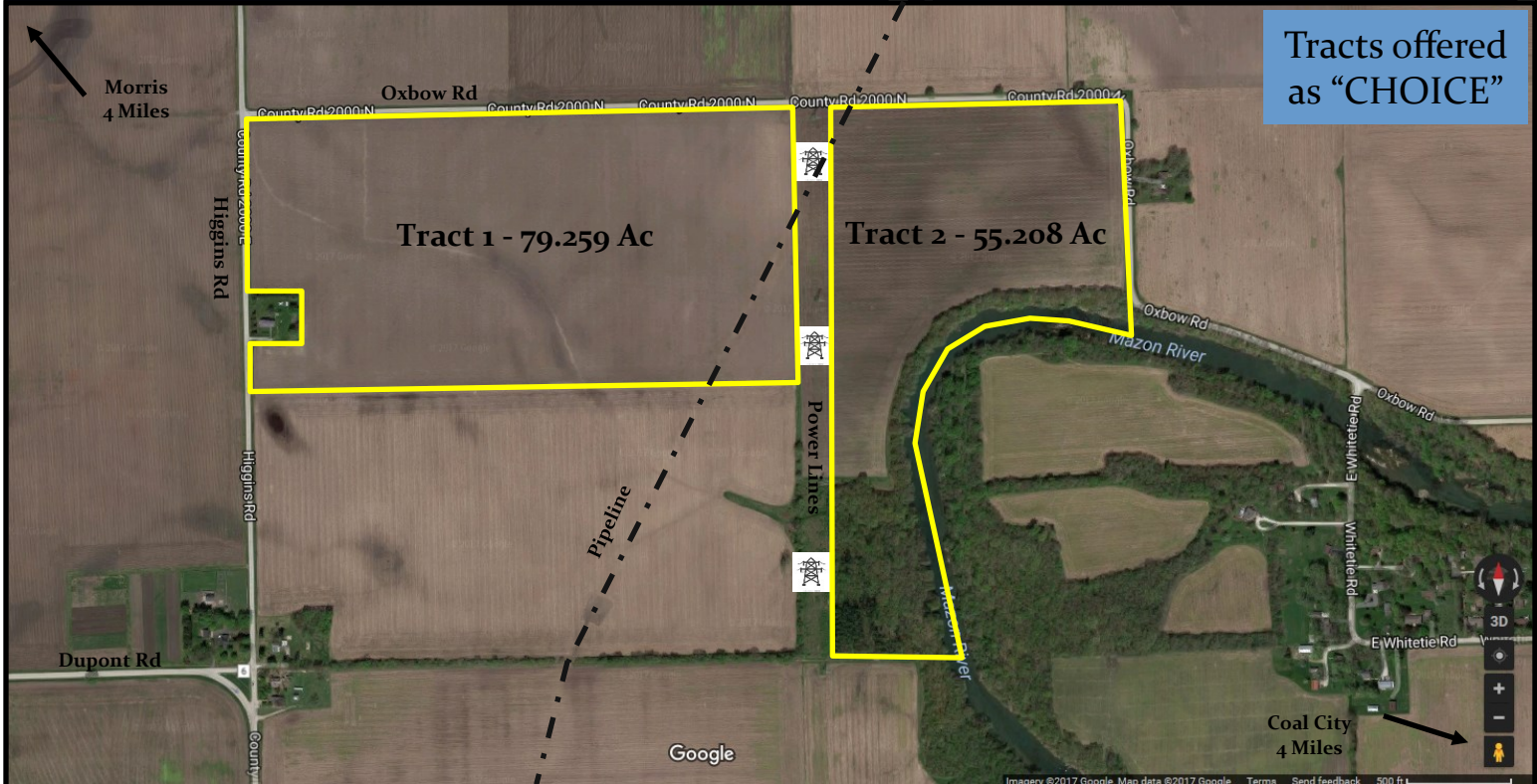


# FARM LAND AUCTION

134.46 ACRES - 2 TRACTS - SEC 25  
WAUPONSEE TWP - GRUNDY CO



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

## Alese J. Waters Trust

Saturday, November 18, 2017 - 10:00 am

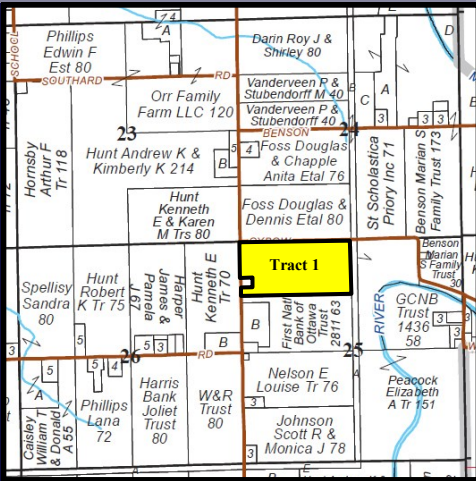
Seller's Attorney: Frank Black  
Black & Black Law Firm  
201 Liberty St Suite #211  
Morris, IL 60450  
815-942-0594

Moose Lodge #967  
3835 N IL-47  
Morris, IL 60450  
1 mile South of Morris

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

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

[www.richardaolson.com](http://www.richardaolson.com)



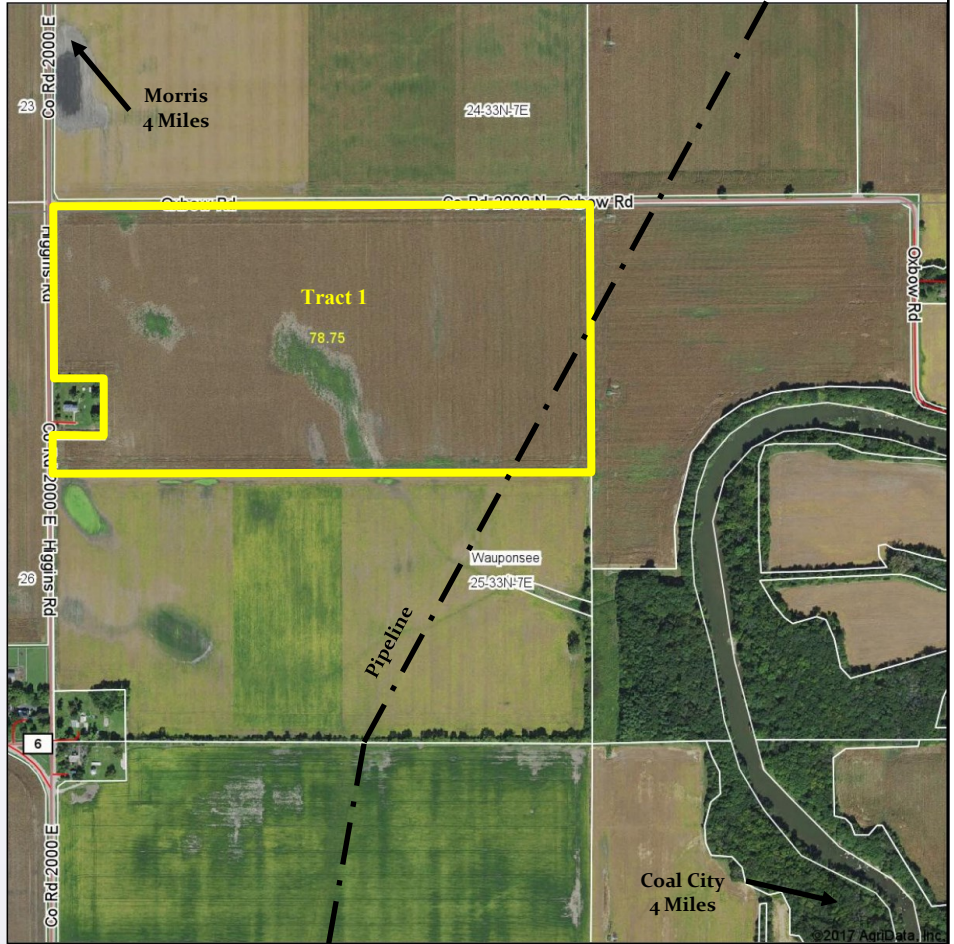
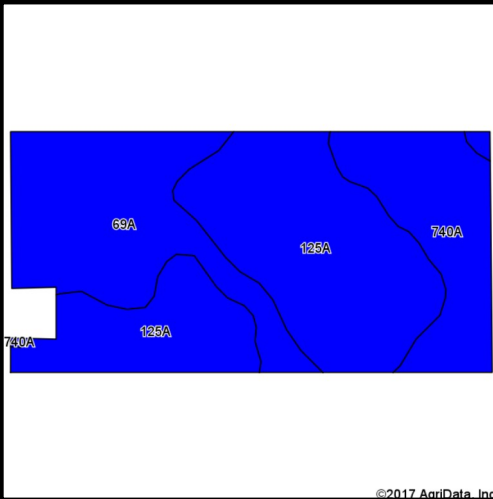
# TRACT 1 - 79.259 Acres

**Legal Description:** N 1/2 of the NW 1/4 of Sec 25

**Farm Location:** From the Illinois River Bridge in Morris, head South 3.5 miles on IL-47 to Dupont Rd, then East 2 miles to Higgins, then 1/2 mile North to Farm on SE corner of Higgins & Oxbow Roads.

## Soil Descriptions

- Selma - 39.75 Acres (Corn 176, Soybeans 57)
- Milford - 23.67 Acres (Corn 171, Soybeans 57)
- Darroch - 15.33 Acres (Corn 177, Soybeans 57)
- Overall Corn 174.7, Soybeans 57, Wheat 69.4
- Overall Crop Productivity Index = 128.7



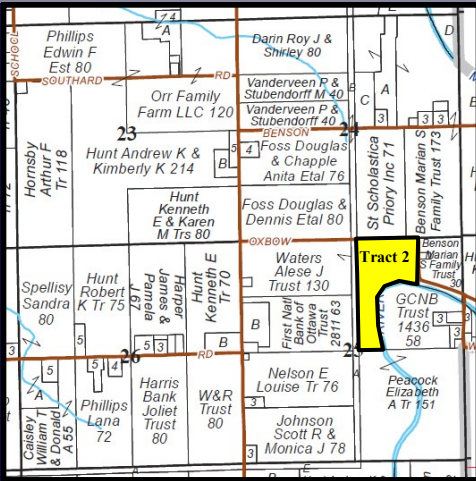
Code	Soil Description	Acres	Percent of field	Ill State Productivity Index Legend
125A	Selma loam, 0 to 2 percent slopes	39.75	50.5%	
69A	Milford silty clay loam, 0 to 2 percent slopes	23.67	30.1%	
740A	Darroch silt loam, 0 to 2 percent slopes	15.33	19.5%	

**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. The successful bidder will be required to enter into a sales contract on day of sale and deposit 10% 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 the right to harvest the 2017 crop and will retain 100% of the 2017 farm income. Buyer will receive a credit at closing for the 2017 taxes due in 2018. The farm lease will be open for the 2018 crop year. Closing on or before December 18, 2017.

- Offered as "Choice" of Tract 1 or 2
- PIN# 05-25-100-002
- 2016 Taxes = \$1,557.92 (\$19.78/acre)
- All Tillable
- Closing by December 18, 2017
- Farm Lease Open for 2018
- Download on website: Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info







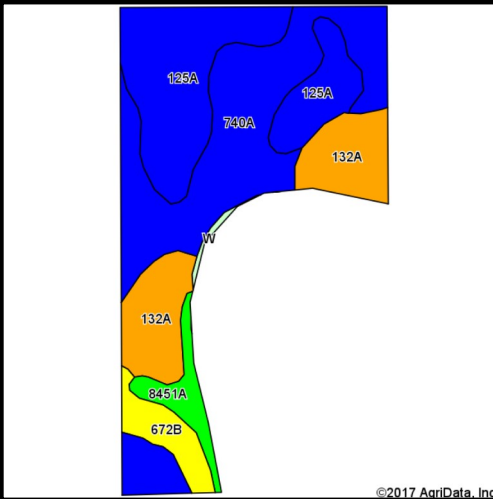
# TRACT 2 - 55.208 Acres

**Legal Description:** Part of the NE 1/4 of Sec 25

**Farm Location:** From the Illinois River Bridge in Morris, head South 3.5 miles on IL-47 to Dupont Rd, then East 2 miles to Higgins, then 1/2 mile North to Oxbow, then 1/2 mile East. Farm begins East of the ComEd power lines.

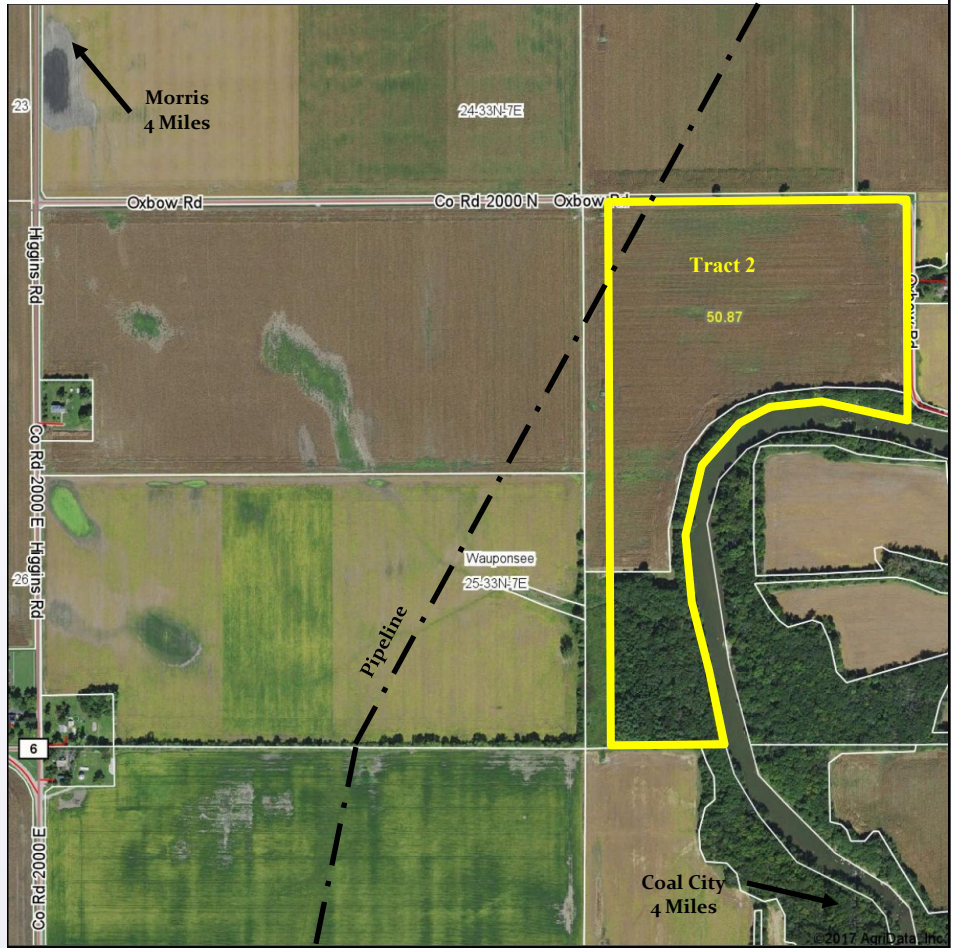
## Soil Descriptions

- The following are 43.5 Tillable Acre estimates:
- Darroch - 21.03 Acres (Corn 177, Soybeans 57)
- Selma - 16.20 Acres (Corn 176, Soybeans 57)
- Starks - 6.23 Acres (Corn 163, Soybeans 51)
- Overall Corn 174.6, Soybeans 56.1, Wheat 69
- Overall Crop Productivity Index = 127.6



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend
740A	Darroch silt loam, 0 to 2 percent slopes	21.03	48.4%	
125A	Selma loam, 0 to 2 percent slopes	16.20	37.3%	
132A	Starks silt loam, 0 to 2 percent slopes	6.23	14.3%	

**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. The successful bidder will be required to enter into a sales contract on day of sale and deposit 10% 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 the right to harvest the 2017 crop and will retain 100% of the 2017 farm income. Buyer will receive a credit at closing for the 2017 taxes due in 2018. The farm lease will be open for the 2018 crop year. Closing on or before December 18, 2017.



- Offered as "Choice" of Tract 1 or 2
- PIN# 05-25-200-002
- 2016 Taxes = \$668.60 (\$13.14/acre)
- Mostly Tillable; roughly 7.5 Wooded Acres
- Closing by December 18, 2017
- Farm Lease Open for 2018
- Download on website: Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info







Auction, Farm & Real Estate Specialists

815-942-4266

www.richardaolson.com

531 W Bedford Rd  
Morris, IL 60450

# LAND AUCTION

134.46 ACRES • 2 TRACTS

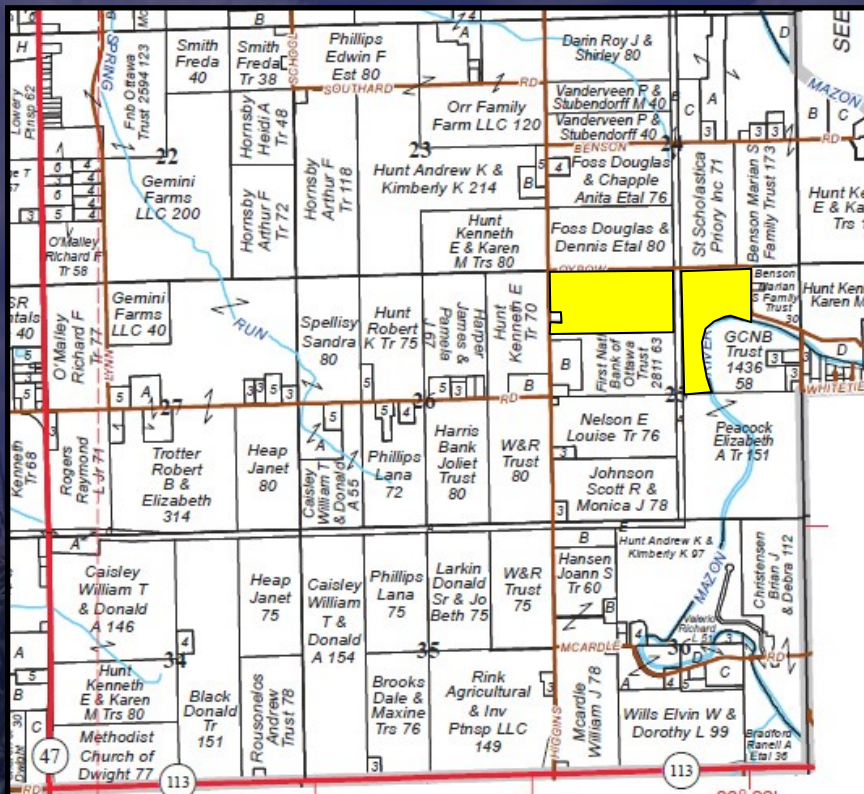
Saturday, Nov 18, 2017

10:00 a.m.



Sec. 25 • Wauponsee Twp  
Grundy County  
www.richardaolson.com

Moose Lodge #967  
3835 N IL-47  
Morris, IL 60450



134.46 ACRES  
2 TRACTS

Sec 25 • Wauponsee Twp  
Grundy County

Richard A. Olson & Assoc, Inc  
531 W Bedford Rd  
Morris, IL 60450  
815-942-4266



© 2017 Rockford Map Publs., Inc.

www.richardaolson.com