# FARM LAND AUCTION

 $200 \pm ACRES - 5 TRACTS$ SEC 9 & 21 - MISSION TWP - LASALLE CO, IL

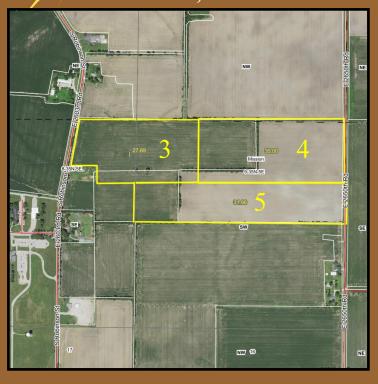
Farms are located between Norway & Sheridan, IL on E 2603rd and E 2650th Roads.

Tracts 1 & 2

Tracts 3, 4 & 5



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.

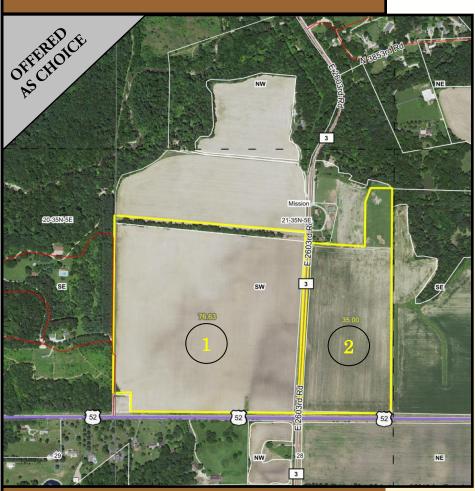


531 W Bedford Rd, Morris, IL 60450 (815) 942-4266 Saturday, December 1, 2018 - 10:00 am

Norway Community Building 3654 IL-71 Sheridan, IL 60551

www.richardaolson.com

## **AERIAL MAPS**



## **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



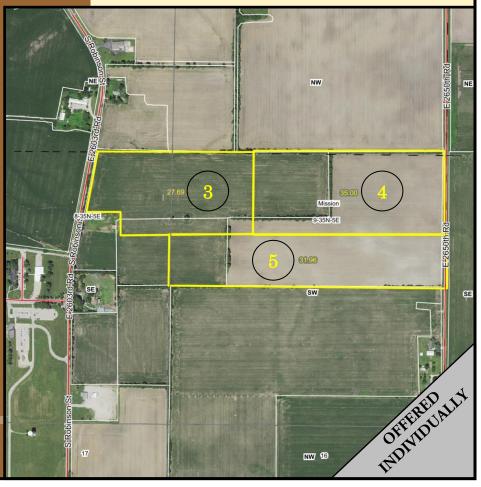
## **TRACTS 3, 4 & 5**

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

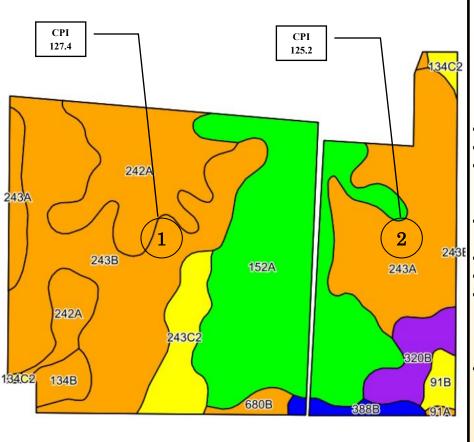
# Farm location: Northeast of the Sheridan Correction Center.

- 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 <u>surveyed</u> boundary lines follow pre-existing <u>fence</u> lines.
- Downloads available on the website: Flyer - Aerial Maps - Soil Maps -Topography Maps - FSA Info - Tax Info

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## **SOIL MAPS**



#### 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

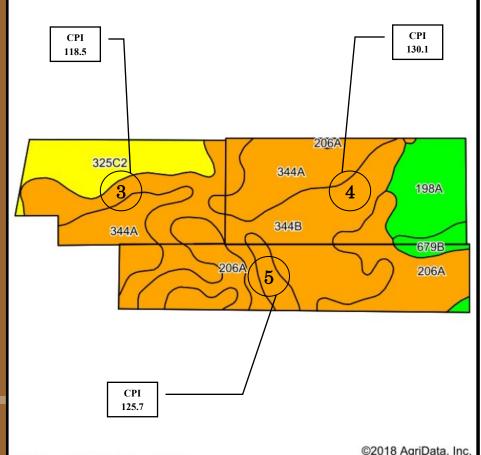
# TRACTS 3, 4 & 5

Legal Description: Part of the N ½ of the SW ½ 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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Auction, Farm & Real Estate Specialists 531 W Bedford Rd • Morris, IL 60450 815-942-4266

www.richardaolson.com



200± ACRES • 5 TRACTS

Saturday, Dec 1, 2018 10:00 a.m.

Part of Sections ssion Township • Las www.richardaolson.com

Close Gary

A & Peggy M Tr 120

Rousonelos Ag

& Inv LP 212

Vaughan

Elmer E 143

Pioneer Farm

Pioneer Farm

Com 231

Johnson Frances S & Donald D 101

Sebby

& Fem

Maja LLC 97

Tuntland

71

Sheridan Farm

Mngmt LLC 135

Corp 228

SHERIDAN

Sheridan Correctional Center 174

Sheridan Correctional Center 7

Troup

Harry C

189

Thompson Gerald L 87

Harrington

LLC 122

20

Silverleaf

29

Deufe

Teresa L Tr 286

Kaforski George

Petersen Ron & Cathleen Etal 82

Petersen Ron & Kathleen Etal 160

atton

Georgia 156

Georgia Etal 40 mple abert

Troup

C 69

Hamman Carol S 141

Phyllis I

1155101

Girl Scouts of

Murst Robert J & Lori L 140

Bowen

James L & Mark R Tr 160

Klinge Lyell A & Karl E 153 4

Johnson Frances S & Donald D 320

Bowen Dale K & Barbara L 212

Sehby Robert rn 108 **27** 

Sebby Fern M 39

Pioneer Farm

10

Bowen Lyell &

Beverly 351

Α

Jorstad Steven R & Diane Y 44

Auction held at **Norway Community Building** 

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 815-942-4266



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