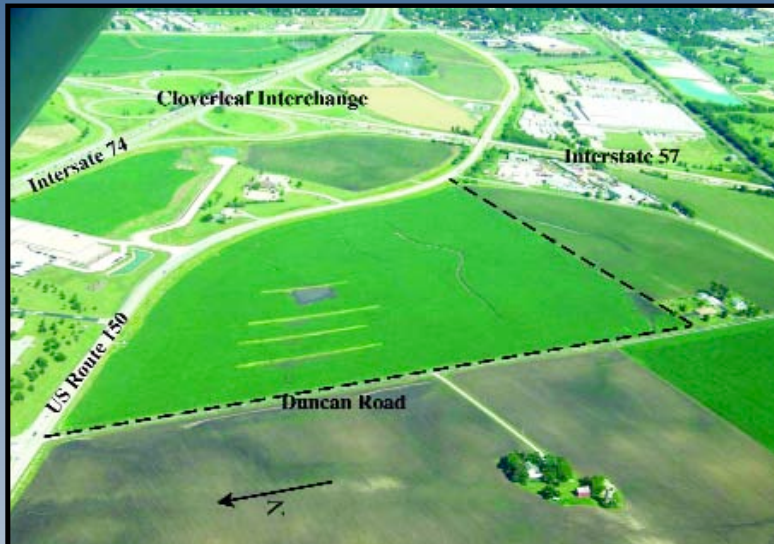


**Gordon Hannagan  
Auction Company**

# Development Land Auction

**Charles W. Christie Foundation  
Rapp Farm**



The Charles W. Christie Foundation Farm has an excellent location southwest of Interstate 74 and 57 Interchange in Northwest Champaign. US Route 150 forms the north farm boundary.

**61.703 Acres - Prime Development Land  
At US Rt. 150 and Duncan Road  
Northwest Part  
Champaign, Illinois**

**Friday, August 15, 2008 at 10:00 AM**

**Holiday Inn Hotel & Conference Center  
(I-74 at Lincoln Ave (Exit 183))  
1001 Killarney Street, Urbana, Illinois**

The Charles W. Christie Foundation (*Rapp Farm*) is proudly offering investors and developers an incredible opportunity to own 61.703 acres of prime development land in Northwest Champaign. This property has major frontage on US Rt. 150 in a rapidly growing part of the twin cities. *Don't miss this investment opportunity. Our auction signs mark the property.*

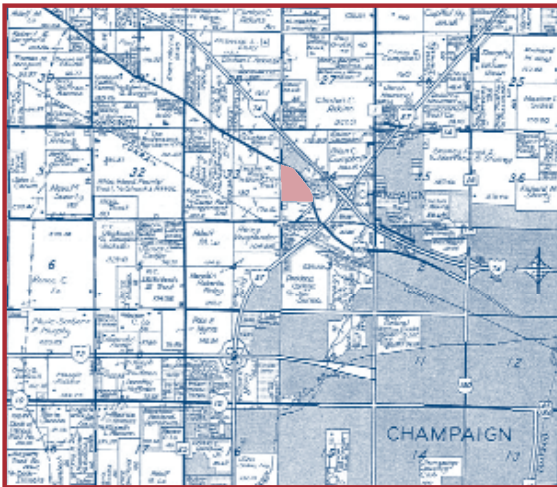
## About our Charles W. Christie Foundation

The mission of the Charles W. Christie Foundation is to enhance the health and well-being of the citizens of East Central Illinois. Programs sponsored by the Foundation provide up-to-date medical education to both health care practitioners and the general public through symposia, programs, printed materials and other means. In addition, through the generosity of Cecilia W. Rapp, numerous scholarships have been awarded to deserving students enrolled in a health care field of study.

Through the Rapp Estate, the Foundation received farm property approximating 194 acres along with other assets. Income from all investments is used to fund these scholarships. This past May, 77 students received scholarships totaling over \$75,000.

The Board of Directors of the Charles W. Christie Foundation has decided to offer a portion of the farm property, 61.7 acres with commercial potential, for sale by auction. The objective is to generate even more income to enhance the scholarship program and other sponsored programs. We appreciate your interest in this property and look forward to advancing the Charles W. Christie Foundation through additional gifts and support, especially, as is the case today, from our agriculture community.

The Charles W. Christie Foundation  
Champaign, Illinois



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### ▲ Location

The Charles W. Christie Foundation (*Rapp*) farm enjoys a prime Champaign location - - along US Rt. 150 (*and Duncan Road*). It is one-half mile from the intersection of Interstates 57 and 74 in Northwest Champaign. Access and visibility are excellent. **Our auction signs mark the property.**

### ▲ Property Description

The surface of this property is nearly level to gently sloping. Access is excellent off of US Rt. 150 (*north boundary*) and Duncan Road (*west boundary*). This area is viewed as land in transition. Commercial/industrial development is occurring through the north in a new business park. Area developments include the New Horizon Church, Rockwell Automation, Midwest Underground Technologies, and Colwell Systems.

### ▲ Survey

The sellers have a boundary survey completed by HDC Engineering of Champaign, Illinois. This property has 61.703 surveyed acres. The survey document is available upon request - - call Heartland Ag Group Ltd.

### ▲ Legal Description

The Rapp farm is generally described as follows:

61.703 surveyed acres of the N 1/2 of the SE 1/4; the NE 1/4 South of US Hwy 150, except 37 acres in the Northwest corner, all in Section 33, Township 20 North, Range 8 East of the Third P.M. Also the SW 1/4 of the NW 1/4 laying Southwest of US Highway 150 and part of the NW 1/4 of the SW 1/4, all in Section 34, Township 20 North, Range 8 East of the Third P.M. County of Champaign, State of Illinois, containing 192.0 acres, more or less.

Parcel ID Number: 12-14-34-300-005 (*in Champaign County*)

Please call Heartland Ag Group Ltd. if you would like a complete detailed legal description.

### ▲ Annexation Agreement

The City of Champaign and the Charles W. Christie Foundation entered into an Annexation Agreement on the property on January 16, 2007 - - that positively impacts this development land. A copy of that agreement is available upon request from Heartland Ag Group Ltd.

### ▲ Zoning

The Charles W. Christie Foundation (*Rapp*) farm is zoned L-1 Light Industrial and C-G Commercial General by Champaign, Illinois.

### ▲ Tax Information

The Champaign County Treasurer has provided the following real estate information on the Charles W. Christie Foundation (*Rapp*) farm.

<u>Parcel ID #</u>	<u>Taxable Acres</u>	<u>2006 Assessed Value</u>	<u>2006 Taxes Payable in 2007</u>	<u>Rate Per Acre</u>
12-14-34-300-005	61.97	\$14,870	\$1,089.38	\$17.58

(*This farmland is located in Champaign Unit 4 schools and Parkland College Districts.*)

## ▲ Farm Tenant and Possession

Robert and Jason Lakey have operated this land for the past several years. A flexible cash rent lease is in place for 2008. The seller is reserving the 2008 corn crop and USDA payments. The buyer will take possession after the corn harvest is complete. The Lakey's are available to continue their farming operation.



## ▲ FSA Data

The following information is provided by the Champaign County FSA in Champaign, Illinois. *(This information applies to the entire Charles W. Christie Foundation (Rapp) farm acreage.)*

Farm No.	1173
Cropland Acres	62.32
Corn Base Acres	117.9 (part of)
Direct Payment Corn Yield	127
Counter-cyclical Corn Yield	127
Soybean Base Acres	66.9 (part of)
Direct Payment Soybean Yield	40
Counter-cyclical Soybean Yield	40

*(Note - The Champaign County FSA office verifies this farm is enrolled in the seven year USDA Government Program. No wetlands or highly erodible acreage are identified on this property.)*



## ▲ Soil Productivity

Soil types and productivity ratings on the Charles W. Christie Foundation (Rapp) farm (as published by the University of Illinois, Department of Agronomy in circular 1156 & 811) are as follows:

<u>Soil #</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Productivity</u>	
			<u>Farm Index (811)</u>	<u>Productivity Index (1156)</u>
154	Flanagan silt loam	28.4	45.6%	144.0 160.0
171	Catlin silt loam	17.1	28.4%	136.6 143.6
152	Drummer silty clay loam	16.2	26.0%	144.0 150.0
<b>Weighted Averages</b>		<b>61.7</b>	<b>100%</b>	<b>141.9 152.7</b>

## ▲ Minerals

Any and all mineral rights owned by the seller will be conveyed to the buyers at closing.



## ▲ Auction Terms

The 61.703 acre farm will be sold to the highest bidder at a public auction on Friday, August 15, 2008. The sale will be conducted at the Holiday Inn at 1001 Killarney, Urbana, IL 61801. Come early and inspect the property and get all of your questions answered.

The Charles W. Christie Foundation reserves the right to reject any and all bids made on sale day. Any announcements made on sale day shall take precedence.

## ▲ Sales Contract and Earnest Money

Immediately following the conclusion of the auction, the highest bidder will be asked to sign a real estate sales contract with the seller. A 10% earnest money down payment is required on the day of the auction. The earnest money will be held by Chicago Title Insurance Company who will conduct the closing. The sale is not contingent upon buyer financing. Sellers will provide an owners Chicago Title Insurance policy in the amount of the purchase price.

The Charles W. Christie Foundation (*Rapp*) farm is represented by Patrick T. Fitzgerald, Attorney at Law, whose contact information is as follows:

Patrick T. Fitzgerald  
Meyer Capel Law Firm  
306 West Church Street  
PO Box 6750  
Champaign, IL 61820  
Phone: 217/352-1800  
Fax: 217/352-1083  
E-mail: [pfitzgerald@meyercafel.com](mailto:pfitzgerald@meyercafel.com)



Heartland Ag Group Ltd.  
1401 Koester Drive, Suite 100  
Forsyth, IL 62535

## ▲ Closing

The closing date is schedule for September 15, 2008, or as mutually agreed between the buyer and seller. The balance of the purchase price will be payable at closing by certified funds or wire transfer.

## ▲ Disclaimer

Although the information contained in this brochure is considered to be accurate, no representation or warranties to that effect are being made. This information is subject to verification and no liabilities for errors or omissions are assumed.

All buyers are invited to make an inspection of the property after calling Heartland Ag Group Ltd. or Hannagan Auction Company for an appointment.

## ▲ For Further Information

### **Heartland Ag Group Ltd.**

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### **Hannagan Auction Company**

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Gifford, IL 61847  
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