

FARM LAND AUCTION

78.794 Surveyed Acres - 132.8 PI

SEC 17 - HIGHLAND TWP - GRUNDY COUNTY, ILLINOIS



Seller: Drinan Family Trust

Saturday, November 6, 2021 • 10:00 AM

Auction Location:

American Legion #352, 508 Depot St, Mazon, IL

Farm Location:

2½ miles South of Kinsman, IL on Kinsman Rd
(Corner of Goodfarm Rd and Kinsman Rd)

RO

RICHARD A. OLSON
& ASSOCIATES, INC.

531 W Bedford Rd, Morris, IL 60450
(815) 942-4266

www.richardaolson.com



FSA-156EZ Report:

- Farm 929
- Tract 1491
- Farmland = 79.02 Acres
- Cropland = 77.79 Acres
- CRP Cropland = 0.00 Acres
- Corn PLC Yield = 164
- Soybeans PLC Yield = 45

Grundy County Tax Info

- PIN: 10-17-300-006
- 2020 Taxes: \$3,058.12
- Legal Description: W1/2 SW (EX BEG 428.4 S NW COR, E258.13 S253.47 W252.89 N256.69 TO POB) SEC 17-31-6 DOC 393298.
- 78.50 Acres on Tax Record.

Blackstone Wind Farm

- 2021 = \$1,614 (estimated)
- 2020 = \$1,596
- 2019 = \$1,565
- 2018 = \$1,534

Wind Farm Payments for the (2) 75' wide underground transmission line easements. There are NO wind turbines on this farm.

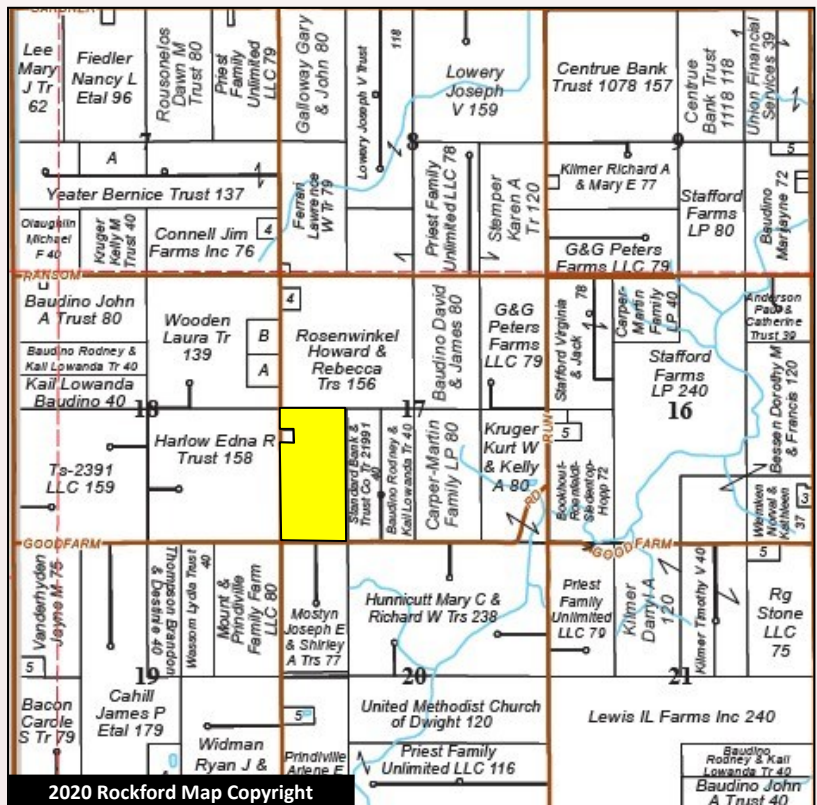
Underground Wind Turbine transmission lines are located in the NW corner, running NE, and across the middle, running East & West. See Survey online for exact location.

ComEd 250' wide overhead transmission lines run NE across the middle of the farm and have two transmission towers located near the middle of the farm.

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FSA Map created December 02, 2020



2020 Rockford Map Copyright



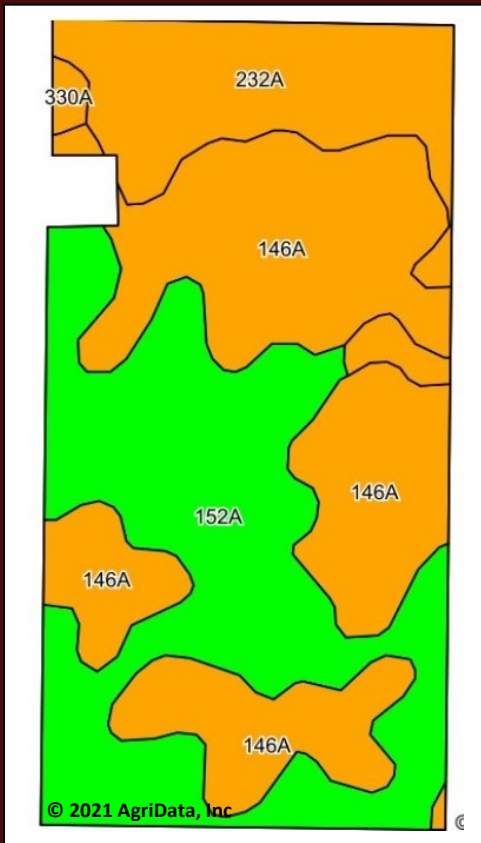
Topography Source: USGS

Min: 649'
 Max: 662'
 Range: 12.5'
 Farm slopes to the South.

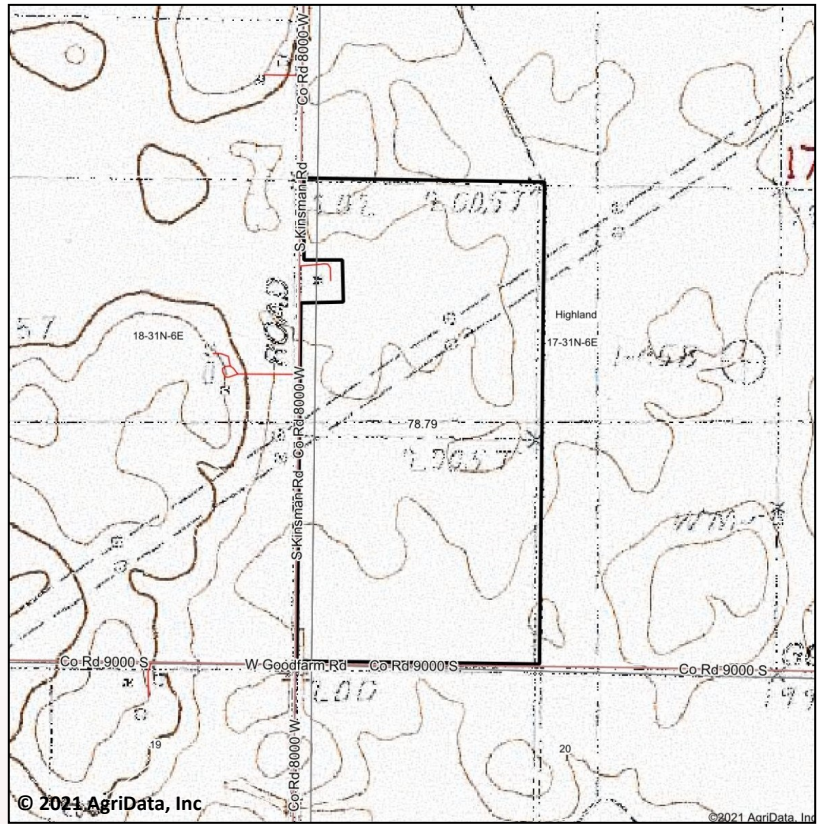
There are NO buildings and NO wind turbines on this farm.

2021 crop is 100% soybeans.

*All maps within this brochure and on our website have NOT been altered in any way. They are true and accurate to the date they were created. We provide the most accurate representation of the property to the bidder so they have the highest confidence in their bid.



SOIL and TOPOGRAPHY MAPS



Soil Map Information

Overall Crop Productivity Rating = 132.8

Farm slope = 0 to 2 percent

146A - Elliott Silt Loam - 43% of Field - 125 PI

152A - Drummer Silty Clay Loam - 40% of Field - 144 PI

232A - Ashkum Silty Clay Loam - 17% of Field - 127 PI

330A - Peotone Silty Clay Loam - <1% of Field - 123 PI

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
146A	Elliott silt loam, 0 to 2 percent slopes	33.47	42.5%	125	168	55	68	125
152A	Drummer silty clay loam, 0 to 2 percent slopes	31.09	39.5%	144	195	63	73	144
232A	Ashkum silty clay loam, 0 to 2 percent slopes	13.67	17.3%	127	170	56	65	127
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.56	0.7%	123	164	55	61	123
Weighted Average					179	58.3	69.4	132.8

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3



Richard A. Olson & Associates, Inc

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Auction Terms:

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Richard A. Olson & Associates, Inc nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All maps, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Richard A. Olson & Associates, Inc will take precedence over any previous printed materials or oral statements.

Agency: Richard A. Olson & Associates, Inc and its representatives are acting as Agents of the Seller.

Farm Lease: The farm lease is open for 2022. The Seller retains all cash rent for 2021. Tenant retains all 2021 crops.

Taxes: 2021 Real Estate Taxes (due in 2022) will be credited to the Buyer(s) at closing. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Richard A. Olson & Associates, Inc.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a Seller's real estate contract which provides all the terms and conditions. The Seller will provide title commitment in the amount of the contract price. **Sale is not contingent upon Buyer(s) financing.**

Earnest Payment: The successful bidder(s) will be required to deposit 10% of gross sales price earnest money to be held by Seller's Attorney in an escrow account and will be applied to the purchase price.

Closing: The sale closing is on December 6, 2021. The balance of the purchase price must be paid by wire transfer to account of settlement agent.

Possession: Possession will be granted on closing date or upon removal of the 2021 crops, whichever is later.

Sale Method: The real estate will be offered on a per acre basis for 78.794 surveyed acres. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Richard A. Olson & Associates, Inc and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Seller: Drinan Family Trust

Sellers' Attorney:

Frank Black
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