



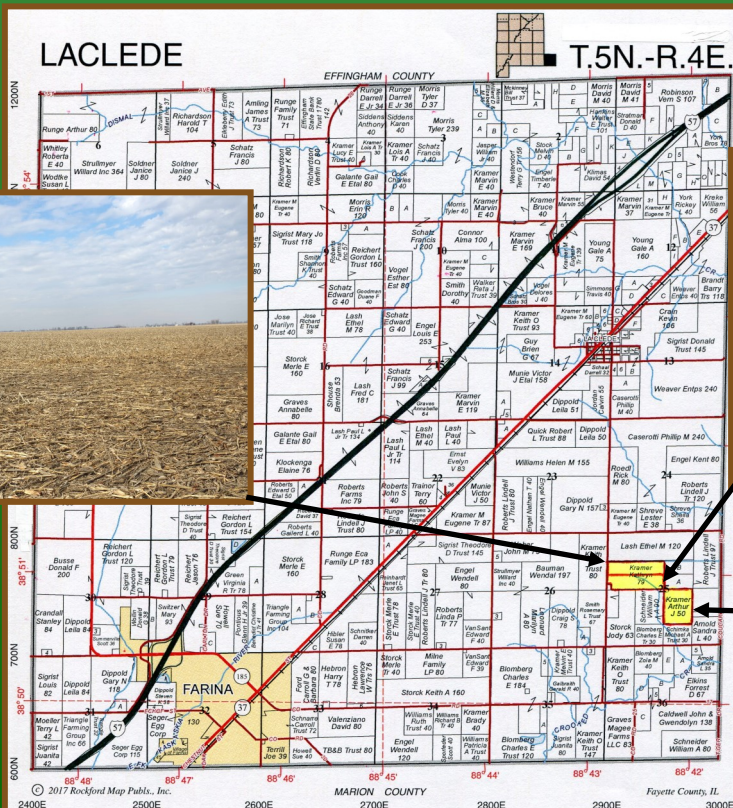
FARMLAND AUCTION

Kathryn Kramer Estate Farms

131.28 Acres

LaClede Township - Fayette County, Illinois

1:00 pm March 23, 2018 - Farina American Legion



Tract #1



Tract #2



Tract #2



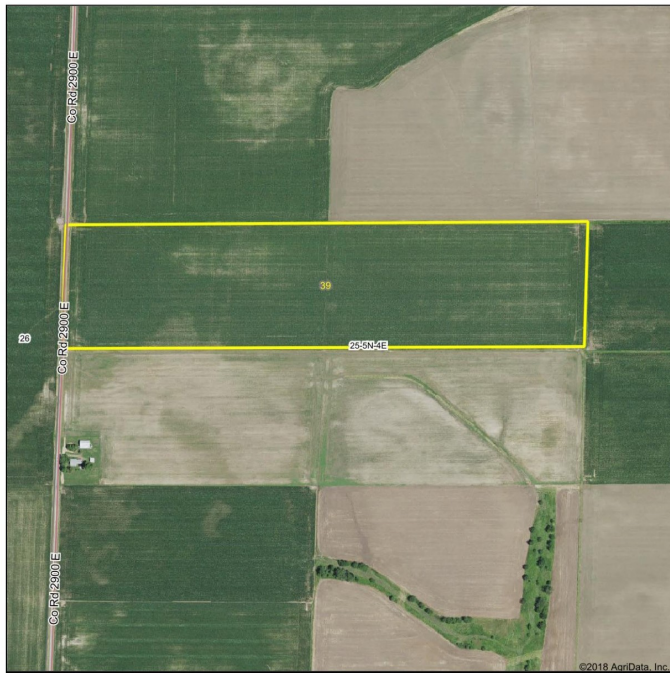
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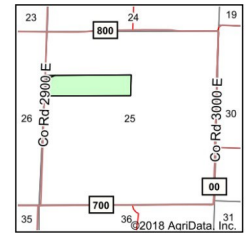
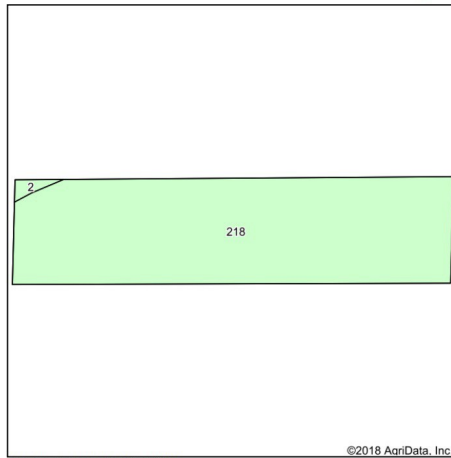
Kathryn Kramer Estate Farms 131.28 Acres - LaCleda Township

Tract #1 - 39.00 Acres

Aerial Map



Soils Map



State: Illinois
County: Fayette
Location: 25-5N-4E
Township: La Cleda
Acres: 38.48
Date: 2/22/2018

Maps Provided by:
surety
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Soils data provided by USDA and NRCS.

Area Symbol: IL051, Soil Area Version: 13

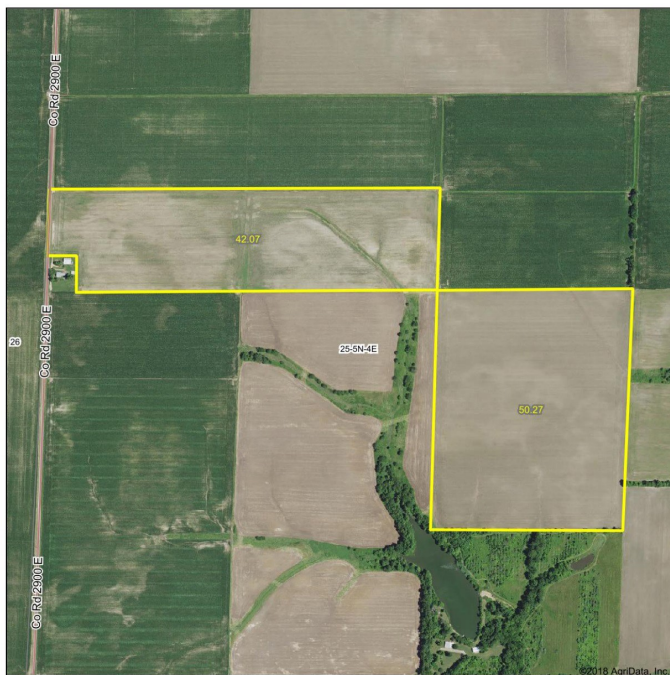
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
218	Newberry silt loam, 0 to 2 percent slopes	38.05	98.9%		155	48	114
2	Cisne silt loam, 0 to 2 percent slopes	0.43	1.1%		149	46	109
Weighted Average					154.9	48	113.9

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: 1/2/2012 Amended Table S2 B811
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 611 Table S3

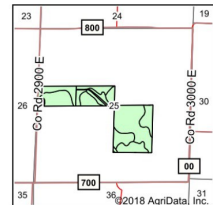
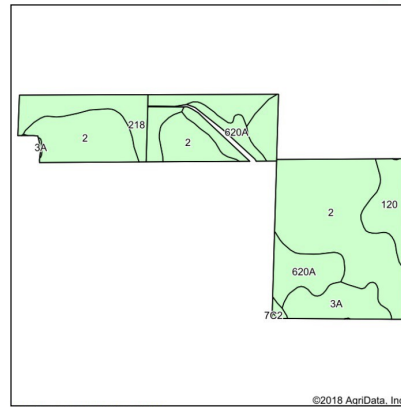
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Tract #2 - 92.28 Acres

Aerial Map



Soils Map



State: Illinois
County: Fayette
Location: 25-5N-4E
Township: La Cleda
Acres: 90.91
Date: 2/22/2018

Maps Provided by:
surety
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Soils data provided by USDA and NRCS.

Area Symbol: IL051, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
2	Cisne silt loam, 0 to 2 percent slopes	49.32	54.3%		149	46	109
218	Newberry silt loam, 0 to 2 percent slopes	15.32	16.9%		155	48	114
620A	Darmstadt silt loam, 0 to 2 percent slopes	11.48	12.6%		118	43	93
3A	Floyton silt loam, 0 to 2 percent slopes	7.45	8.2%		146	46	108
120	Huey silt loam, 0 to 2 percent slopes	6.93	7.6%		109	43	89
**620B	Darmstadt silt loam, 2 to 5 percent slopes	0.41	0.5%		**117	**43	**92
Weighted Average					142.7	45.7	106.1

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: 1/2/2012 Amended Table S2 B811
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 611 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

General Information

Yield History

Year	Corn	Soybeans
2017	174	48
2016	174	58
2015	190	59
2014	184	55
2013	177	49

Productivity Index

Tract #1 - 113.9

Tract #2 - 106.1

Soil Fertility

Tested December 2017

Tract #1

pH 6.7; P 26; K 166; 2.5% OM

Tract #2

pH 6.2; P 54; K 198; 2.4% OM

pH 6.7; P 27; K 217; 2.4% OM

Property Tax Information

PIN 08-21-25-100-003

PIN 08-21-25-400-001

Property taxes for the year 2016 were

\$1,286.40

Seller will pay the 2017 real estate taxes due in 2018. They have not been established per Fayette County Assessor's office and will be estimated at closing.

Public Auction

1:00 pm on March 23, 2018

at

Farina American Legion

102 East Madison
Farina, IL 62838

Mineral Rights

Mineral rights are assumed to be intact.

Leases

The 2018 farm leases are open.

No wind farm or solar farm leases are in place.

HEL Status - No highly erodible land.

Wetland Status - Wetland determinations not complete.

Right to Farm

Purchaser will have the right to go on the property for farming purposes upon signing the purchase contract.

Purchaser will not have to wait until closing for field operation.

2018 Crop Expenses

There are no expenses to be reimbursed.

Land Survey

A land survey was performed on January 10, 2018, regarding the tract configurations as offered for auction.

Copies of soil tests, survey, and preliminary title report are available upon request.

Broker Information

Heartland Ag Group of Springfield, Inc.
is pleased to offer the
Kathryn Kramer Estate Farms
to you.

Our contact information is:

Ernest Moody, AFM, ARA, AAC
Mobile: (217) 652-9600

Duane Stock
Mobile: (217) 827-7375

Heartland Ag Group of Springfield, Inc.
2815 Old Jacksonville Rd.
Freedom Building—Suite 204
Springfield, IL 62704
Office: (217) 498-9660
Fax: (217) 546-0811

**Heartland Ag Group of Springfield, Inc.
and its representatives are agents of the
seller.**

They do NOT represent the buyer(s).

Terms and Conditions

The successful bidder(s) will be asked to sign a written contract to purchase the Kathryn Kramer Estate Farms.
A 10% down payment is required upon signing the purchase contract. The balance will be due at closing.
Closing date will be 30 days from signing the purchase agreement or as mutually agreed upon between the buyer and seller.

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 to the buyer(s).

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.

Farm Management Appraisals



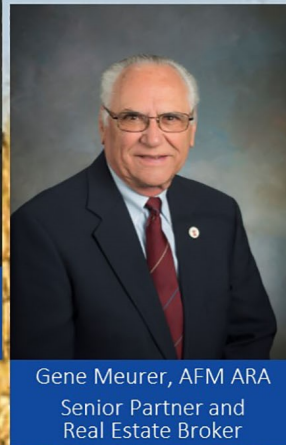
Barry Houmes, AFM
Farm Manager and
Real Estate Broker



Duane Stock, AFM
Senior Partner and
Real Estate Broker



Ernest Moody,
AFM ARA AAC
President & Senior Partner



Gene Meurer, AFM ARA
Senior Partner and
Real Estate Broker

Farmland Sales & Purchases



Elfi Metz, ABR
Appraiser and
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