

**PUBLIC AUCTION of REAL ESTATE**  
**PRIME FARMLAND**

**199.75 ACRES, WEST TOWNSHIP, MCLEAN COUNTY, IL**  
**FRIDAY SEPTEMBER 23, 2011**  
**STARTING AT 10:30 A.M.**

**Auction to be held at the Leroy Country Club**  
**Rt. 150, Leroy, IL (1/2 mile south of Leroy on Rt. 150)**  
**Watch for signs.**

**Farm located on the corner of County Highway 40 and 3500 E. Road.**  
**Eight miles east of Leroy, IL**

**Not responsible for accidents**

**www.elliottauctions.net    WWW.mcconvillerealty.com    www.auctionzip.com(ID #2927)**

**DESCRIPTION OF FARMLAND**

199.75 acres of unimproved farmland in sections 23 & 24, West Township, McLean County, IL. The soils on these tracts are Flanagan Silt Loam, Drummer Silty Clay Loam, Catlin Silt Loam, Saybrook Silt Loam, Sable Silty Loam, Ipava Silt Loam, Elkhart Silt Loam, Osco Silt Loam, Larose Silt Loam and Lisbon Silt Loam.

**LEGAL DESCRIPTION:**

For a copy of the legal descriptions or to inspect the property contact the Auctioneers or the Attorney for the Sellers.

**TERMS OF SALE**

1. The tracts will be offered individually as buyers choice. Tract one is 119.18 acres. Tract two is 80.57 acres. The property will be bid on a per acre basis times the surveyed acres.
2. The successful bidder (s) will be required to pay ten percent (10%) of the selling price down on the day of the auction. The balance will be due on or before October 24, 2011 when title will be given upon closing. The successful bidder(s) will be required to enter into a Contract for Sale of 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 contained in said policies. At the time of final settlement an Owners Policy of Title Insurance licensed in Illinois subject to the 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. 2012 Real Estate Taxes and all subsequent years will be paid by purchaser(s).
  - (B) Building lines, easements, covenants and restrictions of records.
  - (C) A survey will be furnished by the seller(s).
  - (D) Rights of Way for drainage ditches, drain tiles, feeders and laterals.
  - (E) Easements of record and public utility easements.
  - (F) Rights of the public, the State of Illinois, the County of McLean and the Municipalities in and to that part of the premises, if any, being used for roads and highways.
5. The seller(s) reserves the right to reject any and all bids.
6. Sellers will retain the landlord's share of the 2011 crops and government payments. Possession will be given at closing subject to the tenants' rights which will expire March 1, 2012.
7. For inspection of the property, a copy of the Title commitment or further information contact the Auctioneers.
8. All announcements on day of auction take precedence over printed material.

**OWNERS: LOU ANN BENSON, TERRY BAILEY,**  
**KAY BAILEY -McADON, KENNETH BAILEY**

**Attorney for Sellers: Alan Marsh of White, Marsh & Anderson**  
**511 E. Etna Road Ottawa, IL**  
**815-434-2000**

**AUCTIONEERS:**

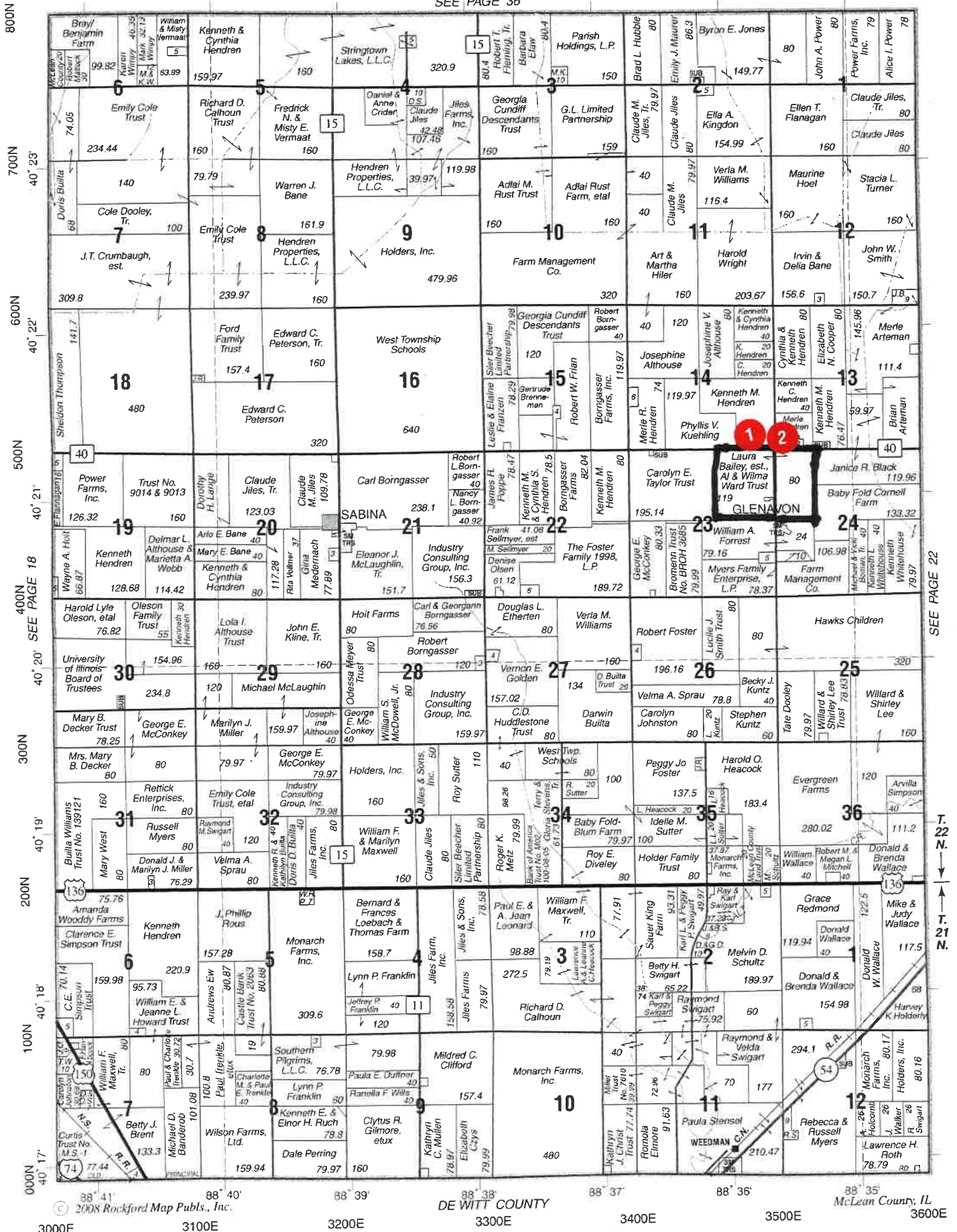
**JIM ELLIOTT**  
**Licensed Auctioneer No. 40000574**  
**Ph. 815-343-2527 or 815-498-3377**

**DICK McCONVILLE**  
**Licensed Auctioneer No 440000573**  
**Ph. 815-246-7020**

WEST

T.21-22N.-R.5E.

SEE PAGE 36



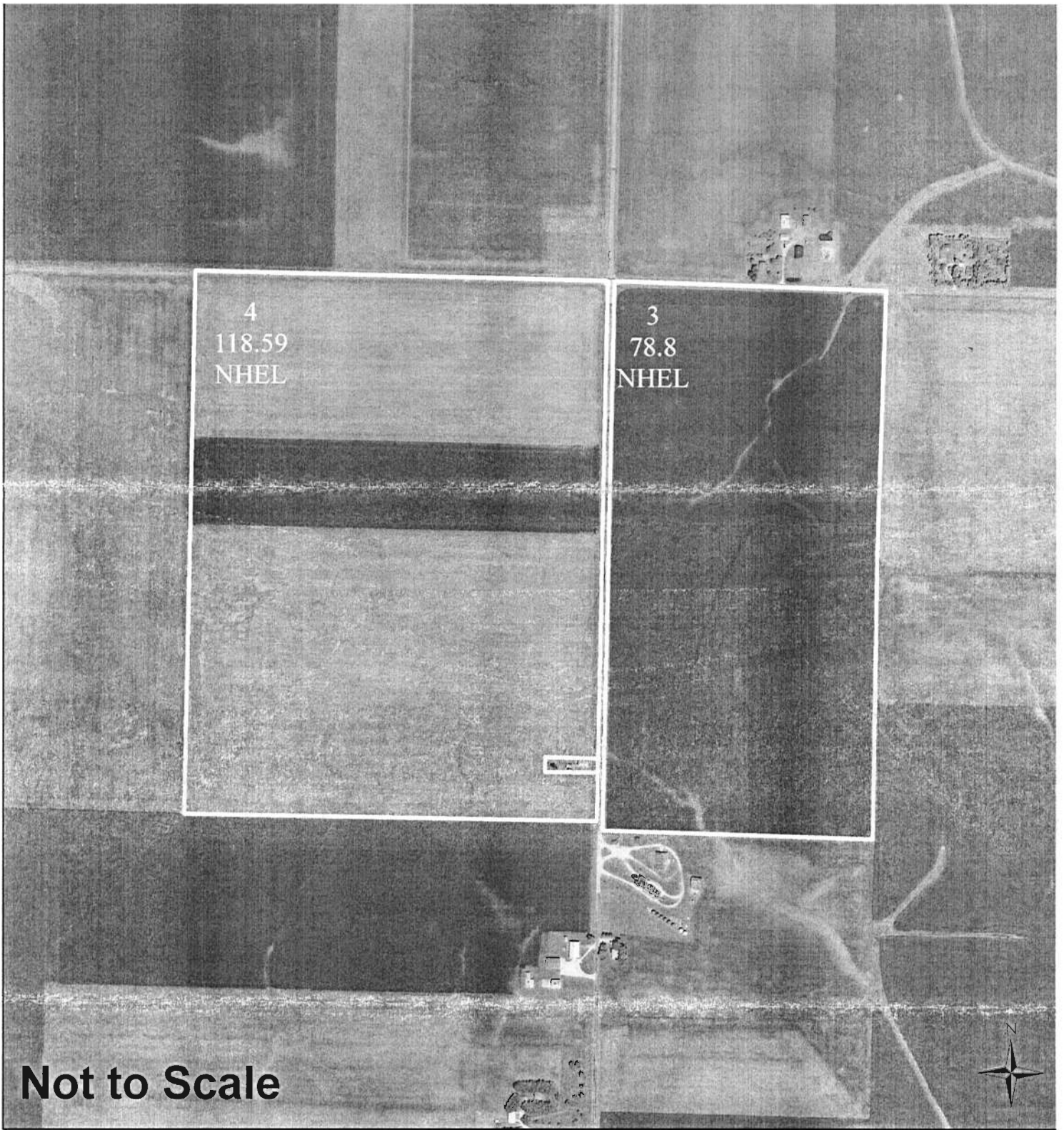
SEE PAGE 22

T. 22 N.  
T. 21 N.

DE WITT COUNTY

McLean County, IL

3000E 3100E 3200E 3300E 3400E 3500E 3600E



United States Department of Agriculture  
Farm Service Agency




July 13, 2011

## McLean County, IL

Farm: 3693  
Tract: 4441

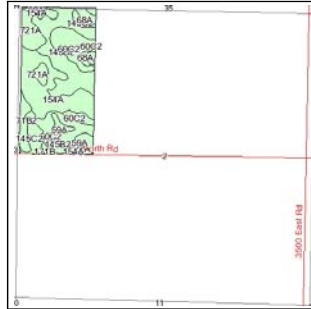
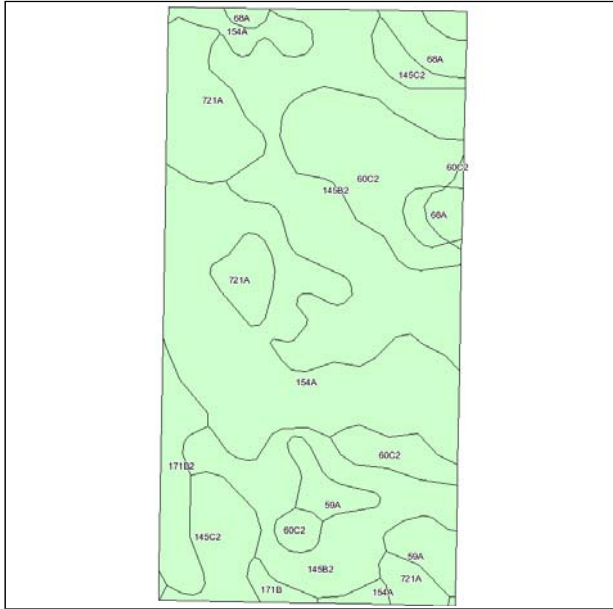
GIS\_IL.SDE.Wet\_P\_il113

### Wetland Determination Identifiers

-  Restricted Use
  -  Limited Restrictions
  -  Exempt from Conservation Compliance Provisio
- GIS\_IL.SDE.clu\_a\_il113

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

### Soils Map



State: **Illinois**  
 County: **McLean**  
 Location: **002-022N-005E**  
 Township: **West**  
 Acres: **81**

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 <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	26.8	33.0%	FAV	**170	**54	**66	**90	0	**5.96	0.00	**125
154A	Flanagan silt loam, 0 to 2 percent slopes	21	25.9%	FAV	194	63	77	102	0	0.00	5.90	144
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	10.8	13.3%	FAV	**148	**48	**59	**69	0	**4.67	0.00	**110
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	7.7	9.5%	FAV	194	63	70	100	0	0.00	5.65	143
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	4.6	5.6%	FAV	**166	**53	**64	**88	0	**5.83	0.00	**123
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.3	4.1%	FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	3.2	3.9%	FAV	192	63	74	99	0	0.00	5.77	143
59A	Lisbon silt loam, 0 to 2 percent slopes	3	3.8%	FAV	188	59	74	104	0	0.00	5.64	136
**171B	Catlin silt loam, 2 to 5 percent slopes	0.6	0.8%	FAV	**185	**58	**72	**98	0	**6.70	0.00	**137
<b>Weighted Average</b>					<b>177.2</b>	<b>56.9</b>	<b>68.9</b>	<b>92.2</b>	<b>0</b>	<b>3.23</b>	<b>2.50</b>	<b>130.9</b>

**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

<sup>a</sup> UNF = unfavorable; FAV = favorable

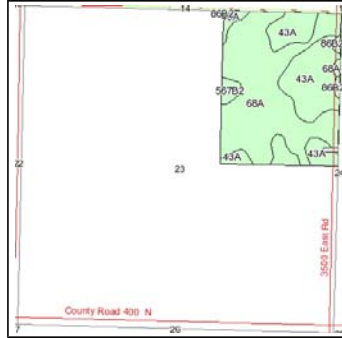
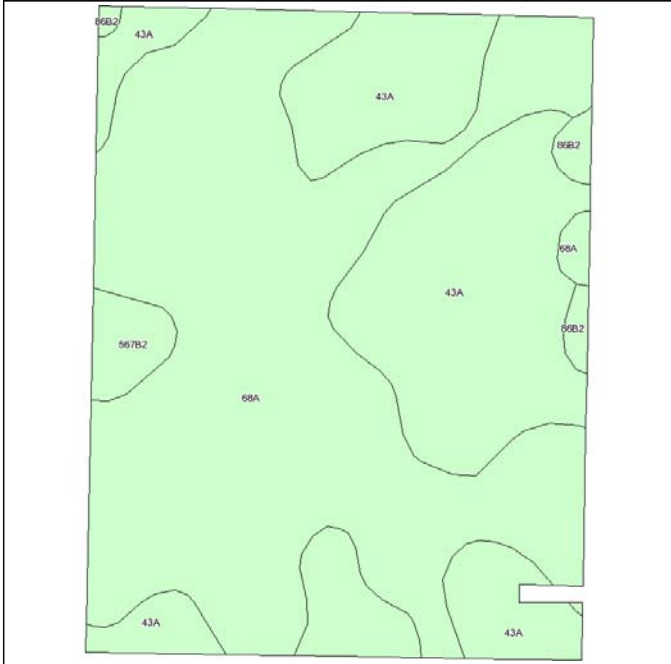
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

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

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

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

### Soils Map



State: **Illinois**  
 County: **McLean**  
 Location: **023-022N-005E**  
 Township: **West**  
 Acres: **118.6**

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 <b>a</b>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <b>b</b>	Sorghum <b>c</b> Bu/A	Alfalfa <b>d</b> hay, T/A	Grass- legume <b>e</b> hay, T/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	70.4	59.4%	FAV	192	63	74	99	0	0.00	5.77	143
43A	Ipava silt loam, 0 to 2 percent slopes	44	37.1%	FAV	191	62	77	100	0	0.00	5.90	142
**567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	2.6	2.2%	FAV	**162	**51	**62	**78	0	**5.01	0.00	**119
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	1.6	1.4%	FAV	**181	**57	**71	**97	0	**6.56	0.00	**134
<b>Weighted Average</b>					<b>191</b>	<b>62.3</b>	<b>74.9</b>	<b>99</b>	<b>0</b>	<b>0.20</b>	<b>5.62</b>	<b>142.1</b>

**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)

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**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".

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

Illinois  
McLean  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
Abbreviated 156 Farm Record

FARM: 3693  
Prepared: 7/13/11 1:58 PM  
Crop Year: 2011  
Page: 1 of 1

Operator Name: JEFF PAULLIN  
Farm Identifier: Not Applicable  
Recon Number:

Farms Associated with Operator:  
640, 6605, 8770, 8771

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
197.8	197.4	197.4	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	197.4	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	96.8	0.0	0.0	121	165	0.0	0.0
SOYBEANS	97.2	0.0	0.0	38	46	0.0	0.0
<b>Total Base Acres:</b>	194.0						

Tract Number: 4441 Description: SEC 23, 24 WEST TWP NEW MAP  
 BIA Range Unit Number:  
 HEL Status: Classified as not HEL  
 Wetland Status: Tract does not contain a wetland  
 WL Violations: None  
 FAV/WR History: N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
197.8	197.4	197.4	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	197.4	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	96.8	121	165	0.0	0.0	0	0.0	0.0
SOYBEANS	97.2	38	46	0.0	0.0	0	0.0	0.0
<b>Total Base Acres:</b>	194.0							

Owners: KAY L MCADOW  
TERRY F BAILEY  
 KENNY R BAILEY  
LOU ANN BENSON  
 Other Producers: None