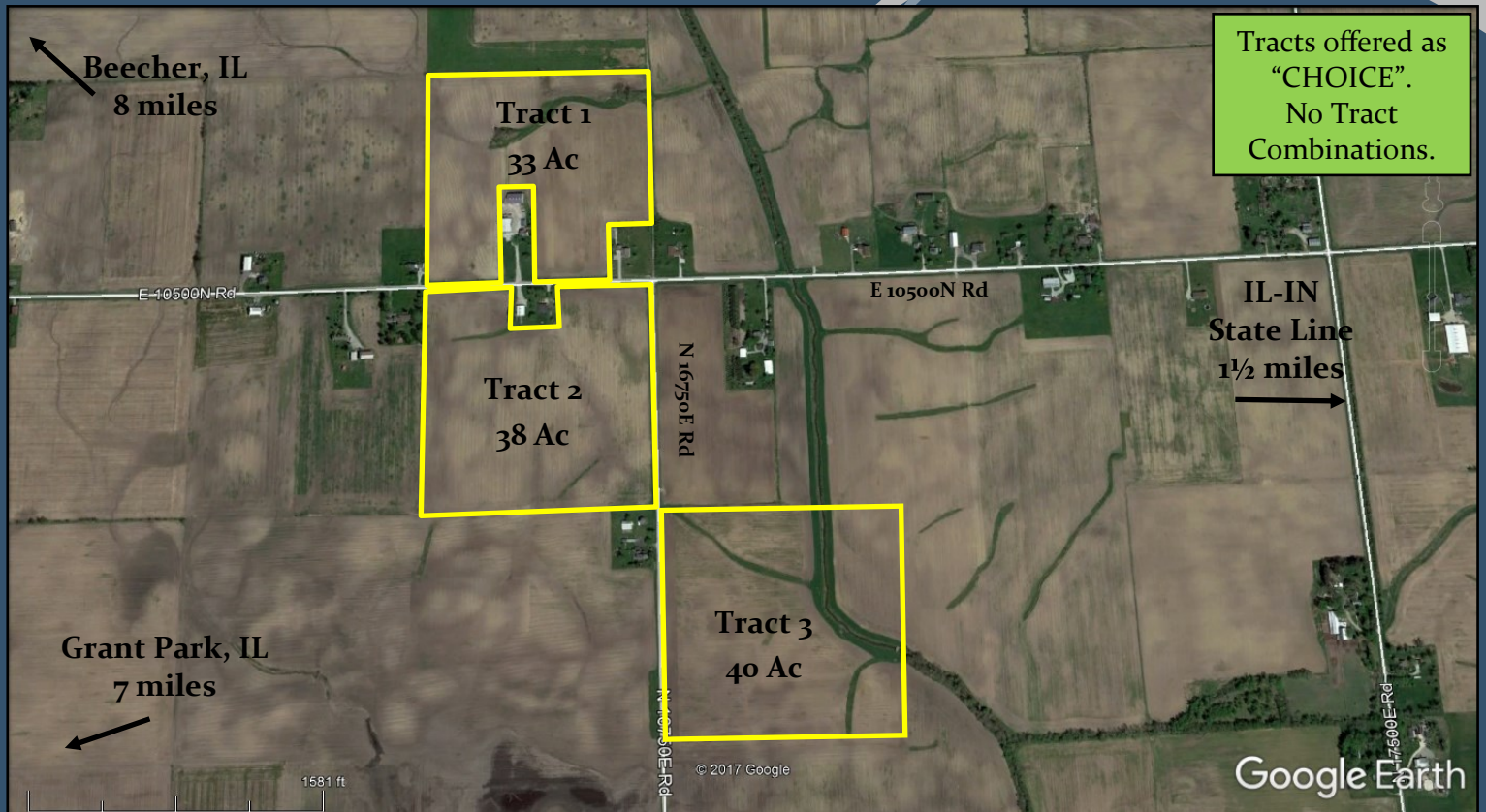


# FARM LAND AUCTION

111 ACRES - 3 TRACTS - SEC 12  
YELLOWHEAD TWP - KANKAKEE CO



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

**RO**  
RICHARD A. OLSON  
& ASSOCIATES, INC.

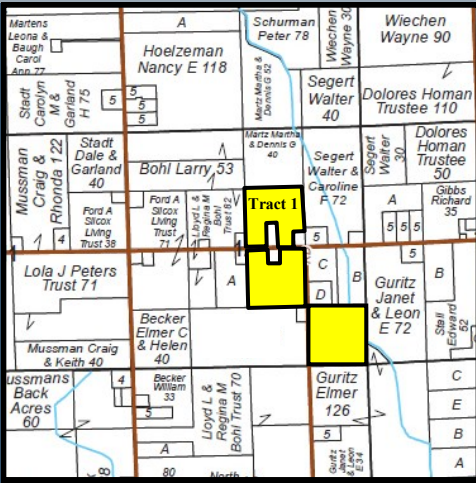
531 W Bedford Rd, Morris, IL 60450  
(815) 942-4266

Owner: Richard & Amy Herz

Tuesday, November 14, 2017 - 10:00 am

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

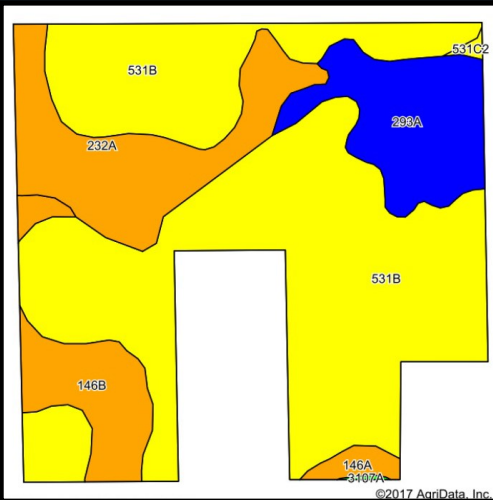
[www.richardaolson.com](http://www.richardaolson.com)



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### 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



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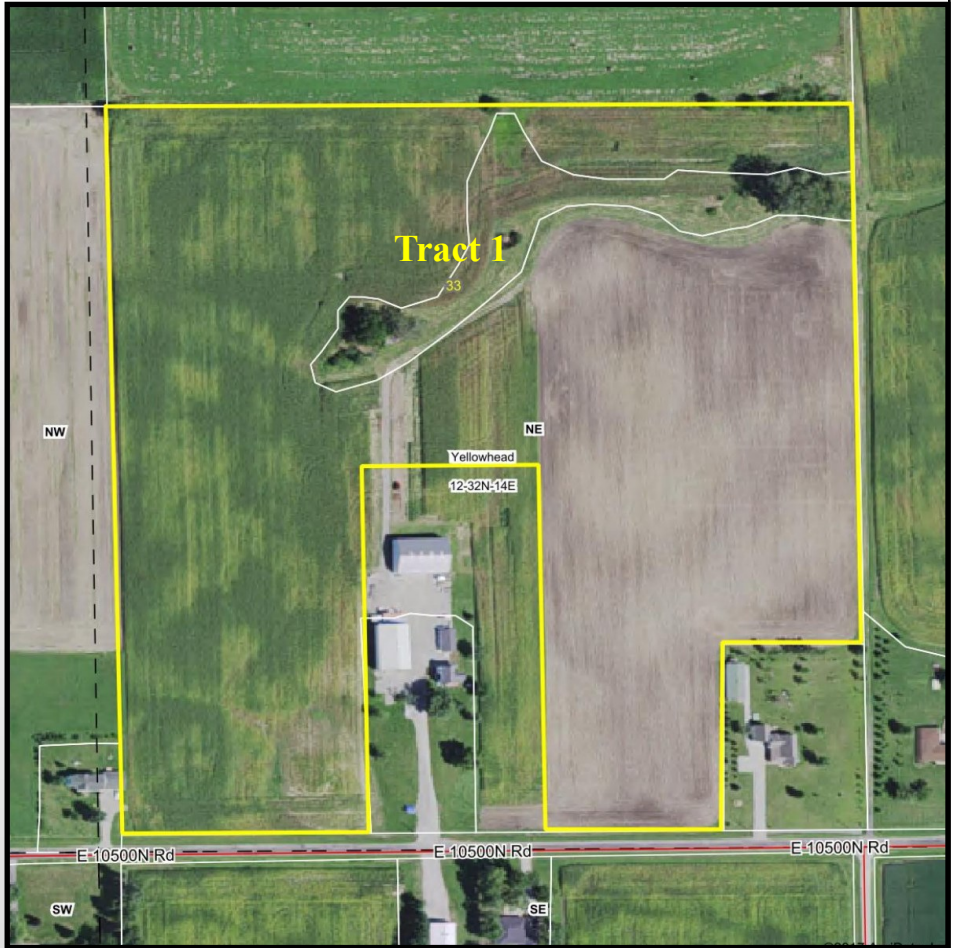
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend
**531B	Markham silt loam, 2 to 4 percent slopes	21.24	64.4%	Yellow
232A	Ashkum silty clay loam, 0 to 2 percent slopes	4.79	14.5%	Orange
293A	Andres silt loam, 0 to 2 percent slopes	3.86	11.7%	Blue
**146B	Elliott silt loam,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

**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 2¼ miles to E 10500N Road, then East 3.5 miles to Tracts 1 and 2.



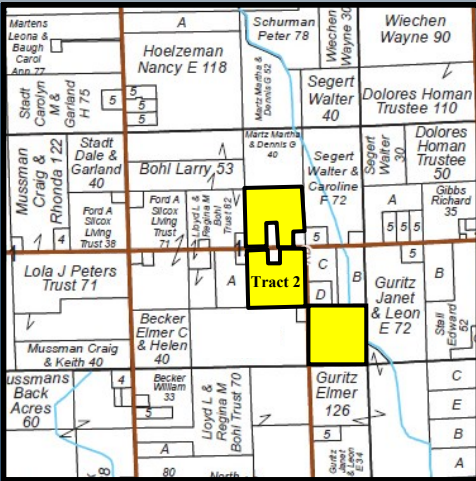
- Offered as “Choice” of Tract 1, 2 or 3
- PIN# 01-04-12-200-008
- 2016 Taxes Approximately = \$430.24 (\$13.04/ac)
- 30.5 Tillable Acres
- Closing by December 14, 2017
- Farm Lease Open for 2018
- Download on website: Flyer - Aerial Maps - Soil Maps - Topography Maps FSA Info - Tax Info



# TRACT 2 - 38 Acres

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

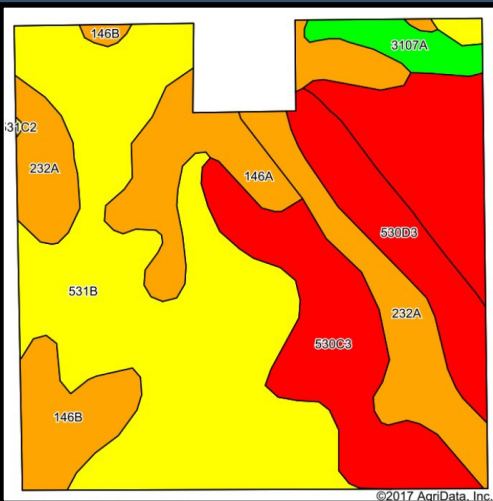
**Farm Location:** From Grant Park, head East on Taylor St 1 mile to IL-1, then North 2¼ miles to E 10500N Road, then East 3.5 miles to Tracts 1 and 2.



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## 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



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Code	Soil Description	Acres	Percent of field	Ill. 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%	

**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.



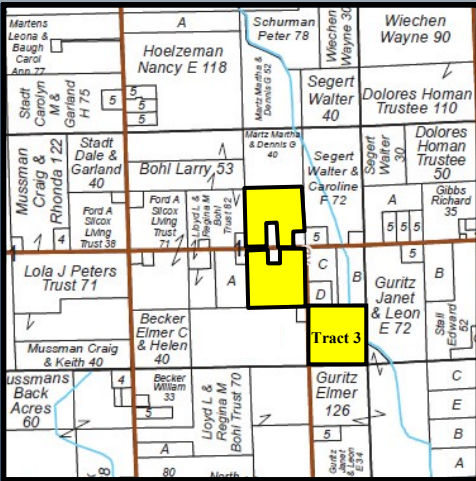
- Offered as "Choice" of Tract 1, 2 or 3
- PIN# 01-04-12-400-006
- 2016 Taxes = \$495.43 (\$13.04/ac)
- 37.8 Tillable Acres
- Closing by December 14, 2017
- Farm Lease Open for 2018
- Download on website: Flyer - Aerial Maps - Soil Maps - Topography Maps FSA Info - Tax Info



# TRACT 3 - 40 Acres

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

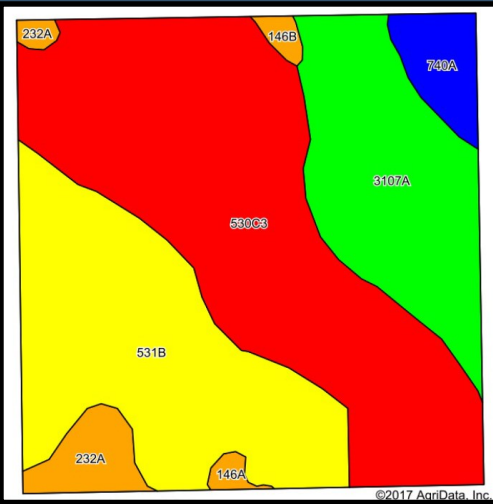
**Farm Location:** From Grant Park, head East on Taylor St 1 mile to IL-1, then North 2¼ miles to E 10500N Road, then East 3.5 miles to Tracts 1 and 2. Continue another ¼ mile to N 16750 E Road and head South ½ mile to Tract 3 on the East side of the road.



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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



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Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	17.29	43.2%	
**531B	Markham silt loam, 2 to 4 percent slopes	11.48	28.7%	
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	7.75	19.4%	
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.50	3.8%	
740A	Darroch silt loam, 0 to 2 percent slopes	1.47	3.7%	
**146B	Elliott silt loam, 2 to 4 percent slopes	0.27	0.7%	
146A	Elliott silt loam, 0 to 2 percent slopes	0.24	0.6%	

**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.



- 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

