

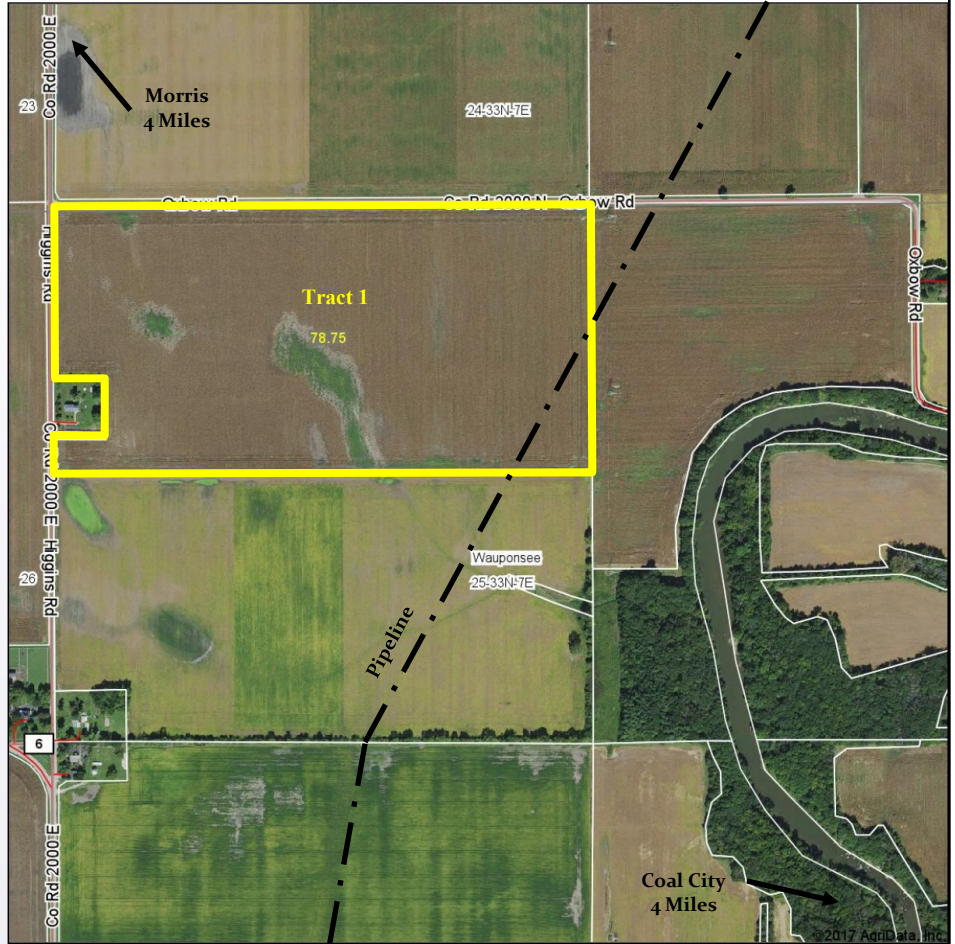
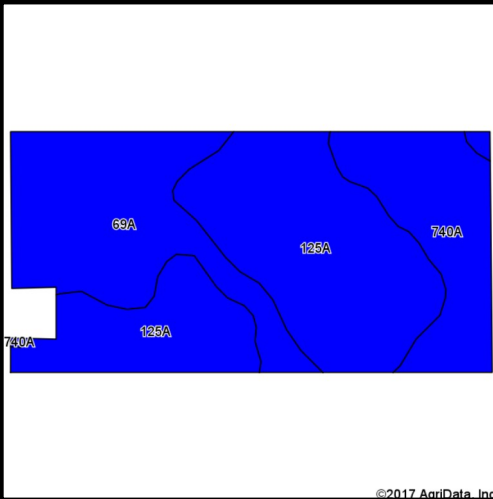
TRACT 1 - 79.259 Acres

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

