FARM LAND AUCTION 111 ACRES - 3 TRACTS - SEC 12 YELLOWHEAD TWP - KANKAKEE CO



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



Owner: Richard & Amy Herz

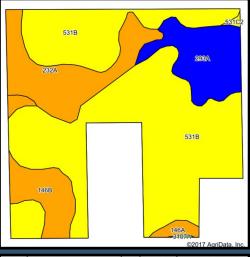
Tuesday, November 14, 2017 - 10:00 am

Grant Park Community Center 209 W Dixie Hwy Grant Park, IL 60940

Martens Leona & Baugh Carol	A Hoelzeman Nancy E 118	Schurma Peter 7		Wiechen Wayne 90	
Stadt Stadt Carolyn 2 Garland H 75	5 5 5	Martz Martha 2 De nnis G 52	40	Dolores F Trustee	110
Mussman Dale & Craig & Garland 40 End A	A Bohl Larry 53	Martz Martha & Dennis G 40	Segert Walter & Caroline	H Pre	olores loman ustee 50 Gibbs
Bepuouka Billow Bord A Silcow Living Trust 38	Ford A Silcox Uving Trust 71	Tract 1	F 72	A 555	Richard 35
Lola J Peters Trust 71			СВ	Janet	В
V Mussman Craig & Keith 40	Becker Elmer C & Helen 40			& Leon E 72	Stall Edward
ussmans Back Acres 60	4 Becker Loyd L & Regina M Robi Trust 70	7	Guritz Elmer 126		C E
8	A North		Gurtz Gurtz G Janet 8 Leon		B

Soil Descriptions

- Markham 21.3 Acres (Corn 153, Soybeans 50)
- Ashkum 4.8 Acres (Corn 170, Soybeans 56)
- Andres 3.9 Acres (Corn 184, Soybeans 59)
- Elliott 3.0 Acres (Corn 166, Soybeans 54)
- Overall Corn 160.3, Soybeans 52.3, Wheat 62.7
- Overall Crop Productivity Index = 118.6



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend		
**531B	Markham silt loam, 2 to 4 percent slopes	21.24	64.4%			
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.79	14.5%			
293A	Andres silt loam, 0 to 2 percent slopes	3.86	11.7%			
**146B	Elliott silt loam, 2 to 4 percent slopes	2.61	7.9%			
146A	Elliott silt loam, 0 to 2 percent slopes	0.42	1.3%			
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.08	0.2%			

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 14, 2017.

TRACT 1 - 33 Acres

Legal Description: Part of the SW ¼ of the NE ¼ of Sec 12

Farm Location: From Grant Park, head East on Taylor St 1 mile to IL-1, then North 2¹/₄ miles to E 10500N Road, then East 3.5 miles to Tracts 1 and 2.



- Offered as "Choice" of Tract 1, 2 or 3
- PIN# 01-04-12-200-008
- 2016 Taxes Approximately = \$430.24 (\$13.04/ac)
- 30.5 Tillable Acres
- Closing by December 14, 2017
- Farm Lease Open for 2018
- Download on website: Flyer Aerial Maps - Soil Maps - Topography Maps FSA Info - Tax Info

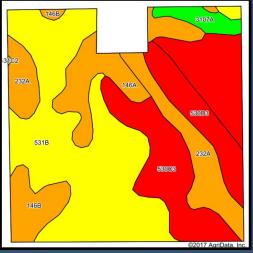


RICHARD A. OLSON & ASSOCIATES, INC.

Martens A Leona & A Baugh Hoelzeman Carol Nancy E 118		Schurma Peter 7		Wiechen Wayne 90	
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Lola J Peters Trust 71		Tract 2	СВ	Janet	В
Mussman Craig & Keith 40	Becker Elmer C & Helen 40			& Leon E 72	Stall Edward
ussmans Back Acres 60	4 Becker Loyd L & Regina M Robi Trust 70	7	Guritz Elmer 126	>	C E
8	A North		Gurtz 2 Annot & Leon		B

Soil Descriptions

- Markham 14.6 Acres (Corn 153, Soybeans 50)
- Ozaukee 11.8 Acres (Corn 132, Soybeans 41)
- Elliott 5.9 Acres (Corn 168, Soybeans 55)
- Ashkum 4.7 Acres (Corn 170, Soybeans 56)
- Overall Corn 151.6, Soybeans 48.9, Wheat 59.9
- Overall Crop Productivity Index = 111.8



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend
**531B	Markham silt loam, 2 to 4 percent slopes	14.60	38.4%	
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	8.76	23.1%	
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.67	12.3%	
146A	Elliott silt loam, 0 to 2 percent slopes	3.67	9.7%	
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	3.01	7.9%	
**146B	Elliott silt loam, 2 to 4 percent slopes	2.25	5.9%	
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	1.04	2.7%	

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TRACT 2 - 38 Acres

Legal Description: Part of the NW ¼ of the SE ¼ of Sec 12

Farm Location: From Grant Park, head East on Taylor St 1 mile to IL-1, then North 2¹/₄ miles to E 10500N Road, then East 3.5 miles to Tracts 1 and 2.



- Offered as "Choice" of Tract 1, 2 or 3
- PIN# 01-04-12-400-006
- 2016 Taxes = \$495.43 (\$13.04/ac)
- 37.8 Tillable Acres
- Closing by December 14, 2017
- Farm Lease Open for 2018
- Download on website: Flyer Aerial Maps - Soil Maps - Topography Maps FSA Info - Tax Info

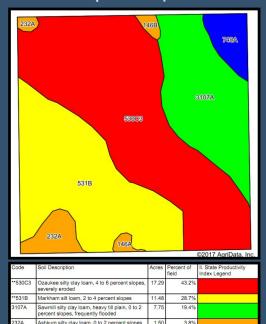




Martens Leona & Baugh Carol Ann 77	A Hoelzeman Nancy E 118	Schurma Peter 70 23 9 styles & 20 styles &	Segert	Wiech Wayne Dolores F	90
Stadt Carolyn M & Garland H 75	5	-	Walter 40	Trustee	110 plores
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Bepuouka Biero Ford A Silcox Living Trust 38	Ford A Silcox Living Trust 71		F 72	A 555	Gibbs Richard 35
Lola J Peters Trust 71			СВ	Janet	В
Mussman Craig & Keith 40	Becker Elmer C & Helen 40		Tract 3	& Leon E 72	Stall Edward
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Soil Descriptions

- Ozaukee - 17.3 Acres (Corn 132, Soybeans 41)
- Markham 11.5 Acres (Corn 153, Soybeans 50)
- Sawmill 7.8 Acres (Corn 189, Soybeans 60)
- Ashkum 1.5 Acres (Corn 170, Soybeans 56) Darroch - 1.5 Acres (Corn 177, Soybeans 57)
- Overall Corn 152.6, Soybeans 48.6, Wheat 59.8
- **Overall Crop Productivity Index = 111.9**



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 14, 2017.

TRACT 3 - 40 Acres

Legal Description: SE ¼ of the SE ¼ of Sec 12

Farm Location: From Grant Park, head East on Taylor St 1 mile to IL-1, then North 21/4 miles to E 10500N Road, then East 3.5 miles to Tracts 1 and 2. Continue another 1/4 mile to N 16750 E Road and head South 1/2 mile to Tract 3 on the East side of the road.



- Offered as "Choice" of Tract 1, 2 or 3
- PIN# 01-04-12-400-005
- 2016 Taxes = \$515.13 (\$12.88/ac)
- **38** Tillable Acres
- Closing by December 14, 2017
- Farm Lease Open for 2018
- Download on website: Flyer Aerial Maps - Soil Maps - Topography Maps FSA Info - Tax Info



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