

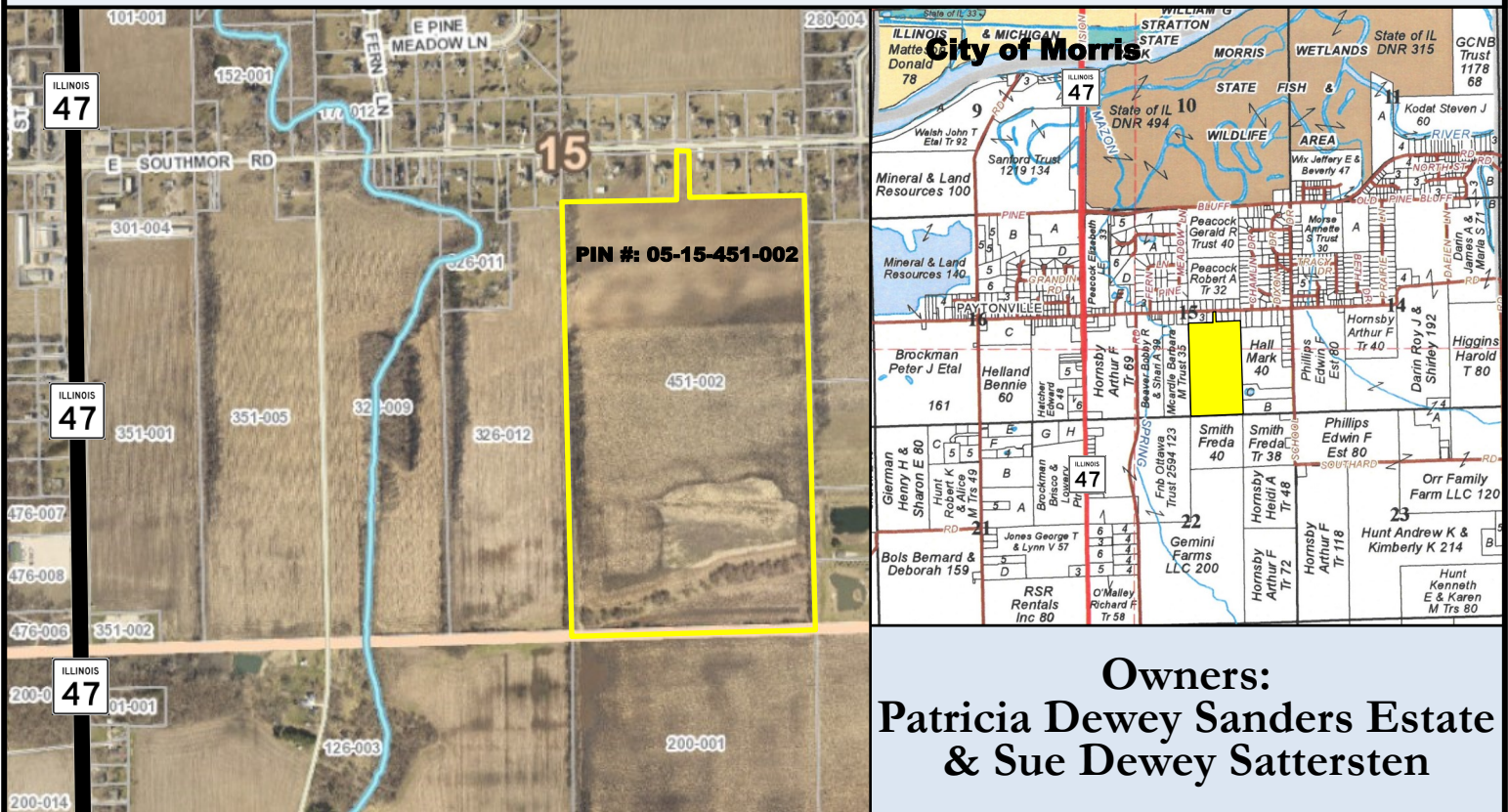
LAND AUCTION

Saturday, February 15, 2020 at 10:00 AM

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

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

71± Acres - Section 15 Wauponsee Township - Grundy County, IL



Owners:
**Patricia Dewey Sanders Estate
& Sue Dewey Sattersten**

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 **\$40,000 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 2019 farm income. Buyer will receive a credit at closing for the 2019 taxes due in 2020. The farm lease will be open for the 2020 crop year. Seller reserves the right to accept or reject bids. **Closing on or before Tuesday, March 31, 2020.**

Richard A. Olson
Broker/Auctioneer
815-258-3003
dick@richardaolson.com

Erik C. Olson
Broker/Auctioneer
815-931-0699
olsonauction@live.com

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

FOR MORE INFORMATION:
Download on our website: Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info & more.

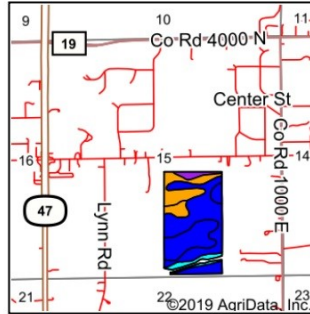
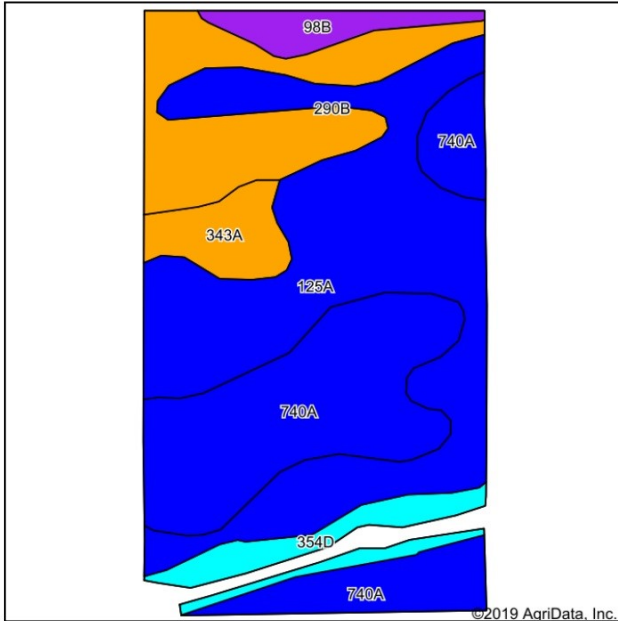
CONTACT US:
531 W Bedford Rd
Morris, IL 60450
815-942-4266

www.richardaolson.com

LAND AUCTION

Saturday, February 15, 2020 at 10:00 AM

Tillable Soils Map



State: Illinois
 County: Grundy
 Location: 15-33N-7E
 Township: Wauponsee
 Acres: 66.96
 Date: 1/2/2020



RO
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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Tract Information:

PIN: 05-15-451-002
 Zoned Residential-2
 71.64 Acres
 66.96 Tillable Cropland (FSA)

123.4 Crop Productivity Index
 Mainly Selma Loam, Darroch Silt
 Loam & Warsaw Loam Soils

NO CRP · PLC Yield 116
 2018 Taxes \$1,549.42

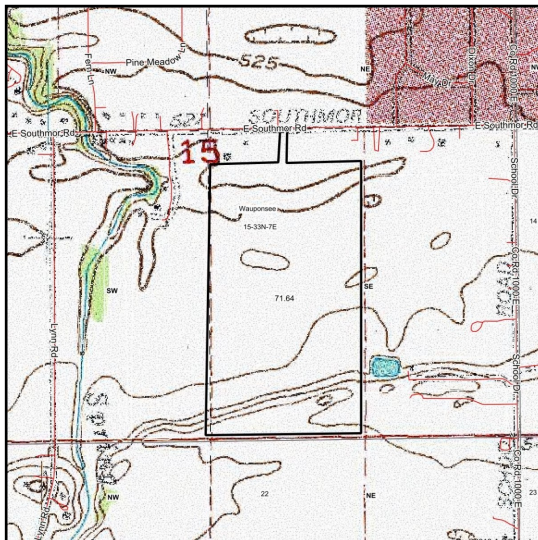
Legal Description: W 1/2 SE
 (EX BEG NW COR, E474.06',
 S268.14', W474.54', N286.14'
 TO POB & EX DEWEY EST
 SUB) SEC 15-33-7.

Districts: COUNTY, JOLIET JR COLL 525,
 MORRIS AREA LIBRARY, MORRIS FIRE
 AND AMBUL, MORRIS GRADE 54, MORRIS
 HIGH 101, NO WA MULTI-TWP,
 WAUPONSEE TWP, WAUPONSEE TWP
 ROAD.

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	26.74	39.9%		176	57	70	129
740A	Darroch silt loam, 0 to 2 percent slopes	20.48	30.6%		177	57	70	129
**290B	Warsaw loam, 2 to 4 percent slopes	10.10	15.1%		**159	**51	**63	**118
**354D	Hononegah loamy sand, 6 to 12 percent slopes	3.93	5.9%		**111	**36	**46	**81
343A	Kane silt loam, 0 to 2 percent slopes	3.30	4.9%		168	55	68	125
**98B	Ade loamy fine sand, 1 to 6 percent slopes	2.41	3.6%		**134	**47	**57	**102
Weighted Average					168	54.4	67	123.4

Topography Map



Owners: Patricia Dewey Sanders Estate & Sue Dewey Sattersten

Seller's Attorney
 Donald F. Black - Black & Black Lawyers
 201 Liberty St, Suite #211, Morris, IL 60450
 815-942-0594

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