

PUBLIC AUCTION

OF

PRIME WELL DRAINED FARMLAND

344.68 ACRES, PAW PAW TOWNSHIP, DEKALB COUNTY, IL

FRIDAY, MARCH 4, 2011 - STARTING AT 10:30 a.m.

NOT RESPONSIBLE FOR ACCIDENTS.

**Auction to be held at The National Bank of Earlville, 137 N. Main St., Earlville, Il.
Farm located 1 mile South of Rollo, Il. on Suydam Rd.**

www.ElliottAuctions.net

www.Auctionzip.com (ID #2927)

Description of Farmland

344.68 acres of unimproved farmland in sections 21 & 28, Paw Paw Township, DeKalb County, IL. The soils on these tracts are Flanagan Silt Loam, Drummer Silty Clay Loam, Catlin Silt Loam, Saybrook Silt Loam, Otter Silt Loam, Sable Silty Loam, Arrowsmith Silt Loam and Elpaso Silty Loam

LEGAL DESCRIPTION: For a copy of the legal descriptions or to inspect the property contact the Auctioneers or the Attorney for the Sellers. For more information visit www.ElliottAuctions.net

TERMS OF SALE:

1. The property will be offered in three tracts. Tract One is 139.53 acres. Tract Two is 205.15 acres. Tract Three is Tracts One and Two combined to determine the highest price. The property will be bid on a per acre basis times the surveyed acres.
2. The successful bidder(s) will be required to pay ten percent (10%) of the selling price down on the day of the auction. The balance will be due on or before April 4, 2011 when title will be given upon closing. The successful bidder(s) will be required to enter in a Contract for Sale of Real Estate on the day of auction, which said contract shall embody the terms of sale.
3. Title will be by a Commitment of Title Insurance as issued by a reputable Title Insurance Company subject to the usual and customary conditions and exceptions contained in said policies. At the time of final settlement and Owners Policy of Title insurance licensed in Illinois subject to the exceptions in the amount of the sale price will be furnished to the successful bidders(s).
4. The sale will be subject to the following: (A) General Real Estate Taxes for the year 2010 will be paid by the sellers by giving the purchaser credit based on the 2009 Real Estate Taxes Plus 10%. 2011 Real Estate Taxes and all subsequent years will be paid by the purchaser(s). (B) Building lines, easements, covenants and restrictions of records. (C) A survey will be furnished by the sellers(s). (D) Rights of Way for drainage ditches, drain tiles, feeders and laterals. (E) Easements of record and public utility easement. (F) Rights of the public, the State of Illinois, the County of DeKalb and the Municipalities in and to that part of the premises, if any, being used for road and highways.
5. The sellers(s) reserve the right to reject any and all bids.
6. Sellers will retain the landlord's share of the 2010 crops and government payments. All tenancies and leases for 2010-2011 crop year have been terminated by the seller(s). Possession will be given at closing subject to the tenants' rights which expire March 1, 2011.
7. For inspection of the property, a copy of the Title commitment or further information contact the Auctioneers.
8. All announcements on day of auction take precedence over printed material.

**OWNERS: BENJAMIN L. BENSON TRUST No. 101, HELEN E. BENSON TRUST No.102,
WAYNE BENSON CO-TRUSTEE & DAVID BENSON CO-TRUSTEE.**

**ATTORNEY FOR SELLERS: Alan Marsh
White, Marsh & Anderson
201 Ottawa St., P.O. Box 488
Earlville, IL
Phone 815-434-2000
815-246-8121**

AUCTIONEERS:

Jim Elliott
Il. Licensed Auctioneer No. 440000574
815-343-2527

Craig Elliott
IL Licensed Auctioneer No. 441001460
815-325-4651 or 815-498-3377