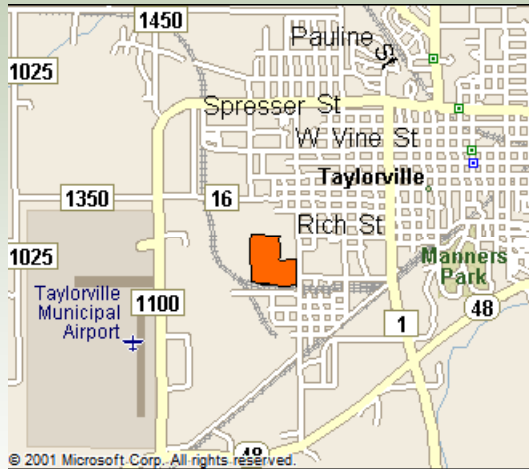


The Barringer property.....

This land is located in Taylorville, Illinois. This is prime development land with city utilities available. The farmland is nearly all tillable and flat. It has been well maintained and the soils are typical for the area. Houston Street provides frontage and access to the property.



The information contained herein is believed to be accurate, however, it is subject to verification and no liability for errors or omissions is assumed. Announcements at time of auction shall take precedence over all internet and printed material. All inquiries and inspection appointments should be directed to:

Agrivest, Inc.

FARM MANAGEMENT & REAL ESTATE

Springfield office

400 Chatham Rd, Suite 200
Springfield, IL 62704
Phone (217) 241-1101
www.AgrivestInc.com

Jacksonville office

1835A West Morton Ave.
Jacksonville, IL 62650
Phone (217) 479-8600

James Micenheimer Auction Services

1239 E. 800 N. Road
Taylorville, IL 62568
217-820-9324

www.micenheimer.com



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400 Chatham Road, Suite 200
Springfield, Illinois 62704

Agrivest, Inc.

FARM MANAGEMENT & REAL ESTATE



AND
**JAMES MICENHEIMER
AUCTION SERVICES**

**31.48 ± ACRES
CHRISTIAN CO.
IN
TAYLORVILLE**

**DEVELOPMENT
OR
FARMLAND**

**AUCTION
FEBRUARY 27, 2015
10:00 AM
CHRISTIAN COUNTY EXTENSION
1120 N. WEBSTER ST.
TAYLORVILLE, IL**

31.48 Surveyed Acres Development or Farmland Auction

This farm is located in Taylorville, Illinois.

Location: From Spresser Street, go south on Houston Street 14 blocks. The property is on the right or west side of the street.

Legal: (brief) Pt. SW 1/4 SE 1/4, Sec. 28, T13N, R2W, 3PM, Christian County, Illinois.

Tax ID # 17-13-28-401-019

FSA Data: 30.5 tillable

Crop Acres CCPYLD

Corn 15.3 137

Beans 15.2 34

Yields: 2008—2014 C/B yearly rotation (not including 2012 for corn):

Corn 184 Soybeans 50

Improvements: Zoned Residential 1 by the county. A four inch water main runs on the west side of Houston St., with eight inch available at Prairie to the north or just across the railroad to the south. City sewer is available at the intersection of Houston and Sherman streets. Ameren CIPS provides electric and natural gas services. Illinois Consolidated Telephone Company provides phone services.

Taxes: \$684.04 paid in 2014 for the 2013 assessment year or \$21.73 per acre.

Minerals: Coal & mineral rights not previously conveyed will be conveyed herewith.

Title: Seller will provide the buyer title insurance in the amount of the purchase price.

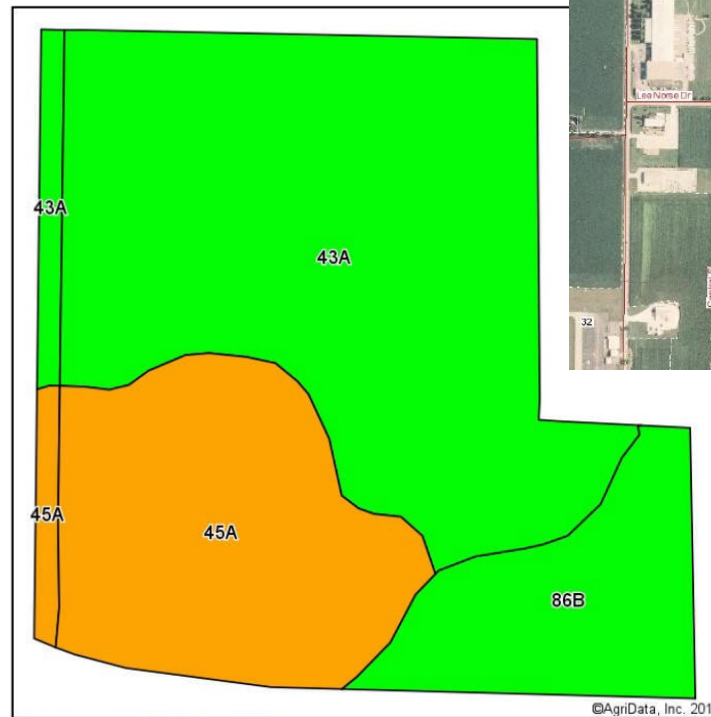
Possession: The Seller will provide possession at closing.

Terms: Cash. Ten percent down payment at contract signing day of auction, with closing in approximately 30 days. Buyer to have financing

arranged prior to auction.



Soil Map



Soils data provided by USDA and NRCS.

State: Illinois
 County: Christian
 Location: 28-13N-2W
 Township: Taylorville
 Acres: 31.71
 Date: 1/22/2015



Area Symbol: IL021, Soil Area Version: 8							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	18.38	58.0%		191	62	142
45A	Denny silt loam, 0 to 2 percent slopes	8.75	27.6%		159	52	118
**86B	Oscos silt loam, 2 to 5 percent slopes	4.58	14.4%		**189	**59	**140
Weighted Average					181.9	58.8	135.1