

A wide-angle photograph of a vast, flat agricultural field, likely corn, with a line of trees in the distance under a dramatic, cloudy sky at dusk or dawn.

**508.44 Acres, m/l
in 6 parcels
Kankakee County, IL**

Date: Tuesday, February 28

Time: 10:00 a.m.

Auction Site:

Grant Park Community Center

Address:

209 W. Dixie Highway
Grant Park, IL 60940

Auction Information

Seller

John A. Brady Estate &
James T. Brady Trust

Auctioneer

Reid L. Thompson, #441.001804

Agency

Hertz Real Estate Services and their
representatives are Agents of the Seller.

Method of Sale

- Land will be offered by the **choice and privilege method** with the choice to the high bidder to take any individual or combination of parcels. The remaining parcel(s) shall be offered to the contending bidder at the high bid. Any remaining parcel(s) will be offered with an additional round(s) of bidding.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 30, 2017, or after any objections to title have been cleared. Final settlement will require a wire transfer. Possession will be given at closing subject to the current operator's rights. The lease is open for 2017. The 2016 taxes payable in 2017 will be paid by the Seller and credited to the Buyer(s) at closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the designated escrow agent the required earnest payment. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing services, they will be shared by the Seller and Buyer(s).

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Plat Map

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo: Parcels 1 & 2



Property Information Parcels 1 & 2

Location

The parcels are located 4 miles East and 1 mile South of Manteno, IL and 5 1/2 miles West of Grant Park, IL.

Real Estate Tax

2015 Taxes Payable in 2016: \$3832.88

Taxable Acres: 196

Tax per Taxable Acre: \$19.55

Pin: 02-03-20-300-002 &

02-03-20-400-001

**Should parcels be sold to different buyers taxes will be determined by County Treasurer's office.*

Lease Status

The farm is open for lease in 2017.

Mineral Rights

Any mineral rights owned by the Seller, if any, will be transferred to the Buyer.

Fertility Data

Soil tests were taken in May 2014. Soil tests are available upon request.

FSA Data

Farm Number #2000, Tract #373

Crop Acres: 198.26

Corn Base: 95.5

Corn PLC Yield: 150 Bu.

Bean Base: 98.5

Bean PLC Yield: 44 Bu.

Both parcels are designated NHEL and have no designated wetlands.

**Should parcels be sold to different buyers, final crop acres and bases will be determined by the local FSA office.*

Survey

A survey of the entire property was completed in 2008. Should parcels 1 & 2 sell as individual parcels to different buyers, the survey costs will be prorated by acres and shared between the buyers. Survey costs not to exceed \$2,000. Final purchase price will be based on surveyed acres.

Comments

The farms are currently located 1 mile South of the proposed location of the Great Lakes Basin Railroad maintenance and switch yard.

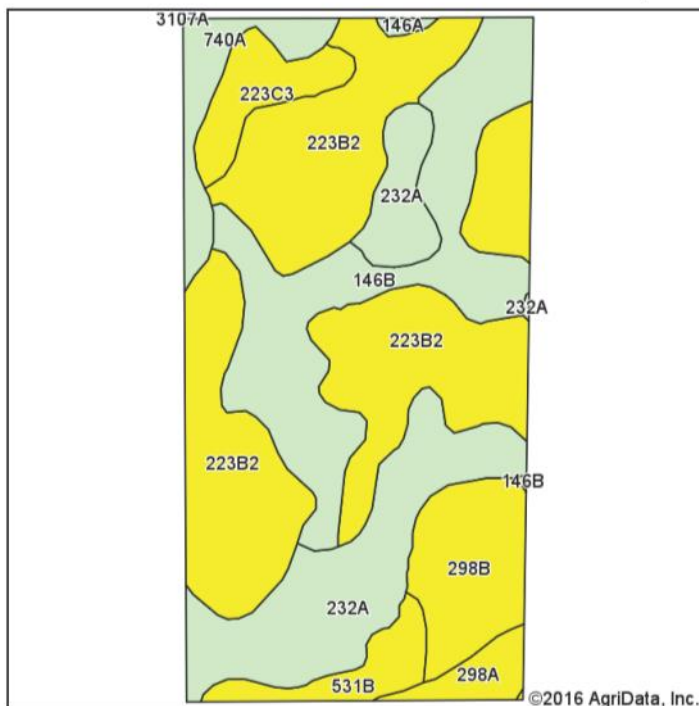
Should Tract 2 be sold to a different buyer than Tract 1, or Tract 2 not be sold to another adjoining land owner, a credit will be given at closing to the buyer of Tract 2 for the cost of installing a culvert for access to the parcel.

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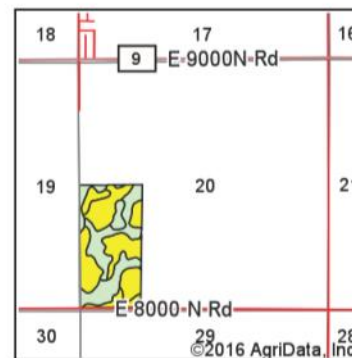
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Soil Map: Parcel 1



Soils data provided by USDA and NRCS.

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State: Illinois
County: Kankakee
Location: 20-32N-13E
Township: Sumner
Acres: 80
Date: 7/15/2016

Hertz
Farm Management, Inc

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	32.07	40.1%		**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	15.75	19.7%		**166	**54	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	14.44	18.0%		170	56	127
**298B	Beecher silt loam, 2 to 4 percent slopes	6.23	7.8%		**150	**50	**113
740A	Darroch silt loam, 0 to 2 percent slopes	3.42	4.3%		177	57	129
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	3.39	4.2%		**139	**44	**102
**531B	Markham silt loam, 2 to 4 percent slopes	2.71	3.4%		**153	**50	**113
298A	Beecher silt loam, 0 to 2 percent slopes	1.71	2.1%		152	51	114
146A	Elliott silt loam, 0 to 2 percent slopes	0.28	0.4%		168	55	125
Weighted Average					157.7	51.2	116.8

Parcel 1 - 80.00 Acres, m/l Legal Description

The West 1/2 of the Southwest 1/4 of Section 20, Township 32 North, Range 13 East, Sumner Township, Kankakee County, IL.

Soil Types/Productivity

Main soil types are Varna silt loam, Elliott silt loam, and Ashkum silty clay loam. Productivity Index (PI) is 116.8 on 80.0 estimated FSA crop acres. See soil map for details.

Land Description

Level to very gently sloping

Buildings/Improvements

None

Drainage

Natural drainage and tile. Tile maps are not available.

Comments

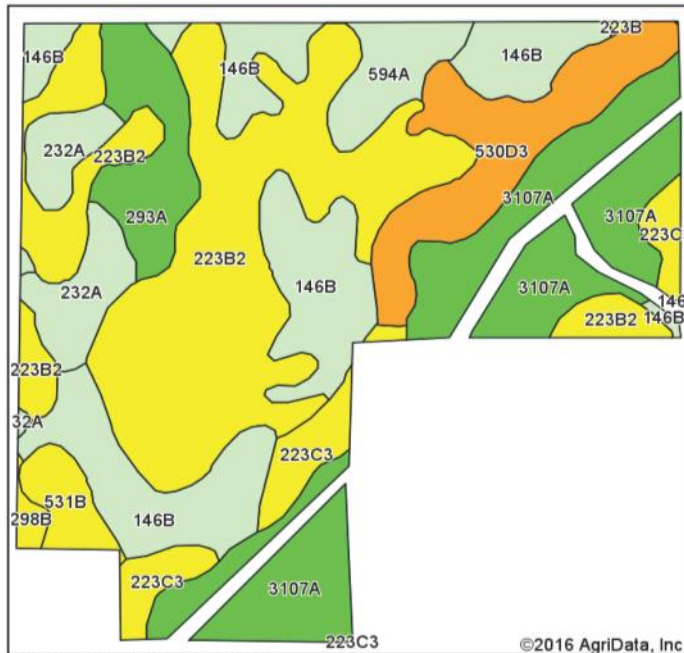
South side of farm is bordered by 8000 N. Rd.

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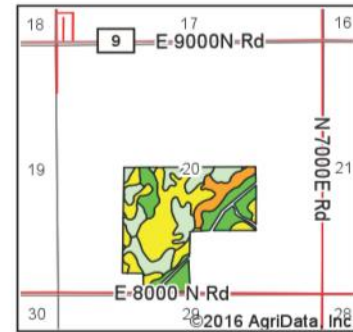
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Soil Map: Parcel 2



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Kankakee**
Location: **20-32N-13E**
Township: **Sumner**
Acres: **114.97**
Date: **7/15/2016**

Hertz
Farm Management, Inc

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	36.03	31.3%		**150	**48	**110
**146B	Elliott silt loam, 2 to 4 percent slopes	22.29	19.4%		**166	**54	**124
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	20.90	18.2%		189	60	139
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	10.39	9.0%		**129	**40	**94
293A	Andres silt loam, 0 to 2 percent slopes	6.33	5.5%		184	59	135
232A	Ashkum silty clay loam, 0 to 2 percent slopes	6.15	5.3%		170	56	127
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	5.78	5.0%		**139	**44	**102
594A	Reddick clay loam, 0 to 2 percent slopes	3.91	3.4%		177	56	130
**531B	Markham silt loam, 2 to 4 percent slopes	2.48	2.2%		**153	**50	**113
**298B	Beecher silt loam, 2 to 4 percent slopes	0.62	0.5%		**150	**50	**113
**223B	Varna silt loam, 2 to 4 percent slopes	0.09	0.1%		**156	**50	**115
Weighted Average					161.7	51.8	119.2

Parcel 2 - 121.12 Acres, m/l

Legal Description

The Northwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4, excluding a 4 acre home site in the Southwest corner, all of Section 20, Township 32 North, Range 13 East, Sumner Township, Kankakee County, IL.

Soil Types/Productivity

Main soil types are Varna silt loam, Elliott silt loam and Sawmill silty clay loam. Productivity Index (PI) is 119.2 on 114.97 estimated FSA crop acres. See soil map for details.

Land Description

Level to gently sloping.

Buildings/Improvements

None

Drainage

Natural drainage and tile. Tile maps are not available.

Comments

South side of farm is bordered by 8000 N. Rd.

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Aerial Photo: Parcel 3



Property Information Parcel 3-81.03 Acres m/l Location

The parcel is located 2 miles South and 2 miles West of Grant Park, IL.

Real Estate Tax

2015 Taxes Payable in 2016: \$1743.42

Taxable Acres: 159.99

Tax per Taxable Acre: \$10.90

Pin: 06-10-02-200-002 &

06-10-02-200-001

**Parcel is currently taxed as part of the total 159.99 acres.*

Lease Status

The farm is open for lease in 2017.

Mineral Rights

Any mineral rights owned by the Seller, if any, will be transferred to the Buyer.

Fertility Data

Soil tests were taken in April 2013. Soil tests are available upon request.

FSA Data

Farm Number #6886, Tract #2154

Crop Acres: 147.32

Corn Base: 73.31*

Corn PLC Yield: 153 Bu.

Bean Base: 74.01*

Bean PLC Yield: 42 Bu.

The parcel is designated NHEL and has no designated wetlands.

**Base acres are estimated and include the adjoining tract to the West. The local FSA office will determine final acres and bases.*

Survey

A survey of the entire property was completed in 2008. The Owner will provide a survey to separate the parcel from the adjoining tract to the West.

Comments

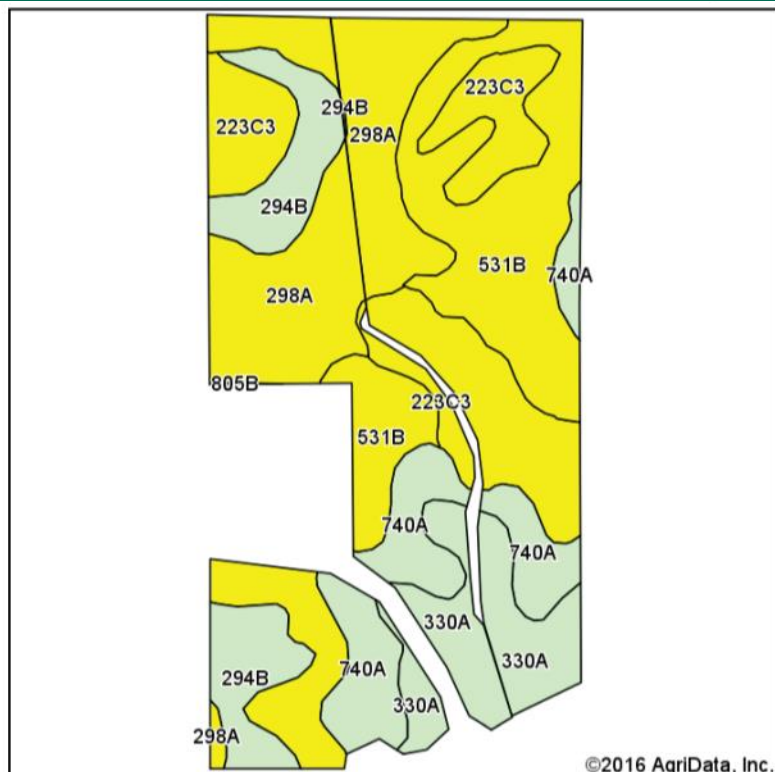
The farm is currently located 2 miles South of the proposed location of the Great Lakes Basin Railroad maintenance and switch yard. North side of farm is bordered by 6000 N. Rd.

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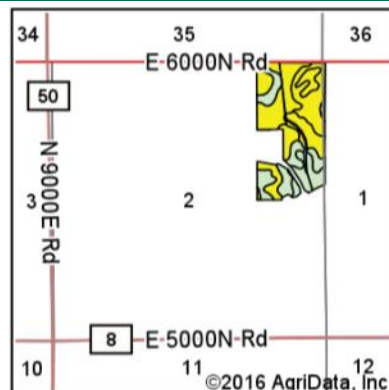
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Soil Map: Parcel 3



Soils data provided by USDA and NRCS.

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State: Illinois
County: Kankakee
Location: 2-31N-13E
Township: Ganeer
Acres: 67.22
Date: 7/15/2016



Maps Provided By:



Area Symbol: IL091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	16.22	24.1%		**139	**44	**102
**531B	Markham silt loam, 2 to 4 percent slopes	14.63	21.8%		**153	**50	**113
298A	Beecher silt loam, 0 to 2 percent slopes	14.51	21.6%		152	51	114
740A	Darroch silt loam, 0 to 2 percent slopes	8.16	12.1%		177	57	129
330A	Peotone silty clay loam, 0 to 2 percent slopes	6.87	10.2%		164	55	123
**294B	Symerton silt loam, 2 to 5 percent slopes	6.83	10.2%		**177	**55	**130
Weighted Average					155.9	50.6	115.3

Parcel 3

Legal Description

The East 1/2 of the Northeast 1/4 of Section 2, Township 31 North, Range 13 East, Ganeer Township, Kankakee County, IL.

Soil Types/Productivity

Main soil types are Varna silty clay loam, Markham silt loam, and Beecher silt loam. Productivity Index (PI) is 115.3 on 67.22 estimated FSA crop acres. See soil map for details.

Land Description

Level to very gently sloping. There are waterways in the East half of the parcel. A creek cuts through the Southeast corner.

Buildings/Improvements

None

Drainage

Natural drainage and tile. Tile maps are available upon request.

Disclosure

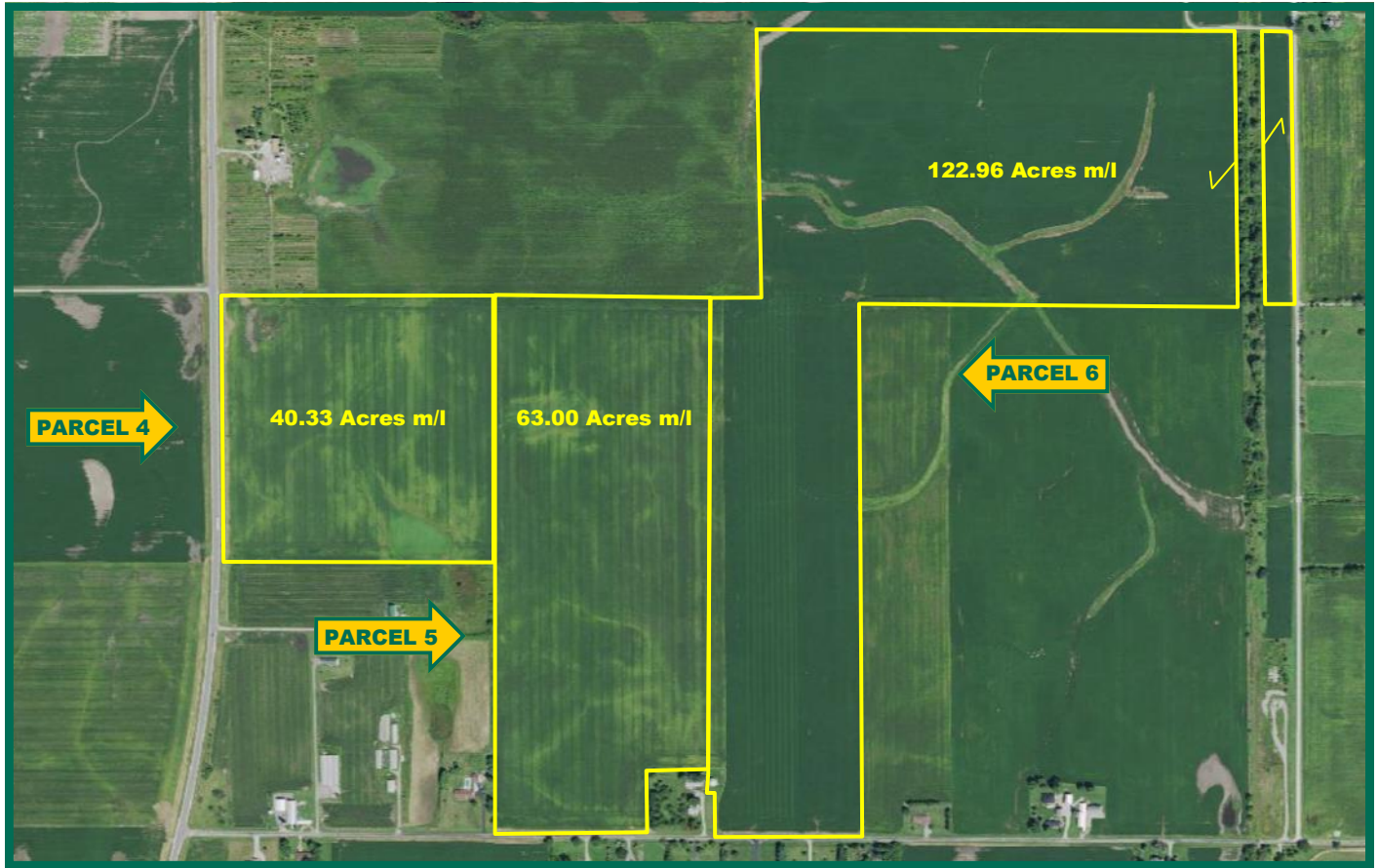
This parcel includes an approximate 8 acre site that was used as a solid waste disposal site from about 1950 to about 1970. The site has been filled in with topsoil and has not been used as a disposal site since about 1970.

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Aerial Photo: Parcels 4, 5 & 6



Property Information Parcels 4, 5 & 6

Location

The parcels are located 2 miles North and 1 mile East of Grant Park, IL.

Real Estate Tax

2015 Taxes Payable in 2016: \$5970.32

Taxable Acres: 224.77

Tax per Taxable Acre: \$26.56

Pin: 01-04-09-100-008 &

01-04-04-400-002

**Should parcels be sold to different buyers taxes will be determined by County Treasurer's office.*

Lease Status

The farm is open for lease in 2017.

Mineral Rights

Any mineral rights owned by the Seller, if any, will be transferred to the Buyer.

Fertility Data

Soil tests were taken in May 2013. Soil tests are available upon request.

FSA Data

Farm Number #6886, Tract #468

Crop Acres: 219.34

Corn Base: 110.4

Corn PLC Yield: 153 Bu.

Bean Base: 108.9

Bean PLC Yield: 42 Bu.

Both parcels are designated NHEL and have no designated wetlands.

**Should parcels be sold to different buyers, final crop acres and bases will be determined by the local FSA office.*

Survey

A survey of the entire property was completed in 2008. Should parcels 5 & 6 sell as individual parcels to different buyers, the survey costs will be prorated by acres and shared between the buyers. Survey costs not to exceed \$3,000. Final purchase price will be based on surveyed acres.

Comments

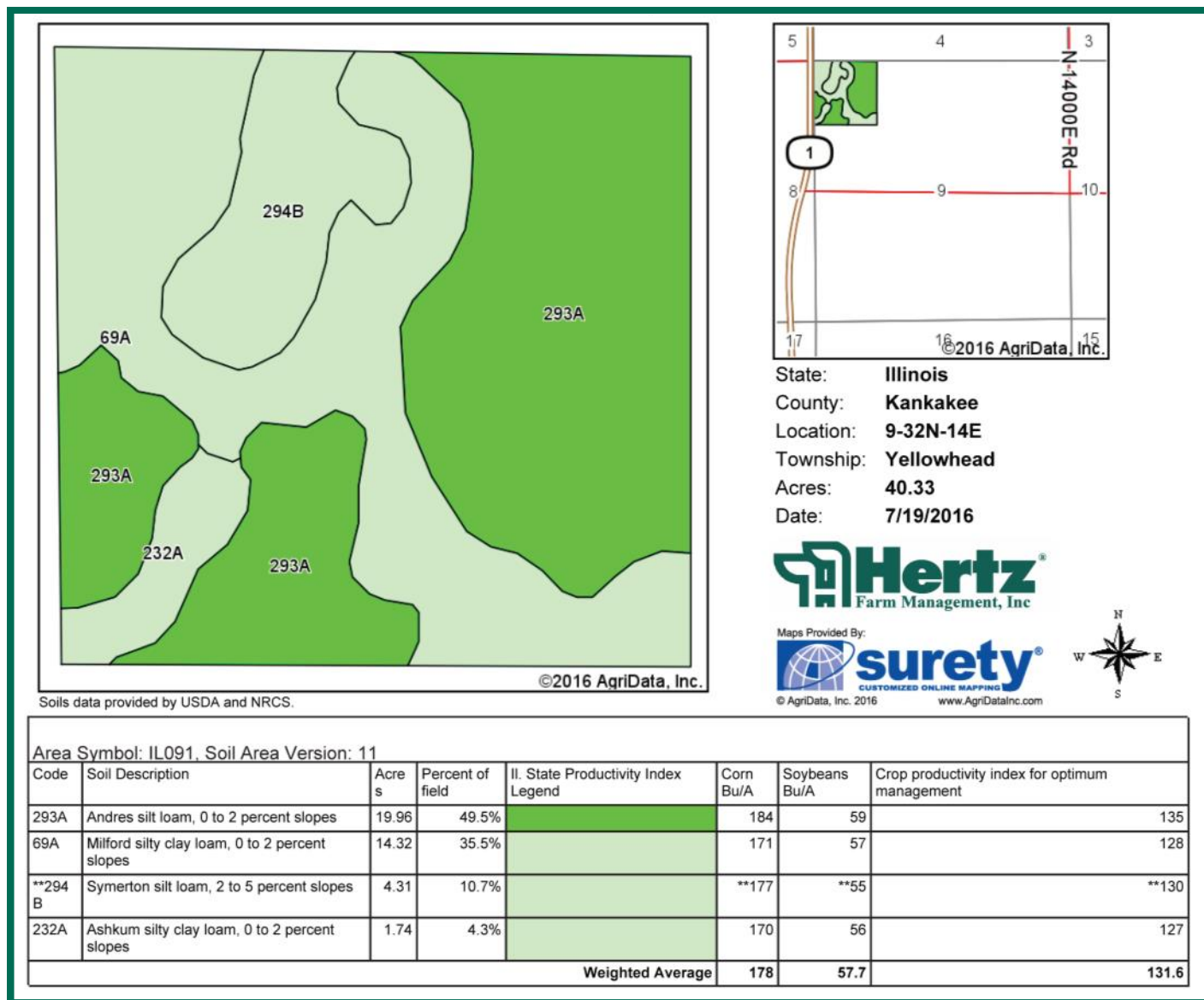
The farms are currently located within the proposed route of the Great Lakes Basin Railroad.

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Soil Map: Parcel 4



Parcel 4 - 40.33 Acres, m/Legal Description

The Northwest 1/4 of the Northwest 1/4 of Section 9, Township 32 North, Range 14 East, Yellowhead Township, Kankakee County, IL.

Soil Types/Productivity

Main soil types are Andres silt loam, Milford silty clay loam, and Symerton silt loam. Productivity Index (PI) is 131.6 on 40.33 estimated FSA crop acres. See soil map for details.

Land Description

Level to very gently sloping.

Buildings/Improvements

None

Drainage

Natural drainage and tile. Tile maps are available upon request.

Comments

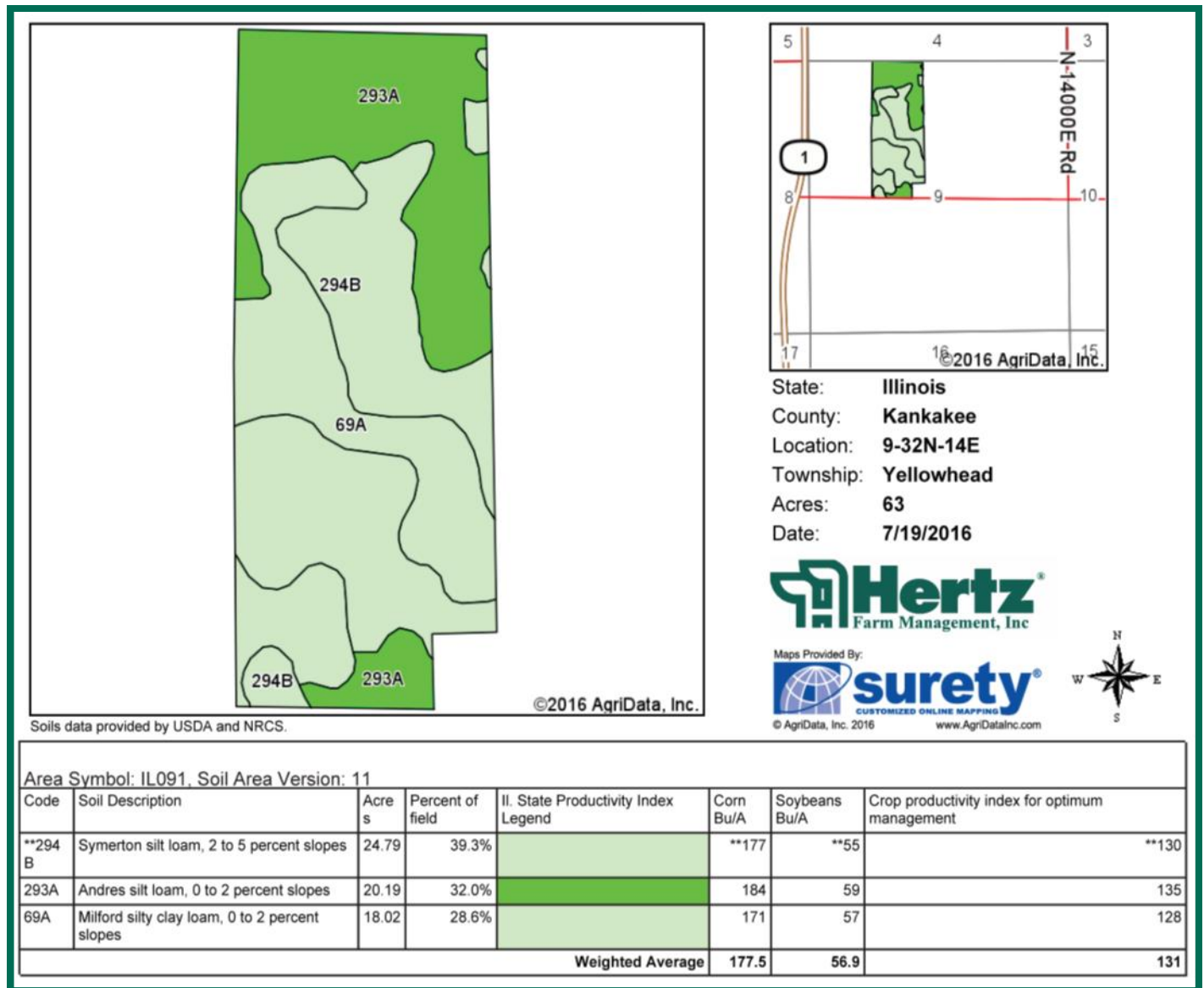
West side of farm is bordered by State Route 1.

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Soil Map: Parcel 5



Parcel 5 - 63.0 Acres, m/l Legal Description

The West 63 acres of the East 1/2, excluding the farm site in the Southeast corner of the Northwest 1/4 of Section 9, Township 32 North, Range 14 East, Yellowhead Township, Kankakee County, IL.

Soil Types/Productivity

Main soil types are Symerton silt loam, Andres silt loam, and Milford silty clay loam. Productivity Index (PI) is 131 on 63.0 estimated FSA crop acres. See soil map for details.

Land Description

Level to very gently sloping.

Buildings/Improvements

None

Drainage

Natural drainage and tile. Tile maps are available upon request.

Comments

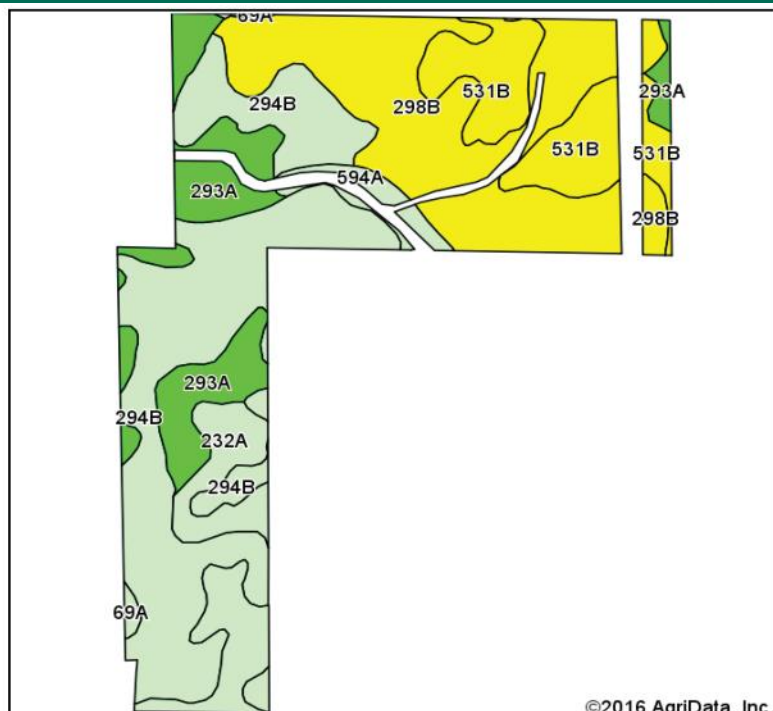
South side of farm is bordered by 10500 N. Rd.

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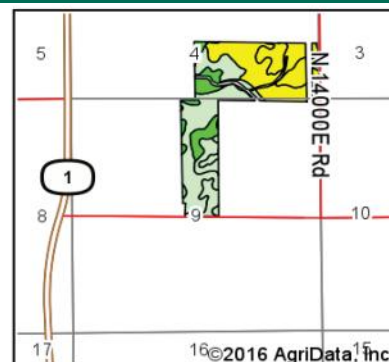
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Soil Map: Parcel 6



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Kankakee**
Location: **9-32N-14E**
Township: **Yellowhead**
Acres: **118.96**
Date: **7/19/2016**

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Maps Provided By:

surety
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Area Symbol: IL091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**294 B	Symerton silt loam, 2 to 5 percent slopes	42.31	35.6%		**177	**55	**130
**298 B	Beecher silt loam, 2 to 4 percent slopes	33.61	28.3%		**150	**50	**113
293A	Andres silt loam, 0 to 2 percent slopes	15.53	13.1%		184	59	135
**531 B	Markham silt loam, 2 to 4 percent slopes	13.74	11.6%		**153	**50	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.92	9.2%		170	56	127
594A	Reddick clay loam, 0 to 2 percent slopes	2.29	1.9%		177	56	130
69A	Milford silty clay loam, 0 to 2 percent slopes	0.56	0.5%		171	57	128
Weighted Average					166.8	53.7	123.6

Parcel 6 - 122.56 Acres, m/l Legal Description

Part of the East 1/2 of the East 1/2 of the Northwest 1/4 and part of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 9 and the South half of the Southeast 1/4, excluding 3.05 acres of the old railroad property in Section 4, Township 32 North, Range 14 East, Yellowhead Township, Kankakee County, IL.

Soil Types/Productivity

Main soil types are Symerton silt loam, Beecher silt loam, and Andres silt loam.

Productivity Index (PI) is 123.6 on 118.96 estimated FSA crop acres.
See soil map for details.

Land Description

Level to very gently sloping.
There is a waterway in the North part.
Approximately 4 1/2 acres lies East of the old railroad property.

Drainage

Natural drainage and tile. Tile maps are not available.

Buildings/Improvements

Grain Bin

Comments

South side of farm is bordered by 10500 N. Rd and East side of farm is bordered by 14000 E. Rd.

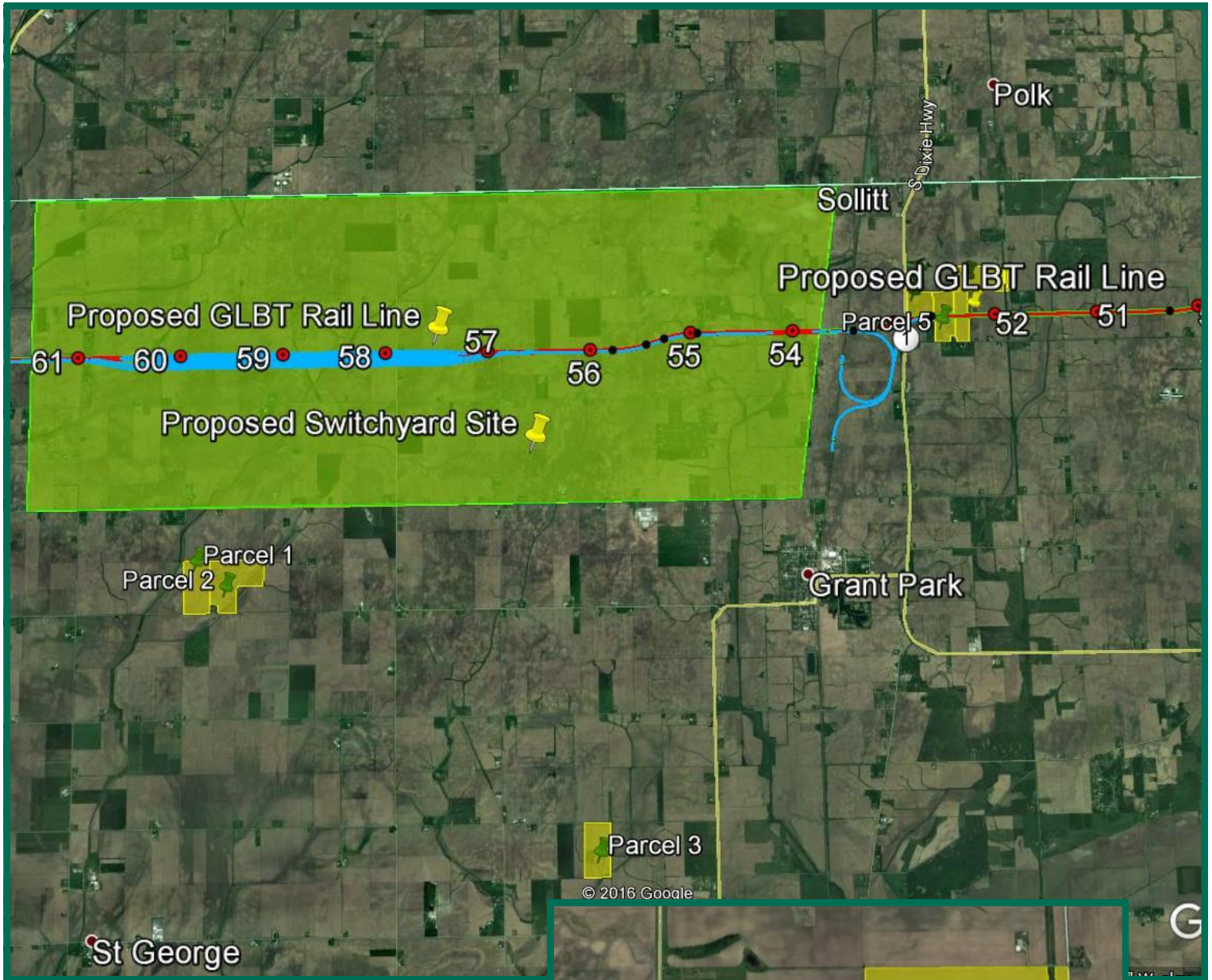


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Proposed Great Lakes Basin Railroad



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