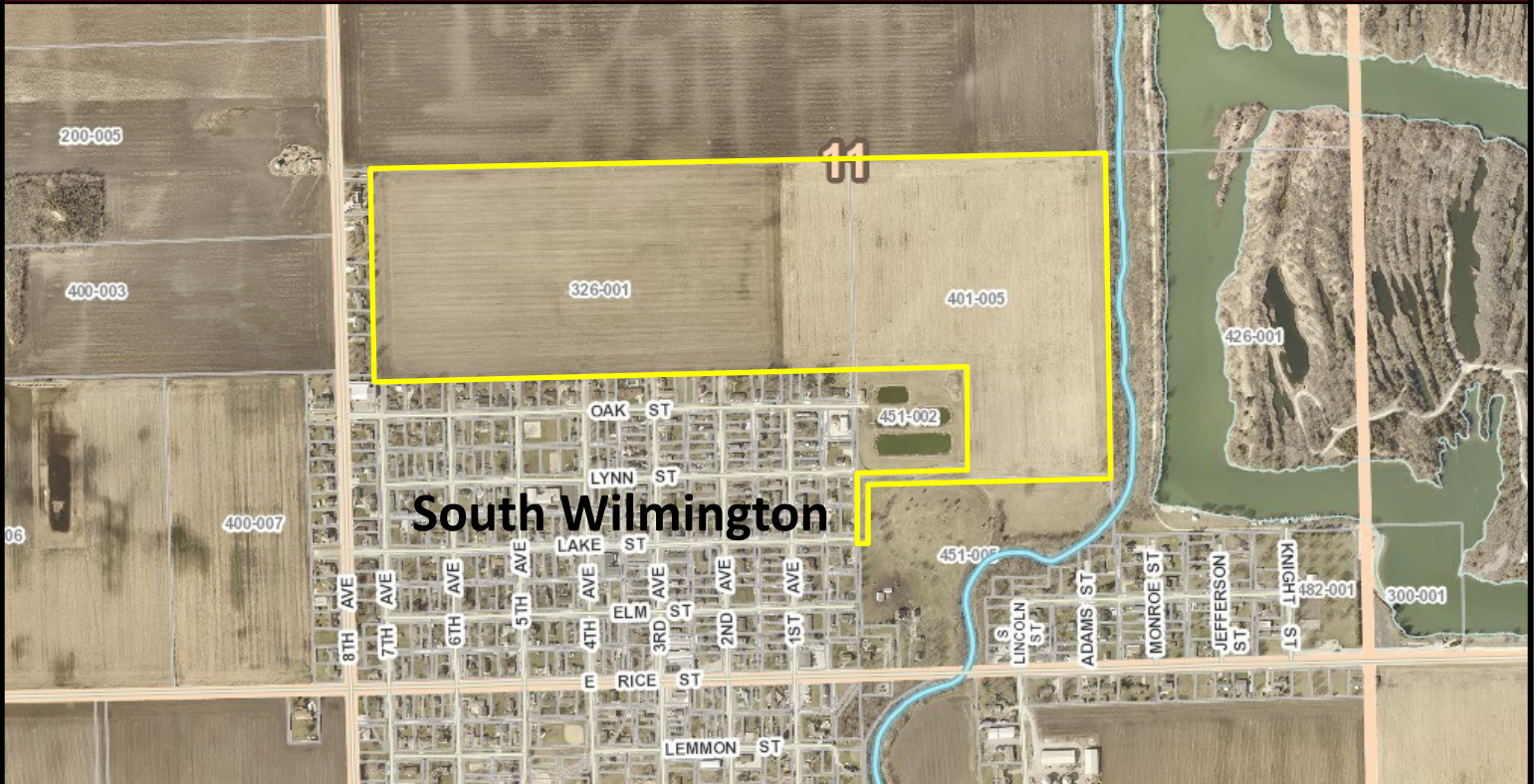


FARM LAND AUCTION

103.73 ACRES m.o.l. - 130 PI - ONE TRACT
SEC 11 - GREENFIELD TWP - GRUNDY COUNTY, ILLINOIS



LIVE and ONLINE BIDDING AVAILABLE

Seller: Estate of Elaine G. Joyce
Saturday, January 13, 2024 • 10:00 AM

Auction Location:

Gardner American Legion
426 Industry Ave, Gardner, IL 60424

Farm Location:

Borders the North edge of South Wilmington, IL
60+ acres of the farm within Village limits

www.richardaolson.com

RO

RICHARD A. OLSON
& ASSOCIATES, INC.

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



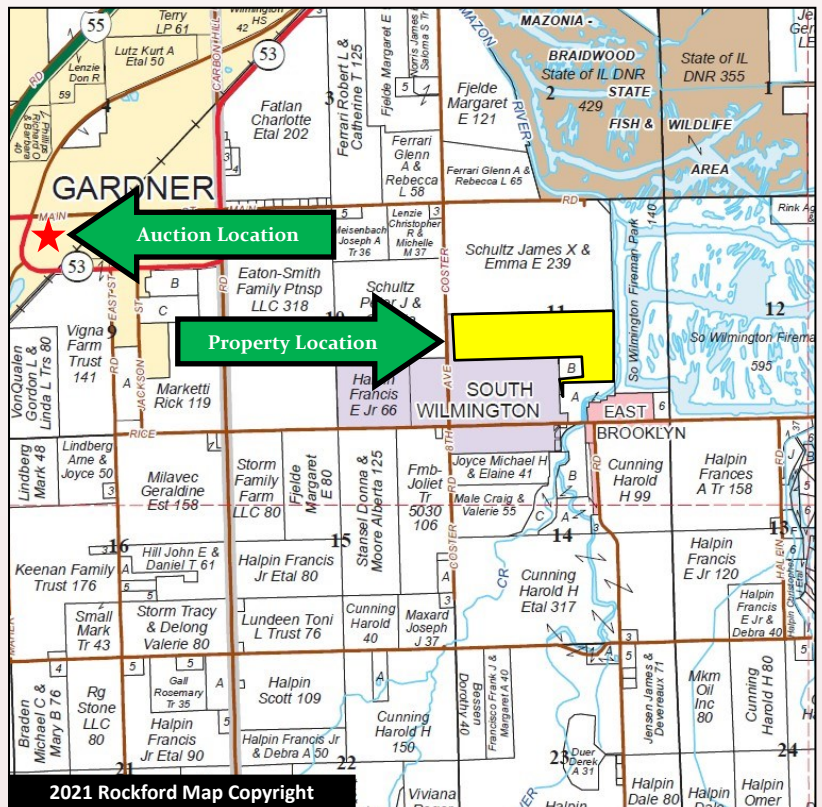
103.73 Acres mol - 130.5 PI
 SEC 11 - GREENFIELD TWP - GRUNDY CO

FSA-156 Report:

- Farm 3411
- Tract 3559
- Farmland = 107.58 Acres
- Cropland = 107.58 Acres
- CRP Cropland = 2.80 Acres
- CRP Contract = \$906/year to expire 09-30-2025
- Corn PLC Yield = 157
- Soybeans PLC Yield = 48

Grundy County Tax Info

- PIN: 12-11-326-001 (West)
- 2022 Taxes: \$2,478.88
- Legal Description: SW1/4 (EX VILLAGE OF SO WILM) SEC 11-31-8.
- 60.16 Acres on Tax Bill.
- PIN: 12-11-401-005 (East)
- 2022 Taxes: \$1,543.38
- Legal Description: PT W1/2 SE - BEG 697.95' N SW COR SE, E40' N295.75' E1274.73', N TO N LN SE, W TO W LN SE, S TO A PT 1583.7' N SW COR, E569.62' S508' W133.26' SW139.69' W303.36', S TO POB SEC 11-31-8.
- 43.57 Acres on Tax Bill.
- Total = 2022 Taxes: \$4,022.26
- Total = 103.73 Acres on Tax Bill





Richard A. Olson & Associates, Inc

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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 Landlord's share of the 2023 crops and shall pay Landlord's share of the 2023 crop expenses.

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 \$75,000 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 February 13, 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 103.73 mol acres. Final acres dependent on 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 on our website. All decisions of the Auctioneer are final.

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

Seller: Estate of Elaine G. Joyce

Sellers' Attorney:

Don Black

Black & Black Lawyers

201 Liberty St #211

Morris, IL 60450

(815) 942-0594

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