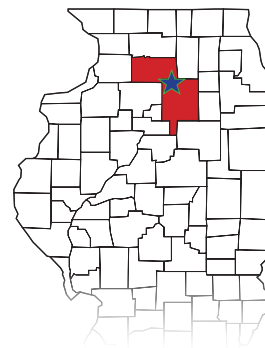


# Public Auction

## Wm. R. & Betty J. Kidd Trusts



*336.73+/- Total Acres\**  
*offered in 4 Tracts*  
*LaSalle & Lee Counties, IL*



**WEDNESDAY,**  
**OCTOBER 31, 2018**  
**10:30 a.m.**

| OCTOBER |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
|         | 1  | 2  | 3  | 4  | 5  | 6  |
| 7       | 8  | 9  | 10 | 11 | 12 | 13 |
| 14      | 15 | 16 | 17 | 18 | 19 | 20 |
| 21      | 22 | 23 | 24 | 25 | 26 | 27 |
| 28      | 29 | 30 | 31 |    |    |    |

### **Tract 1 in LaSalle Co., IL:**

43.19± total acres\*, 41.78± FSA cropland acres

Major soil types: Sable Silty Clay Loam, Muscatune Silt Loam

Soil PI: 145.3    5-yr Avg Yields: Corn 205 bu., Soybeans 58 bu.

### **Tract 2 in LaSalle Co., IL:**

68.49± total acres\*, 66.91± FSA cropland acres

Major soil types: Sable Silty Clay Loam, Muscatune Silt Loam

Soil PI: 143.3    5-yr Avg Yields: Corn 205 bu., Soybeans 58 bu.

### **Tract 3 in Lee Co., IL:**

221.05± total acres\*, 197.04± FSA cropland acres

Major soil types: Hoopeston Sandy Loam, Selma Loam

Soil PI: 116.4    5-yr Avg Yields: Corn 152 bu., Soybeans 56 bu.

### **Tract 4 in Lee Co., IL:**

3-bedroom, 1.5 bath ranch house with Morton building on 4.0±

total acres\* - **Open House: October 13, 2018, 1 p.m. - 2:30 p.m.**

**Auction site:**  
**Mendota Civic Center**  
**1901 Tom Merwin Drive**  
**Mendota, IL**

**Bidder Registration**  
**begins at 9:45 a.m.**

\*All tracts will be sold based upon surveyed acres, which will be completed prior to auction. Tracts 1 through 3 will be sold on a per-acre basis, Tract 4 will be sold in total dollars. Check back for updates.

**For more info: Timothy A. Harris, Managing Broker**  
**815-875-7418    [timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)**

**22263 1365 N Avenue, Princeton, IL 61356**

# Auction: 336.73+/- total acres in 4 Tracts

## Auction begins at 10:30 a.m.

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                                                                                                                                                                                                                                                                                                                      |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Auction:</b>           | Wednesday, October 31, 2018, at 10:30 a.m.<br>Mendota Civic Center<br>1901 Tom Merwin Drive, Mendota, Illinois<br>Bidder Registration begins at 9:45 a.m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Closing &amp; Possession:</b> | Closing to occur on or before November 30, 2018.                                                                                                                                                                                                                                                                                     |
| <b>Procedure:</b>         | 336.73± total acres* will be offered in four tracts. Tracts 1 through 3 are being sold on a per surveyed acre basis. Tract 4 will be sold by total dollars. Each tract will be offered only once during the auction. If buyer desires the entire property, buyer must be the highest bidder on each tract. Property will be sold in the manner resulting in the highest sale price per tract, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. All bidding will be on a per acre basis. There will be a maximum of one sales contract and deed per tract. Further divisions are the responsibility of the buyer(s). Property is being sold on an "as is/where is" basis. Bidder(s) should arrange financing prior to the auction. Bidder(s) assume(s) all responsibility for obtaining any financing for the purchase of property and neither Owner/Seller nor Broker/Auction Company assumes any responsibility for Buyer's inability to obtain financing. | <b>Property Locations:</b>       | <b>Tracts 1 &amp; 2:</b> Approximately 6 miles southeast of Mendota, 1.5± miles northeast of Triumph, or 7± miles southwest of Earlville, Illinois, at 8 East Road and N 40th Road, Mendota, IL.<br><b>Tracts 3 &amp; 4:</b> Approximately 1/2 mile southeast of Amboy, Illinois, at 852 US Rte. 52, Amboy, IL.                      |
| <b>Survey:</b>            | All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres. Tract 4 will be sold based upon total dollars. Owner/Seller will not provide surveys for tract divisions other than those offered at this auction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Size:</b>                     | 336.73± total ac.*; 305.73± FSA cropland ac.<br><b>Tract 1:</b> 43.19± total ac.*; 41.78± FSA cropland ac.<br><b>Tract 2:</b> 68.49± total ac.*; 66.91± FSA cropland ac.<br><b>Tract 3:</b> 221.05± total ac.*; 197.04± FSA cropland ac.<br><b>Tract 4:</b> 3-bedroom, 1.5 bath Ranch house with Morton building on 4.00± total ac*. |
| <b>Terms:</b>             | Cash. Ten (10) percent earnest money deposit of contract selling price is required on auction day at time of signing the purchase agreement. Remaining due upon closing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Improvements:</b>             | Tract 3: Corn Crib<br>Tract 4: House & Morton Building                                                                                                                                                                                                                                                                               |
| <b>Real Estate Taxes:</b> | Seller will be responsible for the 2018 real estate taxes payable in 2019. Buyer will be given a credit at closing for the 2018 real estate taxes payable in 2019, based upon the most current and available information. According to the LaSalle County Treasurer's Office, the total 2017 pay 2018 real estate taxes were \$5,615.58, and the Lee County Treasurer's Office total taxes were \$7,244.36.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Lease:</b>                    | Farm is open to lease for the crop year 2019.                                                                                                                                                                                                                                                                                        |
| <b>PINs:</b>              | Tract 1: 07-09-304-000<br>Tract 2: 07-09-400-000<br>Tract 3: 02-15-23-200-006, 02-15-23-400-001<br>02-15-23-300-002, 02-15-23-176-001<br>02-15-23-151-002<br>Tract 4: 02-15-23-176-001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Utilities:</b>                | Tract 4                                                                                                                                                                                                                                                                                                                              |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Mineral Rights:</b>           | Any mineral rights owned by Seller will be conveyed to Buyer.                                                                                                                                                                                                                                                                        |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Seller's Attorney:</b>        | Pete Wessels<br>Wessels & Wierman, P.C.                                                                                                                                                                                                                                                                                              |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Seller:</b>                   | The First National Bank in Amboy, Trustee for the William R. Kidd and Betty J. Kidd Trusts                                                                                                                                                                                                                                           |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Agency:</b>                   | Capital Agricultural Property Services, Inc. and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.                                                                                                                                                                                                        |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Auctioneer:</b>               | Timothy A. Harris, Managing Broker<br>IL Auctioneer Lic. #441.001976                                                                                                                                                                                                                                                                 |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Note:</b>                     | All announcements made at the auction takes precedent over any previously advertised terms and conditions.                                                                                                                                                                                                                           |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  | All absentee and telephone bidders must register 48 hours prior to the auction. Please contact auction company for details.                                                                                                                                                                                                          |
|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  | *All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres, and Tract 4 will be sold based upon total dollars. Check back for updates.                                                                                                                                                 |

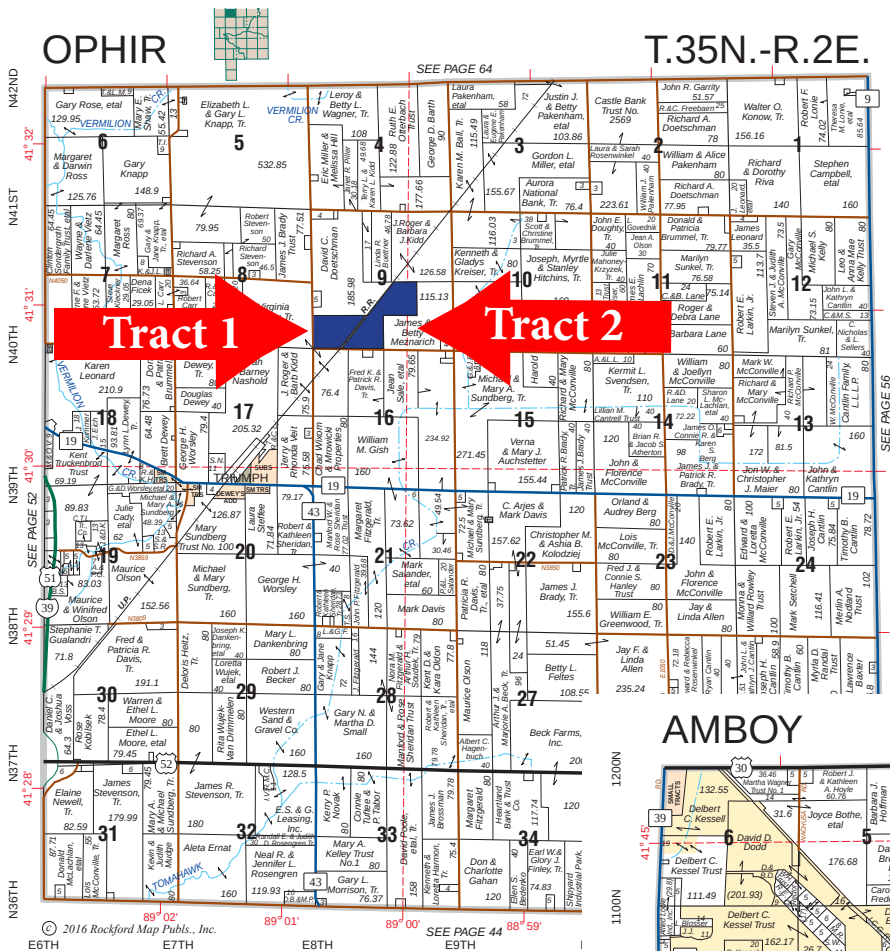
For more info: Timothy A. Harris, Managing Broker

815-875-7418 timothy.a.harris@pgim.com

22263 1365 N Avenue, Princeton, IL 61356



# Registration begins at 9:45 a.m. Mendota Civic Center, 1901 Tom Merwin Dr., Mendota, IL



## Legal Descriptions:

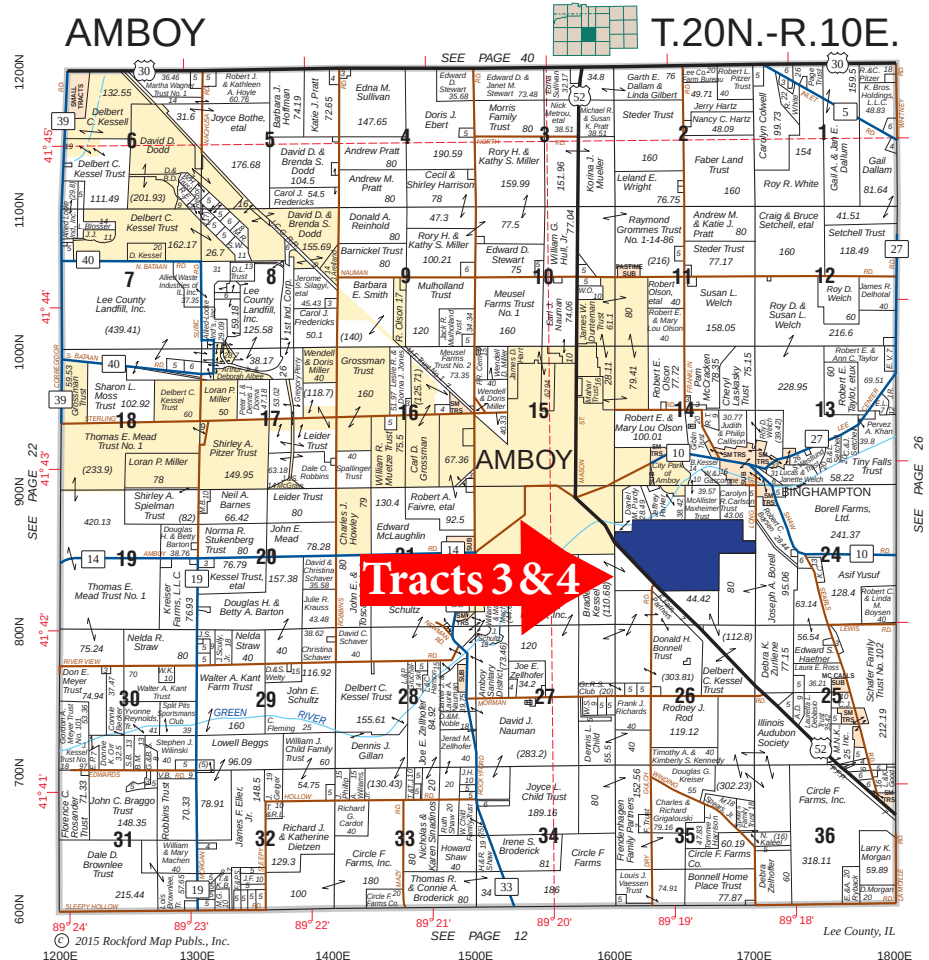
**Tract 1:** Part of the South Half (S 1/2) of Southwest Quarter (SW 1/4), exc. RR, Section 9, Ophir Twp. T35N, R2E, LaSalle Co., IL

**Tract 2:** Part of the South Half (W 1/2) of Southwest Quarter (SW 1/4) & part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) exc. RR, Section 9, Ophir Twp. T35N, R2E, LaSalle Co., IL

## Legal Descriptions:

**Tract 3:** Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); and part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4), all lying north of highway, all in Section 23, Amboy Township T20 North, Range 10 East, Lee County, Illinois

**Tract 4:** Part of the Northwest Quarter (NW 1/4), Section 23, Amboy Township T20 North, Range 10 East, Lee County, Illinois



For more info: Timothy A. Harris, Managing Broker

815-875-7418 timothy.a.harris@pgim.com

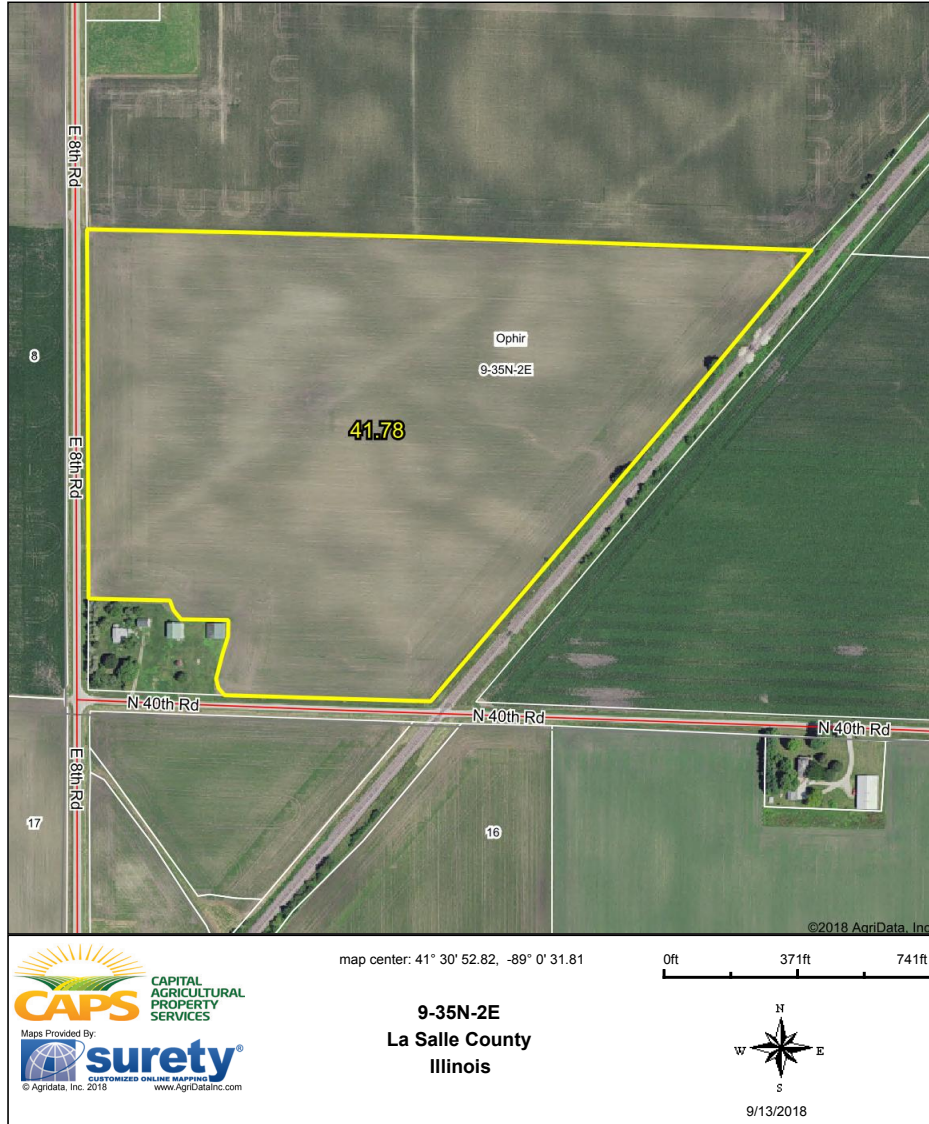
22263 1365 N Avenue, Princeton, IL 61356



# TRACT 1

**43.19± total acres\***  
**41.78± FSA cropland acres**

## Aerial Map William R. Kidd Trust Farm



### Legal Description:

Part of the South Half (S 1/2) of Southwest Quarter (SW 1/4) except RR of Section 9, Ophir Township T35 North, Range 2 East, LaSalle County, Illinois, identified as part of tax parcel number 07-09-304-000.

### FSA

Farm #2793 - Tract #1087

### Information:

| Crop     | Base Acres | PLC Yield |
|----------|------------|-----------|
| Corn     | 53.80      | 174       |
| Soybeans | 54.20      | 49        |

The farm is enrolled in the ARC-Co program. Exact base acres and PLC yield to be determined after reconstitution by LaSalle Co. FSA Office.

### Improvements: None

\*All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres, and Tract 4 will be sold based upon total dollars. Check back for updates.

### Real Estate Tax Parcel Information for 2017 paid in 2018:

| Parcel No.    | **Tax Acres | **Tax      | Tax Per Ac. |
|---------------|-------------|------------|-------------|
| 07-09-304-000 | 73.68       | \$3,765.58 | \$51.11     |

\*\*Exact acres and taxes to be determined after split from LaSalle County Assessor's/Treasurer's Offices

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines. Maps provided by Surety Customized Online Mapping at [www.AgriDataInc.com](http://www.AgriDataInc.com).

**For more info: Timothy A. Harris, Managing Broker**

**815-875-7418 timothy.a.harris@pgim.com**

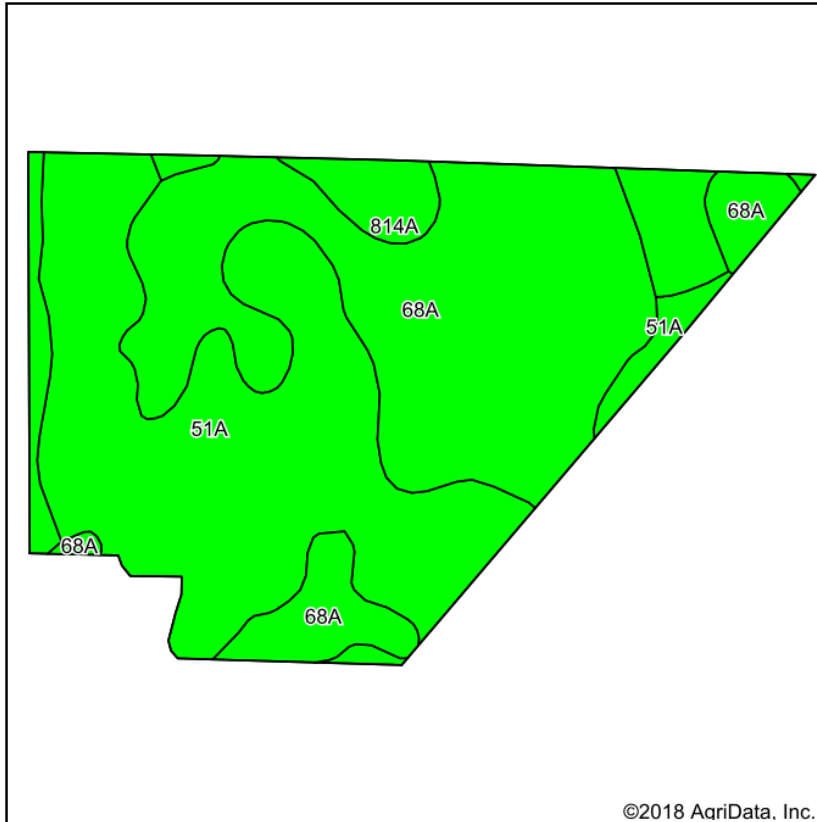
**22263 1365 N Avenue, Princeton, IL 61356**



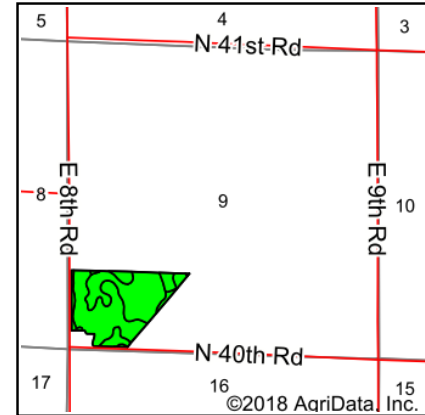
# TRACT 1

**43.19± total acres\***  
**41.78± FSA cropland acres**

## Soils Map William R. Kidd Trust Farm



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **La Salle**  
 Location: **9-35N-2E**  
 Township: **Ophir**  
 Acres: **41.78**  
 Date: **9/13/2018**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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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 |
|-------------------------|------------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|------------------------------------------------|
| 68A                     | Sable silty clay loam, 0 to 2 percent slopes         | 19.21 | 46.0%            |                                     | 192          | 63            | 143                                            |
| 51A                     | Muscature silt loam, 0 to 2 percent slopes           | 18.73 | 44.8%            |                                     | 200          | 64            | 147                                            |
| 814A                    | Muscature-Buckhart silt loams, 0 to 3 percent slopes | 3.84  | 9.2%             |                                     | 193          | 62            | 145                                            |
| <b>Weighted Average</b> |                                                      |       |                  |                                     | <b>195.7</b> | <b>63.4</b>   | <b>145</b>                                     |

**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: <http://soilproductivity.nres.illinois.edu/>  
 \*\* 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.

\*All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres, and Tract 4 will be sold based upon total dollars. Check back for updates.

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**815-875-7418 timothy.a.harris@pgim.com**

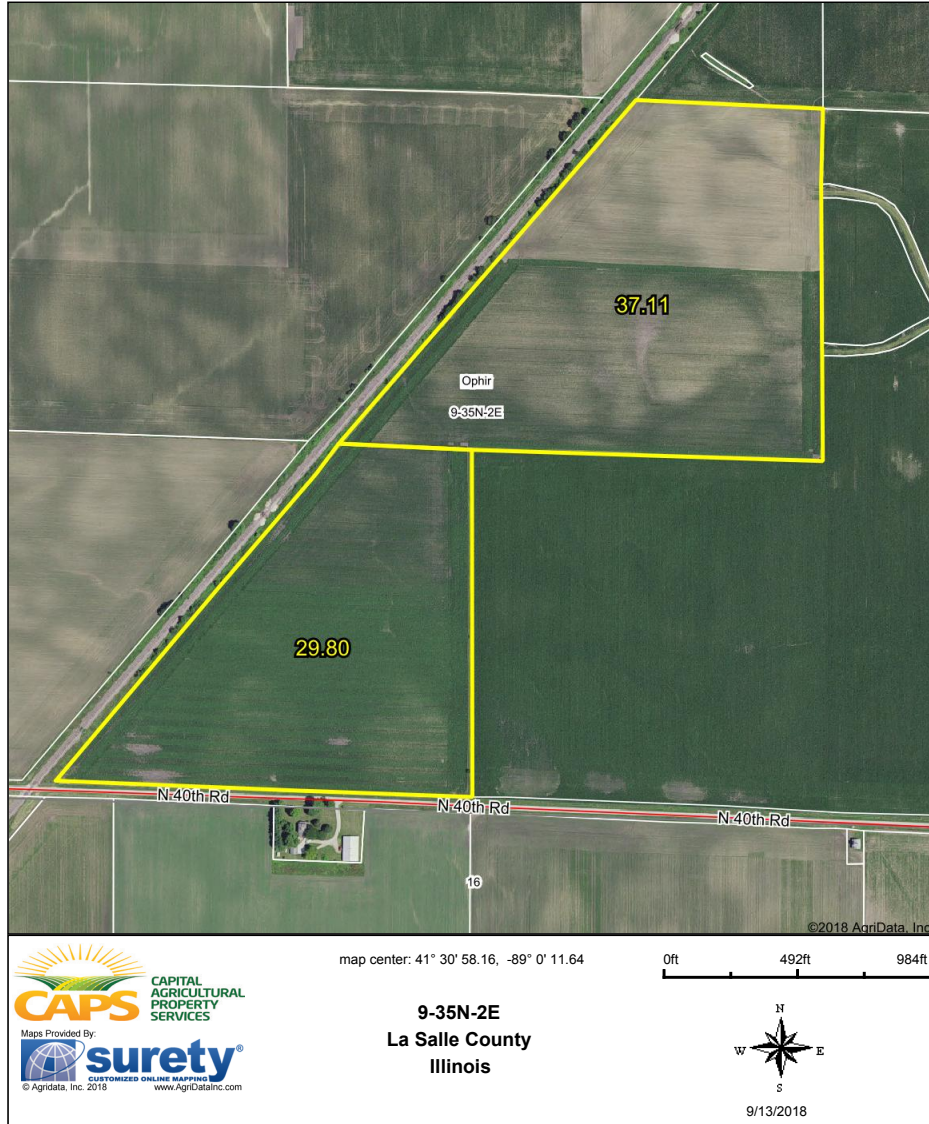
**22263 1365 N Avenue, Princeton, IL 61356**



# TRACT 2

**68.49± total acres\***  
**66.91± FSA cropland acres**

## Aerial Map William R. Kidd Trust Farm



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

### Legal Description:

Part of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) and part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) except RR of Section 9, Ophir Township T35 North, Range 2 East, LaSalle County, Illinois, identified as part of tax parcel numbers 07-09-304-000 and 07-09-400-000.

### FSA

Farm #2793 - Tract #1087

### Information:

| Crop     | Base Acres | PLC Yield |
|----------|------------|-----------|
| Corn     | 53.80      | 174       |
| Soybeans | 54.20      | 49        |

The farm is enrolled in the ARC-Co program. Exact base acres and PLC yield to be determined after reconstitution by LaSalle Co. FSA Office.

### Improvements: None

\*All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres, and Tract 4 will be sold based upon total dollars. Check back for updates.

### Real Estate Tax Parcel Information for 2017 paid in 2018:

| Parcel No.    | Tax Acres | Tax          | Tax Per Ac. |
|---------------|-----------|--------------|-------------|
| 14-27-400-005 | 73.68**   | \$3,765.58** | \$51.11**   |
| 07-09-400-000 | 38.00     | \$1,860.00   | \$48.95     |

\*\*Exact acres and taxes to be determined after split from LaSalle County Assessor's/Treasurer's Offices

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines. Maps provided by Surety Customized Online Mapping at [www.AgrIDataInc.com](http://www.AgrIDataInc.com).

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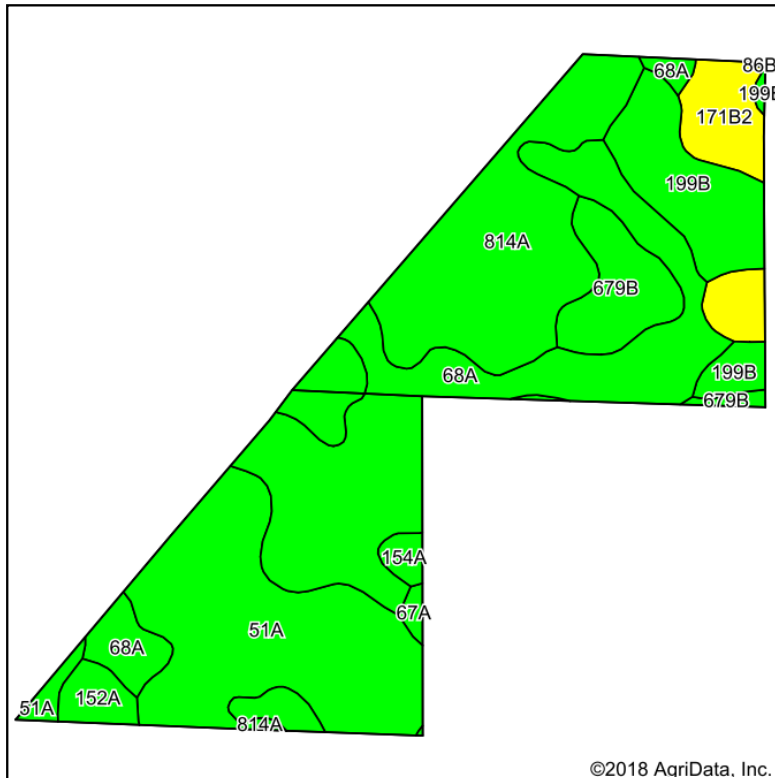




# TRACT 2

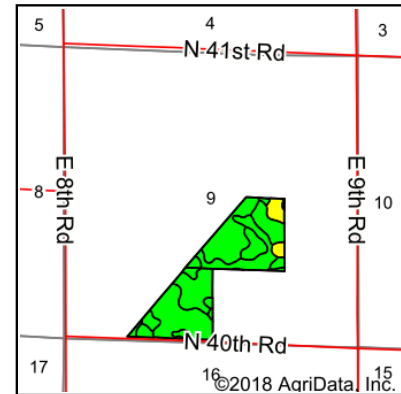
**68.49± total acres\***  
**66.91± FSA cropland acres**

## Soils Map William R. Kidd Trust Farm



Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **La Salle**  
Location: **9-35N-2E**  
Township: **Ophir**  
Acres: **66.91**  
Date: **9/13/2018**

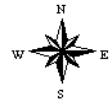


Maps Provided By:



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www.AgriDataInc.com



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 |
|------------------|------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| 68A              | Sable silty clay loam, 0 to 2 percent slopes         | 19.61 | 29.3%            |                                     | 192       | 63            | 143                                            |
| 51A              | Muscature silt loam, 0 to 2 percent slopes           | 15.33 | 22.9%            |                                     | 200       | 64            | 147                                            |
| 814A             | Muscature-Buckhart silt loams, 0 to 3 percent slopes | 14.53 | 21.7%            |                                     | 193       | 62            | 145                                            |
| **199B           | Plano silt loam, 2 to 5 percent slopes               | 6.42  | 9.6%             |                                     | **192     | **59          | **141                                          |
| **679B           | Blackberry silt loam, 2 to 5 percent slopes          | 4.06  | 6.1%             |                                     | **192     | **59          | **141                                          |
| **171B2          | Catlin silt loam, 2 to 5 percent slopes, eroded      | 3.94  | 5.9%             |                                     | **178     | **56          | **131                                          |
| 152A             | Drummer silty clay loam, 0 to 2 percent slopes       | 2.11  | 3.2%             |                                     | 195       | 63            | 144                                            |
| 154A             | Flanagan silt loam, 0 to 2 percent slopes            | 0.60  | 0.9%             |                                     | 194       | 63            | 144                                            |
| 67A              | Harpster silty clay loam, 0 to 2 percent slopes      | 0.31  | 0.5%             |                                     | 182       | 57            | 133                                            |
| Weighted Average |                                                      |       |                  |                                     | 193.3     | 61.9          | 143.3                                          |

**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: <http://soilproductivity.nres.illinois.edu/>

\*\* 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.

\*All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres, and Tract 4 will be sold based upon total dollars. Check back for updates.

**For more info: Timothy A. Harris, Managing Broker**

**815-875-7418 timothy.a.harris@pgim.com**

**22263 1365 N Avenue, Princeton, IL 61356**



# TRACT 3

**221.05± total acres\***  
**197.04± FSA cropland acres**

## Aerial Map William R. Kidd & Betty J. Kidd Trusts Farm



### Legal Description:

Tract 3: Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); part of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); and part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4), all lying north of highway, all in Section 23, Amboy Township T20 North, Range 10 East, Lee County, Illinois, identified as part of tax parcel numbers 02-15-23-200-006, 02-15-23-400-001, 02-15-23-300-002, 02-15-23-176-001, 02-15-23-151-002.

### FSA

#### Information:

Farm #123 - Tract #147

| Crop     | Base Acres | PLC Yield |
|----------|------------|-----------|
| Corn     | 155.33     | 136       |
| Soybeans | 42.27      | 37        |
| Oats     | .50        | 59        |

Tract contains a wetland or farmed wetland. The farm is enrolled in the ARC-Co program. Exact base acres and PLC yield to be determined after reconstitution by Lee Co. FSA Office.

### Improvements: Corn Crib

\*All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres, and Tract 4 will be sold based upon total dollars. Check back for updates.

### Real Estate Tax Parcel Information for 2017 paid in 2018:

| Parcel No.       | Tax Acres | Tax          | Tax Per Ac. |
|------------------|-----------|--------------|-------------|
| 02-15-23-200-006 | 72.00     | \$784.72     | \$10.90     |
| 02-15-23-400-001 | 40.00     | \$702.54     | \$17.56     |
| 02-15-23-300-002 | 42.32     | \$757.64     | \$17.90     |
| 02-15-23-176-001 | 60.00**   | \$4,283.42** | \$71.39**   |
| 02-15-23-151-002 | 10.73     | \$716.04     | \$66.73     |

\*\*Part of parcel #02-15-23-176-001 includes homesite and dwelling taxes. Exact acres and tax amounts to be determined after split from Lee County Assessor's/Treasurer's Office.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines. Maps provided by Surety Customized Online Mapping at [www.AgrIDataInc.com](http://www.AgrIDataInc.com).

For more info: Timothy A. Harris, Managing Broker

815-875-7418 [timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)

22263 1365 N Avenue, Princeton, IL 61356

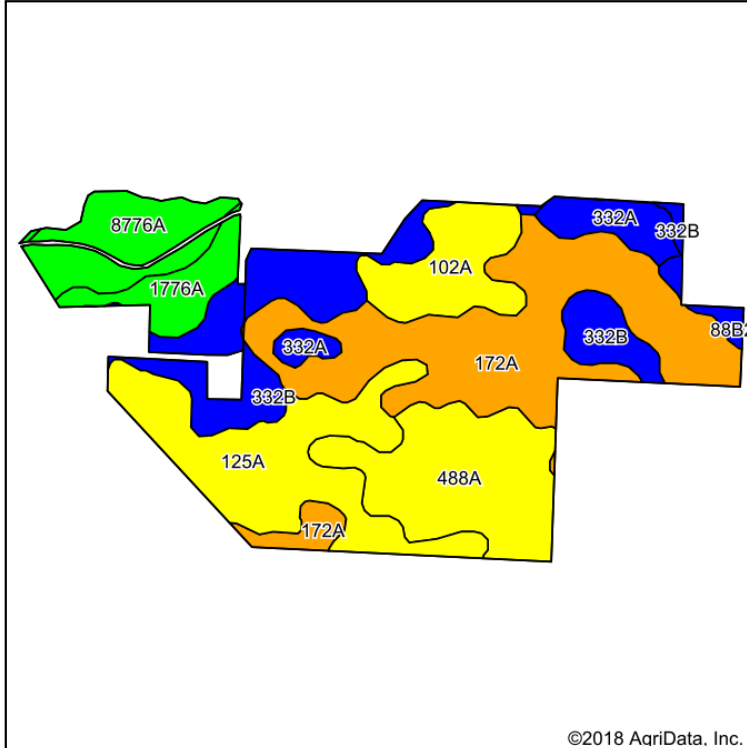




# TRACT 3

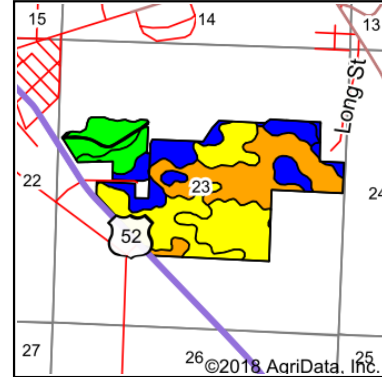
**221.05± total acres\***  
**197.04± FSA cropland acres**

## Soils Map William R. Kidd & Betty J. Kidd Trusts Farm



Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **Lee**  
Location: **23-20N-10E**  
Township: **Amboy**  
Acres: **197.04**  
Date: **9/13/2018**



Maps Provided By:



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www.AgridataInc.com



Area Symbol: IL103, Soil Area Version: 14

| Code             | Soil Description                                                        | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|-------------------------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|
| 172A             | Hoopeston sandy loam, 0 to 2 percent slopes                             | 54.77 | 27.8%            |                                     | 147       | 48            | 109                                            |
| 125A             | Selma loam, 0 to 2 percent slopes                                       | 33.33 | 16.9%            |                                     | 176       | 57            | 129                                            |
| **332B           | Billett fine sandy loam, 2 to 5 percent slopes                          | 29.45 | 14.9%            |                                     | **134     | **44          | **98                                           |
| 488A             | Hooppole loam, 0 to 2 percent slopes                                    | 29.22 | 14.8%            |                                     | 163       | 54            | 121                                            |
| 8776A            | Comfrey loam, 0 to 2 percent slopes, occasionally flooded               | 15.78 | 8.0%             |                                     | 185       | 61            | 138                                            |
| 102A             | La Hogue loam, 0 to 2 percent slopes                                    | 15.10 | 7.7%             |                                     | 162       | 52            | 121                                            |
| 1776A            | Comfrey silt loam, undrained, 0 to 2 percent slopes, frequently flooded | 8.73  | 4.4%             |                                     | 185       | 61            | 138                                            |
| 332A             | Billett fine sandy loam, 0 to 2 percent slopes                          | 8.65  | 4.4%             |                                     | 135       | 44            | 99                                             |
| **88B2           | Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes, eroded   | 2.01  | 1.0%             |                                     | **113     | **39          | **87                                           |
| Weighted Average |                                                                         |       |                  |                                     | 157.3     | 51.5          | 116.4                                          |

**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: <http://soilproductivity.nres.illinois.edu/>

\*\* 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.

\*All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres, and Tract 4 will be sold based upon total dollars. Check back for updates.

**For more info: Timothy A. Harris, Managing Broker**

**815-875-7418 timothy.a.harris@pgim.com**

**22263 1365 N Avenue, Princeton, IL 61356**



# TRACT 4

## 3-bedroom House & Morton Building on 4.00± total acres\*



Charming, well maintained 3-bedroom ranch home with beautiful mature trees and spacious yard in the Amboy school district. Large family room with wood fireplace; includes built-in stove and oven, refrigerator, and stackable washer-dryer, all as-is with no warranties. Finished basement with wood fireplace and half bath. Also included is modern Morton building with built-in office, electric door opener and concrete floors.

|                           |                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Location:</b> | Approximately 1/2 mile southeast of downtown Amboy, Illinois<br>Address: 852 US Rte 52, Amboy, IL 61310                                                                                                                                                                                                                                                          |
| <b>Legal Description:</b> | Part of the Northwest Quarter (NW 1/4), Section 23, Amboy Township T20 North, Range 10 East, Lee County, Illinois, identified as part of tax parcel number 02-15-23-176-001                                                                                                                                                                                      |
| <b>Size:</b>              | 4.00± total acres*                                                                                                                                                                                                                                                                                                                                               |
| <b>Improvements:</b>      | 1,456± sq. ft. 1-story brick home with 3 bedrooms, 1.5 baths on main floor, fireplace, central air conditioning, fan forced heat, full finished basement with fireplace and a half bath, 200 amp electric service<br>1.5-car attached garage<br>Morton machine shed with concrete floor, 100 amp electric service, including office with 60 amp electric service |
| <b>School District:</b>   | Amboy Community School District #272: Amboy Central Elementary School, Amboy Junior High School, Amboy High School<br>Sauk Valley Community College District #506                                                                                                                                                                                                |
| <b>Zoning:</b>            | 0011 - Improved Farmland                                                                                                                                                                                                                                                                                                                                         |
| <b>Utilities:</b>         | Electric, LP gas, Private Well & Septic                                                                                                                                                                                                                                                                                                                          |
| <b>Real Estate Taxes:</b> | Part of parcel #02-15-23-176-001 which includes farmland acreage. The total 2017 paid 2018 taxes for this parcel was \$4,283.42. Exact acres and tax amount to be determined after split from Lee County Assessor's/Treasurer's Office.                                                                                                                          |

\*All tracts will be surveyed prior to auction. Tracts 1 through 3 will be sold based upon surveyed acres, and Tract 4 will be sold based upon total dollars. Check back for updates.

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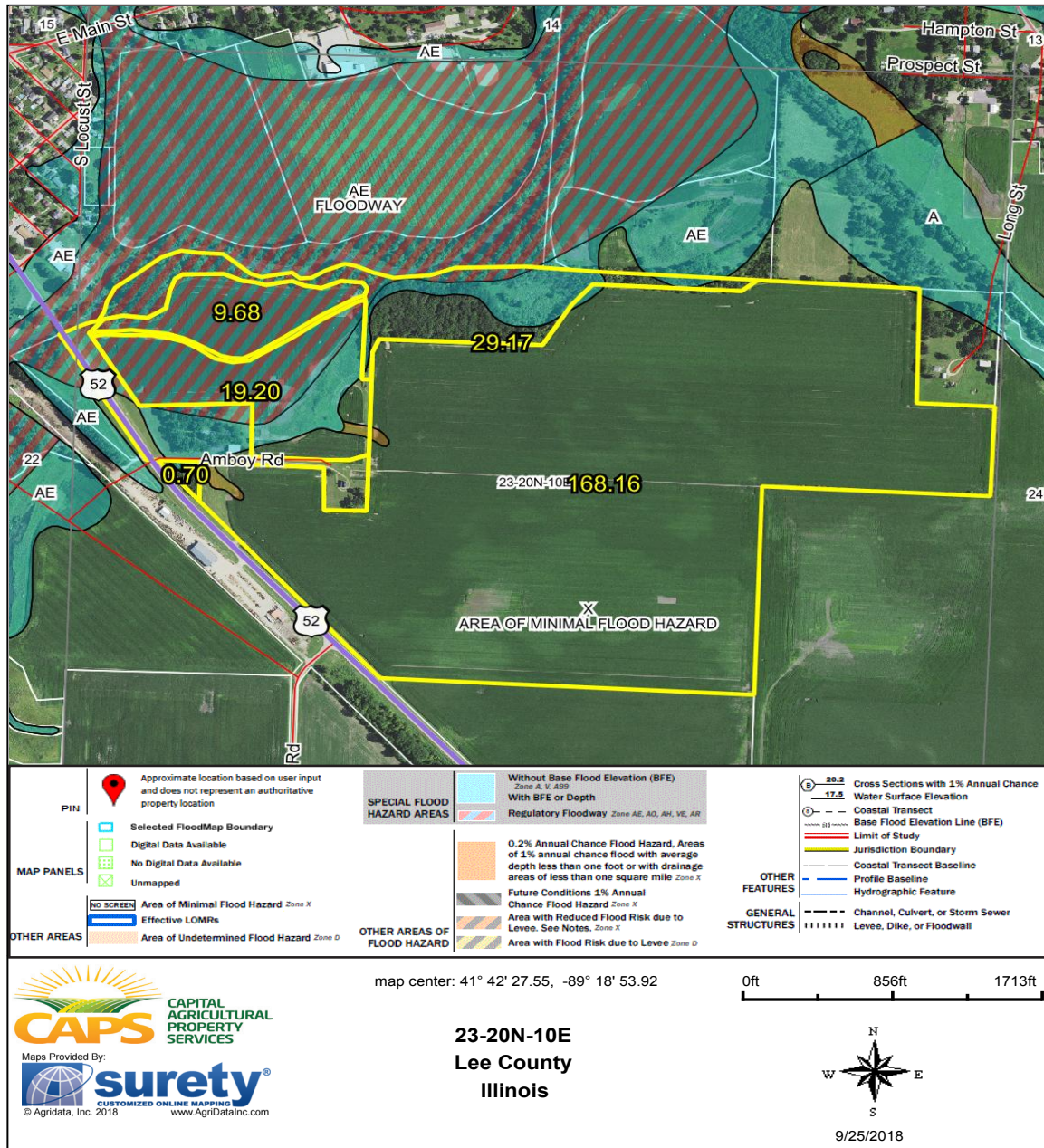




# TRACTS 3 & 4

225.05± total acres\*  
197.04± FSA cropland acres

## FEMA Aerial Map William R. Kidd & Betty J. Kidd Trusts Farm Lee County, Illinois



\*All tracts will be sold based upon surveyed acres, which will be completed prior to auction. Check back for updates.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. Final FSA cropland acres may differ slightly. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines. Maps provided by Surety Customized Online Mapping at [www.AgriDataInc.com](http://www.AgriDataInc.com).

For more info: Timothy A. Harris, Managing Broker

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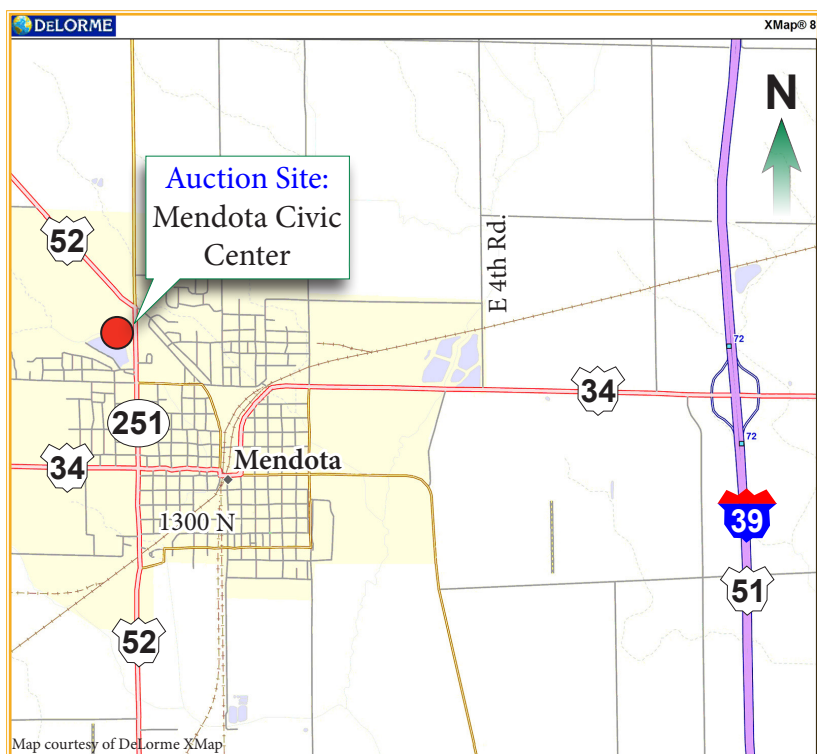


# Public Auction

336.73± total acres\* in 4 Tracts of LaSalle & Lee Counties, IL Farmland  
Wednesday, October 31, 2018 at 10:30 a.m.

Auction Site: Mendota Civic Center, Mendota, IL

Registration begins at 9:45 a.m.



## Directions to auction site:

From North: I-39/US 51 south to exit Route 34 west into Mendota to Route 251 north to Mendota Civic Center

From South: I-39/US 51 north to exit Route 34 west into Mendota to Route 251 north to Mendota Civic Center

From East: Route 34 west into Mendota to Route 251 north to Mendota Civic Center

From West: Route 34 east into Mendota to Route 251 north to Mendota Civic Center

Mendota Civic Center  
1901 Tom Merwin Drive  
Mendota, IL 61342

## *Further Information and Auction services by:*

**Timothy A. Harris, AFM, Managing Broker,**

Licensed Illinois Auctioneer #441.001976

**timothy.a.harris@pgim.com**

**Call: 815-875-7418**

\*All tracts will be sold based upon surveyed acres, which will be completed prior to auction. Tracts 1 through 3 will be sold on a per surveyed acre basis, and Tract 4 will be sold in total dollars. Check back for updates.

## Disclaimer

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CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

This offering is subject to prior sale, matters of title, or requirements the seller may impose, and it may be withdrawn from the market without advance notice.