

AUCTION

160 Acres Champaign County, IL

Tuesday, December 8th — 1:00pm



**Class "A"
DRUMMER
SOILS!**

Auction Location: Farm Credit Services of Illinois Building
1100 Farm Credit Drive—Mahomet, IL 61853

Directions to Property: Located in Ludlow Township—Section 29
From Hwy 136: North on CR 1300E to CR 3200 N
Farm is located on east side of road—watch for signs.

Legal Description: The NW 1/4 of Sec29, Twp 22 N, Range 9E of
Champaign County, IL containing 160 acres more or less.

Tax PIN: 14-03-29-100-001

Taxes 2008: \$3,862.28 or approx \$24.14/acre

See "Auction Terms and Conditions" for complete auction details.

Tenancy Open for 2010

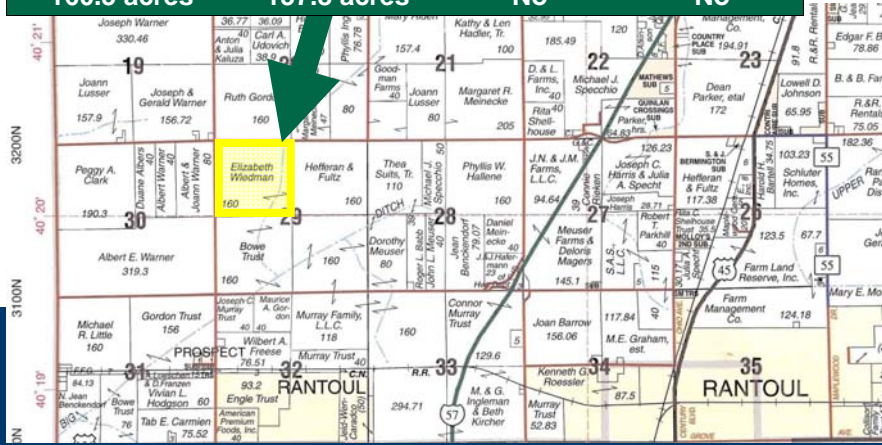
SOILS

Drummer 152A—73%
Brenton 149A—24.9%
Raub 481A—18.6%

*OFFERED IN TWO TRACTS OF
APPROX. 80 ACRES EACH*

FSA INFORMATION - FARM #1374

	BASE	DIRECT	CC
CORN	113.0	135	135
SOYBEANS	43.1	40	40
FARMLAND	TILLABLE	CRP	CRP PMT
160.5 acres	157.8 acres	No	No

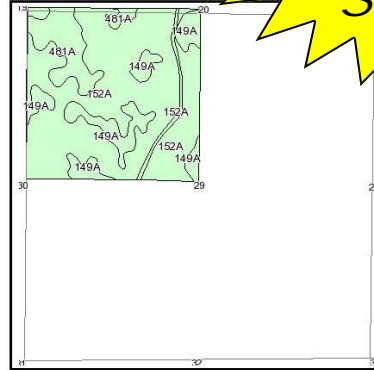
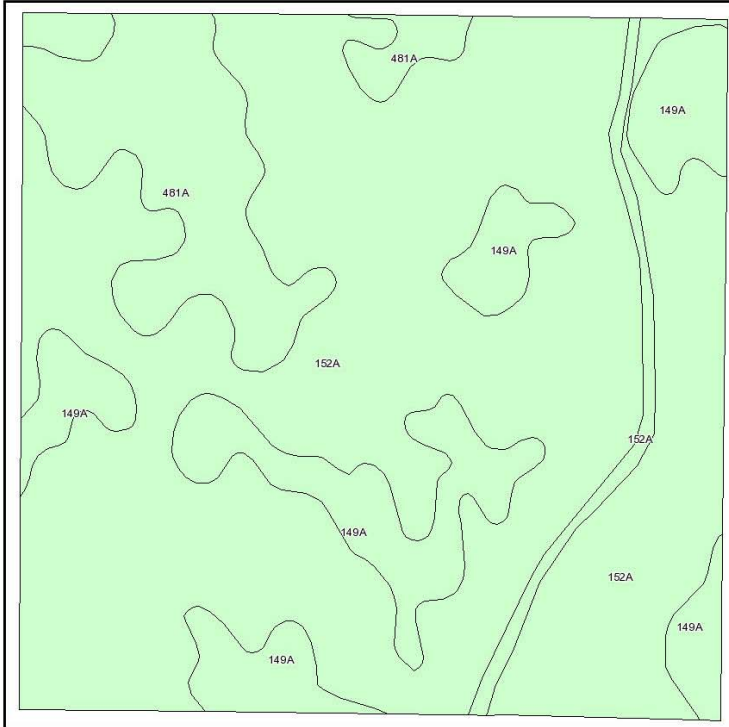


Wiedman Farms

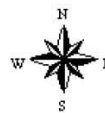
Champaign Co., IL

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Soils Map



State: **Illinois**
 County: **Champaign**
 Location: **029-022N-009E**
 Township: **Ludlow**
 Acres: **160.8**
 Date: **11/2/2009**



Maps provided by:

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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	Non-Irr Class	Corn	Grass legume hay	Grass legume pasture	Oats	Soybeans	Winter wheat
152A	Drummer silty clay loam, 0 to 2 percent slopes	117.3	73.0%	IIw	175	5.1	7.5	90	57	66
149A	Brenton silt loam, 0 to 2 percent slopes	24.9	15.5%	I	176	5.1	7.5	95	54	67
481A	Raub silt loam, 0 to 2 percent slopes	18.6	11.5%	I	165	5.1	7.5	92	52	66
Weighted Average					174	5.1	7.5	91	56	66.2



217-897-1100 or 888-808-0011
www.WallaceLand.com



AUCTION TERMS AND CONDITIONS

Wiedman Farm

December 8, 2009 – 1:00 p.m.

PROCEDURE: This farm will be offered in two tracts of 80 acres each, both separately and together. All bidders will be allowed to increase their bids until the auction is declared to be completed and done.

DOWN PAYMENT: 10% down payment on the day of the auction. If the buyer defaults on the purchase, the down payment will not be refunded. *THIS AUCTION IS NOT CONTINGENT UPON FINANCING.*

CLOSING: Closing will be December 29, 2009, or sooner. Time is of the essence.

LEASE: There is no lease on this farm for the 2010 crop year.

POSSESSION: Possession of the property will be given as of date of closing, subject to the existing lease.

REAL ESTATE TAXES: Real estate taxes for 2009 (payable in 2010) will be the sellers' expense and given as a credit to the Buyer. All subsequent real estate taxes will be the buyers' expense. The 2009 taxes will be estimated based upon the 2008 taxes.

ACCEPTANCE OF BID PRICES: The sellers reserve the right to accept or reject any and all bids.

TITLE: Sellers will furnish the successful bidder(s) an Owner's Policy of Title Insurance in the amount of purchase price and will provide an adequate deed, subject to standard exceptions, conveying the real estate to the buyer(s).

MINERAL RIGHTS: Sale of the property shall include any mineral rights owned by the Sellers.

SURVEY: If the farm is purchased by a single buyer, no survey will be provided. If the farm is purchased by two separate buyers, a survey will be completed at the sellers' expense to determine the dividing property line (this will not be a boundary survey). Purchase price for each tract will be the auction price multiplied by 80 acres.

DISCLAIMER AND ABSENCE OF WARRANTIES: THIS PROPERTY IS BEING SOLD ON AN "AS IS, WHERE IS" BASIS, and no warranty or representation, either express or implied, concerning the property is made by either the seller or the auction company. Each bidder is responsible for conducting his own independent inspections, investigations, and all due diligence concerning the property, improvements, and the auction. Information contained in the brochure is subject to verification by all parties relying on it. Diagrams and dimensions in the brochure are approximate. All information contained in the brochure and any related materials are subject to the terms and conditions of sale outlined in the Agreement for Sale of Real Estate. Auction conduct and bidding increments are at the direction and discretion of the auctioneer. All decisions of the auctioneer are final. The seller and the auction company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

AGENCY DISCLOSURE: In this auction, the auction company, staff, and auctioneer are sellers' agents and have a fiduciary duty only to the sellers.