

FARM LAND AUCTION

63.79 ACRES m.o.l. - 142 PI - ONE TRACT
SEC 18 - SARATOGA TWP - GRUNDY COUNTY, ILLINOIS



LIVE and ONLINE BIDDING AVAILABLE

Seller: Dean Family Trust
Saturday, January 27, 2024 • 10:00 AM

Auction Location:

Jennifer's Garden
555 Gore Rd, Morris, IL 60450

Farm Location:

3 miles northwest of Morris at the corner
of Lisbon/Airport Roads.

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

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

www.richardaolson.com

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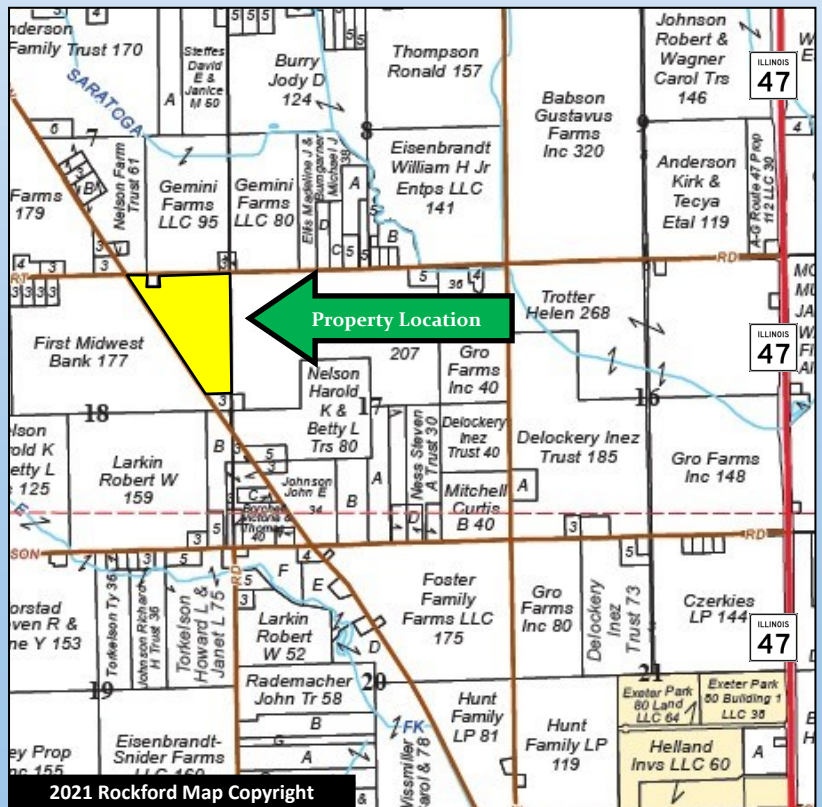
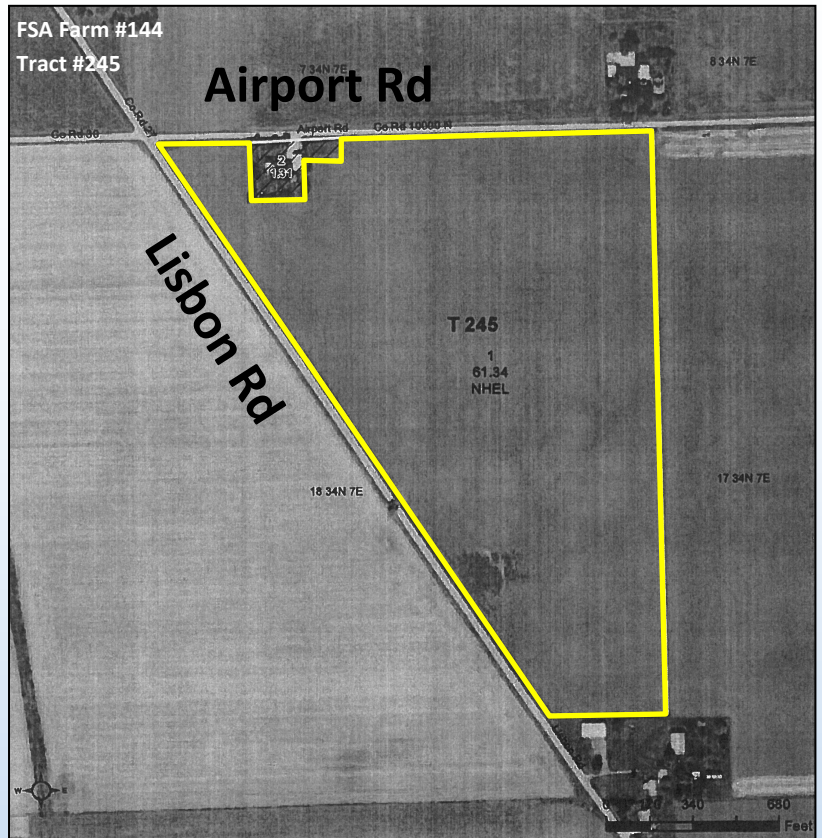
FSA-156 Report:

- Farm 144
- Tract 245
- Farmland = 62.65 Acres
- Cropland = 61.34 Acres
- CRP Cropland = 0.00 Acres
- Corn PLC Yield = 148
- Soybeans PLC Yield = 44

Grundy County Tax Info

- PIN: 02-18-200-004.
- 2022 Taxes: \$3036.40
- Legal Description: NE LYG NE OF CH 27 (EX BEG SE COR, N335.5' W495' SE396' E280.5' TO POB & EX BEG 1041.22'E NW COR NE, E210' S251' W210' N251' TO POB) SEC 18-34-7 .
- 63.79 Acres on Tax Bill.

63.79 Acres mol - 142.6 PI
SEC 18 - SARATOGA TWP - GRUNDY CO



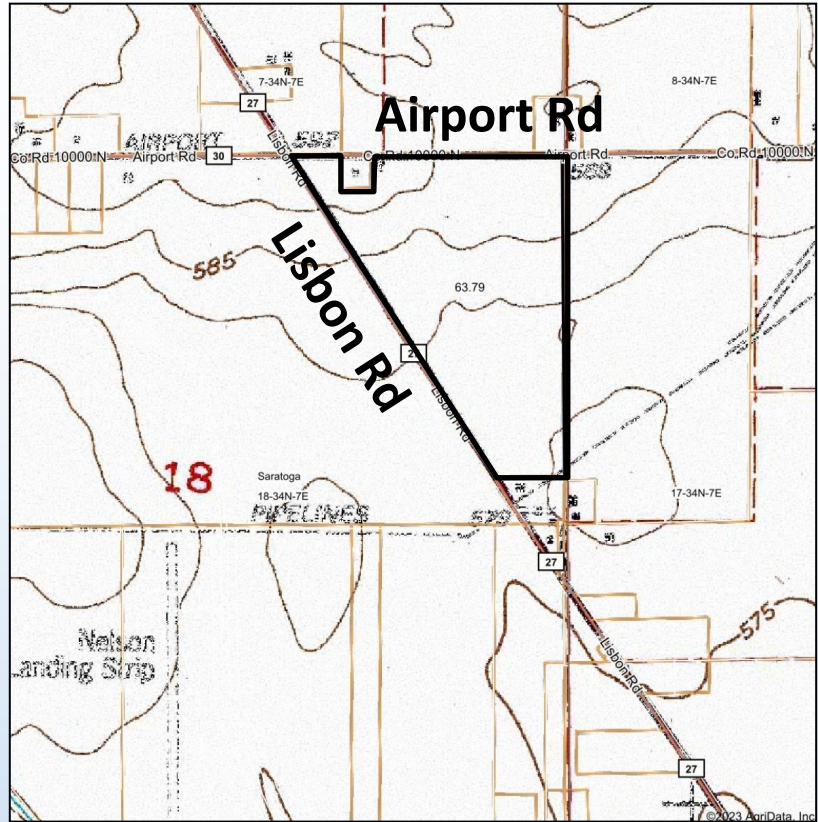


TOPOGRAPHY and SOIL MAPS

Topography Source: USGS

- Min: 575'. Max: 590'. Range: 15.6'.
- Farm slopes to the South.
- There are NO IMPROVEMENTS on this property.
- Center of Farm: 41° 25' 34.26, -88° 27' 55.77

*All maps within this brochure and on our website have NOT been altered in any way. They are true and accurate to the date they were created. We provide the most accurate representation of the property to the bidder so they have the highest confidence in their bid.



Soil Map Information

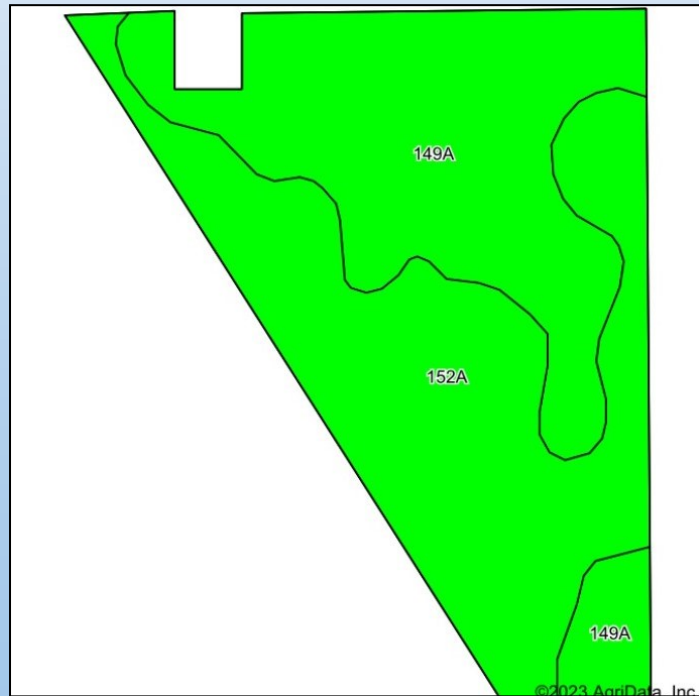
Overall Crop Productivity Rating = 142.6

Class A Soil

Farm slope = 0 to 2 percent

- 152A – Drummer Silty Clay Loam, 52% of Property – 144 PI

- 149A – Brenton Silt Loam, 48% of Property – 141 PI



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	33.44	52.4%	Green	**195	**63	**144
149A	Brenton silt loam, 0 to 2 percent slopes	30.35	47.6%	Yellow	195	60	141
Weighted Average					195	61.6	142.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>



Richard A. Olson & Associates, Inc

531 W Bedford Rd, Morris, IL 60450

815-942-4266 - www.richardaolson.com

Auction Terms:

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Richard A. Olson & Associates, Inc nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All maps, dimensions, and acreage figures are approximate or "more or less". **Any announcements made auction day by Richard A. Olson & Associates, Inc will take precedence over any previous printed materials or oral statements.**

Agency: Richard A. Olson & Associates, Inc and its representatives are acting as Agents of the Seller.

Farm Lease: The farm lease is open for 2024. The Seller retains all cash rent for 2023. Tenant retains all 2023 crops.

Taxes: 2023 Real Estate Taxes (due in 2024) will be credited to the Buyer(s) at closing. All future taxes will be the responsibility of the Buyer (s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Richard A. Olson & Associates, Inc.

Survey: The Seller shall provide a new survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a Seller's real estate contract which provides all the terms and conditions. The Seller will provide title commitment in the amount of the contract price. Sale is not contingent upon Buyer(s) financing.

Earnest Payment: The successful bidder(s) will be required to deposit \$50,000 earnest money to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. The down payment may be made in the form of cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

Closing: The sale closing is on March 4, 2024. The balance of the purchase price must be paid by wire transfer to account of settlement agent.

Possession: Possession will be granted on closing date or upon removal of the 2023 crops, whichever is later.

Sale Method: The real estate will be offered on a per acre basis for 63.79 mol acres (final acre total subject to survey). Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Richard A. Olson & Associates, Inc and Seller. Internet Bidding is available. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Seller: Dean Family Trust

Sellers' Attorney:

Don Black

Black & Black Lawyers

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