

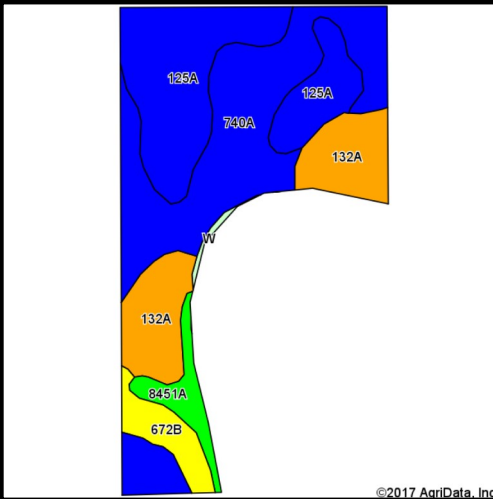
TRACT 2 - 55.208 Acres

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.

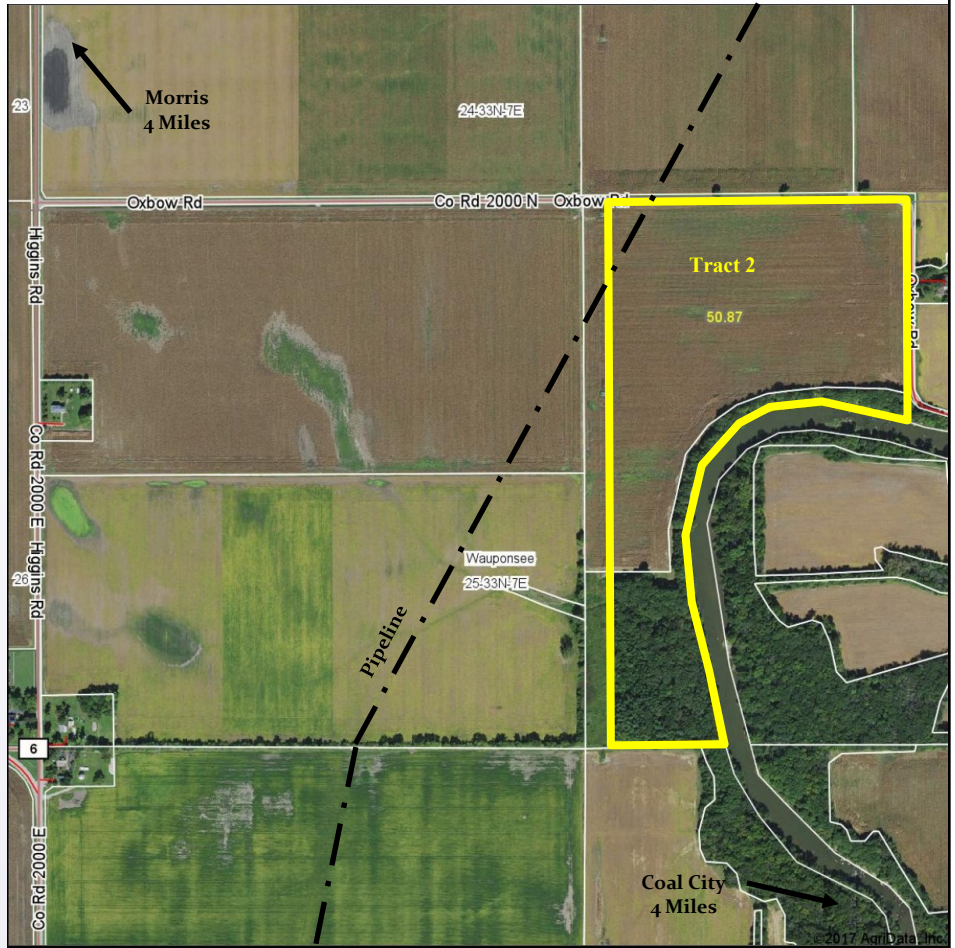
Soil Descriptions

- 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

