



LAND AUCTION

75 ACRES - SECTION 28

NA-AU-SAY TOWNSHIP - KENDALL COUNTY



One Tract
All Tillable
**Martinton,
Drummer &
Milford Soils**
134 PI

Map provided by Surety (Agridata, Inc)

Owner: Weiss Agricultural Partnership

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

Wednesday, June 19, 2019 - 6:00 p.m.

Whitetail Ridge Golf Club
7671 Clubhouse Dr
Yorkville, IL 60560

Located 4.5 mi SE of IL-47/IL-126 intersection

www.richardaolson.com



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

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

Seller's Attorney: Craig Hasenbalg
Ottosen • Britz
1804 N Naper Blvd Suite #350
Naperville, IL 60563
chasenbalg@ottosenbritz.com

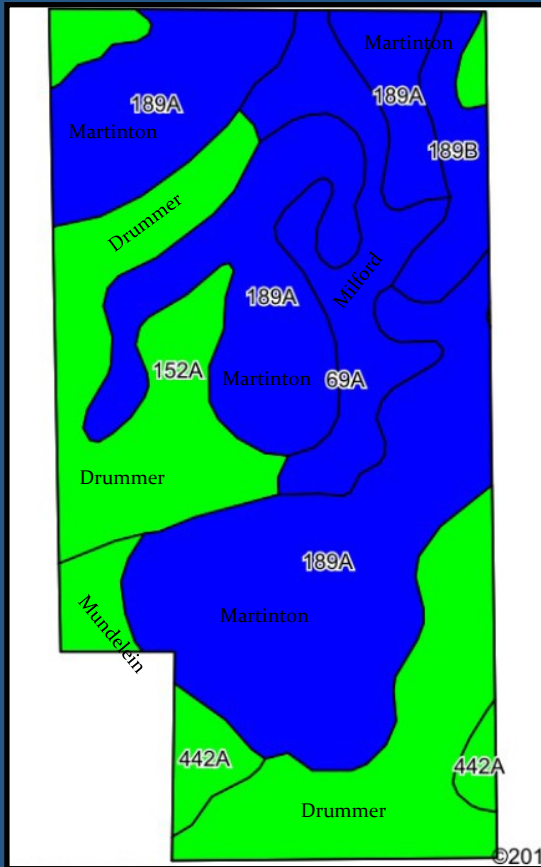


75 Acres - Na-Au-Say Twp - Kendall Co, IL

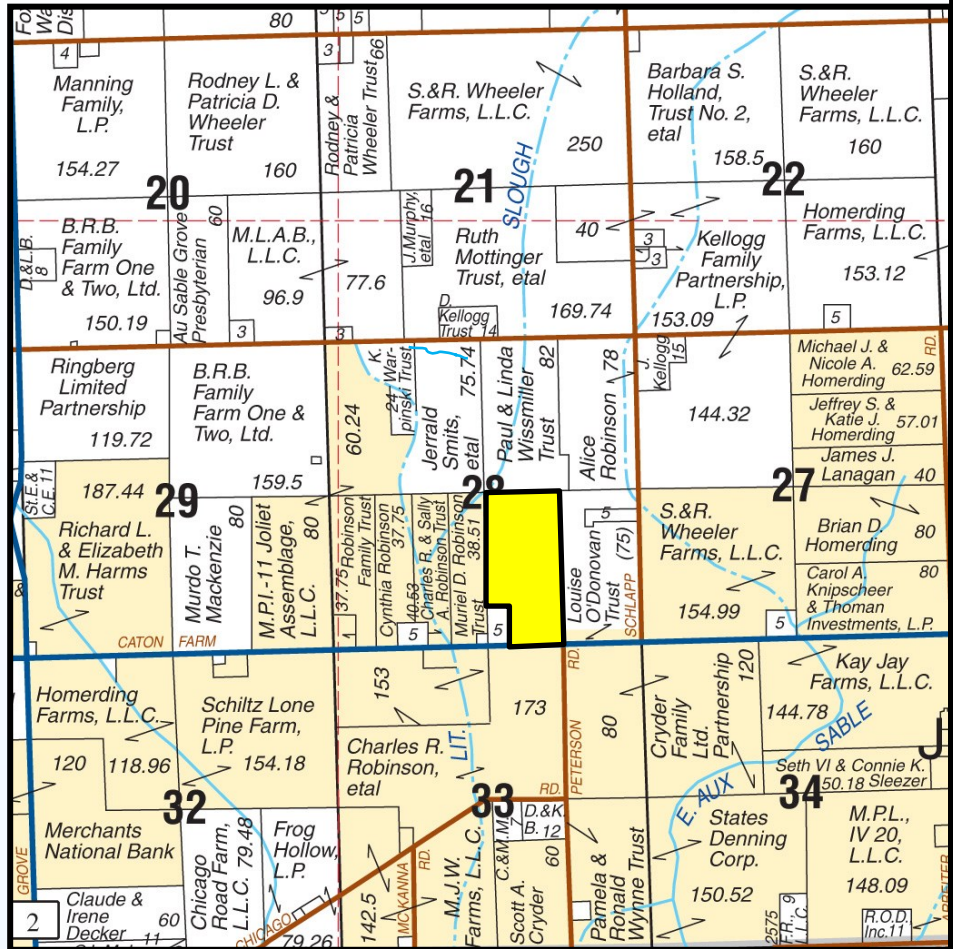
Legal Description: W 1/2 of the SE 1/4 of Section 28.

Farm Location: Located 2½ mi West of Caton Farm/Ridge Rd intersection (Plainfield South High School) on Caton Farm Rd. Or, 6¼ mi West of Caton Farm/IL-59 intersection.

Soil Map - 75 Acres



Map provided by Surety (Agridata, Inc)



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Area Symbol: IL093, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
189A	Martinton silt loam, 0 to 2 percent slopes	37.86	50.5%	Blue	173	57	70	130
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.78	30.4%	Green	195	63	73	144
69A	Milford silty clay loam, 0 to 2 percent slopes	7.57	10.1%	Light Blue	171	57	68	128
442A	Mundelein silt loam, 0 to 2 percent slopes	3.78	5.0%	Light Green	188	60	74	138
**189B	Martinton silt loam, 2 to 4 percent slopes	3.01	4.0%	Dark Blue	**171	**56	**69	**129
Weighted Average					180.2	58.9	70.9	134.4

2017 Taxes (2018 not available)

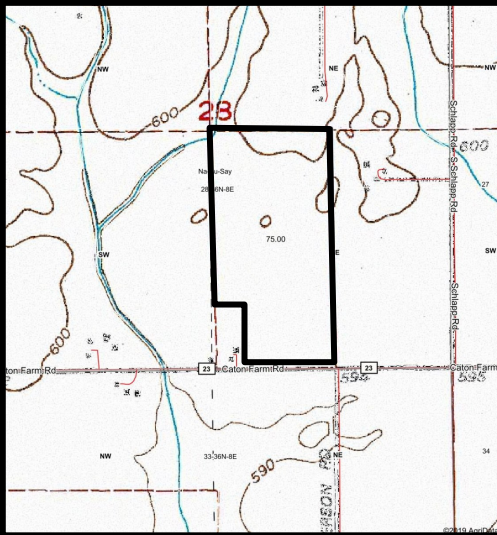
TWO tax IDs for the property:

PIN: 06-28-400-005

- 61.42 Acres
- Oswego School District 308
- Taxes \$2,140.74 (\$34.85/ac)

PIN: 06-28-400-006

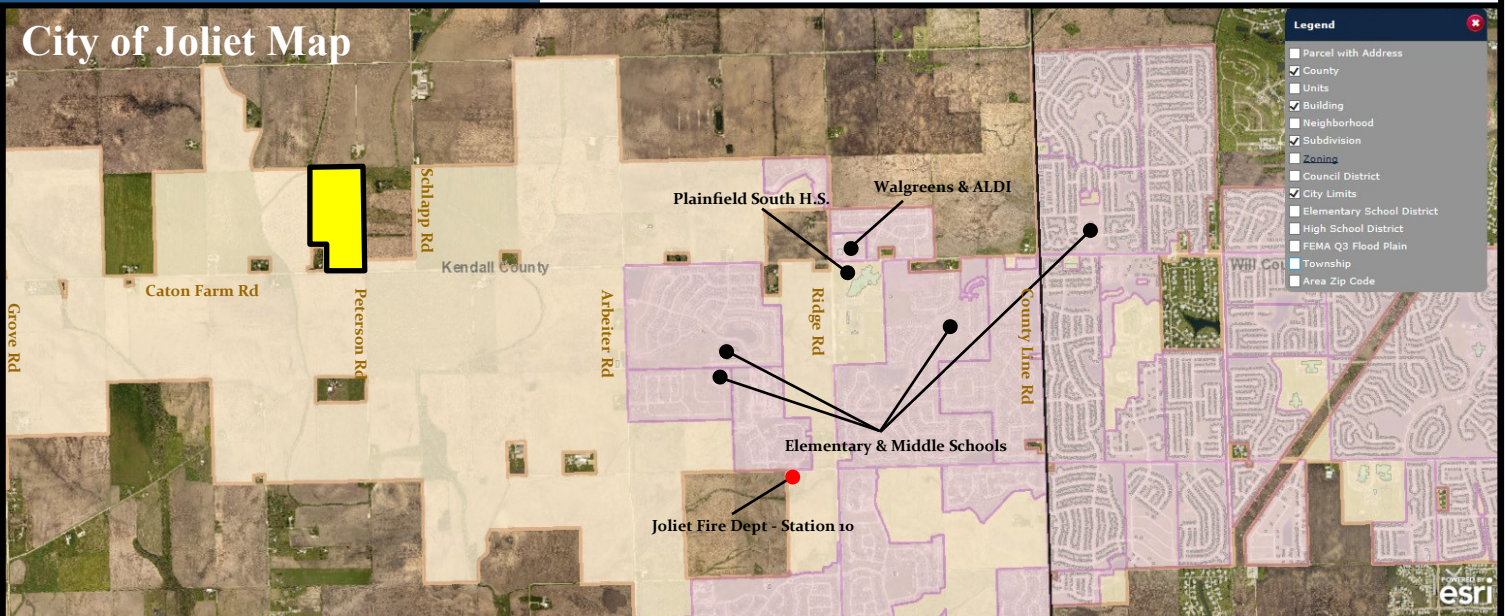
- 13.58 Acres
- Oswego School District 308
- **Joliet City Limits**
- Taxes \$639.66 (\$47.10/ac)



TAX MAP & TOPOGRAPHY MAP



City of Joliet Map



AUCTION TERMS: The property will be sold per gross acres. The Seller shall provide a clear title 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 **\$50,000 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 2018 farm income. Buyer will receive a credit at closing for the 2018 taxes due in 2019. The Seller will retain the 1st Half (April) 2019 farm rent income. The Buyer will receive the balance of the 2019 farm rent income paid after Nov 1st. The farm lease will be open for the 2020 crop year. Seller reserves the right to accept or reject bids. **Closing on or before July 19, 2019.**



Auction, Farm & Real Estate Specialists

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Morris, IL 60450

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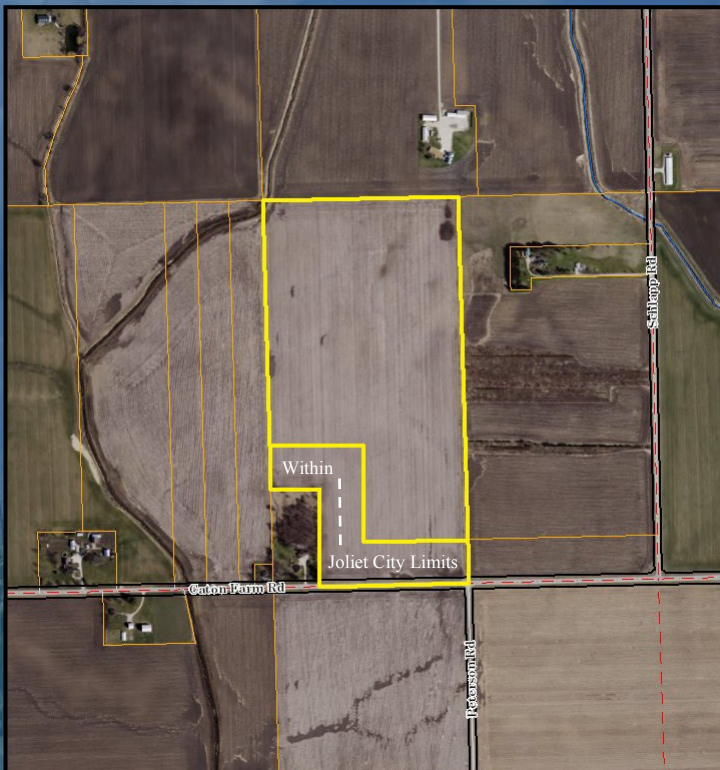


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Section 28
Na-Au-Say Township
Kendall County, IL



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Download on website: Flyer - Photos - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info

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