

897[±] ACRE LAND AUCTION

The Belvidere Farms Boone County, Illinois

Tuesday, January 22nd, 2019 at 1:00 PM
Belvidere Moose Lodge
575 Beloit Road, Belvidere, IL 61008



MGW

MARTIN, GOODRICH & WADDELL, INC.
REAL ESTATE SERVICES

We Plant Profitable Investment Ideas In Every Season

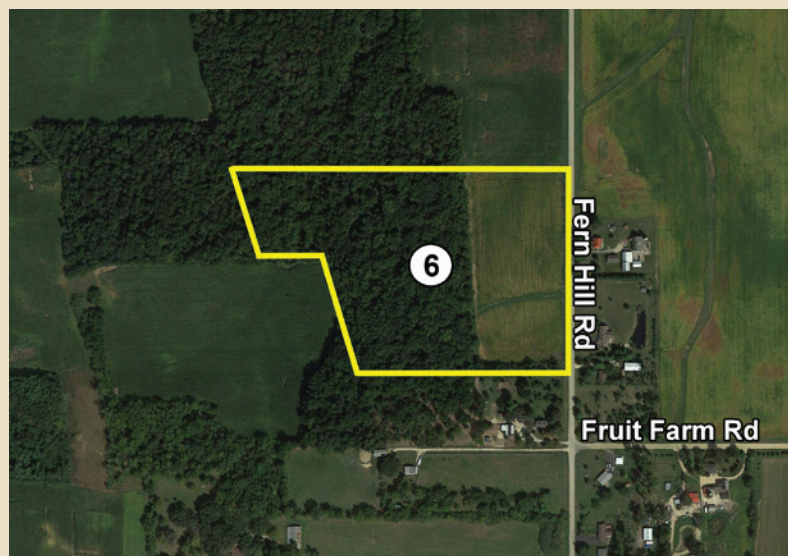
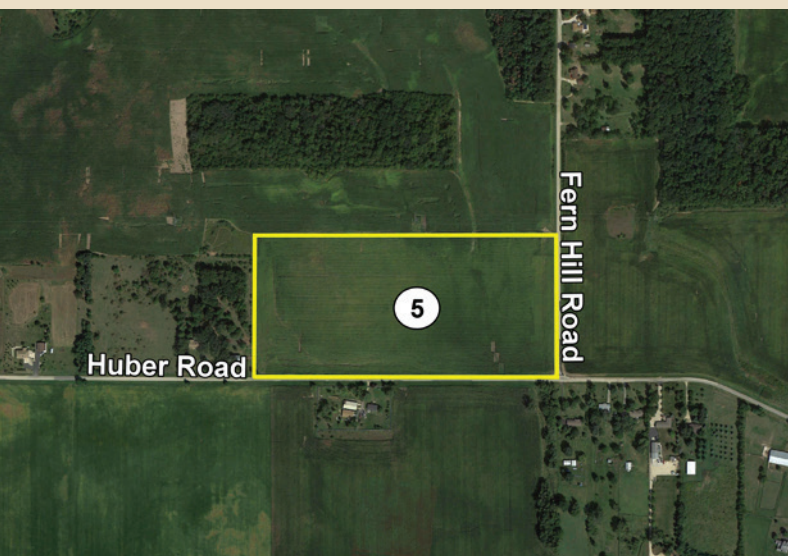
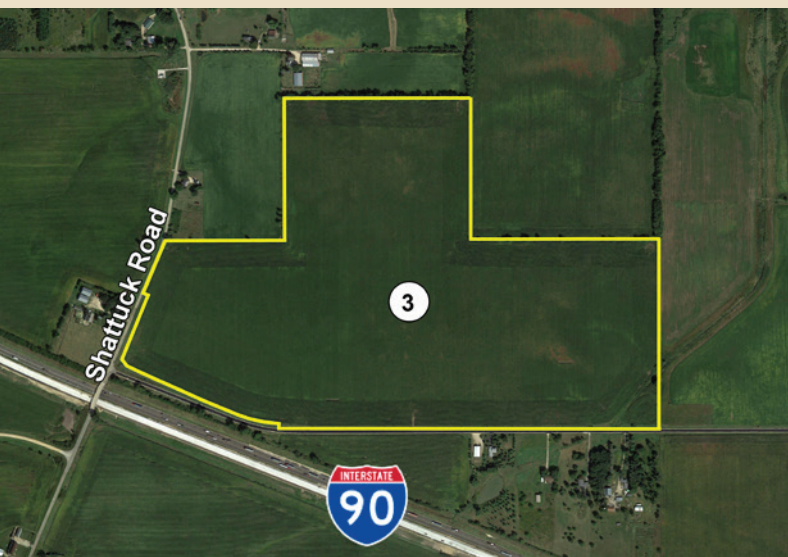
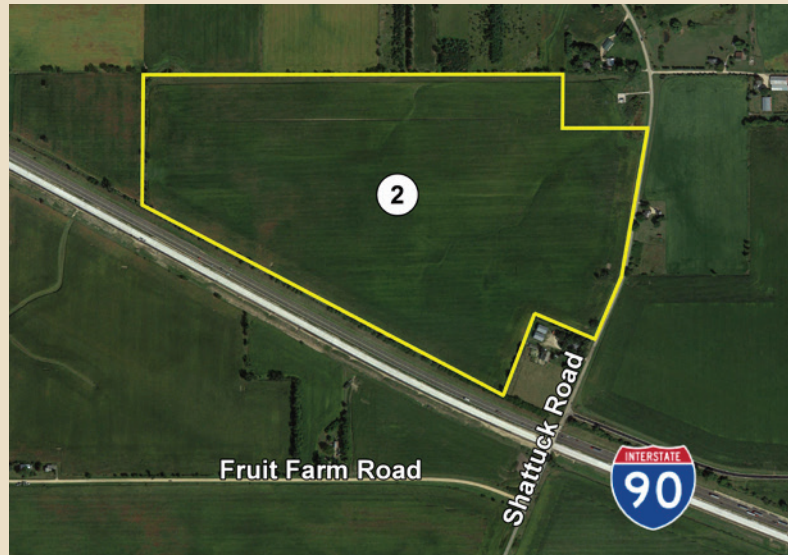
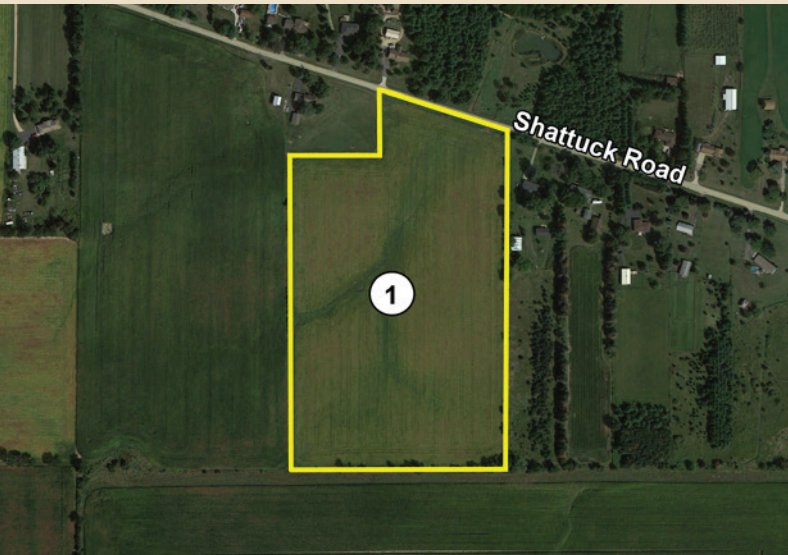
2020 Aberdeen Court
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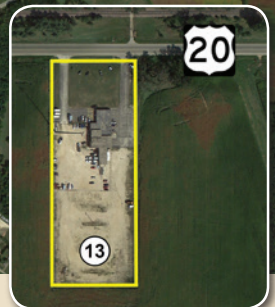
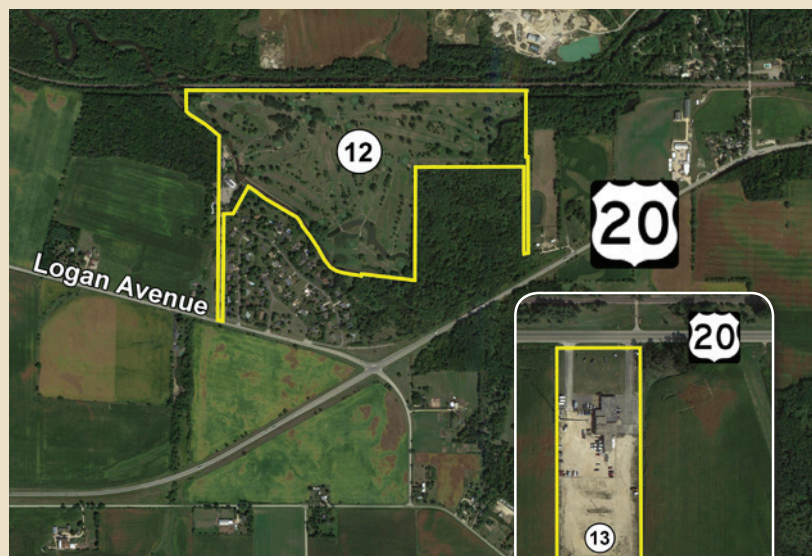
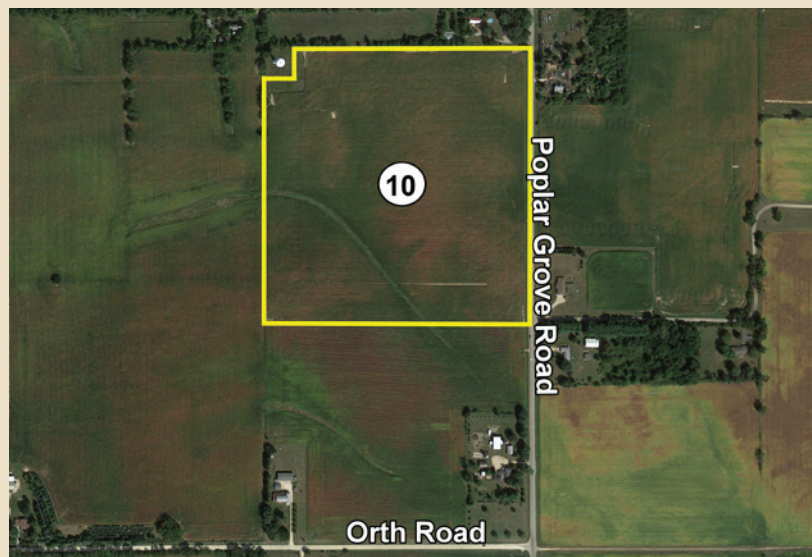
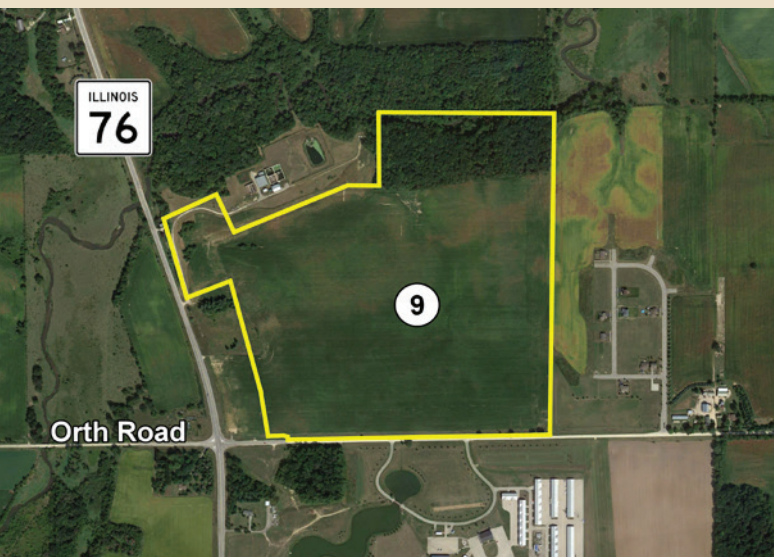
Phone: (815) 756-3606
Fax: (815) 756-5929

THE BELVIDERE FARMS

Boone County, Illinois



OFFERED IN 13 TRACTS





TRACT AND ACREAGE TABLE

Tract	Total Acres*	Tillable Acres*	Tillable Source	Approximate Road Frontage	Topography
1	21.535	21.74	per FSA	3/32 mi on Shattuck Road	Level to nearly level
2	108.931	108	estimated	1/2 mi on I-90 & 1/4 mi on Shattuck Road	Level to nearly level
3	135.12	133.17	per FSA	3/16 mi on Shattuck Road & 3/4 mi on Fruit Farm Road	Level to gently rolling
4	125.524	124.94	per FSA	3/32 mi on Shattuck Road	Level to nearly level
5	32.68	30	estimated	5/16 mi on Huber Road & 1/8 mi on Fern Hill Road	Level to gently rolling
6	19.268	6.5	estimated	1/8 mi on Fern Hill Road	Level to gently rolling
7	93.696	90.22	per FSA	5/16 mi on Fern Hill Road	Level to nearly level
8	29.81	27.1	per AgriData	1/8 mi on Spring Creek Road	Level to gently rolling
9	131.69	108.6	per FSA	7/16 mi on Orth Road	Level to gently rolling
10	41.46	40.71	estimated	1/4 mi on Poplar Grove Road	Level to gently rolling
11	22.665	8.75	estimated	1/4 mi on Manchester Road	Level to nearly level
12	129.41	—	—	Approx. 33' on Logan Avenue	Level to nearly level
13	4.938	—	—	1/16 mi on U.S. Route 20	Level to nearly level
896.73					

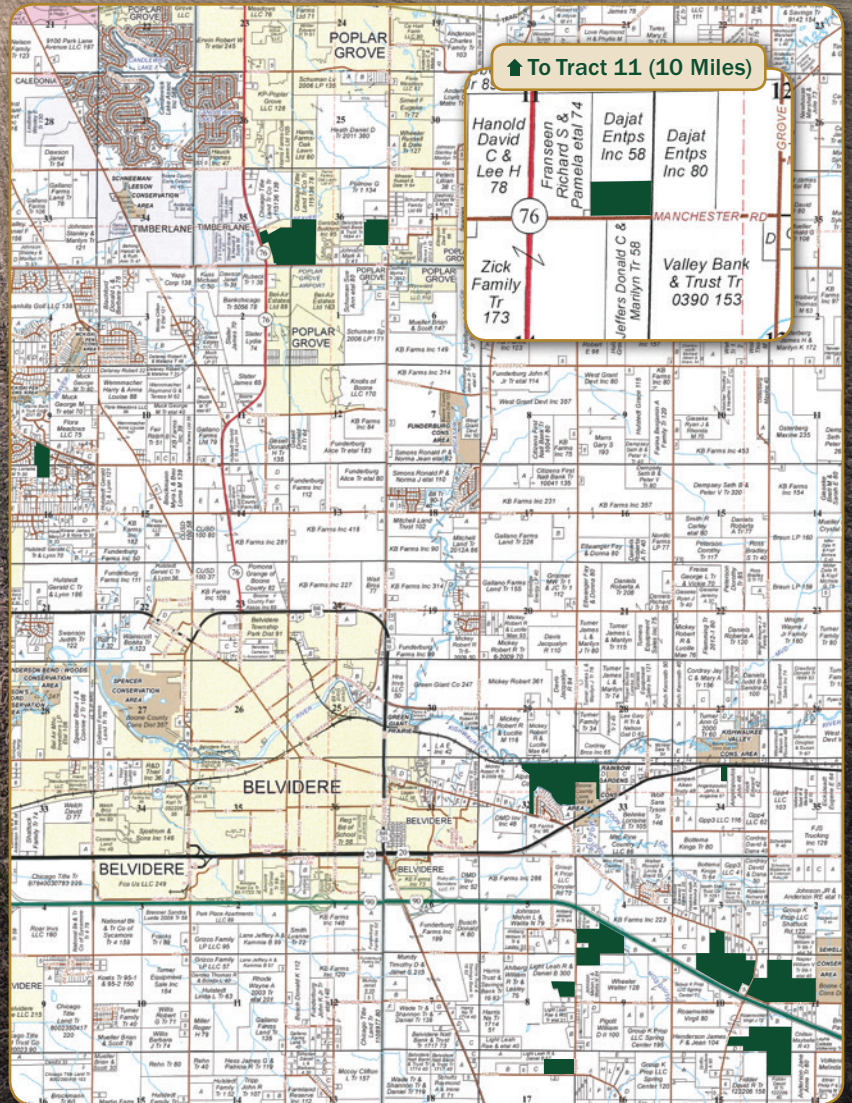
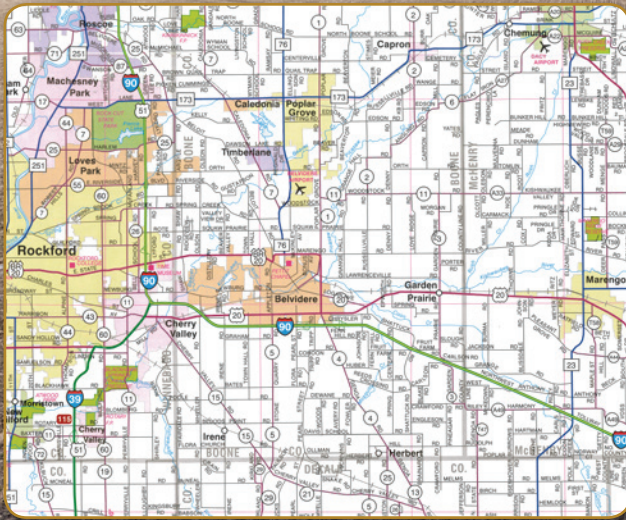
897[±] ACRE LAND AUCTION

Tuesday, January 22nd, 2019 at 1:00 PM

Held at Belvidere Moose Lodge

575 Beloit Road, Belvidere, IL 61008

JANUARY						
S	M	T	W	T	F	S
		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		



Productive tillable acres

Offered in 13 tracts

Potential building sites

Future development potential

*Located 45 miles
northwest of Chicago O'Hare
International Airport*

*In close proximity to population
centers and major interstates*

MARTIN, GOODRICH & WADDELL, INC.

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Sycamore, IL 60178

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Fax: (815) 756-5929



Mark

Mark T. Mommsen
ALC, CAI, AARE



Jeff

Jeff Waddell
President

THE BELVIDERE FARMS BOONE COUNTY, ILLINOIS

Inspection Dates:

January 8th from 11 a.m. to 1 p.m.

Inspection Location:

MGW representatives will be available
at tracts 11, 12 & 13.



Auction Terms & Conditions

Agency: Martin, Goodrich & Waddell, Inc. and its representatives are agents of the owner.

Method: The farmland will be offered using the "high bidder's choice" method on tracts 1 through 10. Bidding on these tracts will be on a per acre basis, multiplied by the number of acres as determined by a survey. Tracts 11, 12 and 13 will then be bid individually, on a total dollar basis. All successful bidders will enter into a purchase agreement with the seller immediately following the auction. The seller reserves the right to accept or reject any or all bids.

Earnest Money Escrow: The successful bidders, as determined by the auctioneer, are required to make a 10% down payment of the accepted bid price on the day of auction, with the balance due at closing. Bidding is not conditional upon financing. Payment shall be in the form of a personal check or cashier's check.

Closing & Possession: Closing shall be on or before February 19, 2019. The purchase agreement is between the seller and buyer only, and cannot be assigned to a third party without the written consent of the seller.

Real Estate Taxes: For tracts 1 through 10, the 2018 real estate taxes due and payable in 2019 shall be paid by the seller. The 2019 real estate taxes and all subsequent year taxes shall be the responsibility of the buyer. For tracts 11, 12 and 13, the real estate taxes shall be pro-rated between the seller and buyer through the date of closing.

Crops & Expenses: The 2018 crop year income shall be retained by the seller. The properties are free of leases after the 2018 crop year. Wheat has been planted on tracts 1, 2, 3, 4 and 7. All rights to the wheat crop will transfer to the buyer.

Conveyance: At closing, seller shall convey and transfer the property to buyer by warranty deed, appropriate assignment, land trust, or other similar acceptable instrument of conveyance. At the same time, the balance of the purchase price then due shall be paid and all documents relative to the transaction shall be signed and delivered.

Title Evidence: At closing, seller shall furnish a commitment and Owner's Title Guaranty Policy for the amount of the purchase price at the seller's expense.

Survey: The final purchase price for tracts 1 through 10 will be based upon gross surveyed acres.

Mineral Rights: The buyer will receive and the seller will convey all mineral rights that the seller owns relating to the property.

Photography: Photographs, as well as video and voice recording, are prohibited at the auction without prior written consent from the auctioneer.

Disclaimer & Absence of Warranties: Announcements made the day of the auction supersede any previously made statements or material provided, whether printed or oral. Information contained in this brochure is subject to the terms and conditions of the purchase agreement between the seller and buyer. All maps, data, acreages, and images in this brochure are approximate, and no liability for its accuracy is assumed by the seller or seller's agent. The buyer shall be responsible for conducting their own independent inspection and due diligence concerning the property. The property is being sold "as is" and "where is" with no warranty or representation, either expressed or implied, concerning the property is made by the seller or seller's agent. The auctioneer reserves the right to make final decisions on auction conduct and bidding increments.

Disclosure: Some photos in this brochure may be stock photography and are for illustrative purposes only.

SOILS TABLES

TRACT 1

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
527B	Kidami silt loam	15.89	155	114
102A	La Hogue loam	3.37	162	121
152A	Drummer silty clay loam	2.22	195	144
528A	Lahoguess loam	0.13	170	126
527C2	Kidami loam	0.13	149	109
Weighted Average			160.2	118.2

TRACT 2

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
490A	Odell silt loam	50.15	176	129
221B	Parr silt loam	29.79	157	118
527B	Kidami silt loam	27.50	155	114
125A	Selma loam	0.56	176	129
Weighted Average			165.4	122.1

TRACT 3

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
221B	Parr silt loam	54.18	157	118
125A	Selma loam	32.28	176	129
490A	Odell silt loam	29.22	176	129
221C2	Parr silt loam	10.47	148	111
102A	La Hogue loam	6.18	162	121
529A	Selma loam	0.84	163	121
Weighted Average			165.3	122.7

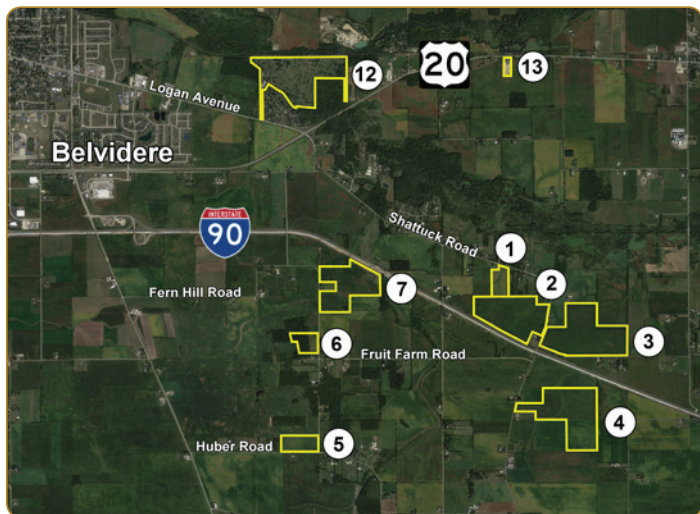
TRACT 4

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
152A	Drummer silty clay loam	56.83	195	144
440B	Jasper silt loam	20.85	173	129
59A	Lisbon silt loam	17.64	188	136
490A	Odell silt loam	16.63	176	129
221B	Parr silt loam	5.58	157	118
198A	Elburn silt loam	5.35	197	143
802B	Orthents, loamy	1.23		
104A	Virgil silt loam	0.75	182	132
527B	Kidami silt loam	0.08	155	114
Weighted Average			184.2	135.6

TRACT 5

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
152A	Drummer silty clay loam	22.99	195	144
527B	Kidami silt loam	3.51	155	114
327D2	Fox loam	1.82	139	101
490A	Odell silt loam	0.59	176	129
188A	Beardstown loam	0.56	152	114
198A	Elburn silt loam	0.22	197	143
221C2	Parr silt loam	0.20	148	111
221B	Parr silt loam	0.11	157	118
Weighted Average			185.3	136.7

*Figures taken from the University of Illinois Bulletin 811, Optimum Crop Productivity Ratings for Illinois Soils.



TRACT 6

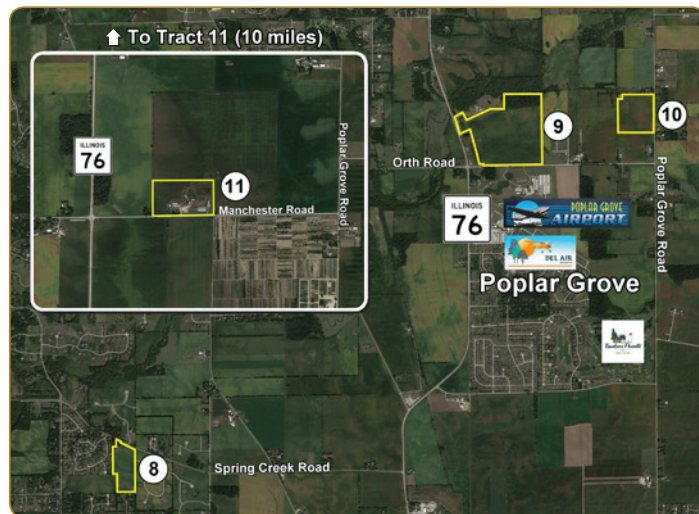
Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
527D2	Kidami loam	3.19	146	107
102A	La Hogue loam	2.30	162	121
570B	Martinsville silt loam	1.01	153	113
Weighted Average			152.7	112.9

TRACT 7

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
527C2	Kidami loam	39.98	149	109
570A	Martinsville silt loam	21.09	155	114
125A	Selma loam	13.10	176	129
102A	La Hogue loam	5.63	162	121
188A	Beardstown loam	4.91	152	114
490A	Odell silt loam	4.59	176	129
570B	Martinsville silt loam	0.35	153	113
3107A	Sawmill silty clay loam	0.30	189	139
221B	Parr silt loam	0.27	157	118
Weighted Average			156.8	115.3

TRACT 8

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
21B	Pecatonica silt loam	14.08	152	112
243A	St. Charles silt loam	7.73	168	122
21C2	Pecatonica silt loam	2.45	143	105
419B	Flagg silt loam	1.98	160	118
361D3	Kidder clay loam	0.86	118	88
Weighted Average			155.3	113.9



TRACT 9

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
361C2	Kidder loam	22.70	130	97
243B	St. Charles silt loam	21.50	166	121
242A	Kendall silt loam	15.46	172	125
361B	Kidder loam	11.73	136	101
243A	St. Charles silt loam	9.22	168	122
279A	Rozetta silt loam	6.92	164	120
21C2	Pecatonica silt loam	6.88	143	105
152A	Drummer silty clay loam	6.24	195	144
21B	Pecatonica silt loam	5.17	152	112
3415A	Orion silt loam	1.30	180	131
361D2	Kidder loam	0.80	127	95
310C2	McHenry silt loam	0.68	148	109
Weighted Average			155.4	114.1

TRACT 10

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
361C2	Kidder loam	14.03	130	97
21B	Pecatonica silt loam	9.76	152	112
419B	Flagg silt loam	9.00	160	118
242A	Kendall silt loam	4.20	172	125
310B	McHenry silt loam	2.58	154	114
243B	St. Charles silt loam	0.48	166	121
21C2	Pecatonica silt loam	0.37	143	105
361B	Kidder loam	0.29	136	101
Weighted Average			148.3	109.6

TRACT 11

Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
419B	Flagg silt loam	3.47	160	118
279A	Rozetta silt loam	2.64	164	120
243A	St. Charles silt loam	2.53	168	122
278A	Stronghurst silt loam	0.11	171	125
Weighted Average			163.7	119.8

Please contact Martin, Goodrich & Waddell, Inc. to receive a detailed brochure, which includes additional farm details and FSA information.