

# FARM LAND AUCTION

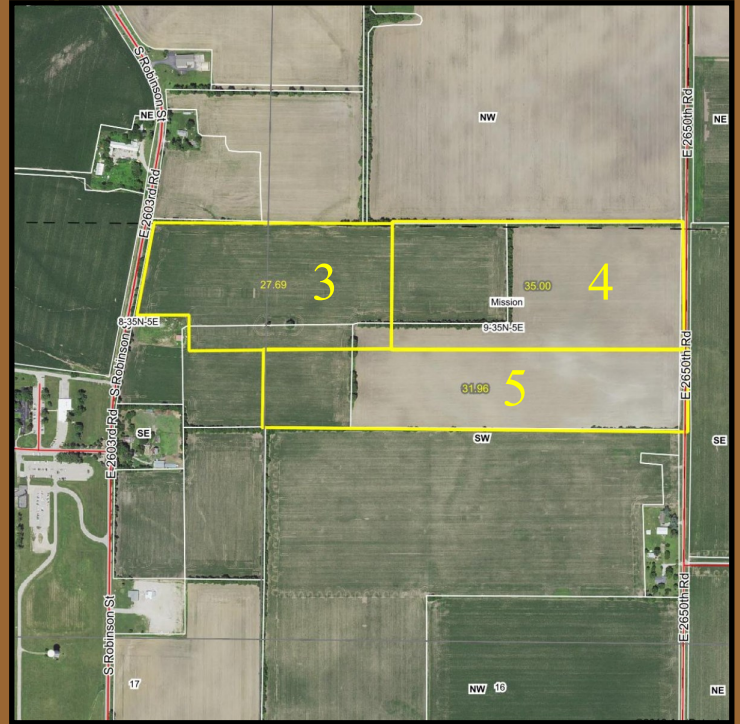
## 200 ± ACRES - 5 TRACTS

### SEC 9 & 21 - MISSION TWP - LASALLE CO, IL

Farms are located between Norway & Sheridan, IL on E 2603rd and E 2650th Roads.  
Tracts 1 & 2



Tracts 1 & 2 to be offered as "CHOICE"



Tracts 3, 4 & 5 to be offered "INDIVIDUALLY"

## Owners: McClimans Family

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

Saturday, December 1, 2018 - 10:00 am

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

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

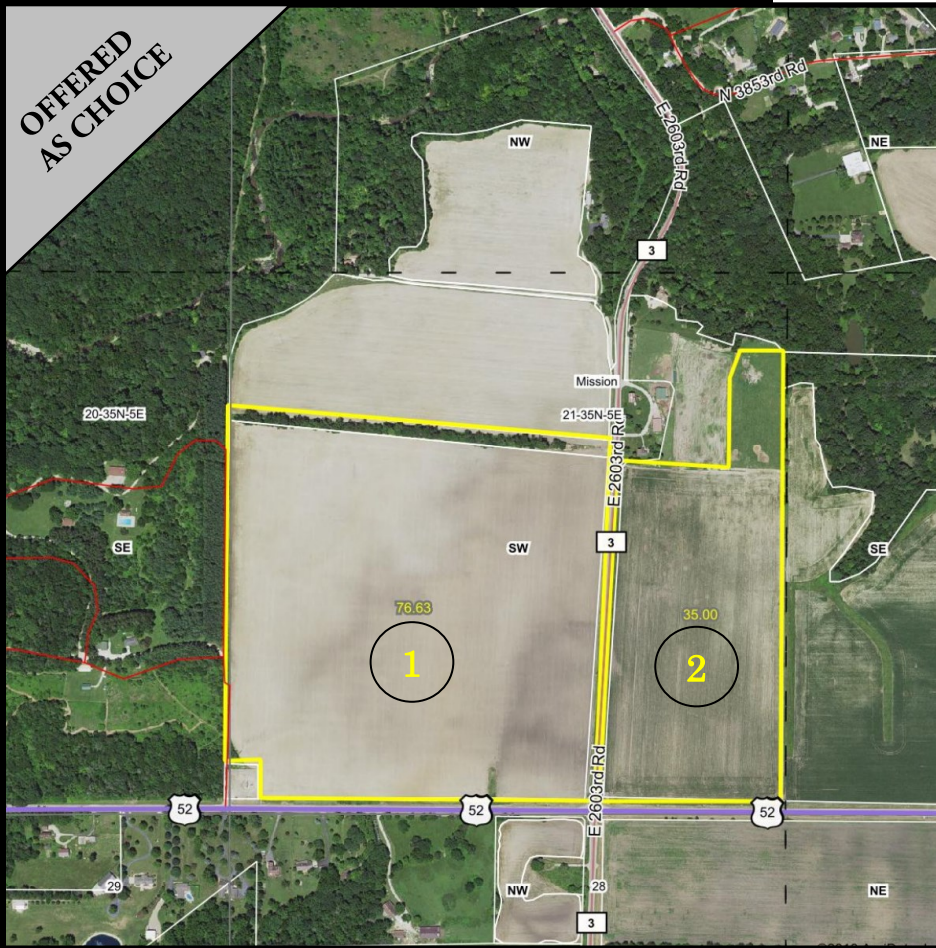
Auction Location:  
Norway Community Building  
3654 IL-71  
Sheridan, IL 60551

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



# AERIAL MAPS

OFFERED  
AS CHOICE



## TRACTS 1 & 2

*Legal Description: Part of the SW ¼ of Sec 21, Mission Township, LaSalle Co.*

*Farm location: On the NW & NE corner of E 2603rd & N 38th Roads (US-52).*

- Tracts 1 & 2 offered as CHOICE
- Sold per Gross Surveyed Acres
- Tract 1 - 76.63 Acres
- Tract 2 - 35.00 Acres
- 2017 Taxes approximately \$25.50/acre.
- Closing on or before Jan 15, 2019
- Farm Lease Open for 2019

• **Downloads available on the website:**

- Flyer
- Aerial Maps
- Soil Maps
- Topography Maps
- FSA Info
- Tax Info

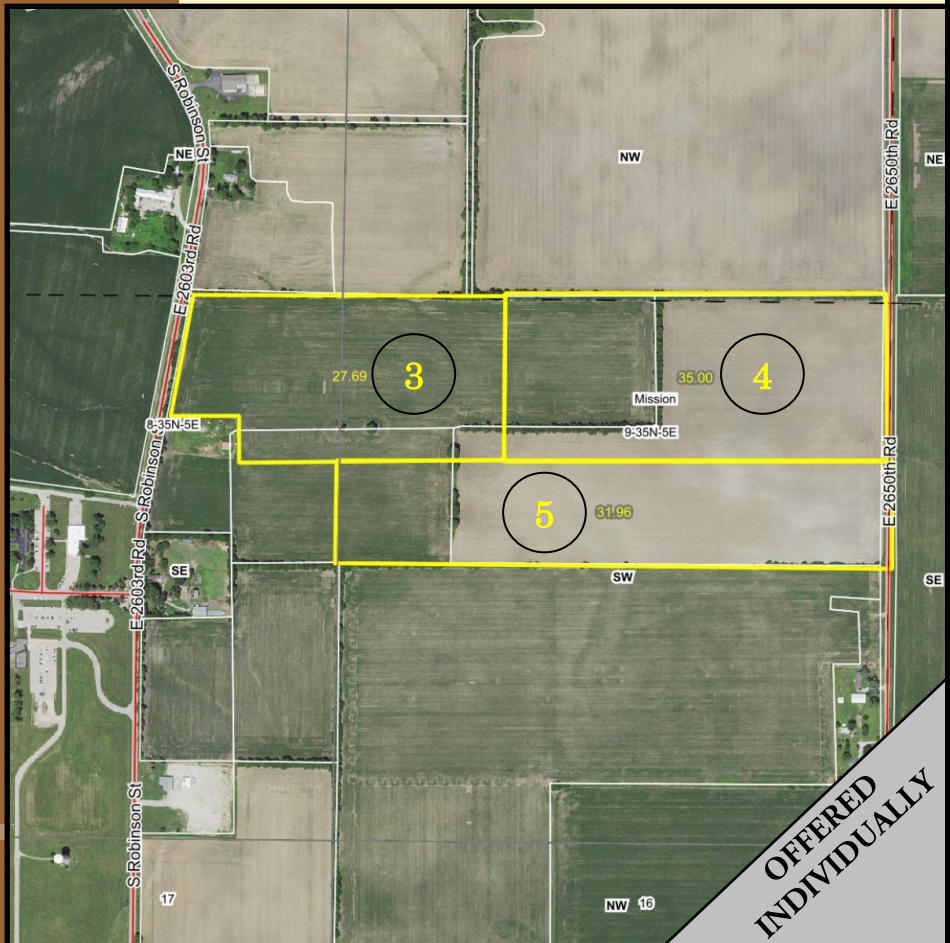


## TRACTS 3, 4 & 5

*Legal Description: Part of the N ½ of the SW ¼ of Sec 9, Mission Township, LaSalle County, Illinois.*

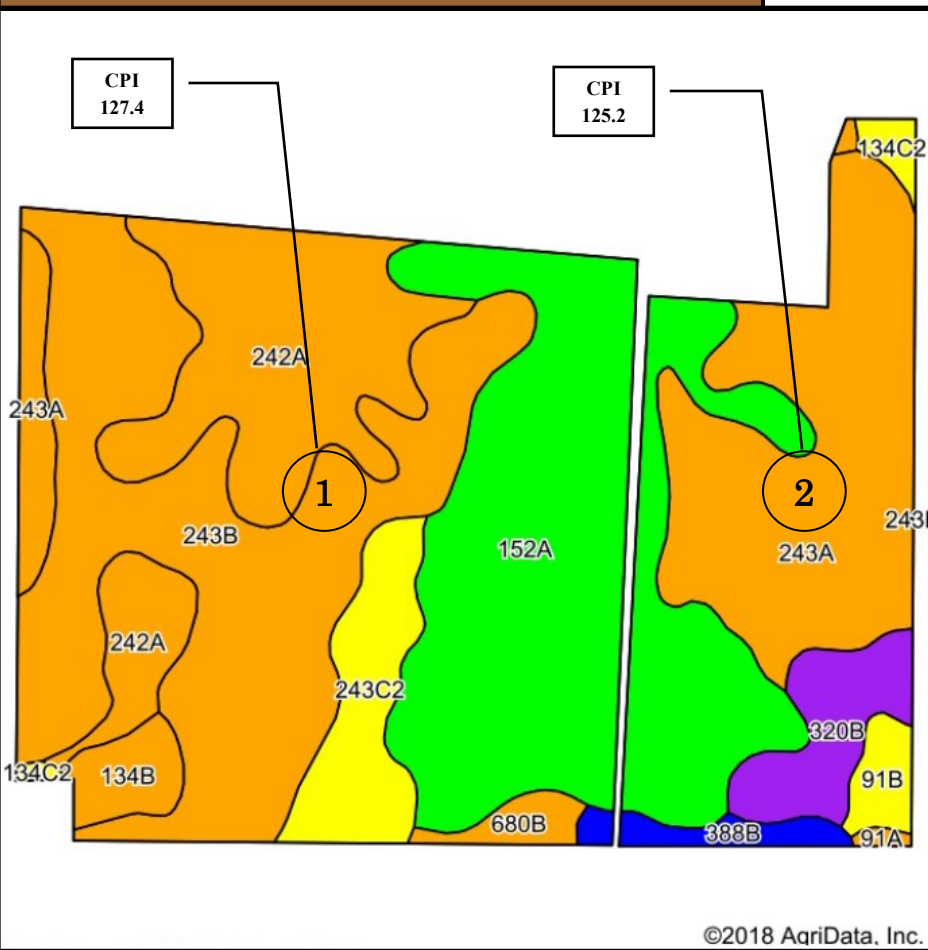
*Farm location: Northeast of the Sheridan Correction Center.*

- Each Tract offered INDIVIDUALLY
- Sold per Gross Surveyed Acres
- Tract 3 - 27.69 Acres
- Tract 4 - 35.00 Acres
- Tract 5 - 31.96 Acres
- Taxes: T3 ~ \$16/acre; T4 ~ \$27/acre; T5 ~ \$21.50/acre.
- Closing on or before Jan 15, 2019
- Farm Lease Open for 2019
- NOTE: Not all **surveyed** boundary lines follow pre-existing **fence** lines.
- **Downloads available on the website:**  
Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info



OFFERED  
INDIVIDUALLY

# SOIL MAPS



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## TRACTS 1 & 2

*Legal Description: Part of the SW ¼ of Sec 21, Mission Township, LaSalle Co.*

### Soil Descriptions:

- **Tract 1 Crop Productivity Index: 127.4**  
 • Corn 174.3, Soybeans 54.4, Wheat 66.5  
 • Tract 1 Soils: St Charles (243), Drummer (152), Kendall (242), Camden (134), and Campton (680).  
 • Tract 1 (approximately 71.68 tillable)
- **Tract 2 Crop Productivity Index: 125.2**  
 • Corn 170.6, Soybeans 54.2, Wheat 66.1  
 • Tract 2 Soils: St Charles (243), Drummer (152), Frankfort (320), Swygert (91), Wenona (388).
- **Downloads available on the website:**  
 • Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info

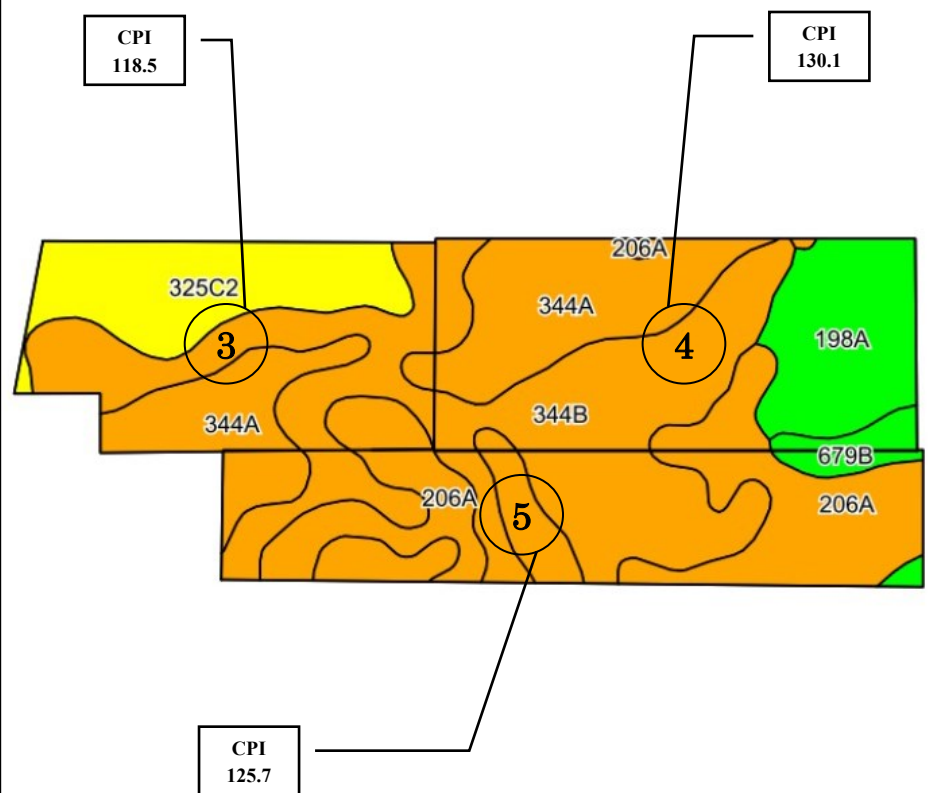


## TRACTS 3, 4 & 5

*Legal Description: Part of the N ½ of the SW ¼ of Sec 9, Mission Township, LaSalle County, Illinois.*

### Soil Descriptions:

- **Tract 3 Crop Productivity Index: 118.5**  
 • Corn 161.6, Soybeans 51.2, Wheat 62.4  
 • Soils: Dresden (325), Harvard (344), Thorp (206).
- **Tract 4 Crop Productivity Index: 130.1**  
 • Corn 178.0, Soybeans 55.8, Wheat 68.1  
 • Soils: Harvard (344), Elburn (198), Thorp (206), Blackberry (679).
- **Tract 5 Crop Productivity Index: 125.7**  
 • Corn 170.5, Soybeans 54.3, Wheat 65.9  
 • Soils: Thorp (206), Harvard (344), Blackberry (679).



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# LAND AUCTION



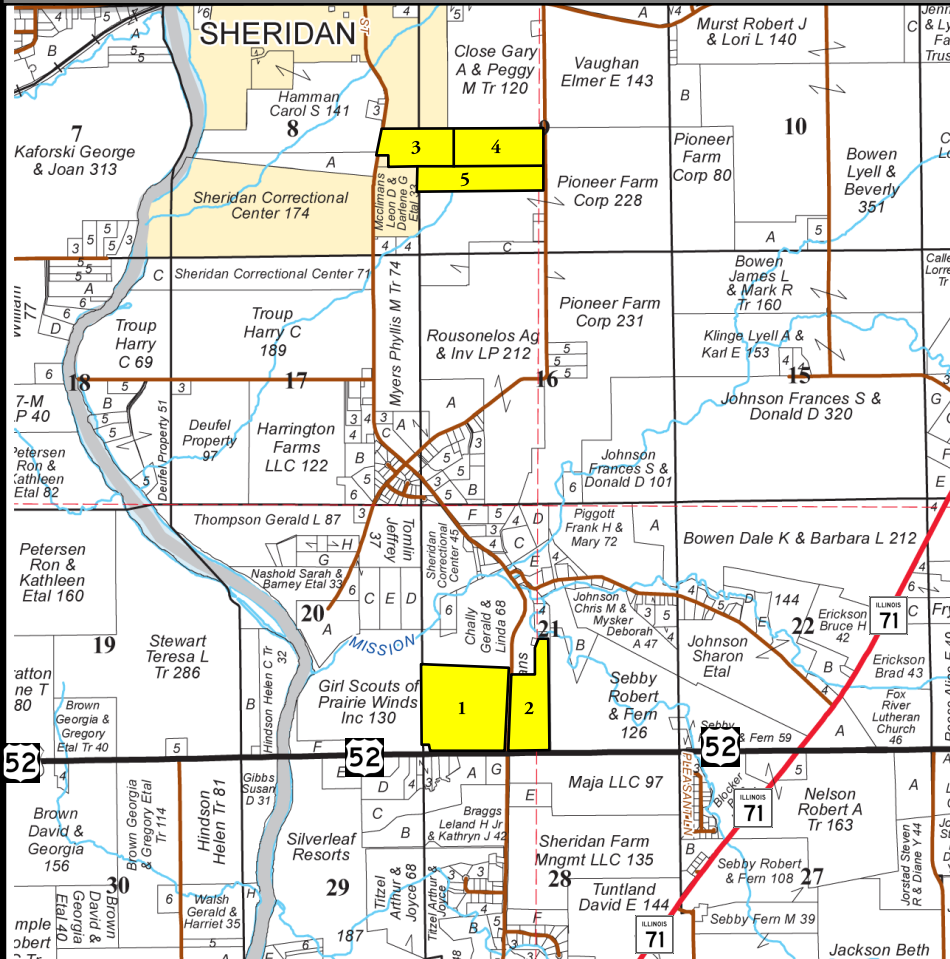
200± ACRES • 5 TRACTS

Saturday, Dec 1, 2018

10:00 a.m.

Part of Sections 9 & 21  
 Mission Township • LaSalle County  
 www.richardaolson.com

Auction held at  
 Norway Community Building  
 3654 IL-71  
 Sheridan, IL 60551



200± ACRES • 5 TRACTS  
 Mission Twp • LaSalle Co

**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 per tract** 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 2018 farm income. Buyer will receive a credit at closing for the 2018 taxes due in 2019. The farm lease will be open for the 2019 crop year. Closing on or before Jan 15, 2019.

Richard A. Olson & Assoc, Inc  
 531 W Bedford Rd  
 Morris, IL 60450  
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