



LAND AUCTION

75± ACRES - SECTION 35

ROBERTS TOWNSHIP - MARSHALL COUNTY



Owner:
Frieders Trust

Auction Conducted By:
Richard A. Olson & Associates, Inc.

Saturday, March 20, 2021 • 10:00 AM

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

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

Property General Location: 600 2350 E Rd, Varna, IL

Auction Location: American Legion #440,
115 W. Santa Fe Ave, Toluca, IL

American Legion - West of Main & Santa Fe intersection

www.richardaolson.com

RO

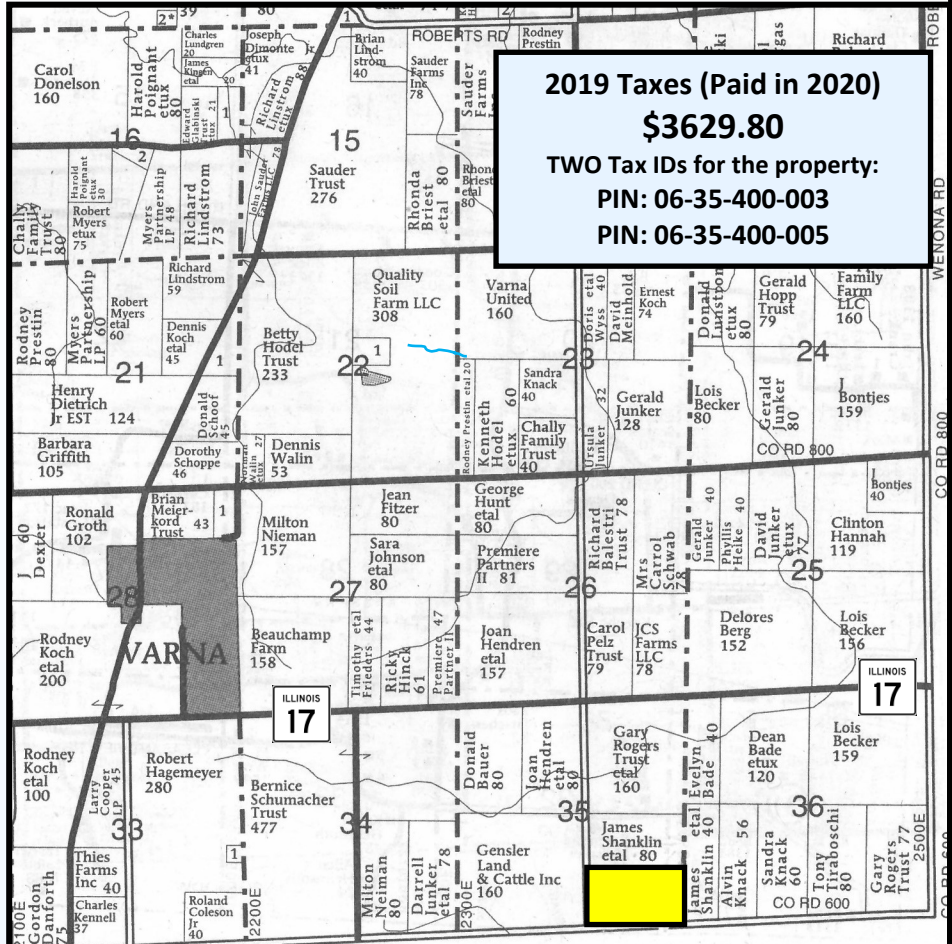
RICHARD A. OLSON
& ASSOCIATES, INC.

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 **\$75,000 earnest money** 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 2021 Farm Lease is in affect with Buyer receiving 100% of the 2021 Farm Rent and Buyer paying 100% of the 2021 Real Estate Tax due in 2022. **Closing on or before April 30, 2021.** Optional up to 60-day closing extension is available for 5% APR prorated from the April 30 closing date.

75± Acres - Roberts Twp - Marshall Co, IL

Legal Description: $S\frac{1}{2}$ of the $SE\frac{1}{4}$ of SEC 35.

Farm Location: Located 2 miles East of Varna on IL-17, then 1 mile South on 2350 E Rd. Or, head 3 miles West of Toluca on 600 N Rd.



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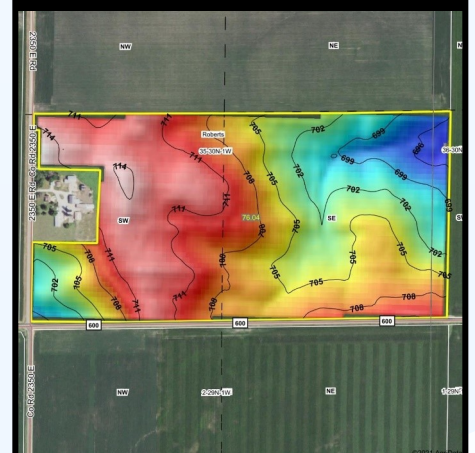
Topography Contours Map



Topography Map



Topography Hillshade Map



1 Tract - 100% Tillable

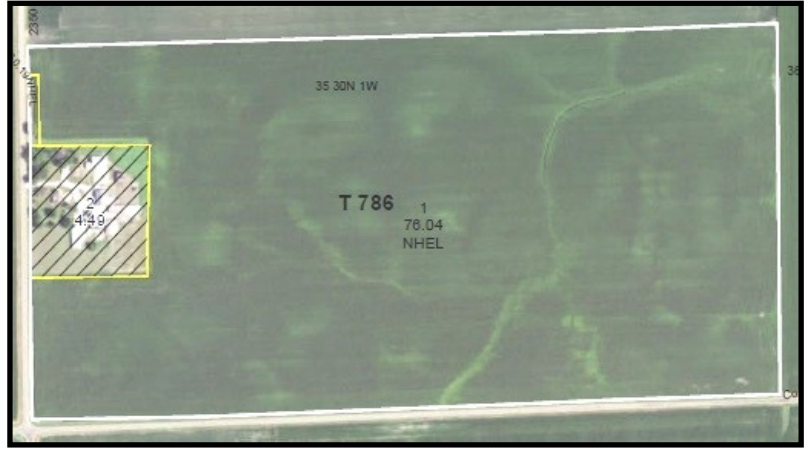
CPI: 140.8

Flanagan, Harco and Sable soils.

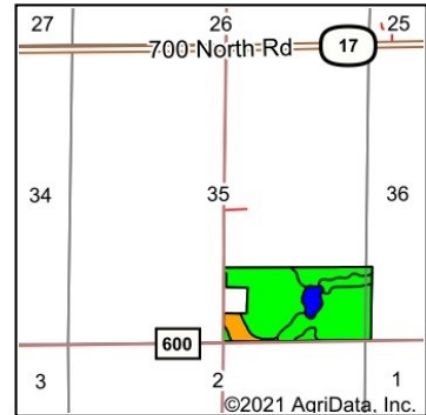
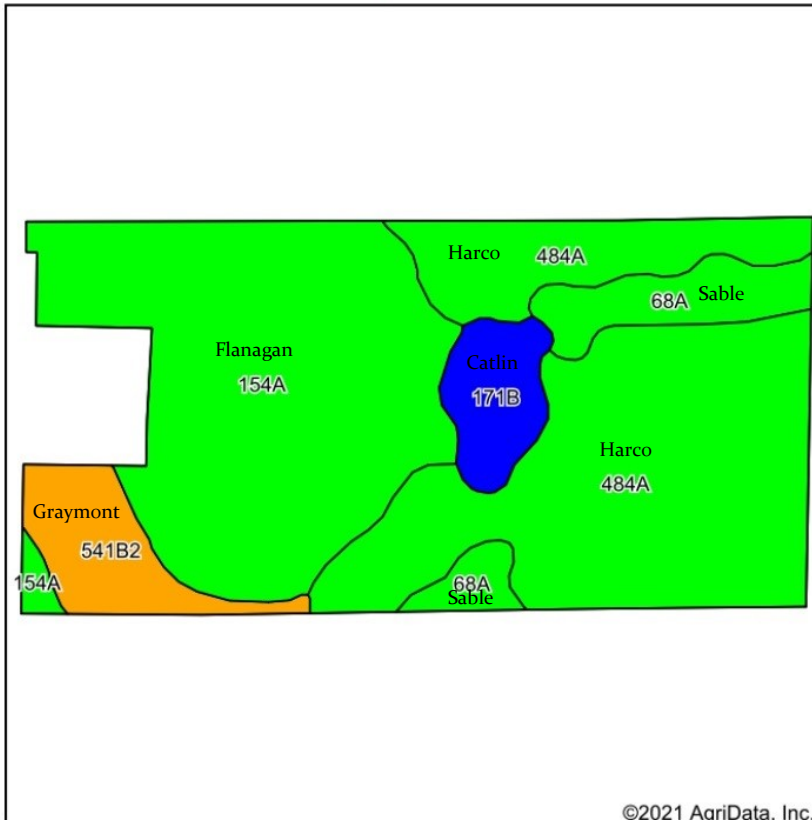
FSA-156EZ - Farm 4598

- Cropland: 76.23 Ac
- Effective DCP Cropland: 76.23 Ac
- CRP: 0.00 Ac

- Survey will be available by auction date for exact acres to be offered.



Soils Map: 75 Acres - Sec 35 - Roberts Twp - Marshall Co



State: Illinois
 County: Marshall
 Location: 35-30N-1W
 Township: Roberts
 Acres: 76.04
 Date: 2/8/2021

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL123, Soil Area Version: 14

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
484A	Harco silt loam, 0 to 2 percent slopes	32.03	42.1%		190	61	74	140
154A	Flanagan silt loam, 0 to 2 percent slopes	29.78	39.2%		194	63	77	144
68A	Sable silty clay loam, 0 to 2 percent slopes	5.45	7.2%		192	63	74	143
**541B2	Graymont silty clay loam, 2 to 5 percent slopes, eroded	5.02	6.6%		**174	**54	**67	**127
**171B	Catlin silt loam, 2 to 5 percent slopes	3.76	4.9%		**185	**58	**72	**137
Weighted Average					190.4	61.3	74.6	140.8



Auction, Farm & Real Estate Specialists
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Stamp

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ALL TILLABLE**



Address



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Download on website: Flyer - Photos - Aerial Maps -
Soil Maps - Topography Maps - FSA Info - Tax Info



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