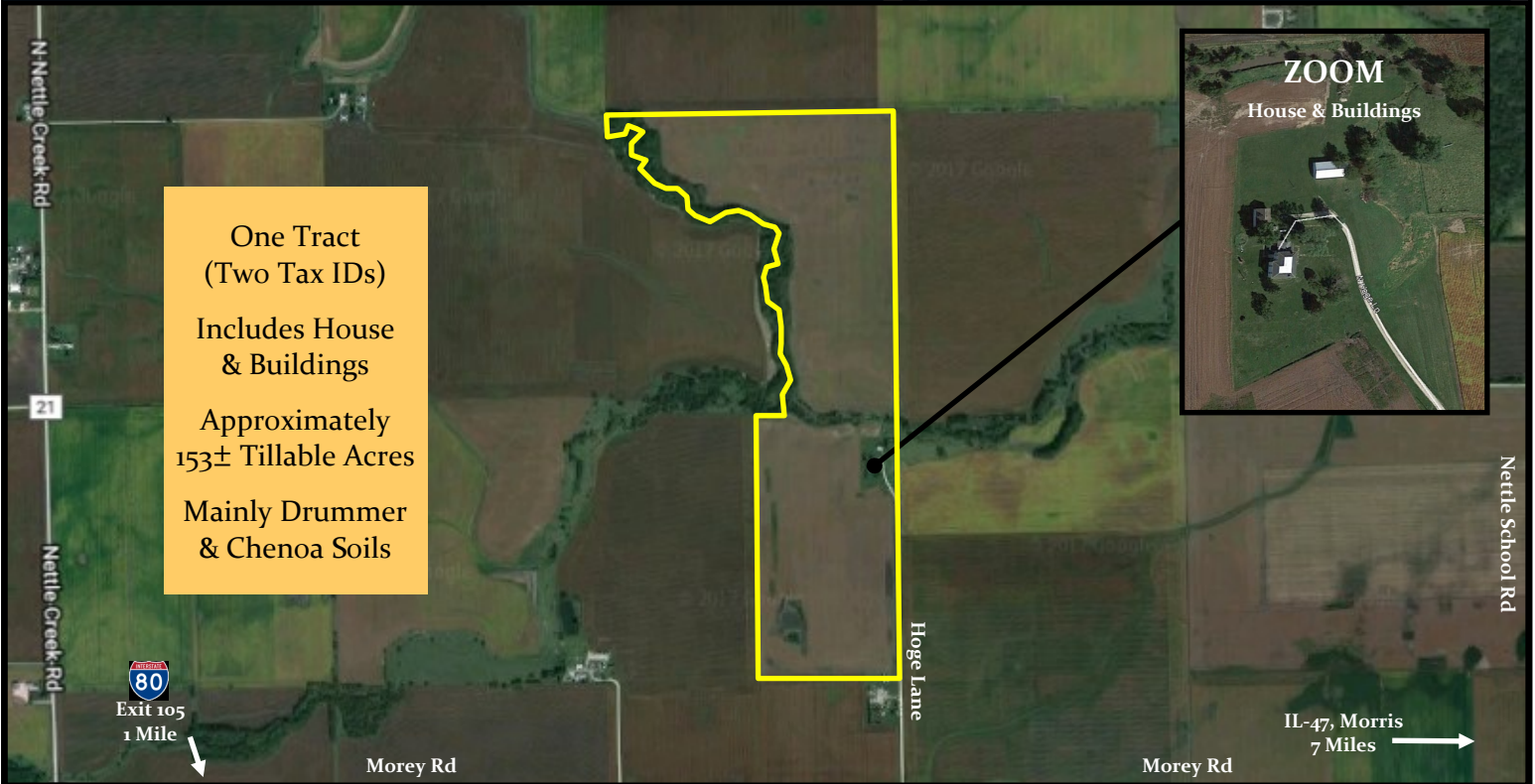




LAND AUCTION

175± ACRES - PART OF SEC 21 & 28 NETTLE CREEK TWP - GRUNDY CO



The Hoge Farm

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

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

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

Saturday, March 10, 2018 - 10:00 a.m.

Seller's Attorney: Frank Black
Black & Black Law Firm
201 Liberty St Suite #211
Morris, IL 60450
815-942-0594

Quality Inn
200 Gore Rd
Morris, IL 60450
Located on Frontage Rd North of I-80/IL-47

www.richardaolson.com

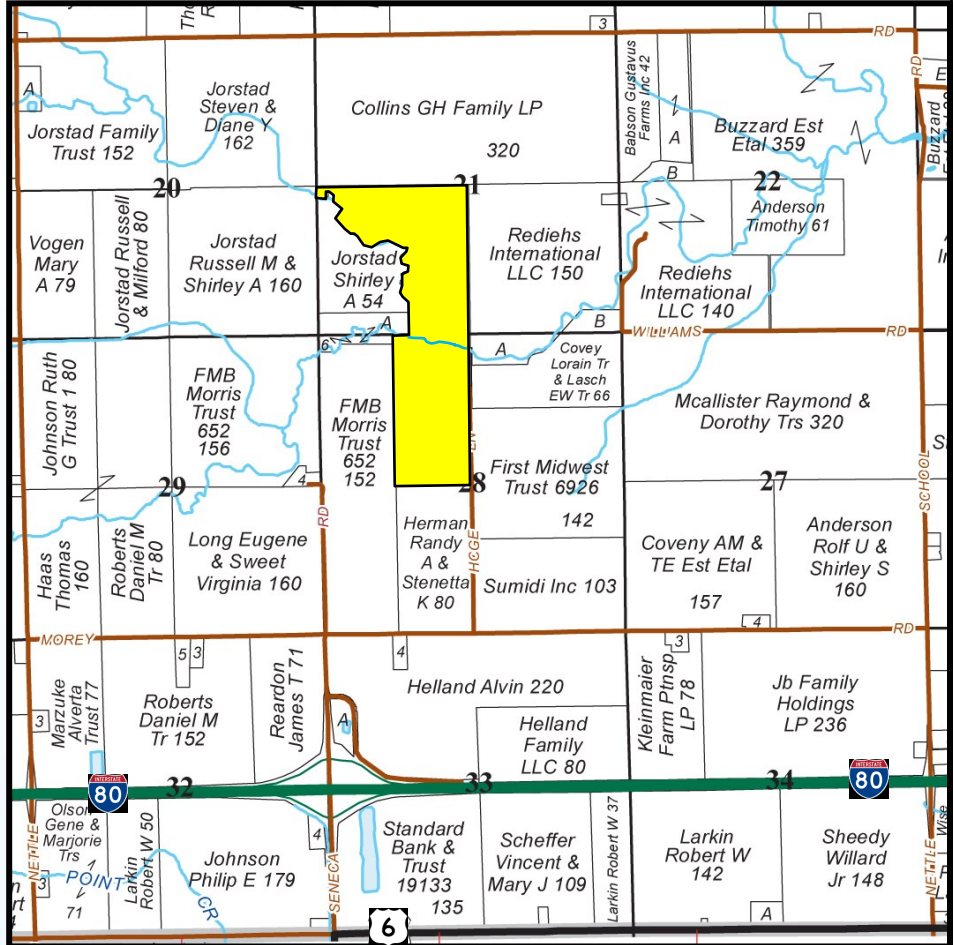
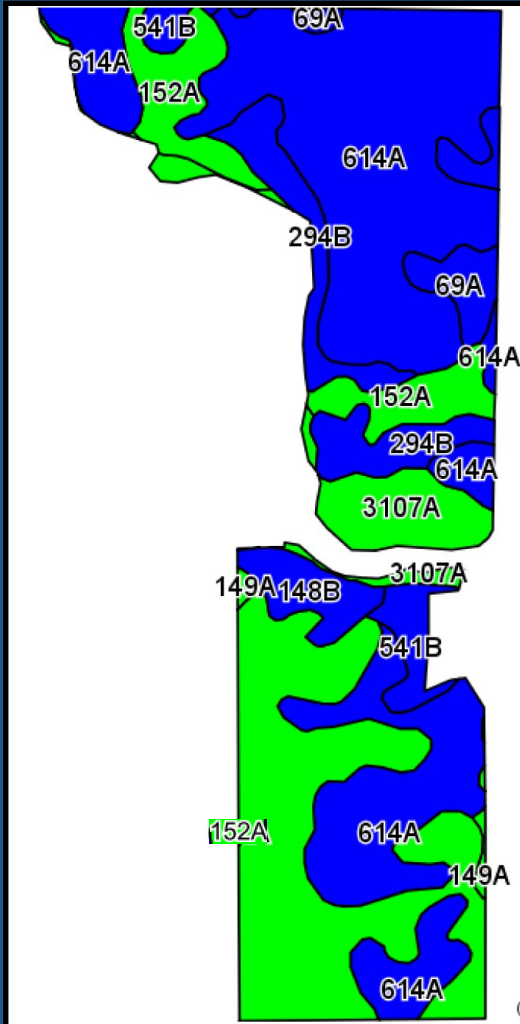


TRACT - 175 Acres - Nettle Creek Twp

Legal Description: Part of the SW 1/4 of Sec 21 & the E 1/2 of the NW 1/4 of Sec 28

Farm Location: From the I-80 Exit 105 (7 miles West of Morris), go North 1/2 mile to Morey Rd, then East 1/2 mile to Hoge Lane. Head North on Hoge Lane, the Farm begins after the first house on the left.

Tillable Soil Map



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Tillable Soil Table—Approximately 153± Acres

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
614A	Chenoa silty clay loam, 0 to 2 percent slopes	70.68	46.1%		174	57	68	129
152A	Drummer silty clay loam, 0 to 2 percent slopes	46.89	30.6%		195	63	73	144
**294B	Symerton silt loam, 2 to 5 percent slopes	10.88	7.1%		**177	**55	**68	**130
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	9.54	6.2%		189	60	71	139
69A	Milford silty clay loam, 0 to 2 percent slopes	5.55	3.6%		171	57	68	128
**148B	Proctor silt loam, 2 to 5 percent slopes	4.51	2.9%		**183	**57	**69	**134
**541B	Graymont silt loam, 2 to 5 percent slopes	4.42	2.9%		**181	**56	**70	**133
149A	Brenton silt loam, 0 to 2 percent slopes	0.81	0.5%		195	60	74	141
Weighted Average					182	58.9	69.8	134.6

Download on website: [Flyer](#) - [Photos](#) - [Aerial Maps](#) - [Soil Maps](#) - [Topography Maps](#) - [FSA Info](#) - [Tax Info](#)

TRACT INCLUDES HOUSE & BUILDINGS

- **7 Bedroom House built in 1864**
(sold as-is)
- Entry Staircase leads to 3 Bedrooms
- Rear Staircase leads to 2 Bedrooms
- 2 Bedrooms & Dressing Room located on 1st Floor
- Dining Room & Sitting Room
- Kitchen & Pantry
- Pocket Doors, Etched Glass Entry Doors, Bay Windows, Ornate Woodwork, Antique Lighting Fixtures, 3 Marble Fireplaces.
- Well & Septic
- Approximate 5 acre lot
- Over 1/2 mile of Wooded Timber bordering Nettle Creek



- **One Tract to be sold per Gross Surveved Acres**
- Two Tax IDs
- PIN# 01-21-300-002
2016 Taxes = \$1907.⁰⁰
(includes 95 acres of farm land)
- PIN# 01-28-100-003
2016 Taxes = \$6007.⁷⁴
(includes 80 acres of farm land, House & Buildings)
- Closing on or before April 9, 2018
- Farm Lease Open for 2018



AUCTION TERMS: The property will be sold per gross surveyed acres. 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 Seller's 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 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. House & Buildings will be sold as-is. Seller reserves the right to accept or reject bids. Closing on or before **April 9, 2018**.





Auction, Farm & Real Estate Specialists

815-942-4266

www.richardaolson.com



531 W Bedford Rd
Morris, IL 60450

LAND AUCTION



Saturday, Mar 10, 2018

175± ACRES • 1 TRACT

10:00 a.m.



Part of Sections 21 & 28
Nettle Creek Twp • Grundy County
www.richardaolson.com

Auction held at
Quality Inn
200 Gore Rd
Morris, IL 60450



175± Acres

153± Tillable Acres
House & Buildings
Over 1/2 mile of Wooded
Timber bordering Nettle Creek

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