

LAND AUCTION

400± ACRES - 4 ADJACENT TRACTS - SEC 36
WILLOW CREEK TWP - LEE CO - ILLINOIS

OFFERED
AS CHOICE



Property Location: 3900 Howlett Rd, Paw Paw, IL
Property Directions: 5 miles northeast of Paw Paw
near the corner of Howlett Rd & County Line Rd.

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Owners: Kathleen Tryner
& Elizabeth Mager

Sat, November 14, 2020
11:00 AM

Auction Location:
VFW Post #540
1560 IL-38, Dixon, IL 61021

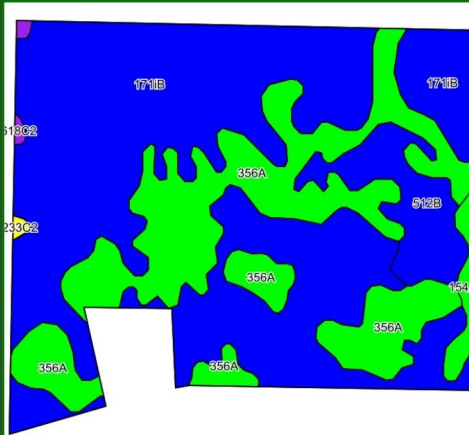
Auction conducted by:
Richard A. Olson & Associates, Inc.

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

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

Seller's Attorney: Don Black
Black & Black Law Firm
201 Liberty St, Suite #211
Morris, IL 60450 - 815-942-0594

www.richardaolson.com



Soils data provided by USDA and NRCS. ©2020 AgriData, Inc.

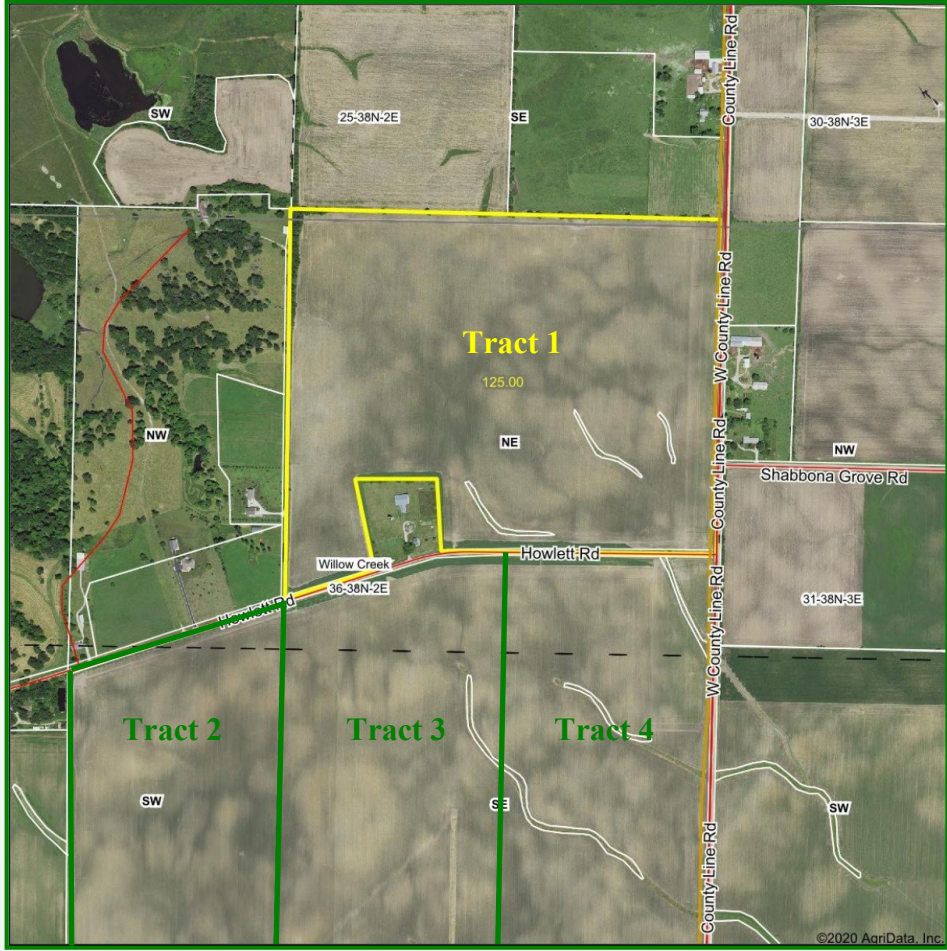
Area Symbol: IL103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend
**171B	Catlin silt loam, illinois till plain, 2 to 5 percent slopes	76.96	61.6%	Blue
356A	Elpaso silty clay loam, 0 to 2 percent slopes	36.99	29.6%	Green
**512B	Danabrook silt loam, 2 to 5 percent slopes	8.51	6.8%	Purple
154A	Flanagan silt loam, 0 to 2 percent slopes	1.95	1.6%	Yellow
**618C2	Sanachwine silt loam, 5 to 10 percent slopes, eroded	0.38	0.3%	Pink
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	0.21	0.2%	Pink

TRACT 1 - 125± Acres

Legal Description: Part of the NE 1/4 of Sec 36 - Willow Twp

Farm Location: 5 miles northeast of Paw Paw, IL on the northwest corner of Howlett Rd and County Line Rd in Lee County.



Soil Descriptions

- Catlin Silt Loam - 76.96 Acres (2-5% slope) (PI 137, Corn 188, Soybeans 59, Wheat 70)
- Elpaso Silty Clay Loam - 36.99 Acres (PI 144, Corn 195, Soybeans 63, Wheat 66)
- Danabrook Silt Loam - 8.51 Acres (2-5% slope) (PI 137, Corn 185, Soybeans 58, Wheat 72)
- Flanagan Silt Loam - 1.95 Acres (PI 144, Corn 194, Soybeans 63, Wheat 77)

- Estimated Crop Yields Bu/A:
Corn 187.9, Soybeans 59.5, Wheat 70.2

- Overall Crop Productivity Index = 139.0

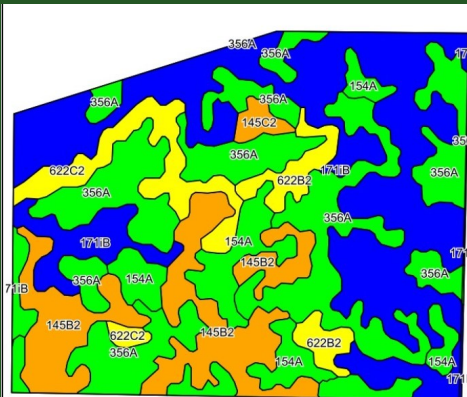
See website for complete soil map & information

AUCTION TERMS: The Seller shall provide a clear title & existing 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 **\$75,000 earnest money (per tract)** to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. It is NOT CONTINGENT on getting financing. Earnest money is NON-REFUNDABLE. Buyer will receive a credit at closing for the 2020 taxes due in 2021. The farm lease will be open for the 2021 crop year.

Closing on or before December 14, 2020.

- Offered as "Choice" of Tract 1, 2, 3 or 4
- PIN# 21-12-36-200-004
- 2019 Taxes = \$6,090.04 - (\$48.72/acre)
- FSA Data = 123.32 Effective Cropland Acres
- Howlett Rd & County Line Rd Frontage
- Surveys will be available for all Four Tracts
- Farm Lease Open for 2021
- Download on website: Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info





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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 15
Area Symbol: IL103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	CPI
**171B	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	92.21	33.6%	Blue	135.7
356A	Elpaso silty clay loam, 0 to 2 percent slopes	88.29	32.1%	Green	135.7
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	40.45	14.7%	Orange	135.7
154A	Flanagan silt loam, 0 to 2 percent slopes	24.47	8.9%	Yellow	135.7
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	15.92	5.8%	Light Green	135.7
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	9.65	3.5%	Light Yellow	135.7
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	2.72	1.0%	Light Orange	135.7
**171B	Catlin silt loam, 2 to 5 percent slopes	0.57	0.2%	Blue	135.7
356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.36	0.1%	Green	135.7

Soil Descriptions

- **Catlin Silt Loam - 92.21 Acres (2-5% slope)**
(PI 137, Corn 185, Soybeans 58, Wheat 72)
- **Elpaso Silty Clay Loam - 88.29 Acres**
(PI 144, Corn 195, Soybeans 63, Wheat 66)
- **Saybrook Silt Loam - 40.45 Acres (2-5% slope)**
(PI 125, Corn 170, Soybeans 54, Wheat 66)
- **Flanagan Silt Loam - 24.47 Acres**
(PI 144, Corn 194, Soybeans 63, Wheat 77)
- **Wyanet Silt Loam - 25.57 Acres (2-10% slope)**
(PI 113, Corn 151, Soybeans 50, Wheat 61)
- **Saybrook Silt Loam - 2.72 Acres (5-10% slope)**
(PI 123, Corn 164, Soybeans 55, Wheat 61)

- **Estimated Crop Yields Bu/A:**
Corn 183.5, Soybeans 58.6, Wheat 68.5

Overall Crop Productivity Index = 135.7 (Tracts 2-3-4)

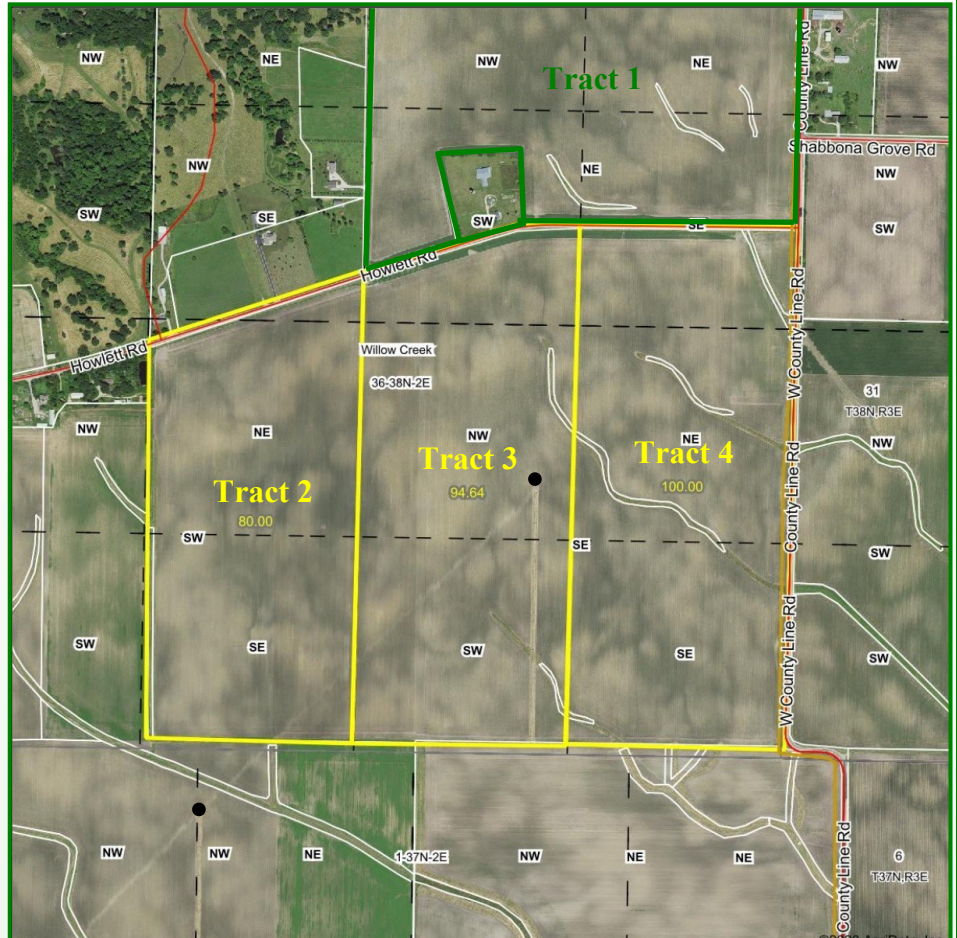
- **Tract 2 CPI = 134.8 - 80± Acres**
- **Tract 3 CPI = 133.5 - 95± Acres**
- **Tract 4 CPI = 138.6 - 100± Acres**

*If Tract 3 is sold and the new owner does not lease Tract 3 to the current tenant farmer, he will remove his irrigation equipment and the center pivot concrete base will stay as part of the farm.

TRACTS 2-3-4 - 275± Acres "Choice"

Legal Description: Part of the SE 1/4 of Sec 36 - Willow Twp

Farm Location: 5 miles northeast of Paw Paw, IL near the southwest corner of Howlett Rd and County Line Rd in Lee County.



- Offered as "Choice" of Tract 1, 2, 3 or 4
- PIN# 21-12-36-400-003 (tracts 2-3-4)
- 2019 Taxes = \$12,624.38 - (\$45.97/acre)
- FSA Data = 262.30 Effective Cropland Acres
- FSA Data = 6.51 CRP Acres
- Irrigation Center Pivot located on Tract 3
- Farm Lease Open for 2021
- Border Lines are approximate.
- No irrigation equipment will be sold with Tract 3.
- ● = Irrigation Center Pivots



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(4) ADJACENT TRACTS
OFFERED AS "CHOICE"



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