



LAND AUCTION

160± Acres - (2) 80-Acre Tracts
SE¼ of SEC 22 - Lisbon Township - Kendall County



Seller(s): Hansen Trust

Tuesday, July 20, 2021 • 10:00 AM

Auction conducted by:

RO

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

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

Farm Location: 8 miles North of Morris to IL-47/US-52 intersection, then East 1½ miles to Ashley Rd, then South 1½ miles to Farm.

Auction Location: VFW Post #6049
309 McKinley St, Morris, IL

www.richardaolson.com

RO

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

The property currently has one
Tax ID: 08-22-400-001

2020 Taxes - Payable in 2021
\$4,278.56 (\$26.74/acre)
Tax Rate: 7.711890

The farm will be split into TWO
80-acre tracts (North/South).

The high bidder will have
CHOICE of Tract 1, Tract 2 or
both.

There will be a final survey
available closer to auction
date with exact acreage.

Farm Lease open for 2022.

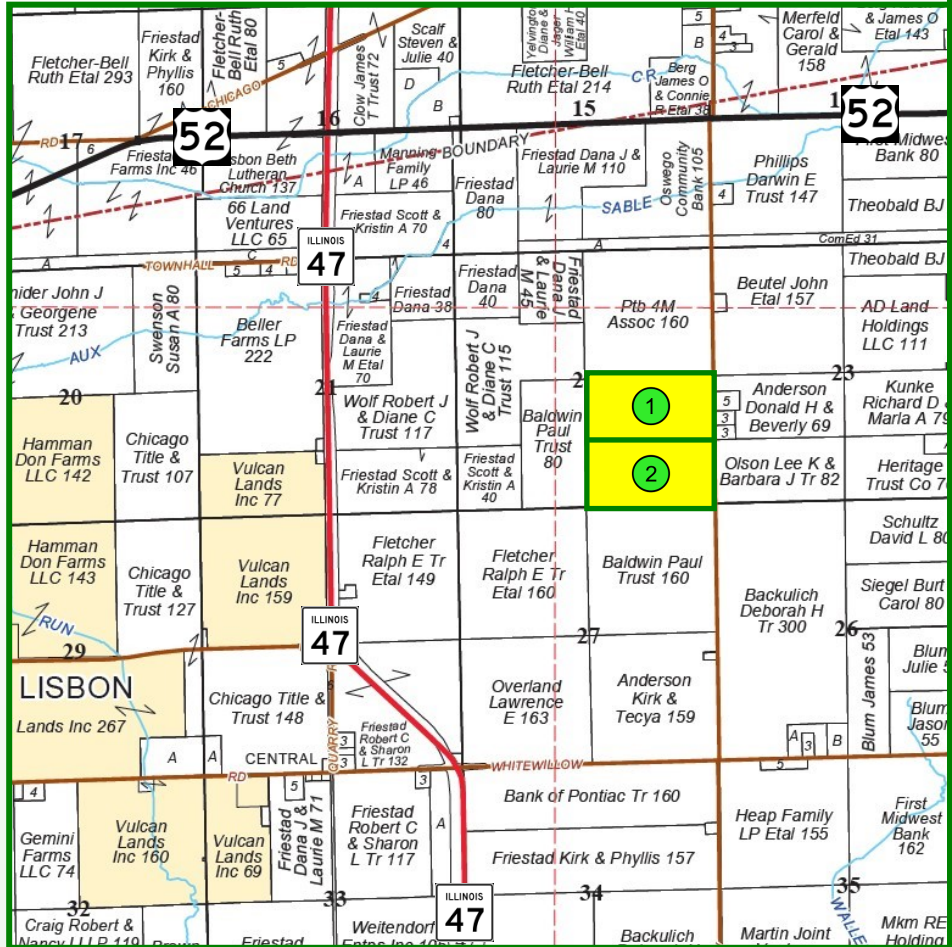
Buyer(s) will receive the 2nd
half farm lease payment due in
December 2021.

Buyer(s) will pay 2nd half 2021
taxes due in 2022.

160± Acres - Lisbon Twp - Kendall Co, IL

Legal Description: SE¼ of SEC 22.

Farm Location: 8 miles North of Morris to IL-47/US-52
intersection, then East 1½ miles to Ashley Rd, then South 1½
miles to Farm.

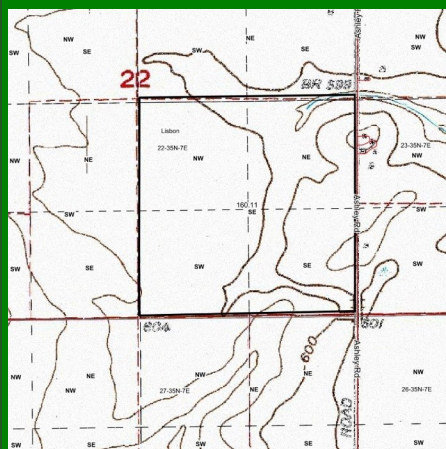


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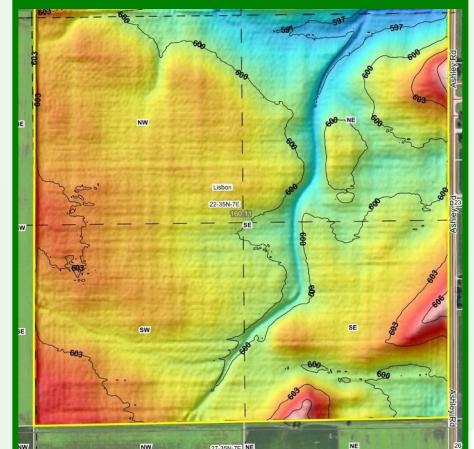
Topography Contours Map



Topography Map



Topography Hillshade Map



**Both Tracts -
100% Tillable**

CPI: 124.8

**Bryce, Milford, Martinton,
Swygert and Proctor soils.**

FSA-156EZ - Farm 340 - Tract 1166
- Cropland: 160.11 Ac
- Effective DCP Cropland: 160.11 Ac

**Tract 1 - 100%
Tillable**

CPI: 122.4

**Mainly Bryce, Swygert and
Milford soils.**

See website for Tract 1 details.

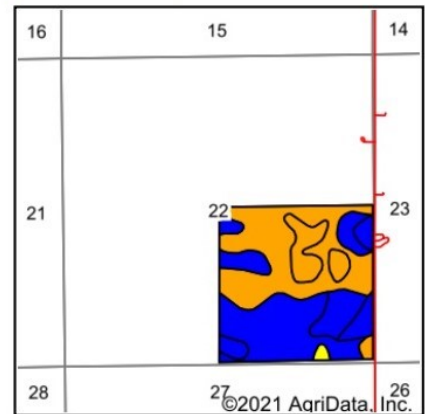
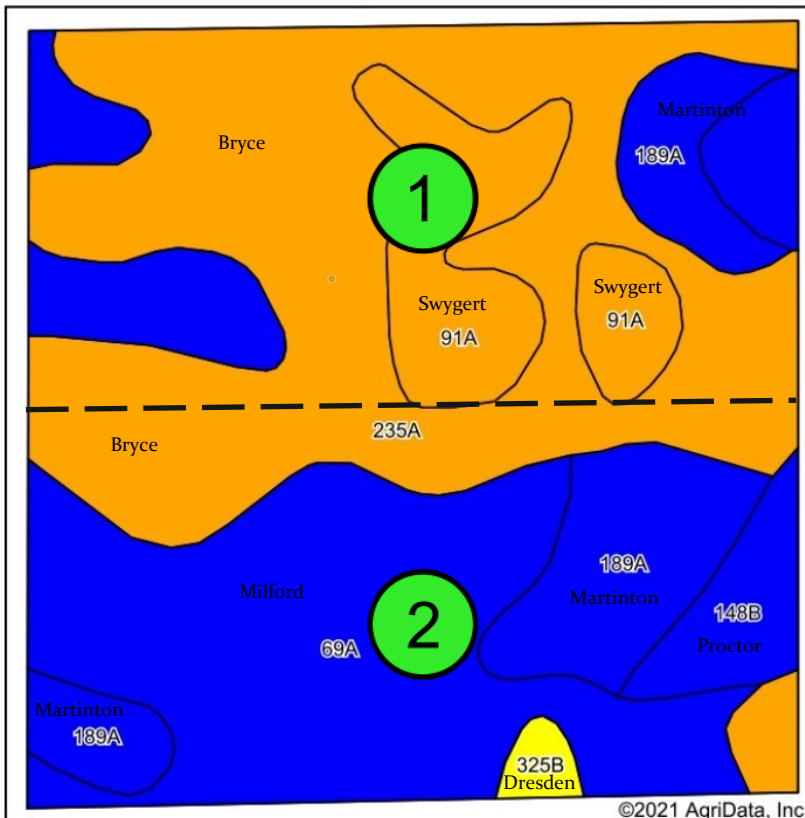
**Tract 2 - 100%
Tillable**

CPI: 127.2

**Mainly Milford, Bryce and
Martinton soils.**

See website for Tract 2 details.

Soils Map - 160 Acres - Sec 22 - Lisbon Twp - Kendall, Co IL



State: **Illinois**
County: **Kendall**
Location: **22-35N-7E**
Township: **Lisbon**
Acres: **160.11**
Date: **5/5/2021**

RO
RICHARD A. OLSON
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Maps Provided By
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Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 17

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
235A	Bryce silty clay, 0 to 2 percent slopes	64.36	40.2%		162	54	64	121
69A	Milford silty clay loam, 0 to 2 percent slopes	51.31	32.0%		171	57	68	128
189A	Martinton silt loam, 0 to 2 percent slopes	19.86	12.4%		173	57	70	130
91A	Swygert silty clay loam, 0 to 2 percent slopes	14.44	9.0%		158	52	63	118
**148B	Proctor silt loam, 2 to 5 percent slopes	8.79	5.5%		**183	**57	**69	**134
**325B	Dresden silt loam, 2 to 4 percent slopes	1.35	0.8%		**156	**50	**60	**115
Weighted Average					167	55.3	66.2	124.8

Richard A. Olson & Associates, Inc

531 W Bedford Rd, Morris, IL 60450
815-942-4266 - www.richardaolson.com

Auction Terms:

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Richard A. Olson & Associates, Inc nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All maps, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Richard A. Olson & Associates, Inc will take precedence over any previous printed materials or oral statements.

Agency: Richard A. Olson & Associates, Inc and its representatives are acting as Agents of the Seller.

Minerals: All mineral interests owned by the Seller, will be conveyed to the Buyer(s).

Farm Lease: The farm lease is open for 2022. The Buyer(s) will receive the 2nd half farm lease payable in December 2021.

Taxes: Real estate taxes for 2020 payable in 2021 will be paid by the Seller. The first half of 2021 taxes, due in 2022, will be paid by the Seller. The second half of 2021 taxes, due in 2022, will be paid by the Buyer(s). All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Richard A. Olson & Associates, Inc.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and provide the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Earnest Payment: The successful bidder(s) will be required to 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.

Closing: The sale closing (45 days) is on or before September 3, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable by wire transfer at the discretion of Chicago Title.

Optional Extended Closing: Up to 60-day closing extension is available for 5% APR prorated from the September 3, 2021 closing date.

Possession: Possession will be granted on September 3, 2021, or such other date agreed to by the parties. Subject to the current lease.

Sale Method: The real estate will be offered on a Per Acre basis. Final survey figure will be available by auction day. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Richard A. Olson & Associates, Inc and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Seller: Hansen Trust



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Sec 22 Lisbon Twp
Kendall County



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

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