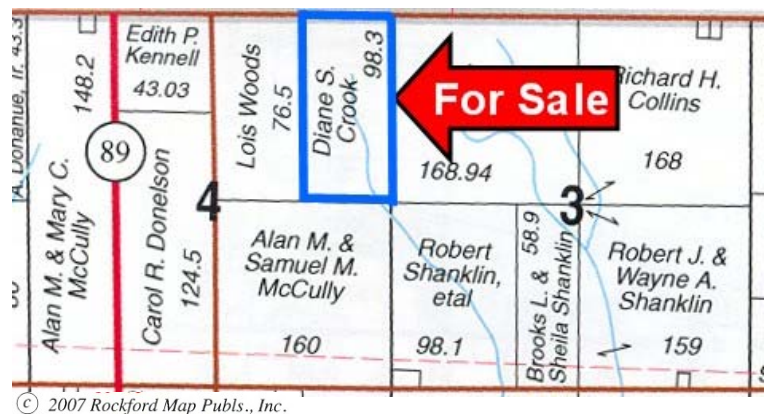


Prime North Central Illinois Farmland REAL ESTATE AUCTION

**10:00 AM – Wednesday, December 3, 2008
@ Capponi's in Toluca**

Scott Clegg Farm, 98.33 +/- acres in Varna, IL, Marshall County
(The Scott Clegg Farm will be sold by surveyed acres.)



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Heartland Bank and Trust Company
Licensed Real Estate Broker Corporation
P.O. Box 67
2231 West Market Street
Bloomington, IL 61702-0067
Phone: 309-662-4444 Fax: 309-828-2339

www.hbtagservices.com



Terry Wilkey Auction Service
Terry Wilkey and Loren "Augie" Augsburger
Licenses #440.000400 & #440.000636
P.O. Box 32
El Paso, IL 61738
Phone: 309-527-2800

www.TerryWilkey.com

Farm Information: This high quality farm is located 1 mile South of Varna, Illinois.

Legal Description: The E ½ of the W 153 Acres of the NE ¼, Sec 4, Township 29N, Range 1W; and, the E 21.83 Acres of the NE ¼, Sec 4, Township 29N, Range 1W. (The Scott Clegg Farm will be sold by surveyed acres.)

Soil Types: Graymont, Flanagan, El Paso, Varna, Sable

FSA Data:

Farm Number:	2263
Corn Direct Yield:	98
Corn Counter Cyclical Yield:	153
Corn base acres:	47
Corn Direct Annual Payment:	\$ 1,098
Soybean Direct Yield:	37
Soybean Counter Cyclical Yield:	44
Soybean base acres:	47
Soybean Direct Annual Payment:	\$ 652
Cropland-total:	96.4
CRP Cropland:	0

Real Estate Tax Information:

Parcel Number	13-04-200-002
Acres:	76.5
2007 Assessment	\$ 13,413
2007 Tax (pay '08)	\$ 912.60
Tax per acre	\$ 11.93

Parcel Number	13-04-200-003
Acres:	21.83
2007 Assessment	\$ 4,486
2007 Tax (pay '08)	\$ 305.22
Tax per acre	\$ 13.98

Yield Data: Corn Yield 2008 – 190 bushels/acre
Corn Yield 2007 – 202 bushels/acre

SALE TERMS: 10% down on day of sale and balance due on or before December 23, 2008. Possession and merchantable title given at closing. 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 for the 2009 crop year. Amount of reimbursement to be announced on the auction date. All mineral rights owned by Sellers will be conveyed. Seller will furnish Buyer a title policy in the amount of the purchase price subject to the usual and customary exceptions. The current lease expiring February 28, 2009 has been terminated. 2008 real estate taxes, due in 2009, shall be paid by the Seller or given as a credit to the Buyer at the time of closing. All subsequent year taxes shall be the responsibility of the Buyer.

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. Heartland Bank and Trust Co., and Terry Wilkey Auction Service are Agents for the Seller– Scott Clegg.

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 **Warren Basting at 309-662-4444** or **Terry Wilkey at 309-527-2800**.
1031 Buyers Welcome.

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Sellers: Scott Clegg / Attorney for Seller – John Pratt 309-828-2302