

320 Acres Selling at Auction

Terms and Conditions

Terms: Purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the General Warranty deed on or before September 1, 2017.

Mineral Rights: All mineral rights owned by the seller, if any, are included with the sale of the surface rights.

Evidence of Title: The Seller agrees to furnish Bidders a preliminary title insurance commitment to review prior to the Auction. The Seller will furnish an owner's title insurance policy. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. The Seller shall be responsible for paying all premiums associated with title insurance, if title insurance is desired. Both tracts are sold "AS IS".

Real Estate Taxes: Property taxes will be paid by the Seller for 2016 payable in 2017 and 2017 taxes payable in 2018 via credit to the buyer at closing.

Closing: Closing shall occur on or before September 1, 2017. The seller will be responsible for deed preparation and the title insurance policy. Other closing costs will be split 50/50 between the buyer and the seller. However any costs associated with buyer financing are the sole responsibility of the buyer.

Possession: Farming Rights shall be granted to buyer on November 15, 2017.

Acreage: Acreages and boundaries are approximate and have been based on legal descriptions, aerial maps and other documents.

Property Inspection: Each Potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property. Bidder shall be liable for any property damage to growing crops and/or the subject property caused by Bidders inspection and investigation if any.

Agency: Kurtz Auction and Realty Co. and their representatives are the Auctioneers and exclusive agents for the Seller regarding the sale of the Property.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. THE PROPERTY IS SOLD "AS IS, WHERE IS". No warranty of representation, either express or implied, or arising by the operation of law concerning the Property is made by the Seller and the Auctioneers, and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.

There is NO BUYERS PREMIUM.

Auction Site: Indian Creek Township Office, 113 S. Division, Norris City, IL.

← See inside and front for maps and details for both tracts.

Seller: Robert A. and Vera Boyd Trust

For more information, maps, and a flyover video tour of the property go to

www.kurtzauction.com

or contact Jason Blue, IL Lic. #441.001707 or John Kurtz, IL Lic. #471.018792, Auctioneers at 812-452-3191.

KURTZ
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1227 Lincoln Ave., Evansville, IN

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Wednesday – July 19th, 6:00 PM

320 Acres

Selling In Two Tracts

317 Tillable

AUCTION

Gallatin County and White County, Illinois

Prime Grain Producing Farmland – Nearly All Tillable – Mineral Rights Included

- Good Productive Row Crop Soils
- High Percentage of Tillable Acres
- Tracts Range from 40 to 280 Acres
- Mineral Rights Included

Directions: From the Intersection of HWY 1 and HWY 141 just north of Omaha, go east on HWY 141 approximately 6.1 mi to Tract 2 on the north side and 6.4 miles to Tract 1 on the south of HWY 141. Watch for our signs!

The Trustee of the Robert A. Boyd Revocable Trust and the Vera Boyd Revocable Trust has authorized Kurtz Auction & Realty Co. to auction this property.

Auction Site:
Indian Creek Township Office
113 S. Division, Norris City, IL

See maps, information and terms inside and back



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Tract Descriptions

Tract 1: 280 acres +/- with approximately 277 acres of productive tillable farmground. It has 2,650' of frontage along HWY 141. The predominate soil types are Patton Silty Clay Loam and Reesville Silt Loam.

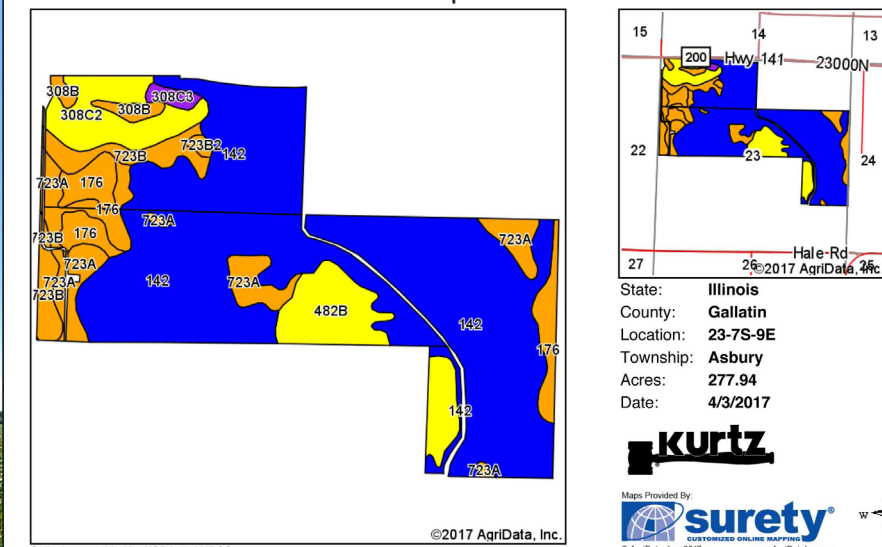
Tract 2: 40 acres +/- with approximately 39 acres of tillable ground. This tract has 1,300' of frontage on HWY 141 and 1,300' of frontage on CR 950 E. The predominate soil types are Muren and Alford Silt Loams.

Auction Site: Indian Creek Township Office, 113 S. Division, Norris City, Illinois.



320 Acres
High Percentage of Flat Cropland
Productive Soils with High Natural Fertility

Soils Map for Tract #1

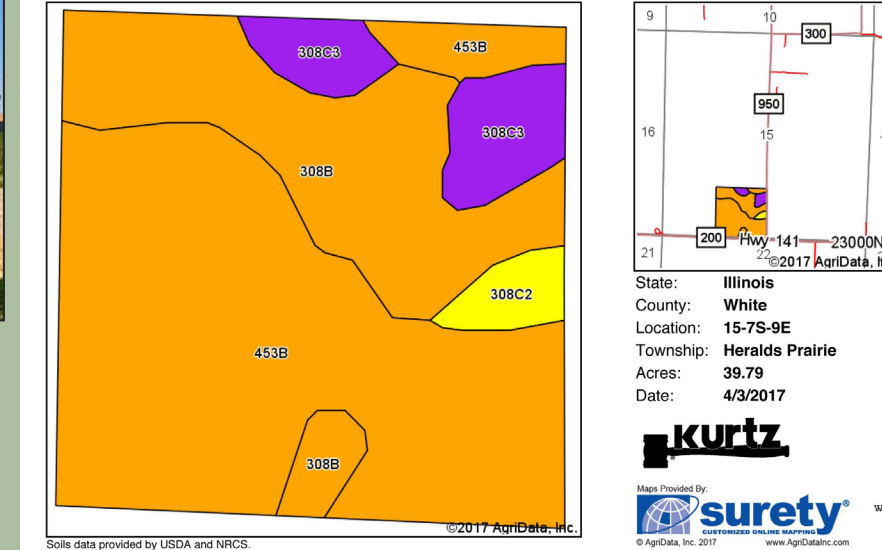


Area Symbol: IL059, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
142	Patton silty clay loam	177.97	64.0%	Blue	FAV	178	58	68	85	0	0.00	5.39	132
723A	Reesville silt loam, 0 to 2 percent slopes	24.97	9.0%	Orange	FAV	170	55	66	85	0	0.00	6.13	124
**482B	Uniontown silt loam, 2 to 4 percent slopes	22.83	8.2%	Yellow	FAV	**159	**50	**60	**74	0	**4.72	0.00	**116
**308C2	Alford silt loam, 5 to 10 percent slopes, eroded	17.66	6.4%	Light Yellow	FAV	**155	**47	**60	0	**112	**4.67	0.00	**113
176	Marissa silt loam	15.51	5.6%	Orange	FAV	167	53	69	89	0	0.00	5.39	123
**723B	Reesville silt loam, 2 to 4 percent slopes	12.56	4.5%	Orange	FAV	**168	**54	**65	**84	0	0.00	**6.07	**123
**308B	Alford silt loam, 2 to 5 percent slopes	3.42	1.2%	Orange	FAV	**165	**50	**64	0	**119	**4.97	0.00	**120
**308C3	Alford silt loam, 5 to 10 percent slopes, severely eroded	2.09	0.8%	Purple	FAV	**144	**44	**56	0	**103	**4.32	0.00	**104
**723B2	Reesville silt loam, 2 to 4 percent slopes, eroded	0.93	0.3%	Orange	FAV	**162	**52	**63	**81	0	0.00	**5.82	**118
Weighted Average						172.7	55.7	66.4	77.2	9.4	0.78	4.60	127.4

Soils Maps Not to Same Scale

Soils Map for Tract #2



Area Symbol: IL193, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**453B	Muren silt loam, 2 to 5 percent slopes	23.75	59.7%	Orange	FAV	**161	**50	**60	0	**119	**5.09	0.00	**118
**308B	Alford silt loam, 2 to 5 percent slopes	11.29	28.4%	Orange	FAV	**165	**50	**64	0	**119	**4.97	0.00	**120
**308C3	Alford silt loam, 5 to 10 percent slopes, severely eroded	3.56	8.9%	Purple	FAV	**144	**44	**56	0	**103	**4.32	0.00	**104
**308C2	Alford silt loam, 5 to 10 percent slopes, eroded	1.19	3.0%	Light Yellow	FAV	**155	**47	**60	0	**112	**4.67	0.00	**113
Weighted Average						160.4	49.4	60.8	-	117.4	4.97	0.00	117.2



Structures on Tract #1

For more information go to kurtzauction.com or contact Jason Blue, Auctioneer.



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