



Designated Agent for the Seller

1215.66 Deeded Acres, Konicek Farm Land

DeWitt County, IL

Asking Price: \$7,500.00 per Acre, or \$9,117,450.00

Prepared October 1st, 2009

Proprietary and Confidential

R E Q U E S T F O R P R O P O S A L

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PURPOSE OF THE REQUEST FOR PROPOSAL

Brummel Realty LLC is an Illinois Licensed Real Estate firm providing Brokerage Services for the Sellers. Scott Brummel is the Designated Agent for Sellers.

Brummel Realty LLC is seeking proposals from qualified Buyers for the purchase of Konicek Farm, DeWitt County, Illinois, an Assemblage containing four separate tracts totaling 1,215.66 acres more or less.

DESIGNATED AGENT FOR THE SELLERS

All questions are to be directed to Scott Brummel, Designated Agent.

Name	Scott Brummel
Address	1107 S. Bridge, Suite D, Yorkville, IL 60560
Phone	(630) 553-3200
FAX	(630) 553-3270
Email	Land@brummelrealty.com

BUYER'S AGENCY

Brokerage Coop Fee: 2% to the Buyers Representative

DUE DATES

All proposals are due by 5:00 p. m. on 10/12/2009. Any proposal received at the designated location after the required time and date specified for receipt shall be considered late and non-responsive.

Seller reserves the right to extend Request for Proposal due date.

Assemblage is divisible: Seller will consider offers on one parcel alone or a combination of any or all of the parcels.

Mineral Rights: All mineral rights currently in the owner's possession shall be transferred to the new owner.

Parcel C includes a gas well that is currently leased for \$500.00 per year. The gas well is within 100 yards of Parnell road and no natural gas has been removed since 2003 or possibly longer.

SCHEDULE OF EVENTS

Event	Date
1. RFP Distribution to Purchasers	October 1, 2009
2. Questions from Purchasers about scope or approach due	October 1 - 10, 2009
3. Responses to Purchasers about scope or approach due	October 1 - 10, 2009
4. Proposal Due Date	October 12, 2009, 5:00 P.M.
5. Target Date for Review of Proposals	October 13, 2009
6. Final Purchaser Selection Discussion(s)--Week of	October 15, 2009
7. Anticipated decision and selection of Purchaser(s)	October 16, 2009
8. Anticipated date for fully executed contract	October 16, 2009

PROPOSAL SUBMISSION

Award of the contract resulting from this RFP will be based upon the most responsive purchaser whose offer will be the most advantageous to the Seller in respect to contract terms and price.

Seller reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability to any potential Purchaser,
- Accept other than the lowest priced offer,
- Award a contract on the basis of initial offers received, without discussions or requests for best and final offers.

Purchaser's proposal shall be submitted in several parts as set forth below. The Purchaser will confine its submission to those matters sufficient to define its proposal and to provide an adequate basis for Seller's evaluation of the Purchaser's proposal.

Seller will recognize the integrity and validity of Purchaser team arrangements provided that:

- The arrangements are identified and relationships are fully disclosed, **and**
- A Purchaser is designated that will be fully responsible for all contract performance.

Purchaser's proposal in response to this RFP will be incorporated into the final agreement between Seller and the selected Vendor(s). The submitted proposals are suggested to include each of the following:

1. Contract to Purchase
2. Earnest money check for 10% of purchase price, payable to Pilmer and Barnhart Trust Account.
3. Earnest monies will be deposited after full execution of a Purchase Agreement.

EXECUTIVE SUMMARY FOR DEWITT COUNTY, IL FARMS

The property referred to is very high quality farmland assemblage with ample highway frontage. It has taken the owner almost 10 years to amass this much acreage in one location.

Property Highlights:

- . Asgrow Seed Distribution Warehouse, adjacent to Parcel A, referenced property. 170 million dollars have been invested in this property within the last two years.
- . Farmer City has requested to annex this parcel.
- . Trees in the fence lines have been removed and the Drainage system has made this a very productive farm.
- . Property Management should be an easy transition.

Parcel:

- A. 501.00 acres, more or less, Sec. 16, 21 & 22, Santa Anna Township, DeWitt Co. IL
PIN Number: 05-16-300-015, 229.25 acres, more or less
PIN Number: 05-21-200-005, 271.75 acres, more or less
- B. 130.66 acres, more or less, Sec. 7, Santa Anna Twp., DeWitt Co., IL
PIN Number: 10-07-100-003
- C. 349.00 acres, more or less, Sec. 3 & 10, DeWitt Twp., DeWitt Co., IL
PIN Number: 09-10-200-004

- D. 235.00 acres, more or less, Sec. 2 & 11, Nixon Twp., DeWitt Co., IL
- PIN Number: 14-02-100-003, 40 acres, more or less
- PIN Number: 14-02-100-004, 40 acres, more or less
- PIN Number: 14-02-300-002, 60 acres, more or less
- PIN Number: 14-02-300-003, 60 acres, more or less
- PIN Number: 14-11-100-006, 35 acres, more or less

Parcel A improvements: One (1) Quonset Building & Nine (9) Grain Bins

Bin Size	Capacity
28' Drying Bin	8,000 bu.
30' Drying Bin	10,000 bu.
28' Storage Bin	9,000 bu.
24' Storage Bin	7,000 bu.
24' Storage Bin	7,000 bu.
21' Storage Bin	6,000 bu.
3 Govt. Bins	3,000 bu. ea.
Total Storage	56,000 bu.

Parcel B, C and D are unimproved.

Title work will show drainage Easements are in place for the benefit of the buyer on Parcel C.

Parcel C Disclosure: Pipeline intersects the property.

Cropland Acreage, per Farm Service Agency: 1,337.5 acres more or less (98.6%)

CRP, per Farm Service Agency: 5 acres

2008 Real Estate Taxes: Total for 1355.66 acres = \$23,414.96

2008 Taxes per Acre: \$17.26 per acre

Lease for the 2010 crop year is open.

Comments: Excellent assemblage of high quality farm land. There is ample highway frontage on Highway 48 and Highway 54. \$172,000.00 + was spent on tiling and pattern tiling within the past five years, to the best of the Seller's knowledge. The known wet spots have been adequately drained.

Upon request, we will provide a hard copy, via overnight mail, of below listed items.

Tile Maps
Legal Descriptions
Soils Maps
FSA Information
Yield History
Summary of 2008 Taxes