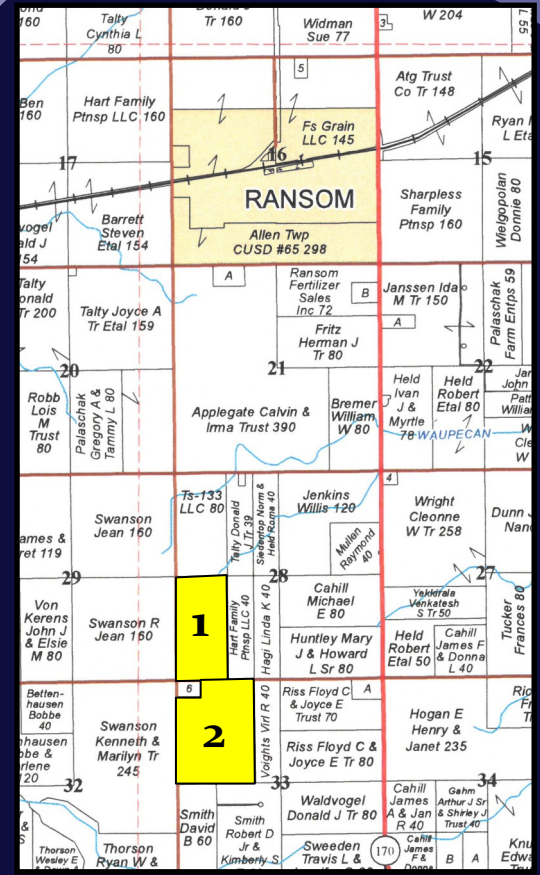
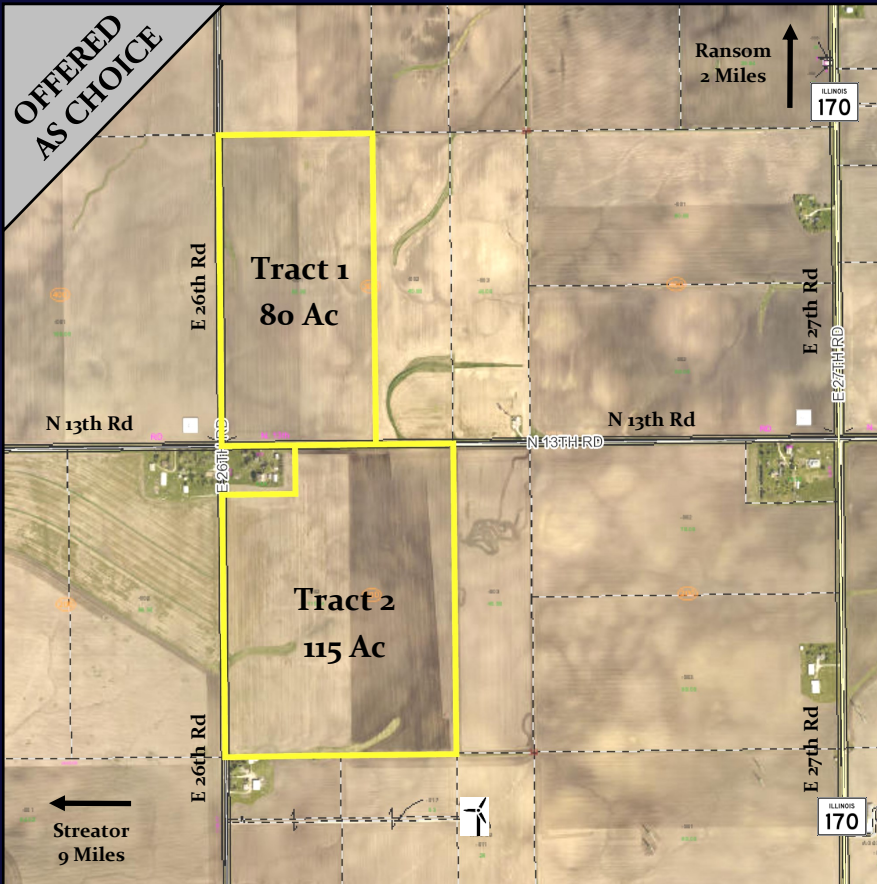


LAND AUCTION

195 ACRES - 2 TRACTS - SEC 28 & 33
ALLEN TWP - LASALLE CO - ILLINOIS



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Owners: Phyllis Short Trust

Thursday, February 28, 2019 - 10:00 am

Auction Location:

Brookfield Township Hall
2099 E 27th Rd, Seneca, IL 61360
5½ miles North of Ransom at the corner of
N 21st Rd (Grand Ridge Rd) & E 27th Rd

Auction Conducted By:

Richard A. Olson & Associates, Inc.

RO

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

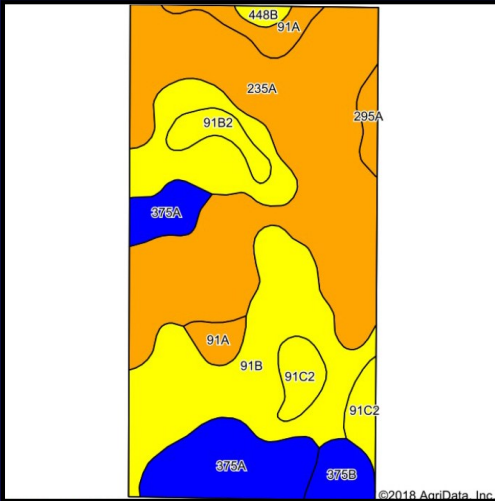
531 W Bedford Rd, Morris, IL 60450
(815) 942-4266

Seller's Attorney: Darrell L. Hartweg
Hartweg, Turner, Wood & DeVary, P.C.

207 W Jefferson St Ste 400, Bloomington, IL 61701

Phone: (309) 827-0044

www.richardaolson.com



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend
235A	Bryce silty clay, 0 to 2 percent slopes	34.15	42.7%	
**91B	Swygert silty clay loam, 2 to 4 percent slopes	23.99	30.0%	
375A	Rutland silty clay loam, 0 to 2 percent slopes	9.32	11.6%	
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	3.47	4.3%	
91A	Swygert silty clay loam, 0 to 2 percent slopes	3.24	4.0%	
**375B	Rutland silty clay loam, 2 to 5 percent slopes	2.25	2.8%	
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	1.96	2.4%	
295A	Mokena silt loam, 0 to 2 percent slopes	1.06	1.3%	
**448B	Mona silt loam, 2 to 5 percent slopes	0.56	0.7%	

Soil Descriptions

- Bryce Silty Clay - 34.15 Acres
(PI 121, Corn 162, Soybeans 54, Wheat 64)
- Swygert Silty Clay Loam - 32.66 Acres
(PI 118, Corn 158, Soybeans 52, Wheat 63)
- Rutland Silty Clay Loam - 11.57 Acres
(PI 133, Corn 180, Soybeans 58, Wheat 71)
- Estimated Crop Yields Bu/A:
Corn 161.7, Soybeans 53.1, Wheat 64.0
- Overall Crop Productivity Index = 120.7

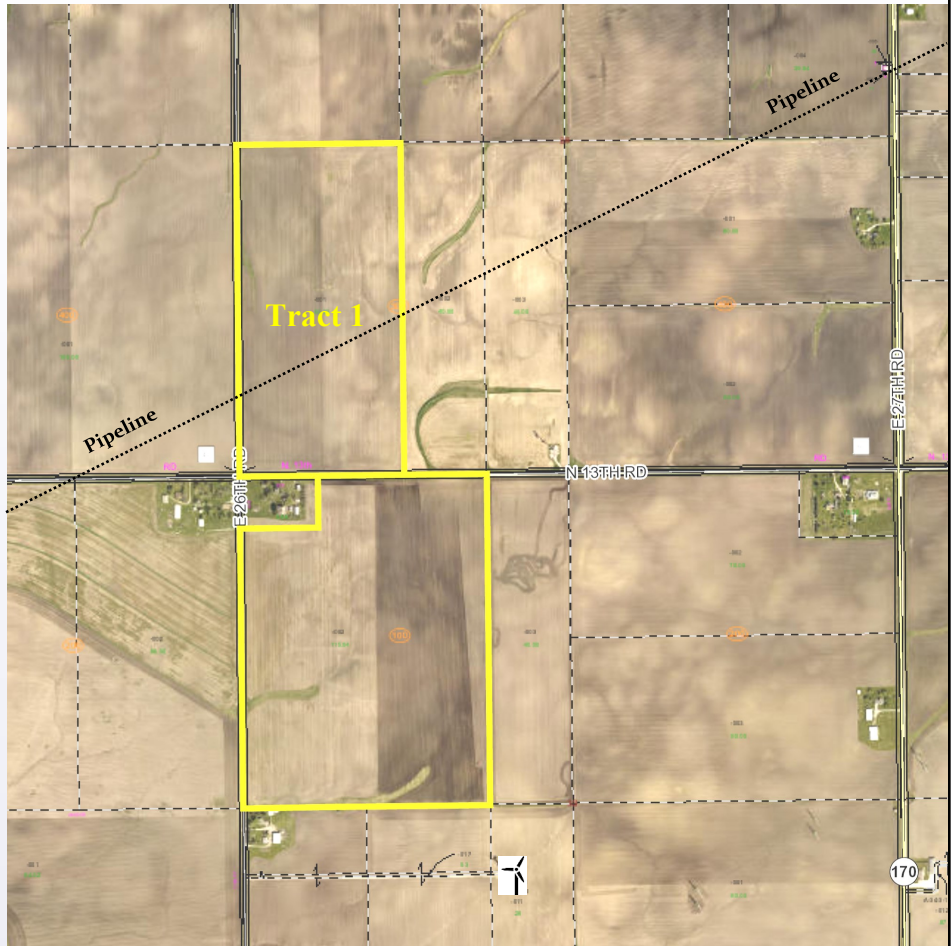
See website for complete soil map & information

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. Seller reserves the right to accept or reject any or all bids. The successful bidder will be required to enter into a sales contract on day of sale and deposit **\$50,000 earnest money** (per tract) to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. 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 March 29, 2019.**

TRACT 1 - 80 Acres

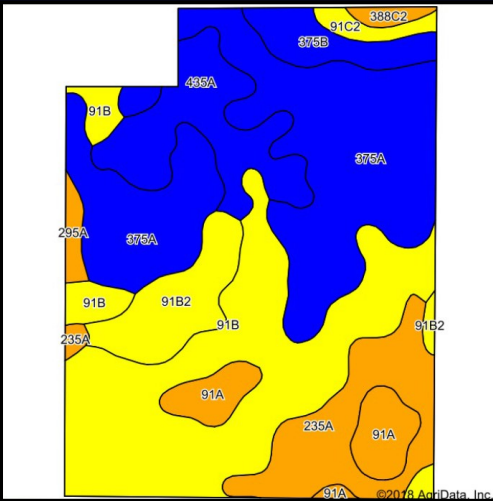
Legal Description: W 1/2 of the SW 1/4 of Sec 28

Farm Location: Located 2 miles South of Ransom on IL-170, then 1 mile West on N 13th Rd. Farm is on the NE corner of N 13th & E 26th Rd.



- Offered as "Choice" of Tract 1 or 2
- PIN# 35-28-300-000
- 2017 Taxes = \$1,426.06 (\$17.83/acre)
- All Tillable
- Farm Lease Open for 2019
- Property is subject to a Wind Farm Lease with Avangrid.
- Download the following on website:
Flyer - Aerial Maps - Soil Maps -
Topography Maps - FSA Info -
Tax Info





Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend
375A	Rutland silty clay loam, 0 to 2 percent slopes	36.73	31.9%	Blue
**91B	Swygart silty clay loam, 2 to 4 percent slopes	33.70	29.3%	Yellow
235A	Bryce silty clay, 0 to 2 percent slopes	11.54	10.0%	Orange
435A	Streator silty clay loam, 0 to 2 percent slopes	11.24	9.8%	Blue
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	7.47	6.5%	Yellow
91A	Swygart silty clay loam, 0 to 2 percent slopes	5.91	5.1%	Orange
**375B	Rutland silty clay loam, 2 to 5 percent slopes	4.45	3.9%	Blue
**91C2	Swygart silty clay loam, 4 to 6 percent slopes, eroded	1.99	1.7%	Yellow
295A	Mokena silt loam, 0 to 2 percent slopes	1.14	1.0%	Orange
**388C2	Wenona silty clay loam, 5 to 10 percent slopes, eroded	0.87	0.8%	Orange

Soil Descriptions

- Swygart Silty Clay Loam - 49.07 Acres (PI 118, Corn 158, Soybeans 52, Wheat 63)
- Rutland Silty Clay Loam - 41.18 Acres (PI 133, Corn 180, Soybeans 58, Wheat 71)
- Bryce Silty Clay - 11.54 Acres (PI 121, Corn 162, Soybeans 54, Wheat 64)
- Streator Silty Clay Loam - 11.24 Acres (PI 131, Corn 177, Soybeans 58, Wheat 69)
- Estimated Crop Yields Bu/A:
Corn 166.7, Soybeans 54.3, Wheat 65.9
- Overall Crop Productivity Index = 124.0

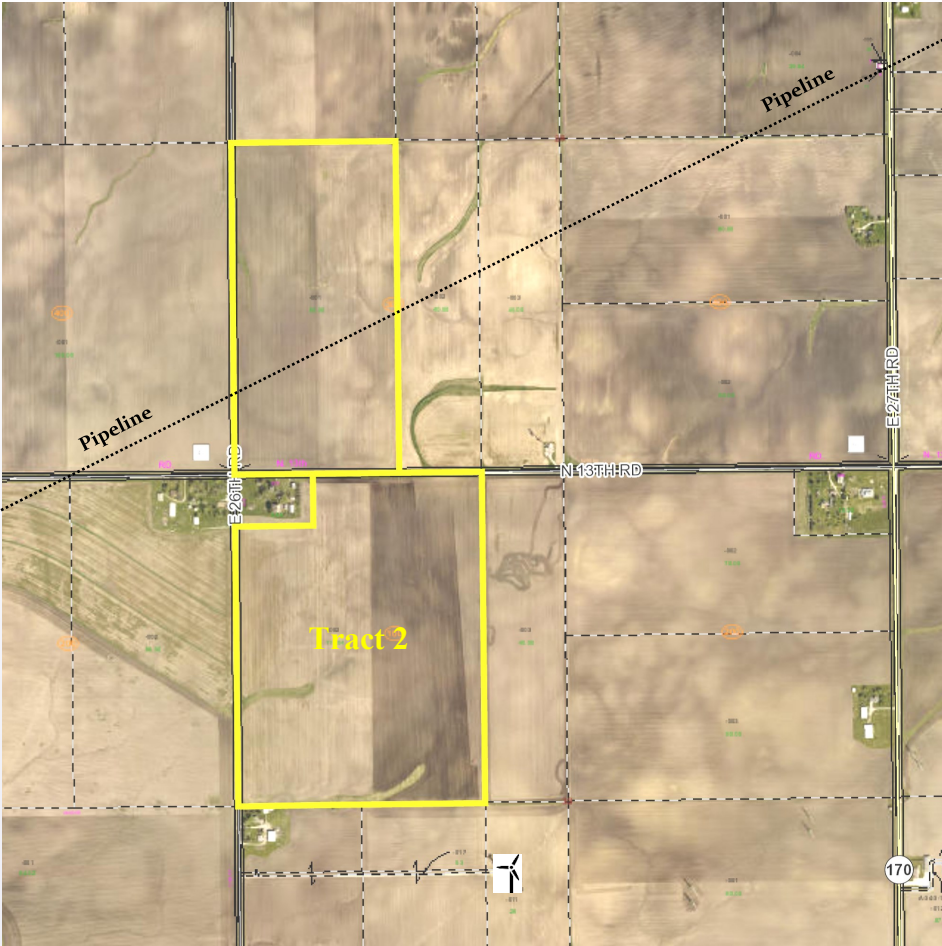
See website for complete soil map & information

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. Seller reserves the right to accept or reject any or all bids. The successful bidder will be required to enter into a sales contract on day of sale and deposit **\$50,000 earnest money** (per tract) to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. 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 March 29, 2019.**

TRACT 2 - 115.04 Acres

Legal Description: W 115 Acres of the NW 1/4 of Sec 33

Farm Location: Located 2 miles South of Ransom on IL-170, then 1 mile West on N 13th Rd. Farm is on the SE corner of N 13th & E 26th Rd.



- Offered as "Choice" of Tract 1 or 2
- PIN# 35-33-102-000
- 2017 Taxes = \$2,325.00 (\$20.21/acre)
- All Tillable
- Farm Lease Open for 2019
- Property is subject to a Wind Farm Lease with Avangrid.
- Download the following on website:
Flyer - Aerial Maps - Soil Maps -
Topography Maps - FSA Info -
Tax Info





Auction, Farm & Real Estate Specialists

815-942-4266

www.richardaolson.com

531 W Bedford Rd
Morris, IL 60450

[stamp]

LAND AUCTION

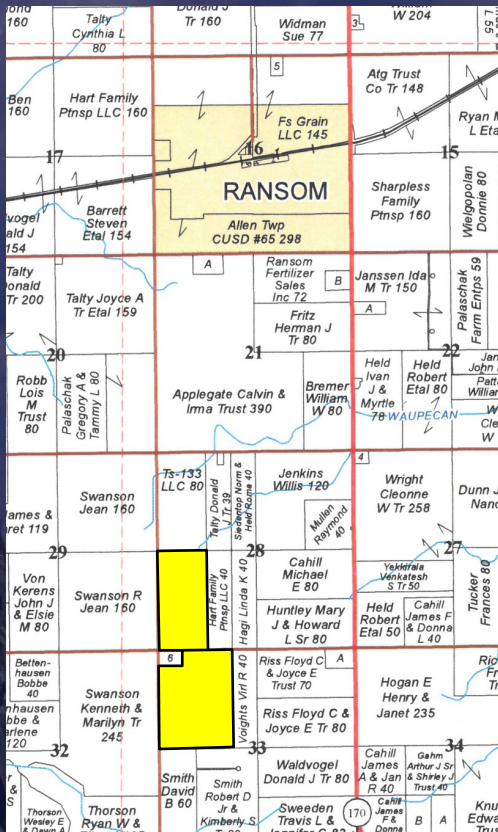
195 ACRES • 2 TRACTS



[address label]

Thursday, Feb 28, 2019

10:00 a.m.



Owner:
Phyllis Short Trust
195 ACRES • 2 TRACTS

Sections 28 & 33 • Allen Twp

LaSalle County

Auction Location:

Brookfield Township Hall
2099 E 27th Rd, Seneca, IL 61360

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