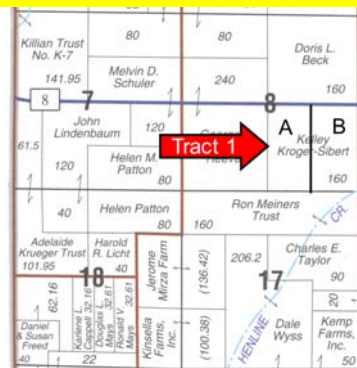


## Colfax



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2450 N @ 3200 E- Lawndale Twp.

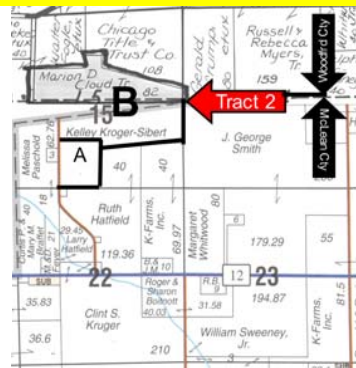
### TRACT I

**160 acres ± Colfax**

**Parcel A – W. 80 ac. ±**

**Parcel B – E. 80 ac. ± with bin**

## Carlock



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2300 N @ 925 E- WhiteOak/Kansas Twp.

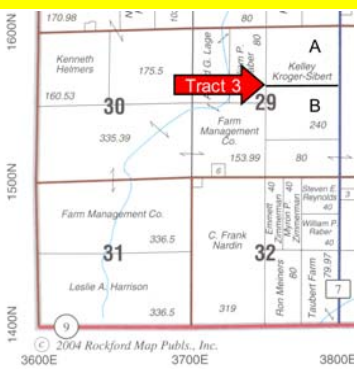
### TRACT II

**229.12 acres ± Carlock**

**Parcel A – S. 40 ac. ±**

**Parcel B – N. 189.12 ac. ± with buildings & 2 bins**

## Anchor



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1600 N @ 3800 E- Anchor Twp.

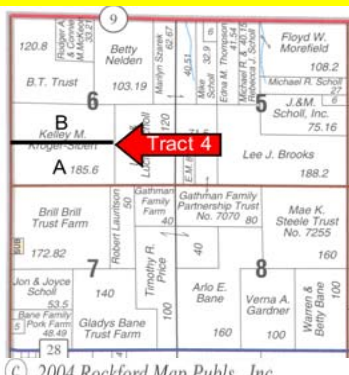
### TRACT III

**237.35 acres ± Anchor**

**Parcel A – N. 117.35 ac. ± with 3 bins**

**Parcel B – S. 120 ac. ±**

## Arrowsmith



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1300 N @ 3000 E- Arrowsmith Twp.

### TRACT IV

**185.60 acres ± Arrowsmith**

**Parcel A – S. 95 ac. ±**

**Parcel B – N. 90.60 ac. ± with 2 bins**

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**TERMS:** 10% down on day of sale and balance due on or before April 3, 2006. Possession and merchantable title given at closing. Sellers reserve possession of stored grain, grain bins and equipment until July 1, 2006. The successful buyer(s) will be required to sign a Purchase Agreement immediately following the auction. Bidding is not conditional on financing. Buyers are to reimburse Tenants and Sellers for any fall tillage and fertilizer applied for the 2006 crop year. Amount of reimbursement to be announced on the auction date. All mineral rights owned by Sellers will be conveyed.

**DISCLOSURE:** Announcements made the day of the auction shall take precedence over any prior information whether written or oral. Sellers reserve the right to accept or reject any or all bids. The buildings on Tract II will be available for inspection on Saturday, February 25, from 10:00 A. M. to Noon. Heartland Bank and Trust Co., Jim Bouas Realty Inc., and Terry Wilkey Auction Service are Agents for the Sellers- Darrah Agency.

**DISCLAIMER:** The information provided is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or their Agents. Property is offered "as is – where is" free of any expressed or implied warranties as to the condition of said property. Each bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property.

For further information or showing, please contact **Marty Thornton at 309-662-4444** or **Jim Bouas at 309-532-0020** or **Terry Wilkey at 309-527-2800. 1031 Buyers Welcome.**

Marty Thornton,  
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Jim Bouas Realty, Inc.  
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b.bouas@verizon.net

Sellers: Darrah Agency - William Bach- Attorney for Sellers 309-828-4310

Heartland Bank and Trust Company,  
Licensed Real Estate Broker Corporation  
P.O. Box 67  
2231 West Market Street  
Bloomington, IL 61702-0067

## REAL ESTATE AUCTION

**812.07 ACRES ± 4 Farms**

NORTHERN MCLEAN AND WOODFORD COUNTY, ILLINOIS

**10:00 A.M. - FRIDAY, MARCH 3, 2006 – at INTERSTATE CENTER**

approx. ½ mile west of Hwy # 9 & Interstate Rte. 55-74 (EXIT # 160) Bloomington, Illinois

- ❑ **TRACT I** - **160 acres ± Colfax** - in Section 8, Lawndale Twp., McLean County
  - **Parcel A** – W. 80 ac. ±
  - **Parcel B** – E. 80 ac. ± with bin
- ❑ **TRACT II** - **229.12 acres ± Carlock** - in Section 15, White Oak Twp., McLean County & in Section 15, Kansas Twp., Woodford County
  - **Parcel A** – S. 40 ac. ±
  - **Parcel B** - N. 189.12 acres ± with buildings & 2 bins
- ❑ **TRACT III** - **237.35 acres ± Anchor** -in Section 29, Anchor Twp., McLean County
  - **Parcel A** – N. 117.35 acres ± with 3 bins
  - **Parcel B** – S. 120 acres ±
- ❑ **TRACT IV** - **185.60 acres ± Arrowsmith** -in Section 6, Arrowsmith Township, McLean County
  - **Parcel A** – S. 95 acres ±
  - **Parcel B** – N. 90.60 acres ± with 2 bins

Each **Tract** will be surveyed & split into Parcels A and B. Parcels A and B will be offered individually, and then combined and offered together as one Tract. **Tracts I, II III & IV will not be combined. 1031 BUYERS WELCOME.**

For information or showing, contact: **Marty Thornton at 309-662-4444, www.hbtbank.com/agserv, Jim Bouas at 309-532-0020, b.bouas@verizon.net, or Terry Wilkey Auctioneer at 309-527-2800 ( Lic. #040-0000-400) , www.TerryWilkey.com**

