

Land Auction

ACREAGE:

237.12 Acres, m/l
In 3 parcels
LaSalle County, IL

DATE:

Thursday
January 25, 2018
10:00 a.m.

LOCATION:

Knights of Columbus
Streator, IL



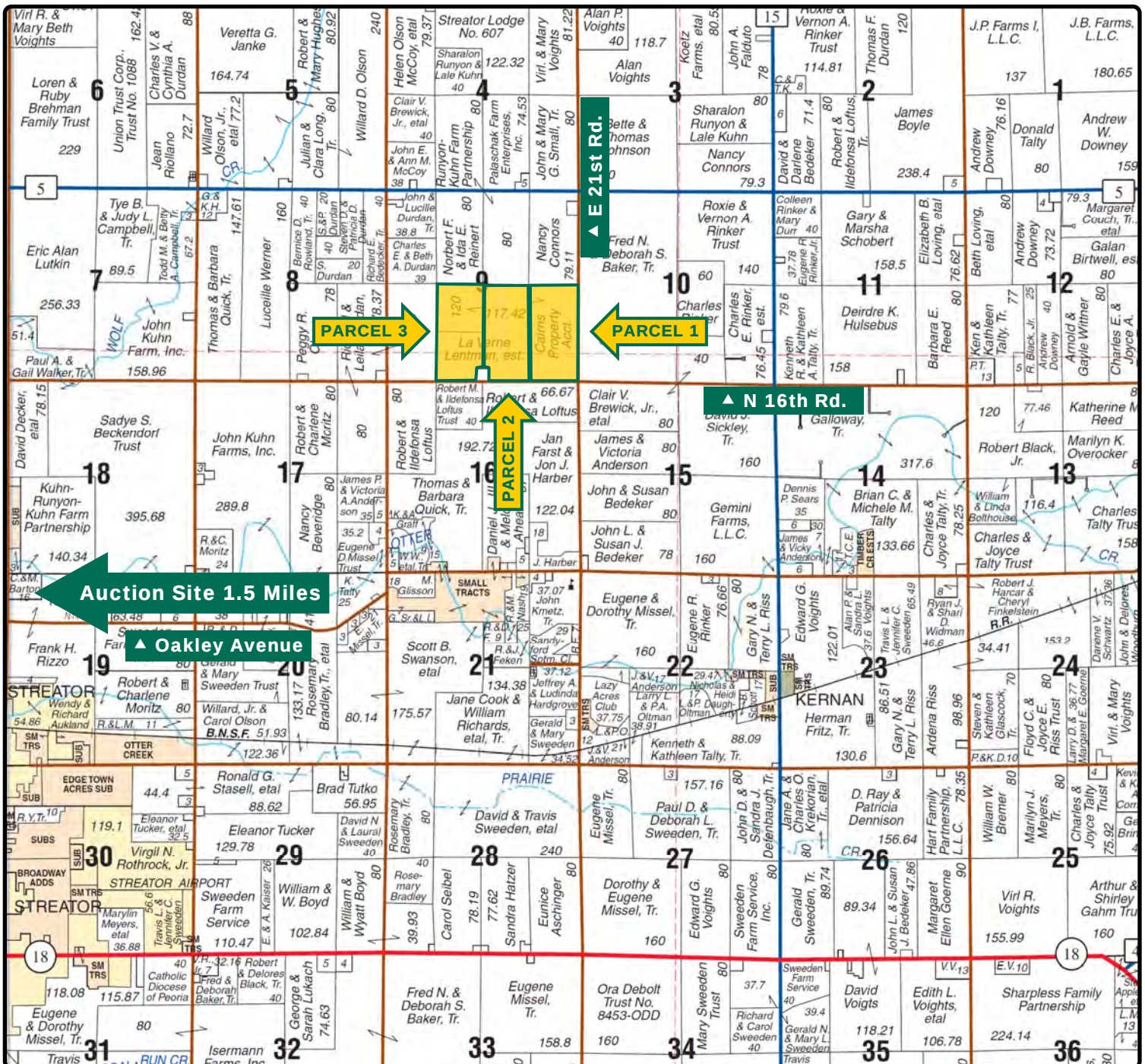
Property Key Features

- **Mostly Tillable**
- **Buyers Choice**
- **Very Well Maintained Farms**

Eric Wilkinson, AFM
Licensed Managing Broker in IL
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200 E. Court St., Suite 600
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237.12 Acres, m/l, in 3 parcels, Otter Creek Twp., LaSalle County, IL



Map reproduced with permission of Rockford Map Publishers.

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Parcel 1

Total Acres:	80.00
Crop Acres:	75.23*
Corn Base Acres:	41.30*
Bean Base Acres:	31.92*
Soil Productivity:	126.7 P.I.

Parcel 1 Property Information 80.00 Acres, m/l

Location

Located 4 miles east and 3 miles North of Streator, IL.

Legal Description

E½ of the SE¼, Section 9, Township 31N, Range 4E of the 3rd P.M., Otter Creek Township.

Lease Status

Lease is open for 2018.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1530.62
Taxable Acres: 80.00
Tax per Taxable Acre: \$19.13
PIN# 34-09-400-000

FSA Data

Farm Number 12776, Tract 48550

Crop Acres: 75.23*

Corn Base Acres: 41.30*

Corn PLC Yield: 151 Bu.

Bean Base Acres: 31.92*

Bean PLC Yield: 43 Bu.

**Acres and bases are estimated pending potential parcel split. The local FSA office will determine final acres and bases.*

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Rutland silty clay loam, Streator silty clay loam and Swygert silty clay loam. Productivity Index (PI) is 126.7. See soil map for details.

Mineral Rights

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

Fertility Data

Available upon request.

Yield History

Available upon request.

Land Description

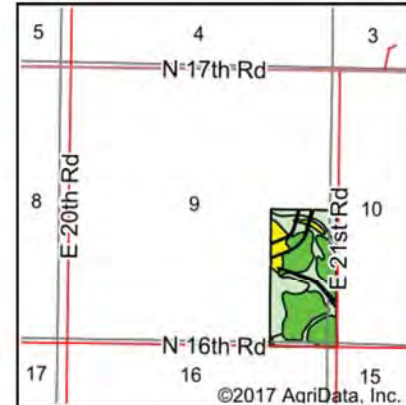
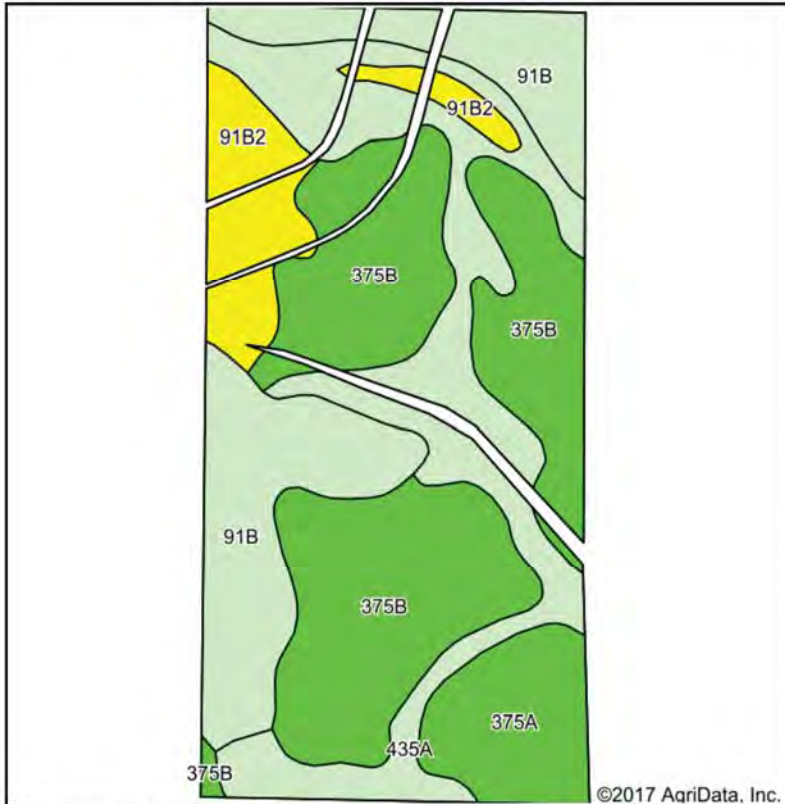
Gently rolling to level.

Drainage

Tile maps available upon request.

Comments

Well-maintained farm with great road frontage.



State: **Illinois**
County: **La Salle**
Location: **9-31N-4E**
Township: **Otter Creek**
Acres: **75.23**
Date: **12/21/2017**



Maps Provided By:

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Area Symbol: IL099, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**375B	Rutland silty clay loam, 2 to 5 percent slopes	29.06	38.6%		**178	**57	**132
435A	Streator silty clay loam, 0 to 2 percent slopes	17.13	22.8%		177	58	131
**91B	Swygert silty clay loam, 2 to 4 percent slopes	16.14	21.5%		**156	**51	**117
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	6.63	8.8%		**147	**48	**110
375A	Rutland silty clay loam, 0 to 2 percent slopes	6.27	8.3%		180	58	133
Weighted Average					170.5	55.2	126.7

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 2

Total Acres:	78.38*
Crop Acres:	73.27*
Corn Base Acres:	40.45*
Bean Base Acres:	31.27*
Soil Productivity:	117.2 P.I.

Parcel 2-Subject to Survey Property Information 78.38 Acres, m/l

Location

Located 3½ miles east and 3 miles north of Streator, IL

Legal Description

W½, excluding the farmstead in the SW corner, Section 9, Township 31N, Range 4E of the 3rd P.M., Otter Creek Twp.

Lease Status

Lease is open for 2018.

Real Estate Tax*

Taxes Payable 2016 - 2017: \$1,037.64*

Taxable Acres: 78.58*

Tax per Taxable Acre: \$13.20

PIN# 34-09-402-000

*Taxes are estimated. LaSalle County will

determine final taxable acres and taxes.

FSA Data*

Farm Number 12776, Tract 48550

Crop Acres: 73.27*

Corn Base Acres: 40.45*

Corn PLC Yield: 151 Bu.

Bean Base Acres: 31.27*

Bean PLC Yield: 43 Bu.

*Acres and bases are estimated pending potential parcel split. The local FSA office will determine final acres and bases.

CRP Contracts

None

Soil Types/Productivity

Main soil types are Swygert silty clay loam, Rutland silty clay loam and Streator silty clay loam. Productivity Index (PI) is 117.2. See soil map for details.

Mineral Rights

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

Fertility Data

Available upon request.

Yield History

Available upon request.

Land Description

Gently sloping/undulating

Drainage

Tile maps available upon request.

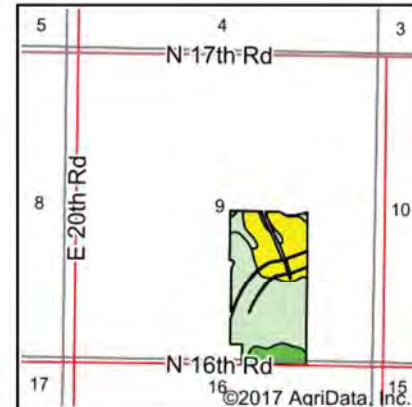
Comments

Well-maintained farm in a strong farming community.



Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **La Salle**
Location: **9-31N-4E**
Township: **Otter Creek**
Acres: **73.27**
Date: **12/21/2017**



Maps Provided By



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Area Symbol: IL099, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**91B	Swygart silty clay loam, 2 to 4 percent slopes	41.20	56.2%		**156	**51	**117
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	21.13	28.8%		**147	**48	**110
**375B	Rutland silty clay loam, 2 to 5 percent slopes	6.94	9.5%		**178	**57	**132
435A	Streator silty clay loam, 0 to 2 percent slopes	4.00	5.5%		177	58	131
Weighted Average					156.6	51.1	117.2

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method



Parcel 3

Total Acres:	78.74*
Crop Acres:	76.66*
Corn Base Acres:	40.65*
Bean Base Acres:	31.42*
Soil Productivity:	121.6 P.I.

Parcel 3-Subject to Survey Property Information 78.74 Acres, m/l

Location

Located 3 east and 3 miles north of
Streator, IL.

Legal Description

E½ of the SW¼, excluding the homesite
in the SE corner, Section 9, Township
31N, Range 4E of the 3rd P.M., Otter
Creek Township.

Lease Status

Lease is open for 2018.

Real Estate Tax*

Taxes Payable 2016 –2017: \$1,400.34*
Taxable Acres: 78.84*
Tax per Taxable Acre: \$17.76
PIN# 34-09-301-000 & 34-09-303-000

**Taxes are estimated. LaSalle County will
determine final taxable acres and taxes.*

FSA Data

Farm Number 12776, Tract 48550

Crop Acres: 76.66*

Corn Base Acres: 40.65*

Corn PLC Yield: 151 Bu.

Bean Base Acres: 31.42*

Bean PLC Yield: 43 Bu.

**Acres and bases are estimated pending
potential parcel split. The local FSA office
will determine final acres and bases.*

CRP Contracts

None

Soil Types/Productivity

Main soil types are Swygert silty clay loam,
Rutland silty clay loam and Drummer silty
clay loam. Productivity Index (PI) is 121.6.
See soil map for details.

Mineral Rights

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

Fertility Data

Available upon request.

Yield History

Available upon request.

Land Description

Level to gently sloping.

Drainage

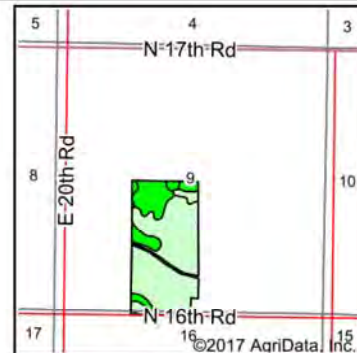
Tile maps available upon request.

Comments

Well-maintained farm in a strong farming
community.

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State: **Illinois**
County: **La Salle**
Location: **9-31N-4E**
Township: **Otter Creek**
Acres: **76.66**
Date: **12/20/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IL099. Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**91B	Swygert silty clay loam, 2 to 4 percent slopes	55.23	72.0%		**156	**51	**117
**375B	Rutland silty clay loam, 2 to 5 percent slopes	11.36	14.8%		**178	**57	**132
375A	Rutland silty clay loam, 0 to 2 percent slopes	3.28	4.3%		180	58	133
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.69	3.5%		195	63	144
435A	Streator silty clay loam, 0 to 2 percent slopes	1.82	2.4%		177	58	131
**388B	Wenona silt loam, 2 to 5 percent slopes	1.61	2.1%		**171	**55	**128
195A	Elburn silt loam, 0 to 2 percent slopes	0.67	0.9%		197	61	143
Weighted Average					162.8	52.9	121.6

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/10271>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*C: Using Capabilities Class Dominant Condition Aggregation Method

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. All property boundaries are approximate.

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Parcel 1 - 80.00 Acres Looking South



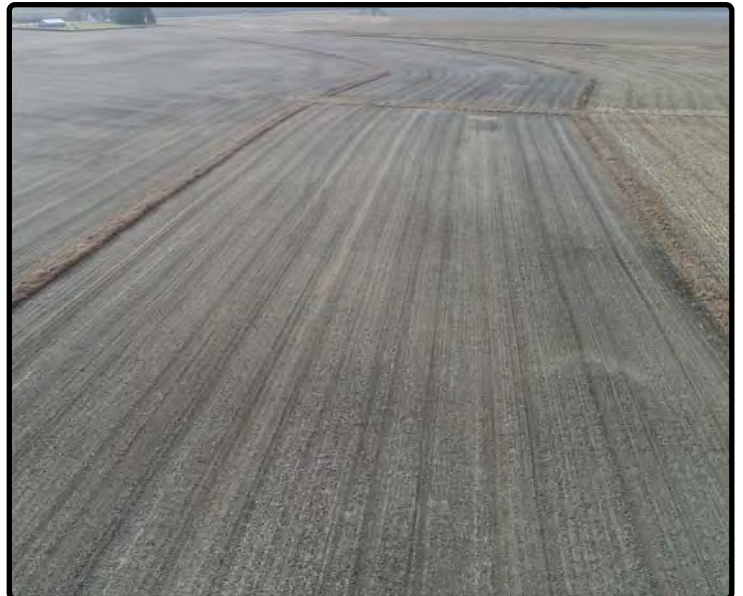
Parcel 2 - 78.38 Acres Looking North



Parcel 3 - 78.74 Acres Looking North



Parcels 1 and 2 - Terraces Looking East



Date: **Thur., January 25, 2018**

Time: **10:00 a.m.**

Site: **Knights of Columbus
806 Oakley Avenue
Streator, IL 61364**

Sellers

David Lentman, Gregory Lentman,
Carolyn Burford, and Deborah Jackson

Agency

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

Auctioneer

Reid L. Thompson, #441.001804

Attorney

Irvin L. Masching
Dwight, IL

Method of Sale

- Parcels will be offered by the **choice and privilege method** with choice to the high bidder to take one, combination of, or all three parcels. The remaining parcel(s) shall be offered to the contending bidder at the high bid. Should the contending bidder elect not to select the remaining parcel at the high bid, another round of bidding will take place.
- 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 February 16, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer.

Possession will be given at settlement subject to the existing lease which expires February 28, 2018. Taxes will be prorated to the closing date.

Survey

Should the property sell as individual parcels, or a combination of parcels, to different buyers, the survey cost will be shared between the buyers and sellers. Final purchase price will be based on surveyed acres.

Current acres on the excepted farmstead will be increased approximately 0.3 acre via a boundary survey. Information provided on Parcels 2 & 3 takes into consideration the anticipated acres to be taken from the parcels. Final sale price on Parcels 2 & 3 will be adjusted up or down based on final gross acres.

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).