FARM LAND AUCTION 134.46 ACRES - 2 TRACTS - SEC 25 WAUPONSEE TWP - GRUNDY-CO



Auction Conducted By: Richard A. Olson & Associates, Inc.



Alese J. Waters Trust

Saturday, November 18, 2017 - 10:00 am

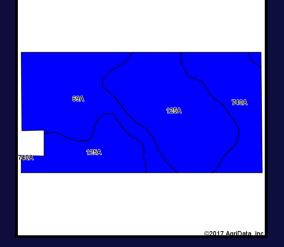
Seller's Attorney: Frank Black Black & Black Law Firm 201 Liberty St Suite #211 Morris, IL 60450 815-942-0594 Moose Lodge #967 3835 N IL-47 Morris, IL 60450 1 mile South of Morris

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Soil Descriptions

- Selma 39.75 Acres (Corn 176, Soybeans 57)
- Milford 23.67 Acres (Corn 171, Soybeans 57)
- Darroch 15.33 Acres (Corn 177, Soybeans 57)
- Overall Corn 174.7, Soybeans 57, Wheat 69.4
- Overall Crop Productivity Index = 128.7



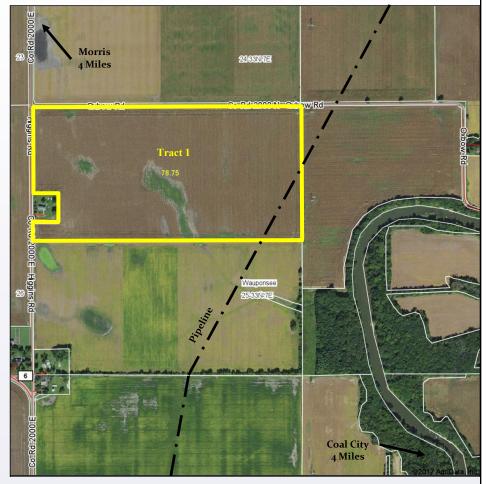
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend
125A	Selma loam, 0 to 2 percent slopes	39.75	50.5%	
69A	Milford silty clay loam, 0 to 2 percent slopes	23.67	30.1%	
740A	Darroch silt loam, 0 to 2 percent slopes	15.33	19.5%	

AUCTION TERMS: The Seller shall provide a clear title & survey to the Real Estate subject to any and all easements recorded at time of sale. The successful bidder will be required to enter into a sales contract on day of sale and deposit 10% earnest money to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. The Seller will retain the right to harvest the 2017 crop and will retain 100% of the 2017 farm income. Buyer will receive a credit at closing for the 2017 taxes due in 2018. The farm lease will be open for the 2018 crop year. Closing on or before December 18, 2017.

TRACT 1 - 79.259 Acres

Legal Description: N 1/2 of the NW 1/4 of Sec 25

Farm Location: From the Illinois River Bridge in Morris, head South 3.5 miles on IL-47 to Dupont Rd, then East 2 miles to Higgins, then 1/2 mile North to Farm on SE corner of Higgins & Oxbow Roads.



- Offered as "Choice" of Tract 1 or 2
- PIN# 05-25-100-002
- 2016 Taxes = \$1,557.92 (\$19.78/acre)
- All Tillable
- Closing by December 18, 2017
- Farm Lease Open for 2018
- Download on website: Flyer Aerial Maps - Soil Maps - Topography Maps
 - FSA Info - Tax Info



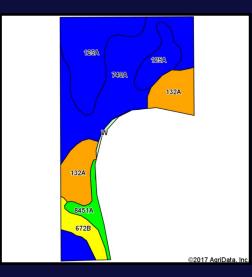


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b t	Caisley William T & Donald A 55	Phillips Lana 72	Harris Bank Joliet Trust 80	W&R Trust 80	Nelson E Louise Tr 76 Johnson Scott R & Monica J 78	E	> eacock lizabeth Tr 151

Soil Descriptions

- **The following are 43.5** <u>*Tillable*</u> Acre estimates:
- Darroch 21.03 Acres (Corn 177, Soybeans 57)
- Selma 16.20 Acres (Corn 176, Soybeans 57)
- Starks 6.23 Acres (Corn 163, Soybeans 51)
- Overall Corn 174.6, Soybeans 56.1, Wheat 69
- Overall Crop Productivity Index = 127.6



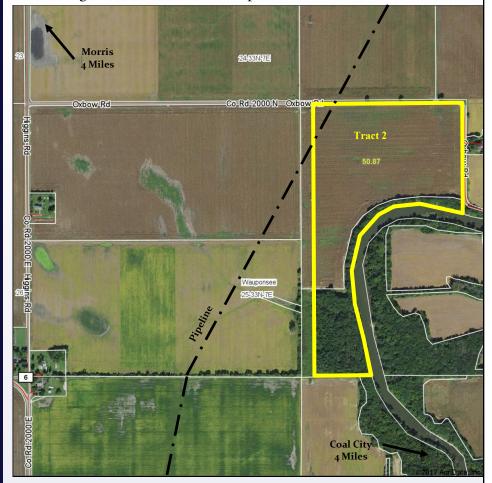
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend
740A	Darroch silt loam, 0 to 2 percent slopes	21.03	48.4%	
125A	Selma loam, 0 to 2 percent slopes	16.20	37.3%	
132A	Starks silt loam, 0 to 2 percent slopes	6.23	14.3%	

AUCTION TERMS: The Seller shall provide a clear title & survey to the Real Estate subject to any and all easements recorded at time of sale. The successful bidder will be required to enter into a sales contract on day of sale and deposit 10% earnest money to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. The Seller will retain the right to harvest the 2017 crop and will retain 100% of the 2017 farm income. Buyer will receive a credit at closing for the 2017 taxes due in 2018. The farm lease will be open for the 2018 crop year. Closing on or before December 18, 2017.

TRACT 2 - 55.208 Acres

Legal Description: Part of the NE 1/4 of Sec 25

Farm Location: From the Illinois River Bridge in Morris, head South 3.5 miles on IL-47 to Dupont Rd, then East 2 miles to Higgins, then 1/2 mile North to Oxbow, then 1/2 mile East. Farm begins East of the ComEd power lines.



- Offered as "Choice" of Tract 1 or 2
- PIN# 05-25-200-002
- 2016 Taxes = \$668.60 (\$13.14/acre)
- Mostly Tillable; roughly 7.5 Wooded Acres
- Closing by December 18, 2017
- Farm Lease Open for 2018
- Download on website: Flyer Aerial Maps - Soil Maps - Topography Maps
 - FSA Info - Tax Info



RICHARD A. OLSON

& ASSOCIATES, INC

www.richardaolson.com



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LAND AUCTION **134.46 ACRES** • **2 TRACTS**

• Wauponsee T

Grundy County

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Saturday, Nov 18, 2017 10:00 a.m.

Moose Lodge #96

3835 N IL-47

Morris, IL 60450

Phillips Darin Roy J & Shirley 80 Fnb Offawa Trust 2594 123 Smith Smith Freda Edwin F Est 80 Freda 40 Tr 38 Hornsby Heidi A Tr 48 Orr Family B Farm LLC 120 3 ndorff 40 Marian S Trust 173 St Scholastica Priory Inc 71 oss Dougla Hornsby Arthur F Tr 118 Hunt Andrew K & 4 в Gemini & Chapple Kimberly K 214 Hunt K E & Ka Trs 0 Hornsby Arthur F Tr 72 Anita Etal 76 Farms LLC 200 Benson | Family T 5 Hunt Kenneth E & Karen oss Douglas & OWNANE Dennis Etal 80 chard Tr 58 ш lunt Ke Paria Fam Trus Gemin Kenneth Tr 70 Farms LLC 40 Hunt 4 Malley Spellisy Robert K Tr 75 Richard Tr. 77 GCNB Trust 3 1436 40 Sandra Bank of Bank of Ottawa Trust 2811 63 63 D 5 80 ò В 33 5 3 53 54 Nelson E ouise Tr 76 Peacoci Elizabet A Tr 151 Harris A W&R Heap Bank Trotte Phillip Joliet Trust 80 Trust 80 Robert B & Janet Johnson Lana 72 80 Scott R & Elizabeth Monica J 78 314 B unt Andrew Hanser arkin Caisley W&R Phillip Tr 60 Donald Sr & Jo Beth 75 Heap aisley Trust 75 William T Janet Lana William & Donald 75 75 T & A 146 Donald A 154 Hunt Rink Agricultural Rousonelos Andrew Trust 78 Brooks Dale & Maxine Kenneth E & Karen William J 7 Black Donald Tr 151 & Inv Wills Elvin W & M Trs 80 Ptnsp LLC 149 Trs 76 Dorothy L 99 Methodist Church of 113 Dwight 77 113

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134.46 ACRES 2 TRACTS



Sec 25 • Wauponsee Twp **Grundy County**

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