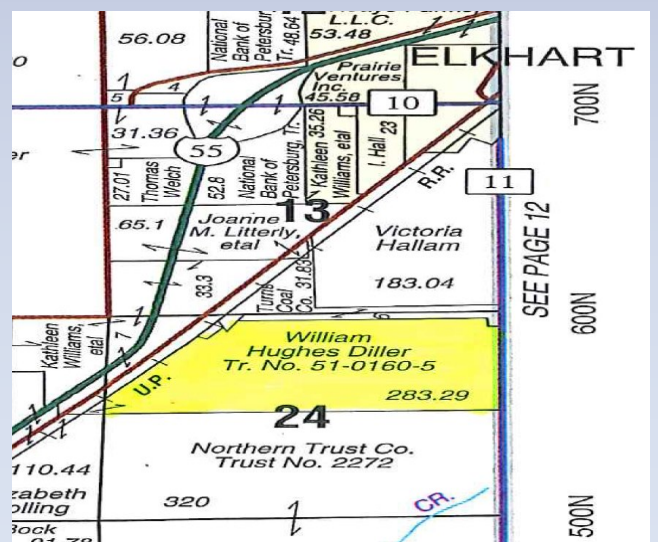
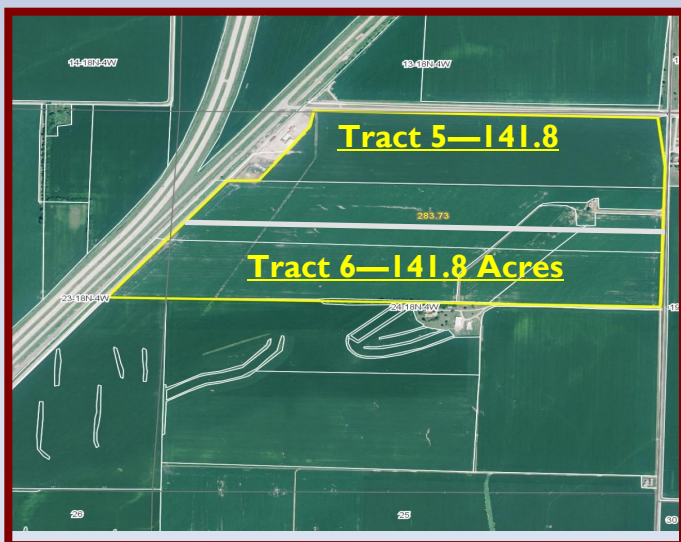
Field 1

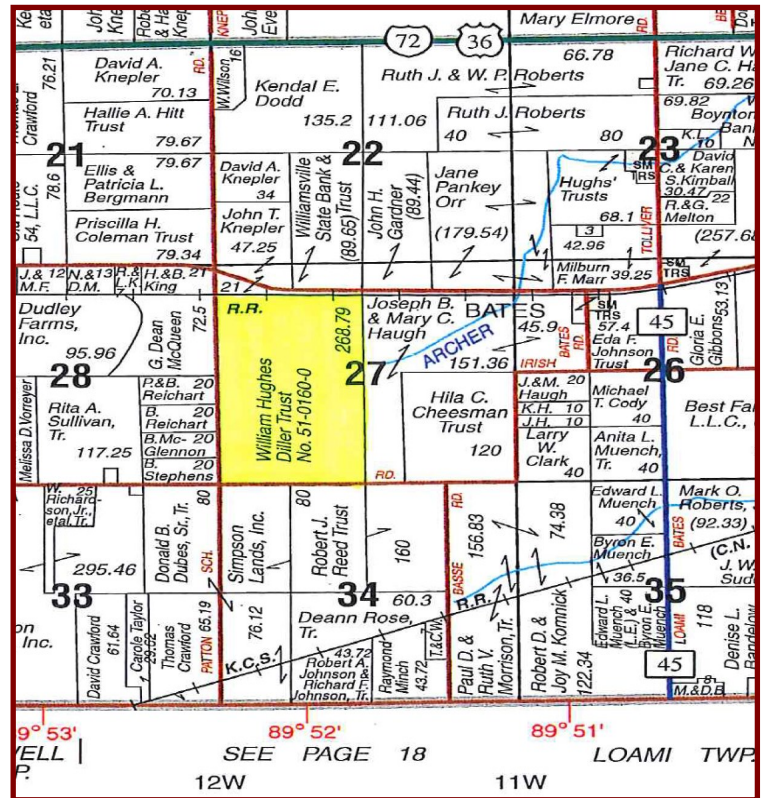


Field 2



Field 3





Location

Tracts 1&2 are located two miles due east of New Berlin, IL on Irish Rd.
GPS Coordinates: 39.723771, -89.864783

Property Description

Tract 1&2: 270.2 total acres will be divided in 2 evenly divided tracts. Both tracts made up primarily of Sable, Ipava and Hartsburg soils. Tract 1 includes a 2.4 acre lot with 1 10,000 bushel grain bin and 4 government bins.

Any mineral rights held by owner will be conveyed to buyer at closing

Real Estate Tax Information

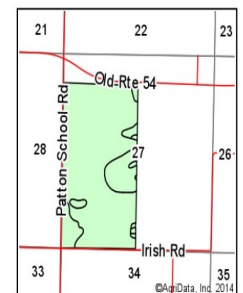
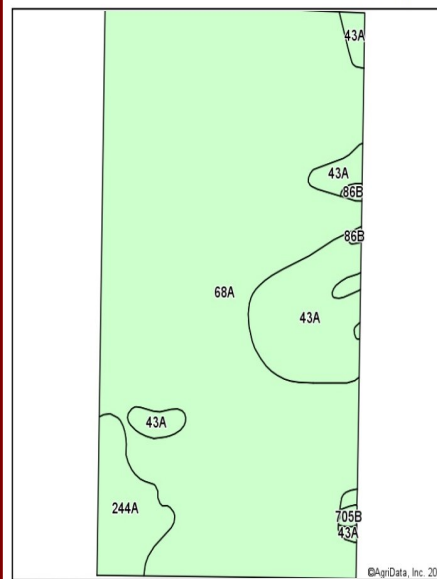
The Sangamon County Treasurer has provided the following real estate tax information on the Diller Family Trust Farm

Parcel ID	#Acres	Taxes Pd. 2014
20-27.0-300-001	160.00	\$32.22/acre
20-27.0-100-004	108.79	\$41.55/acre

Auction Location

Sangamon Co. Fairgrounds Main Building
New Berlin, IL at 11:00 AM
On February 19, 2015

Soil Map



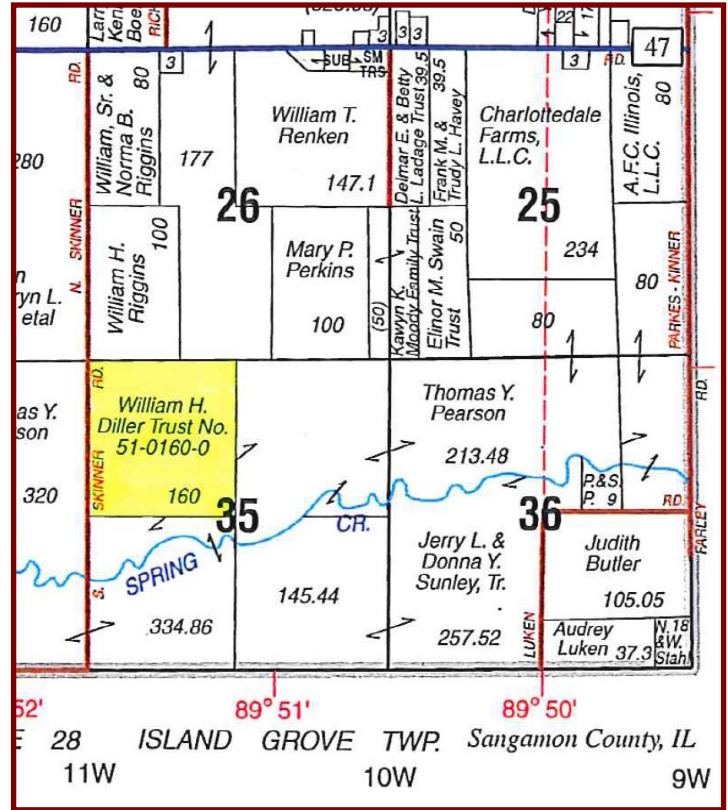
State: Illinois
County: Sangamon
Location: 27-15N-7W
Township: New Berlin
Acres: 270.24
Date: 12/22/2014



Maps Provided by:
surety
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Area Symbol: IL167, Soil Area Version: 7							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	224.09	82.9%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	30.67	11.3%		191	62	142
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	13.98	5.2%		182	59	134
**86B	Oco silt loam, 2 to 5 percent slopes	0.89	0.3%		**189	**59	**140
**705B	Buckhart silt loam, 2 to 5 percent slopes	0.61	0.2%		**188	**60	**141
Weighted Average					191.4	62.7	142.4

Visit—www.Heartland.ag for complete auction details



Location

Tracts 3&4 are located 2 miles east and 5 miles north of New Berlin, IL on Skinner Rd.

GPS Coordinates: [39.796927](#), [-89.861808](#)

Property Description

Tracts 3&4: 162 total acres will be evenly divided and sold as 2 separate 80.7 acre tracts. Both tracts are made up of primarily Ipava, Osco and Elkhart soils.

Any Mineral right held by owner will be conveyed to buyer at closing

Real Estate Tax Information

The Sangamon County Treasurer has provided the following real estate tax information on the Wm. H. Diller Trust Farm

Parcel ID	# of Acres	Taxes Pd. 2014
12-35.0-100-001	162.0	\$28.20/acre

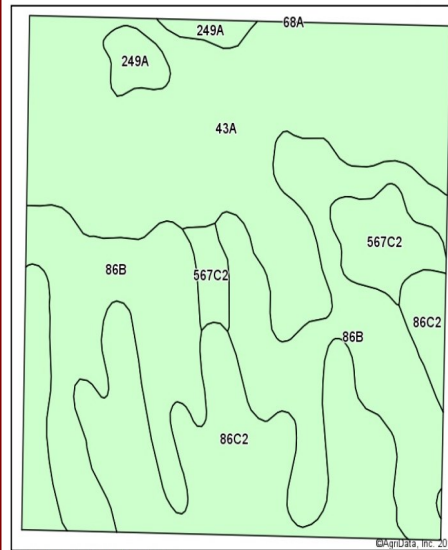
Auction Location

Sangamon Co. Fairgrounds Main Building

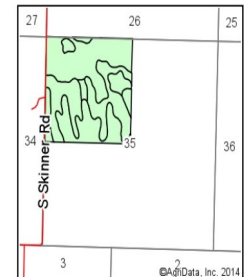
New Berlin, IL at 11:00 AM

On February 19, 2015

Soil Map



Soils data provided by USDA and NRCS.

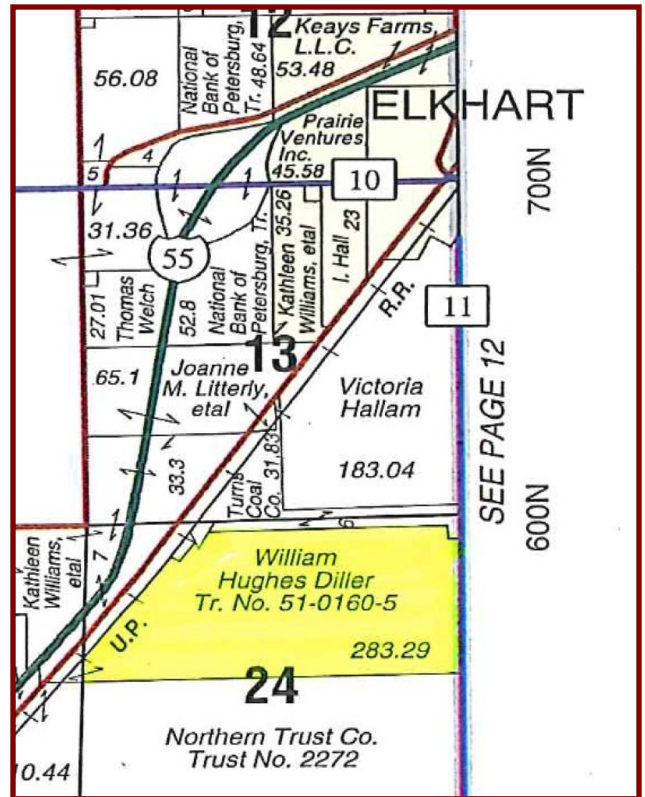


State: Illinois
County: Sangamon
Location: 35-16N-7W
Township: Cartwright
Acres: 162.08
Date: 12/22/2014

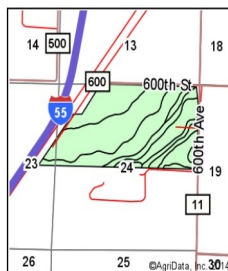
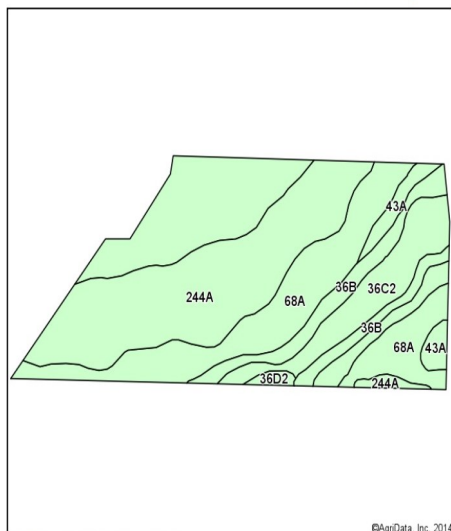


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL167, Soil Area Version: 7							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	57.44	35.4%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	53.72	33.1%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	38.69	23.9%		**178	**56	**131
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	8.46	5.2%		**159	**50	**116
249A	Edinburg silty clay loam, 0 to 2 percent slopes	3.77	2.3%		172	55	127
Weighted Average					185.1	58.8	137



Soil Map



State: Illinois
County: Logan
Location: 24-18N-4W
Township: Hurlbut
Acres: 283.73
Date: 12/22/2014



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL107, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	117.48	41.4%		192	63	143
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	93.90	33.1%		182	59	134
**36C2	Tama silt loam, 5 to 10 percent slopes, eroded	28.70	10.1%		**174	**56	**129
**36B	Tama silt loam, 2 to 5 percent slopes	23.97	8.4%		**185	**59	**138
43A	Ipava silt loam, 0 to 2 percent slopes	17.72	6.2%		191	62	142
**36D2	Tama silt loam, 10 to 18 percent slopes, eroded	1.96	0.7%		**166	**53	**124
Weighted Average					186	60.5	138

Location

Tracts 5&6 are located one mile South of Elkhart, IL on the Southwest corner of County Rd 600E and 600th St.

GPS Coordinates: 40.005716, -89.484154

Property Description

Tracts 5&6: 283.7 total acres will be evenly divided and sold as 2 separate 141.8 acre tracts. Tract 5 includes a grain bin site with 8 grain bins, 1 good 10,000 bushel bin and 7 older government style 3,000 bushel bins. Both tracts are made up of primarily Sable, Ipava, Hartsburg and Tama soils.

Any Mineral right held by owner will be conveyed to buyer at closing

Real Estate Tax Information

The Logan County Treasurer has provided the following real estate tax information on the Wm. H. Diller Trust Farm

Parcel ID	# of Acres	Taxes Pd. 2014
14-024-001020	283.7	\$27.40/acre

Auction Location

Sherman Athletic Club

300 1st St. Sherman, IL at 3:00PM

On February 19, 2015

Visit—www.Heartland.ag for complete auction details

Title Insurance

The seller shall provide a title insurance policy in the amount of the purchase price for the farm.
A preliminary title commitment will be furnished for review and examination by the buyer.
Seller will pay the 2014 real estate taxes due in 2015.
Purchaser will pay all 2015 taxes.

Terms and Conditions of Sale

The buyer(s) will be asked to sign a written contract to purchase the Wm. H. Diller Trust Farm. A 10% down payment is required upon signing the contract. The balance will be due in 30 days. Buyer will be given possession at closing.

Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made.
The information is subject to verification and no liability for errors or omissions is assumed.
All buyers are invited to make an inspection of the property after calling Heartland Ag Group of Springfield, Inc. for an appointment. **Heartland Ag Group of Springfield, Inc. and its representatives are agents of the seller in this transaction. A survey will be provided if tracts in adjoining fields are purchased by different buyers.**

Announcements made at auction will take precedence.



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Auction

The Wm. H. Diller Trust Farm is being offered for sale at public auction in 6 separate tracts
715.9 +/- acres Total

Auction Location—Tracts 1-4

**Sangamon Co. Fairgrounds
Main Building New Berlin, IL
at 11:00 A.M.**

Auction Location—Tracts 5&6

**Sherman Athletic Club
300 1st St. Sherman, IL 62684
at 3:00PM**

Both auctions occur February 19, 2015

**-Online Bidding Available-
Visit-www.auctions.heartland.ag**

Real Estate Broker

Heartland Ag Group of Springfield, Inc. is pleased to offer this property to you. You may contact us as follows:

Ernest D. Moody AFM, ARA

Managing Broker

Heartland Ag Group of Springfield, Inc.

205 South Walnut

Rochester, IL 62563

Office: (217) 498-9660

Fax: (217) 498-9622

Mobile (217) 652-9600

E-mail: info@heartland.ag



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205 South Walnut, P.O. Box 686

Rochester, IL 62563



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FARMLAND AUCTION

Wm. H. Diller Trust

February 19, 2015

**11:00 AM Sangamon County
Fairgrounds**

**3:00 PM Sherman Athletic
Club**