

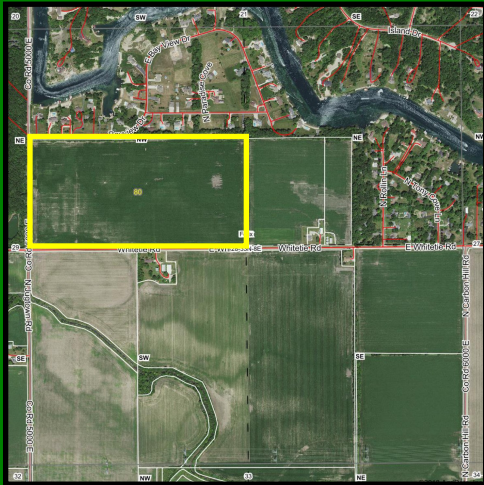
FARM LAND AUCTION

340 ± ACRES - 3 TRACTS

GOOSE LAKE & FELIX TWP - GRUNDY CO

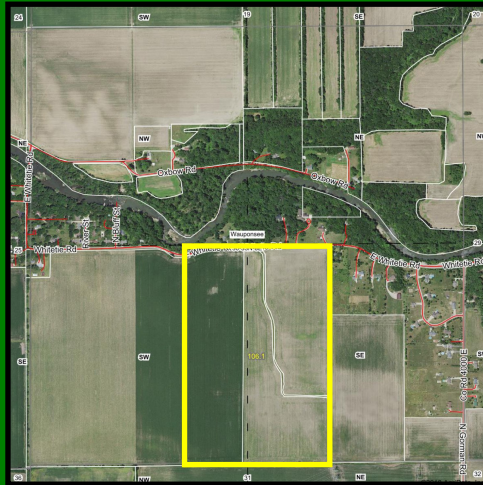
Tracts offered
"INDIVIDUALLY"

Tract 1



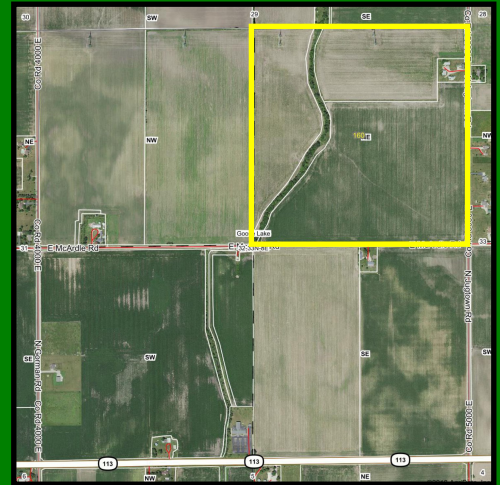
80 Acres - Sec 28

Tract 2



106 Acres - Sec 30

Tract 3



160 Acres - Sec 32

Includes House, Bins & Buildings

2017 Average Yields = 242 Bu. Corn & 59 Bu. Soybeans

The Talty Farms

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

Saturday, April 28, 2018 - 10:00 am

Moose Lodge #967

3835 N IL-47

Morris, IL 60450

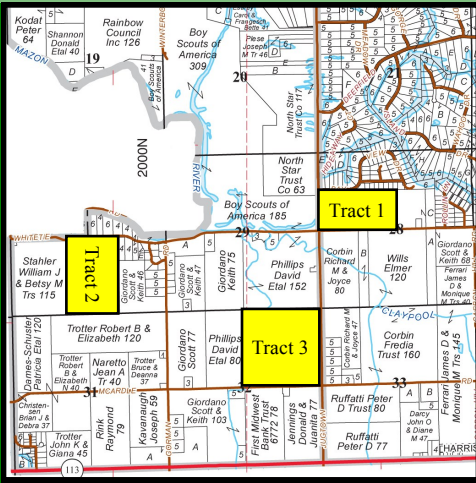
1 mile South of Morris

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

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

Seller's Attorney: Tim Malmquist
Malmquist, Geiger & Durkee Law Firm
415 Liberty St
Morris, IL 60450
815-942-5072

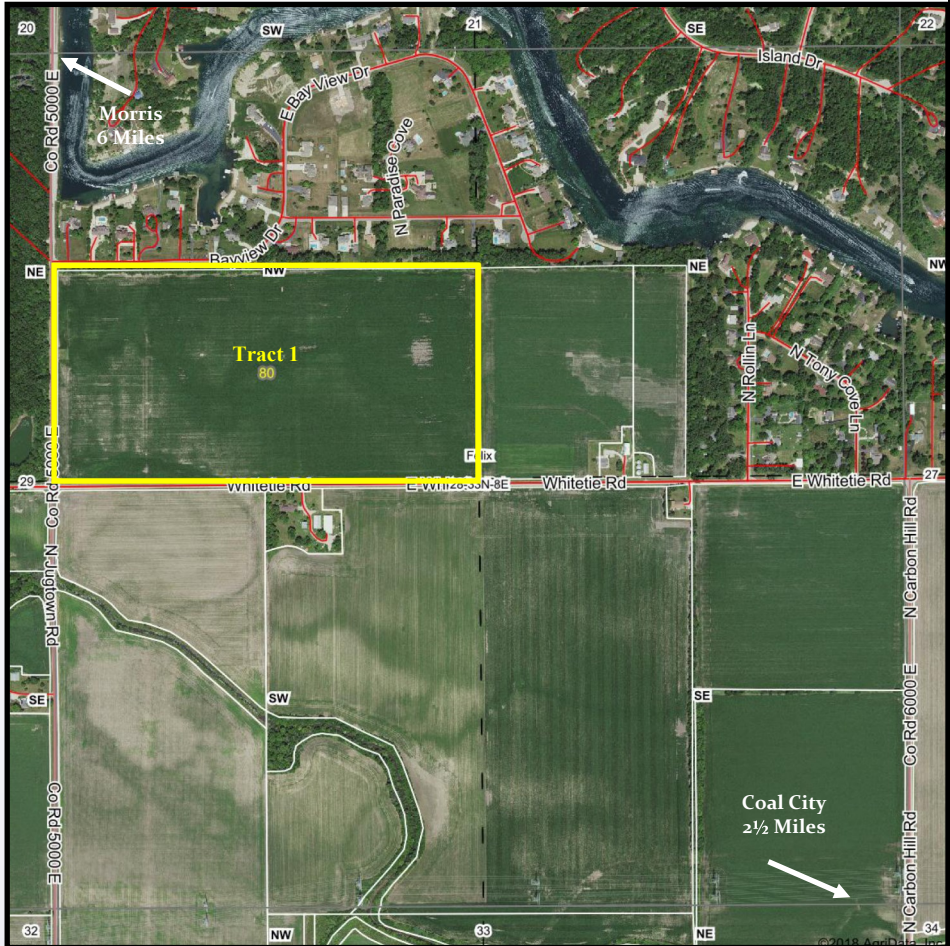
www.richardaolson.com



TRACT 1 - 80 Acres

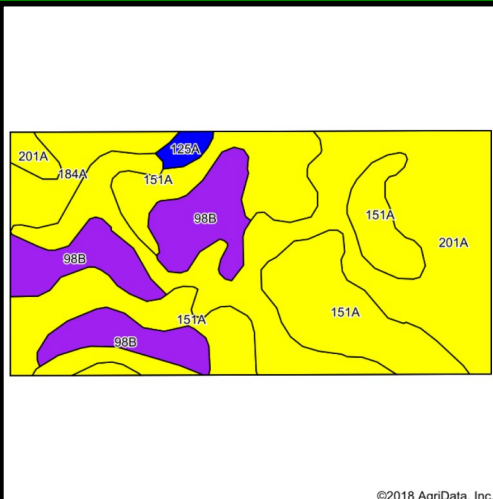
Legal Description: S 1/2 of the NW 1/4 of Sec 28; Felix Twp.

Farm Location: From Coal City, IL, head West 2 miles on IL-113 to Jugtown Rd, then North 1.5 miles to Whitetie Rd. The Southwest corner of the farm sits at intersection of Jugtown & Whitetie Rd.



Soil Descriptions

- Gilford - 32.9 Acres (Corn 148, Soybeans 49)
- Ridgeville - 28 Acres (Corn 151, Soybeans 51)
- Ade - 13.7 Acres (Corn 134, Soybeans 47)
- Roby - 4.5 Acres (Corn 145, Soybeans 50)
- Overall Corn 146.8, Soybeans 49.5, Wheat 60.1
- Overall Crop Productivity Index = 110.3

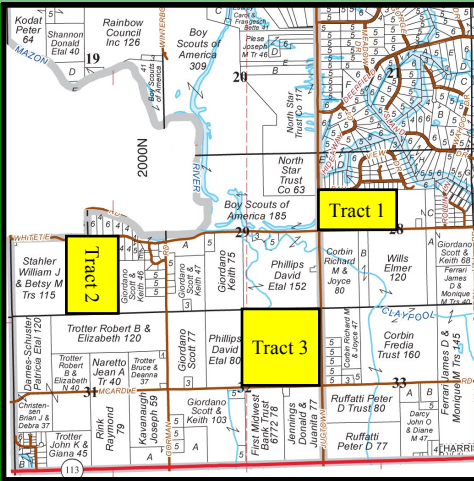


Code	Soil Description	Acres	Percent of field	Il. State Prod Legend
201A	Gilford fine sandy loam, 0 to 2 percent slopes	32.85	41.1%	
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	28.04	35.0%	
**98B	Ade loamy fine sand, 1 to 6 percent slopes	13.67	17.1%	
184A	Roby fine sandy loam, 0 to 2 percent slopes	4.50	5.6%	
125A	Selma loam, 0 to 2 percent slopes	0.94	1.2%	

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 PER TRACT to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. The Seller 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 May 28, 2018.

- Offered Individually per Gross Surveyed Acres
- PIN# 06-28-100-005
- 2016 Taxes = \$503.94 (\$6.30/acre)
- All Tillable - Includes 4 Building Permits
- Closing by May 28, 2018
- Farm Lease Open for 2018
- Download on website: Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info

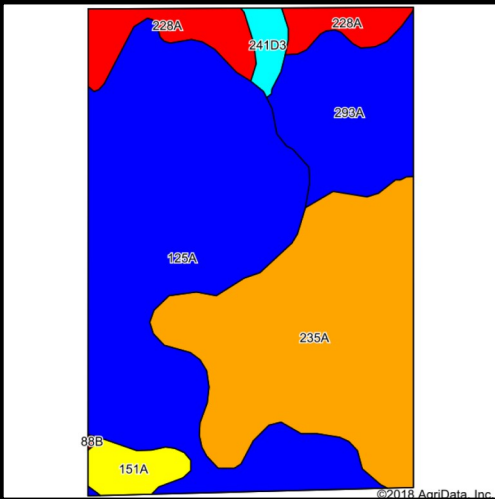




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Soil Descriptions

- Selma - 47.3 Acres (Corn 176, Soybeans 57)
- Bryce - 33.4 Acres (Corn 162, Soybeans 54)
- Andres - 13.1 Acres (Corn 184, Soybeans 59)
- Nappanee - 7.5 Acres (Corn 115, Soybeans 41)
- Overall Corn 165.9, Soybeans 54.5, Wheat 65.5
- Overall Crop Productivity Index = 122.8



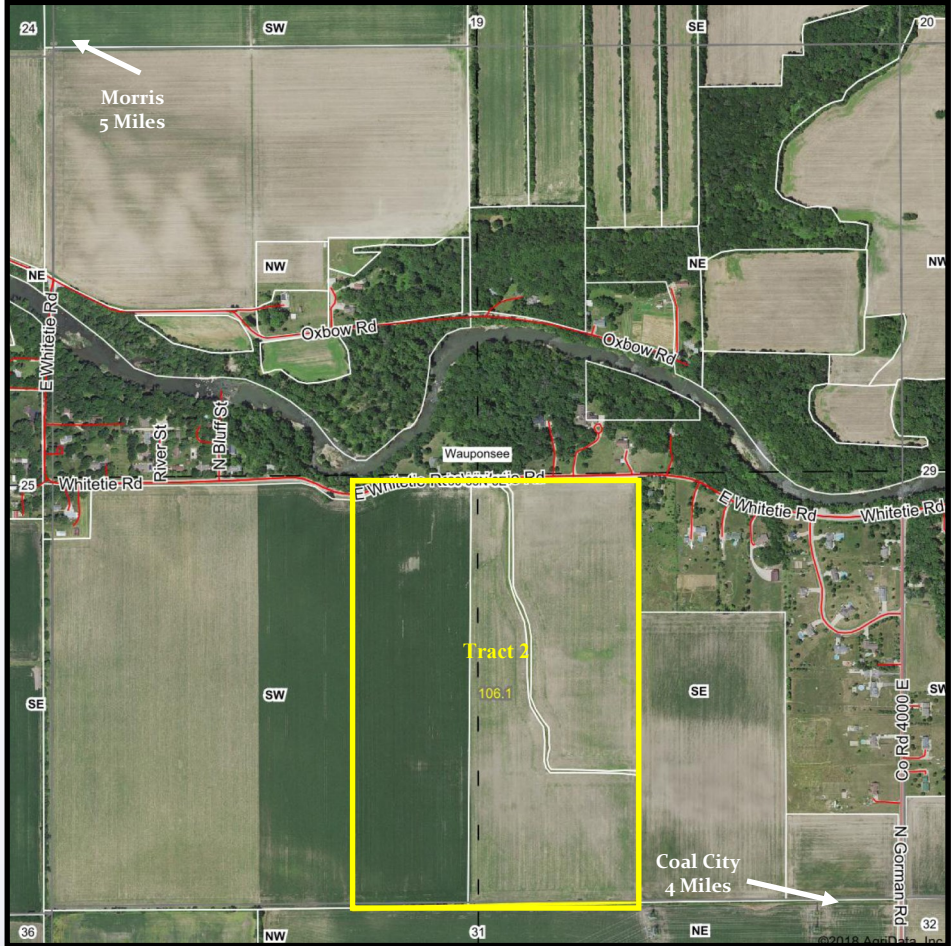
Code	Soil Description	Acres	Percent of field	Il. State Prod Legend
125A	Selma loam, 0 to 2 percent slopes	47.32	44.6%	
235A	Bryce silty clay, 0 to 2 percent slopes	33.42	31.5%	
293A	Andres silt loam, 0 to 2 percent slopes	13.10	12.3%	
228A	Nappanee silt loam, 0 to 2 percent slopes	7.49	7.1%	
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	2.93	2.8%	
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	1.77	1.7%	
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	0.07	0.1%	

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 PER TRACT to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. The Seller 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 May 28, 2018.

TRACT 2 - 106.1 Acres

Legal Description: Part of the E1/2 of the SW 1/4 of Sec 30 and Part of the West 1/2 of the SE 1/4 of Sec 30; Goose Lake Twp

Farm Location: From Coal City, IL, head West 2 miles on IL-113 to Jugtown Rd, then North 1.5 miles to Whitetie Rd, then West 1.5 miles to the farm on the South side of the road.



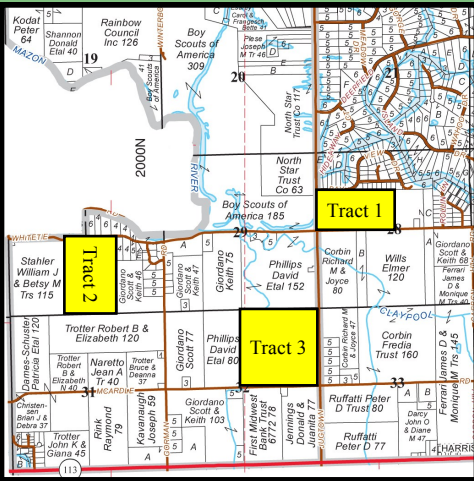
- Offered Individually per Gross Surveyed Acres
- PIN1# 06-30-300-004 (43.91 Ac)
- PIN2# 06-30-400-004 (62.19 Ac)
- 2016 Taxes = \$1,220.06 (\$11.50/acre)
- Mostly Tillable - Includes at least 5 Building Permits
- Closing by May 28, 2018
- Farm Lease Open for 2018
- Download on website: Flyer - Aerial Maps - Soil Maps - Topography Maps - FSA Info - Tax Info



TRACT 3 - 160 Acres w/Home, Bins, Bldgs

Legal Description: NE 1/4 of Sec 32; Goose Lake Twp

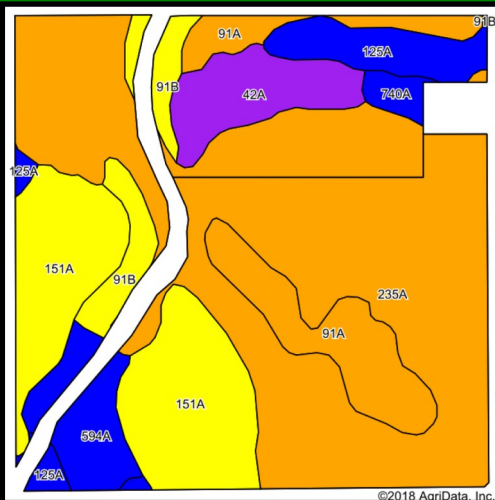
Farm Location: From Coal City, IL, head West 2 miles on IL-113 to Jugtown Rd, then North 1 mile to the farm on the West side of the road. There are power lines (running West to East) at the Northern end of the farm.



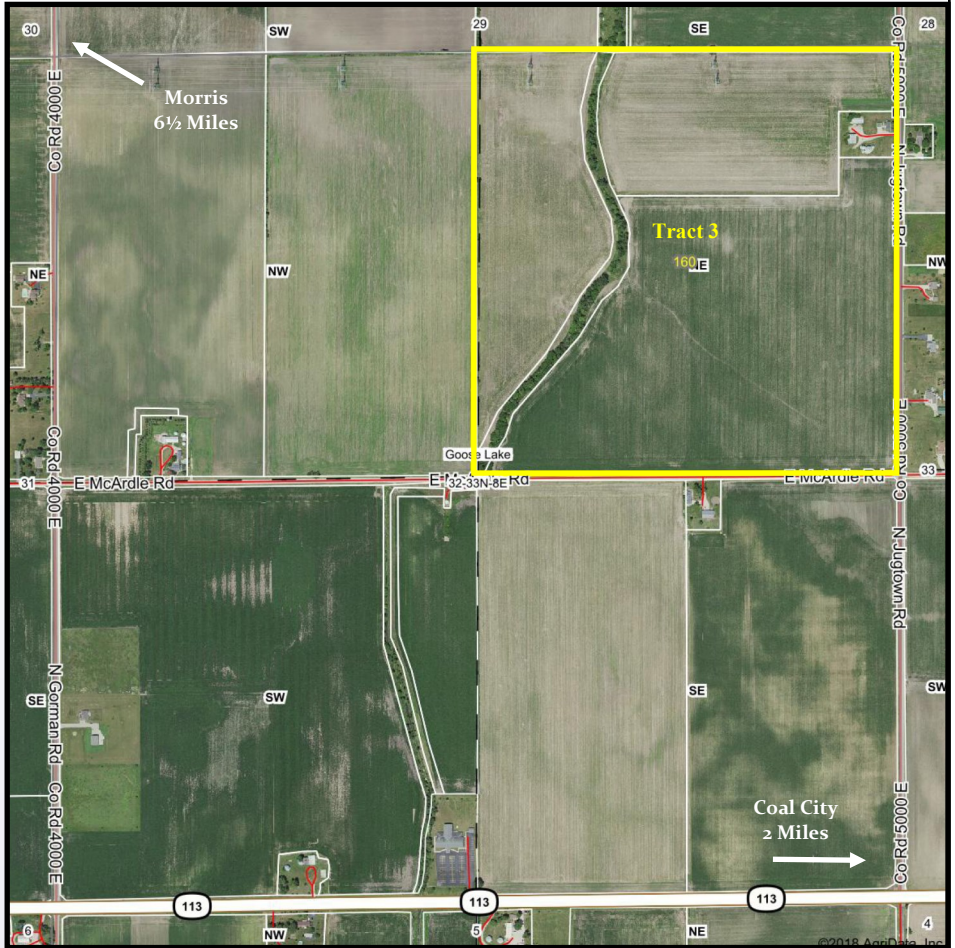
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Soil Descriptions

- The following are 148 Tillable Acre estimates:
- Bryce - 74.7 Acres (Corn 162, Soybeans 54)
- Ridgeville - 27 Acres (Corn 151, Soybeans 51)
- Swygert - 14.8 Acres (Corn 158, Soybeans 52)
- Papineau - 8.7 Acres (Corn 138, Soybeans 46)
- Selma - 8 Acres (Corn 176, Soybeans 57)
- Overall Corn 159.6, Soybeans 52.9, Wheat 63.6
- Overall Crop Productivity Index = 119.1



Code	Soil Description	Acres	Percent of field	Ill. State Prod Legend
235A	Bryce silty clay, 0 to 2 percent slopes	74.70	50.2%	
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	27.23	18.3%	
91A	Swygert silty clay loam, 0 to 2 percent slopes	14.75	9.9%	
42A	Papineau sandy loam, 0 to 2 percent slopes	8.71	5.9%	
125A	Selma loam, 0 to 2 percent slopes	7.97	5.4%	
594A	Reddick clay loam, 0 to 2 percent slopes	7.09	4.8%	
**91B	Swygert silty clay loam, 2 to 4 percent slopes	6.62	4.4%	
740A	Darroch silt loam, 0 to 2 percent slopes	1.71	1.1%	



- Offered Individually per Gross Surveyed Acres
- PIN1# 06-32-200-001 (N1/2 of NE1/4) - Incl 3 Bldg Permits
- PIN2# 06-32-200-003 (S1/2 of NE1/4) - Incl 4 Bldg Permits
- 2016 Taxes = \$3,365.08 (\$21.03/ac includes house)
- Mostly Tillable—Includes House, Bins & Buildings
- Closing by May 28, 2018
- Farm Lease Open for 2018

