PUBLIC LAND AUCTION
@ Holiday Inn - 1001 W. Killarney St., Urbana, IL
FRIDAY-Nov. 9th, 2012 – 10 AM
Doors Open @ 9 AM

Champaign County – Champaign City Township
93.14 acres – Approximately 1.5 mile from Urbana Wal-Mart & new Menards site

Contact our Ag Services team today!
Marty Thornton, Managing Broker
Warren Basting, Broker, designated agent for Seller
Tim Woods, Broker

200 West College Ave. | Normal, IL 61761
**Farm Information**

**Legal***:  Champaign County Farm - Tax Parcel PIN# 30-21-13-300-005

93.14 surveyed acres in the SW ¼ & SE ¼ Section 13, Township 19 North, Range 9 East which, all in Champaign City Township, Champaign County Illinois (excluding 4 acre building site).

**FSA Data***:

<table>
<thead>
<tr>
<th>Farm # 10304</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>FSA Tract #:</td>
<td>13377</td>
</tr>
<tr>
<td>Corn Direct Yield:</td>
<td>133</td>
</tr>
<tr>
<td>Corn Counter Cyclical Yield:</td>
<td>133</td>
</tr>
<tr>
<td>Corn base acres:</td>
<td>52.4</td>
</tr>
<tr>
<td>Soybean Direct Yield:</td>
<td>37</td>
</tr>
<tr>
<td>Soybean Counter Cyclical Yield:</td>
<td>37</td>
</tr>
<tr>
<td>Soybean base acres:</td>
<td>31.9</td>
</tr>
<tr>
<td>Cropland-total:</td>
<td>94.2</td>
</tr>
</tbody>
</table>

**Real Estate Tax Information***:

<table>
<thead>
<tr>
<th>PIN #</th>
<th>30-21-13-300-005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres:</td>
<td>89.5</td>
</tr>
<tr>
<td>2011 Assessment</td>
<td>$34,990</td>
</tr>
<tr>
<td>2011 Tax (pay ’12)</td>
<td>$2,646.36</td>
</tr>
<tr>
<td>Tax per acre</td>
<td>$29.56</td>
</tr>
</tbody>
</table>

**Soil Test levels average***:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>pH</td>
<td>6.4</td>
</tr>
<tr>
<td>P</td>
<td>117</td>
</tr>
<tr>
<td>K</td>
<td>406</td>
</tr>
</tbody>
</table>

**Sale Terms***:

**Acreage***:  Tract 1 - 93.14 ac +/- - Acreage has been surveyed

**Price***:  The successful bidder will sign a purchase agreement at the auction immediately following the close of all bidding. All final bid prices are subject to the owner’s acceptance or rejection.

**Terms***:  10% down payment is due day of sale. The balance of the contract purchase price will be due at closing. Closing shall occur at a place mutually agreed upon by both parties on or before but no later than December 7th, 2012 unless seller shall desire either at an earlier or later closing in order to facilitate the seller in completing a 1031 Exchange or a Starker Reverse Exchange. Possession will be given at closing.

**Title***:  Seller shall provide an owner’s policy of title insurance in the amount of the purchase price, and shall execute a proper deed conveying the real estate to the buyer(s).

**Taxes***:  2012 taxes payable 2013, seller pays with a credit to the buyer at time of closing. 2013 taxes payable 2014, buyer pays full amount.

**Easements & Leases***:  Sale of said property is subject to any and all easements of record and any and all government leases. 2013 farming season is free of any contracts. Farming will be the sole responsibility of the new buyer.

**Possession***:  Seller will give possession at closing subject to the Tenant’s 2012 cash rent lease.

**Disclaimer***:  Disclaimer & Absence or Warranties: All information contained in all related materials is subject to the terms and conditions outlined in the agreement to purchase.

**Disclosure***:  *ANNOUNCEMENTS MADE BY THE AUCTIONEER THE DAY OF THE AUCTION WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The 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 the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here and in the brochure is believed to be accurate but is subject to verification by all parties relying on it. The seller, broker or the auction company assumes no liability for its accuracy, errors or omissions. All sketches and dimensions are approximate. All acreages are approximate and have been estimated based on legal descriptions and discretion of the auctioneer. All decisions of the auctioneer are final.

**Agency***:  Warren Basting, designated agent with Heartland Bank and Trust Co., licensed Real Estate Broker Corp, represents the Seller of the subject property.
PUBLIC LAND AUCTION
93.14 Acres of Quality Champaign County Farmland
Approx.-1.5 Miles From Urbana Walmart & New Menard’s Site

Selling in 1 Tract-Section 13 • Champaign City Township

AUCTION LOCATION: Holiday Inn-1001 W. Killarney St-Urbana, IL
(Just off I74-Exit 183-Lincoln Av. Exit)

FRIDAY • NOV. 9TH, 2012 • 10:00 AM • DOORS OPEN 9:00 AM

View Complete Information & Photos: www.haycraftauctions.com • Email: haycraft@frontier.com

***ATTENTION*** FARMERS * INVESTORS * 1031 EXCHANGE
BUYERS * Call For Detailed Brochure 217-935-6286

FARM LOCATION: 1.5 MILES EAST OF THE INTERSECTION OF WASHINGTON STREET
AND HIGH CROSS ROAD-URBANA, IL

TERMS AND CONDITIONS: DOWN PAYMENT: 10% down payment is due day of sale. The balance of the contract purchase price will be due at closing. Closing shall occur at a place mutually agreed upon by both parties on or before but no later than December 7th, 2012 unless seller shall desire either at an earlier or later closing in order to facilitate the seller in completing a 1031 Exchange or a Starker Reverse Exchange. Possession will be given at closing. ACCEPTANCE/APPROVAL OF SELLING PRICE: The successful bidder will sign a purchase agreement at the auction immediately following the close of all bidding. All final bid prices are subject to the owners’ acceptance or rejection. TITLE: Seller shall provide an owner’s policy of title insurance in the amount of the purchase price, and shall execute a proper deed conveying the real estate to the buyer(s). TAXES: 2012 taxes payable 2013, seller pays with a credit to the buyer at time of closing. 2013 taxes payable 2014, buyer pays full amount. EASEMENTS AND LEASES: Sale of said property is subject to any and all easements of record and any and all government leases. 2013 farming season is free of any contracts. Farming will be the sole responsibility of the new buyer. DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in all related materials is subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER THE DAY OF THE AUCTION WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The 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 the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here and in the brochure is believed to be accurate but is subject to verification by all parties relying on it. The seller or the auction company assumes no liability for its accuracy, errors or omissions. All sketches and dimensions are approximate. All acreages are approximate and have been estimated based on legal descriptions and discretion of the auctioneer. All decisions of the auctioneer are final.

Heartland Bank & Trust Co.-Licensed Real Estate Broker Corp.
Box 67-200 W. College Avenue, Bloomington, IL 61702-0067
309-662-4444 www.hbtagservices.com

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Free Refreshments-Bring Proper ID * Not Responsible for Accidents, Errors or Omissions
STEVE HEATER-URBANA, IL
PUBLIC LAND AUCTION

93.14 Acres of Quality Champaign County Farmland
Selling in 1 Tract-Section 13
Champaign City Township
Approx.-1.5 Miles From Urbana Walmart & New Menard’s Site

AUCTION LOCATION: Holiday Inn-1001 W. Killarney St-Urbana, IL
(Just off I74-Exit 183-Lincoln Av. Exit)

FRIDAY-NOVEMBER 9TH
10:00 a.m.
Doors Open 9:00 a.m.

View Complete Information & Photos:
www.haycraftauctions.com
Email: haycraft@frontier.com
www.hbtagservices.com
Email: wbasting@hbtbank.com

Call For Detailed Brochure-217-935-6286

FARM LOCATION: 1.5 Miles East of the Intersection of Washington Street and
High Cross Road-Urbana, IL

Heartland Bank & Trust Co.-Licensed Real Estate Broker Corp.
Box 67-200 W. College Avenue, Bloomington, IL 61702-0067
309-662-4444

HAYCRAFT AUCTION CO., INC.
Rt 51 N, Box 79, Wapella, IL Office: 217-935-6286
ILN 440.000268 CORP 444.000106
DOWN PAYMENT: 10% down payment is due day of sale. The balance of the contract purchase price will be due at closing. Closing shall occur at a place mutually agreed upon by both parties on or before but no later than December 7th, 2012 unless seller shall desire either at an earlier or later closing in order to facilitate the seller in completing a 1031 Exchange or a Starker Reverse Exchange. Possession will be given at closing.

ACCEPTANCE/APPROVAL OF SELLING PRICE: The successful bidder will sign a purchase agreement at the auction immediately following the close of all bidding. All final bid prices are subject to the owner’s acceptance or rejection.

TITLE: Seller shall provide an owner’s policy of title insurance in the amount of the purchase price, and shall execute a proper deed conveying the real estate to the buyer(s).

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Heartland Bank & Trust Co.-Licensed Real Estate Broker Corp.
Box 67-2231 W. Market St. Bloomington, IL 61702-0067
309-662-4444 www.hbtagservices.com

HAYCRAFT AUCTION CO., INC.
Auctioneers-Liquidators-Appraisers
Rt 51 N, Box 79, Wapella, IL Office: 217-935-6286*Jay-309-275-4506
ILN 440.000268 CORP 444.0000106

Free Refreshments-Bring Proper ID
Not Responsible For Accidents, Errors or Omissions
Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

State: Illinois
County: Champaign
Location: 13-19N-9E
Township: Urbana
Acres: 92.4
Date: 5/14/2012

Maps provided by:
©AgriData, Inc 2012
www.AgriDataInc.com

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>Non-Irr Class</th>
<th>Legend</th>
<th>Non-Irr Class</th>
<th>Corn</th>
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<tbody>
<tr>
<td>154A</td>
<td>Flanagan silt loam, 0 to 2 percent slopes</td>
<td>40.3</td>
<td>43.7%</td>
<td>I</td>
<td>175</td>
<td></td>
<td></td>
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<tr>
<td>152A</td>
<td>Drummer silty clay loam, 0 to 2 percent slopes</td>
<td>36.9</td>
<td>39.9%</td>
<td>IIw</td>
<td>175</td>
<td></td>
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<tr>
<td>67A</td>
<td>Harpster silty clay loam, 0 to 2 percent slopes</td>
<td>9.5</td>
<td>10.3%</td>
<td>IIe</td>
<td>159</td>
<td></td>
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<tr>
<td>330A</td>
<td>Peotone silty clay loam, 0 to 2 percent slopes</td>
<td>4.8</td>
<td>5.2%</td>
<td>IIIw</td>
<td>164</td>
<td></td>
<td></td>
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<tr>
<td>56B</td>
<td>Dana silt loam, 2 to 5 percent slopes</td>
<td>0.9</td>
<td>1.0%</td>
<td>Ile</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Weighted Average 175.2

Map acres (92.4) are slightly less than surveyed acres being sold (93.14)
University Ave.

High Cross Road

E. Washington / 1550 N

Future home of Menards

Wal-Mart

14-19N-9E

Champaign County

Illinois

For Sale

93.14

Heater Farm

map center: 40° 6' 13.76, 88° 8' 51.81

scale: 15928

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.
STEVE HEATER FARM
PUBLIC LAND AUCTION

SELLING 93.14 ACRES
Champaign County Farmland
FRIDAY NOV. 9th-10:00 A.M.
Auction Location: Holiday Inn
1001 W.Killarney Urbana,IL
Just off I-74 Lincoln Ave-Exit 183

Heartland Bank and Trust Company
Agricultural Services

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