

LAND AUCTION

Saturday, January 15, 2022 at 10:00 AM

Auction Location: Moose Lodge #967, 3835 IL-47, Morris, IL 60450

Farm Location: 620 E. Southmor Rd, Morris, IL 60450

Directions: 1 mile south of the Illinois River Bridge on IL-47, then east 1/2 mile on Southmor Rd.

**31± Acres - Part of SW1/4 of NE1/4 of Section 15
Wauponsee Township - Grundy County, IL**



Sellers: Carol Peacock-Jacobson and Debra Peacock Arroyo

**Download additional information on our website:
Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info & more.**



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

Richard A. Olson IL License #440.000585
815-942-4266 (o) 815-258-3003 (c)

Erik C. Olson IL License #441.001909
815-942-4266 (o) 815-931-0699 (c)

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

Sellers' Attorney:

Don Black — Black & Black Lawyers
201 Liberty St #211, Morris, IL 60450
(815) 942-0594

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.

Farm Lease: The farm lease is open for 2022. The Seller retains all cash rent for 2021. Tenant retains all 2021 crops.

Taxes: 2021 Real Estate Taxes (due in 2022) will be credited to the Buyer(s) at closing. 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 Seller's real estate contract which provides all the terms and conditions. The Seller will provide title commitment in the amount of the contract price. **Sale is not contingent upon Buyer(s) financing.**

Earnest Payment: The successful bidder(s) will be required to deposit 10% of gross sales price earnest money to be held by Seller's Attorney in an escrow account and will be applied to the purchase price.

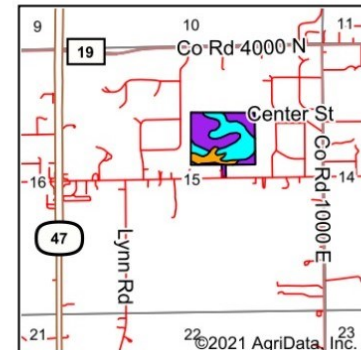
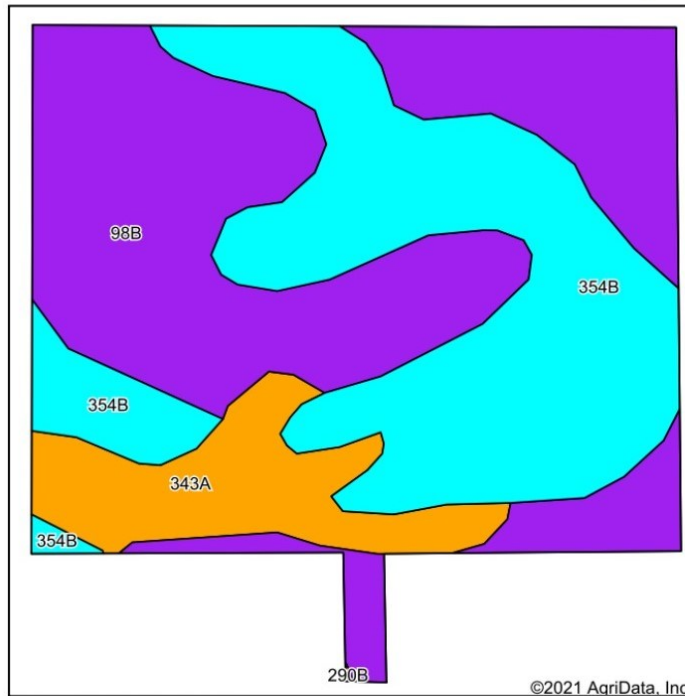
Closing: The sale closing is on February 15, 2021. The balance of the purchase price must be paid by wire transfer to account of settlement agent.

Possession: Possession will be granted on closing date. Crops have been removed from the field.

Sale Method: The real estate will be offered on a per acre basis for the surveyed acres. 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.

Soils Map



State: Illinois
 County: Grundy
 Location: 15-33N-7E
 Township: Wauponsee
 Acres: 31.64
 Date: 10/26/2021



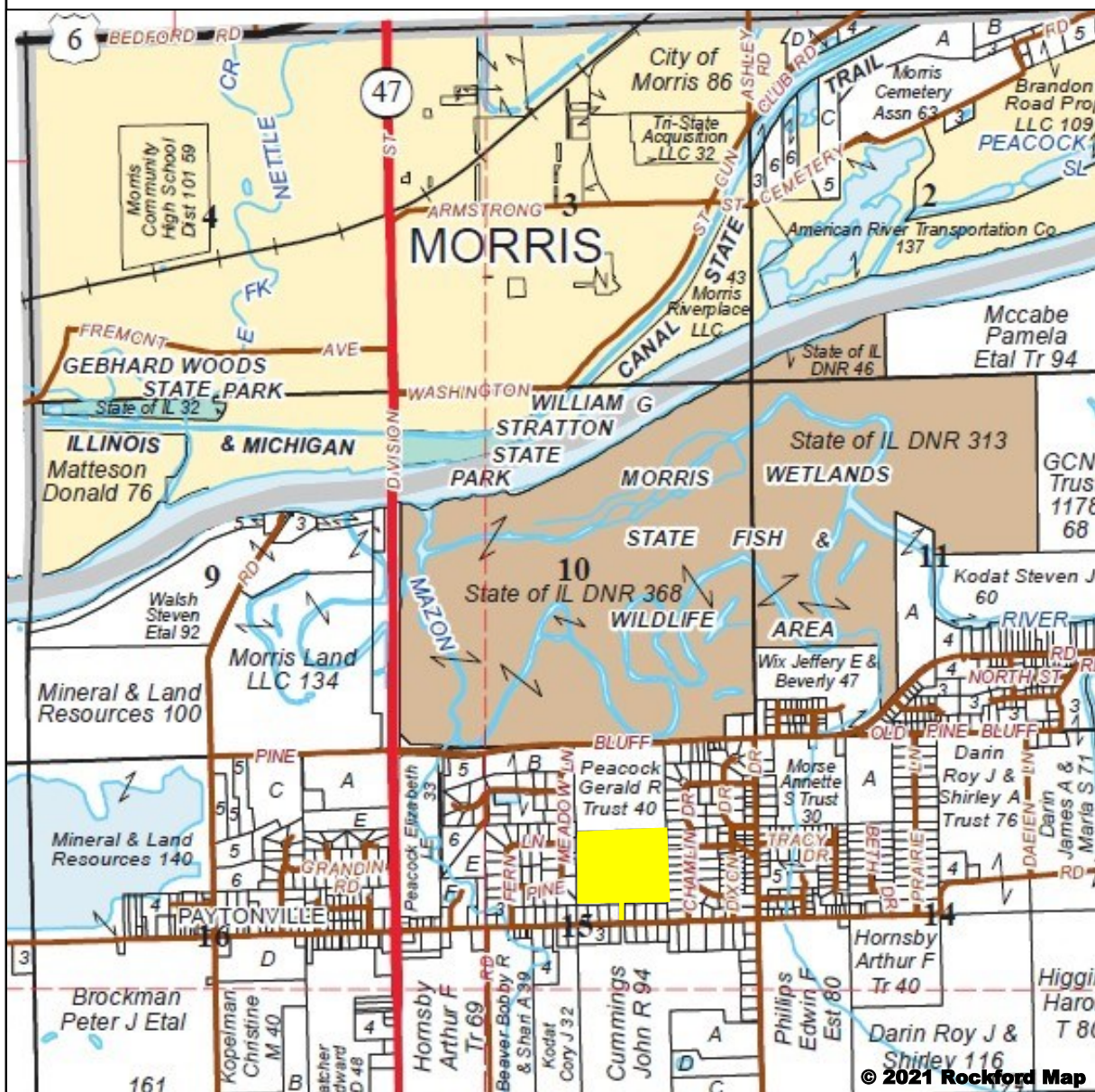
Soils data provided by USDA and NRCS.

Area Symbol: IL063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**98B	Ade loamy fine sand, 1 to 6 percent slopes	15.26	48.2%		**134	**47	**102
**354B	Hononegah loamy sand, 1 to 6 percent slopes	12.64	39.9%		**113	**37	**83
343A	Kane silt loam, 0 to 2 percent slopes	3.74	11.8%		168	55	125
Weighted Average					129.6	44	97.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Plat Map



Tract Information:

PIN: 05-15-251-003 & 05-15-251-004
 31.64 Acres — 2020 Taxes \$462.10
 Zoned Residential-2
 30.53 Tillable Cropland (FSA) - 97.1 Crop Productivity Index

Download additional information on our website:

Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Statements & more.

*All maps on our website and brochure have NOT been altered in any way. They are true and accurate to the date they were created. We provide the most accurate representation of the property to the bidder so they have the highest confidence in their bid.