

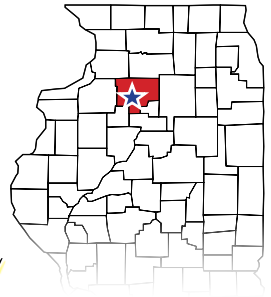
Public Auction Harrison Farm



**CERTIFIED
ORGANIC FARM**

*320+/- Total Acres
offered in 3 Tracts*

Bureau County near Yorktown, IL



**WEDNESDAY
MARCH 13, 2019
10:00 a.m.**

**Auction site:
Deer Valley Banquets
Deer Grove, IL**

Bidder Registration begins at 9:15 a.m.

Tract 1:

81.20± total surveyed acres, 70.05± FSA cropland acres
Major soil types: Selma-Orio Loams, Waukegan Silt Loam
Soil PI: 119.6 - Buyer will pay for 80.56± acres due to .64 acres located outside fenceline.

Tract 2:

160.00± total tax acres, 149.35± est. FSA cropland acres
Major soil types: Lawlor Loam, Waukegan Silt Loam
Soil PI: 111.4

Tract 3:

80.00± total tax acres, 75.98± FSA cropland acres
Major soil types: Harpster Silty Clay Loam, Selma Loam
Soil PI: 126.1



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

22263 1365 N Avenue, Princeton, IL 61356

Auction: 320+/- total acres in 3 Tracts

Auction begins at 10:00 a.m.

Auction: Wednesday, March 13, 2019, at 10:00 a.m.
Deer Grove Banquets
3298 Hoover Road, Deer Grove, IL
Bidder Registration begins at 9:15 a.m.

Procedure: 320± total acres will be offered in three tracts. 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 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.

Survey: On Tract 1, the buyer will be paying for 80.56 acres, .64 acres less than the survey since the .64 acres is outside the fence line. Tracts 2 and 3 will be sold based upon tax acres. Survey was only completed for Tract 1.

Terms: 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.

Real Estate Taxes: 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 Bureau County Treasurer's Office, the total 2017 pay 2018 real estate taxes were \$7,019.14.

PIN: Tract 1: 01-29-100-001, 01-30-200-002
Tract 2: 01-29-300-001, 01-30-400-002
Tract 3: 01-29-400-001

Closing & Possession: Closing to occur on or before April 12, 2019.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer.

Legal Description:

Tract 1: Part of the Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) of Section 29, and Northeast Quarter (NE 1/4) of Northeast Quarter (NE 1/4) of Section 30, containing *81.20± total surveyed acres

Tract 2: Part of the West Half (W 1/2) of Southwest Quarter (SW 1/4) of Section 29, and part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4), of Section 30, containing 160.00± total tax acres

Tract 3: Part of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 29, containing 80.00± total tax acres

all in Fairfield Township T18 North, Range 6 East, Bureau County, Illinois

Property Location:

Appx. 4 miles south of Yorktown, 4± miles east of Hooppole, or 12± miles southeast of Prophetstown, at 2500 North Avenue and 125 East Street, Tampico, IL. Look for auction signs for each tract.

Size:

321.20± total ac., 295.38± FSA cropland ac.
Tract 1: *81.20± total surveyed ac., 70.05± FSA cropland ac.
Tract 2: 160.00± total tax ac., 149.35± FSA cropland ac.
Tract 3: 80.00± total tax ac., 75.98± FSA cropland ac.

Improvements: Tracts 2 and 3. See tract information pages for details.

FSA Information:

Farm #740 - Tract #608 & 609

Crop	Base Acres	PLC Yield
Corn	145.30	126

NHEL. Tract does not contain a wetland.

Farm #708 - Tract #612

Crop	Base Acres	PLC Yield
Corn	97.90	117
Soybeans	41.60	36

NHEL. Wetland determination has not been made on Tract 2. The farm is enrolled in the ARC-Co program.

Lease:

The farm is lease is open.

Seller's Attorney:

John Ames
Ames Law Offices

Seller:

Estate of Carla Harrison

Auctioneer:

Timothy A. Harris, Managing Broker
IL Auctioneer Lic. #441.001976

Agency:

Capital Agricultural Property Services, Inc. and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

*The buyer of Tract 1 will be paying for 80.56 acres, .64 acres less than the survey since the .64 acres is outside the fence line.

All absentee and telephone bidders must register 48 hours prior to the auction. Please contact auction company for details.

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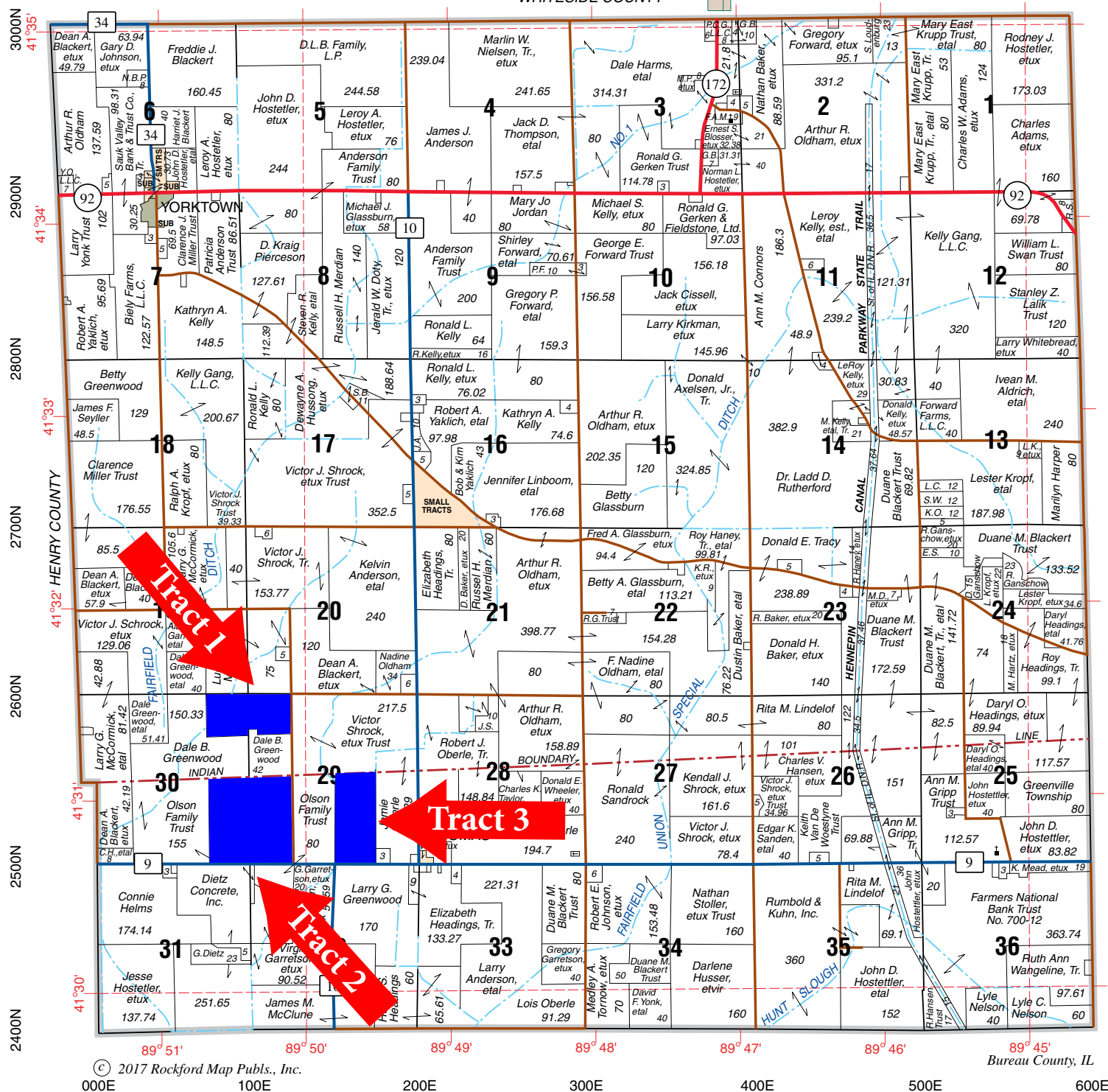


Registration begins at 9:15 a.m. Deer Valley Banquets, 3298 Hoover Road, Deer Grove, IL

FAIRFIELD

WHITESIDE COUNTY

T.18N.-R.6E.



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TRACT 1

***81.20± total surveyed acres**
70.05± FSA cropland acres

Aerial Map Harrison Farm



Legal Description:

Part of the Northwest Quarter (NW 1/4) of Northwest Quarter (NW 1/4) of Section 29, and Northeast Quarter (NE 1/4) of Northeast Quarter (NE 1/4) of Section 30, Fairfield Township T18 North, Range 6 East, all in Bureau County, Illinois, identified as tax parcel numbers 01-29-100-001 and 01-30-200-002, containing approximately *81.20± total surveyed acres.

Improvements:

None

CRP Contracts:

None

FSA Information:

Farm #740 - Tract #608

Crop	Base Acres	PLC Yield
Corn	69.70	126

NHEL. Tract does not contain a wetland.

*The buyer of Tract 1 will be paying for 80.56 acres, .64 acres less than the survey since the .64 acres is outside the fence line.

Real Estate Tax Parcel Information for 2017 paid in 2018:

Parcel No.	Tax Acres**	R/E Tax	Drainage Tax	Total Taxes	Tax Per Ac.
01-29-100-001	39.00	\$589.80	\$42.50	\$632.30	\$16.21
01-30-200-002	<u>40.00</u>	<u>\$629.08</u>	<u>\$50.28</u>	<u>\$679.36</u>	<u>\$16.99</u>
Total	79.00	\$1,218.88	\$92.78	\$1,311.66	\$16.60

**Tax Acres provided by the Bureau County Assessor's Office. Actual real estate taxes acres and taxes might be different. Property is located in the Fairfield 2 Drainage District.

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.AgrDataInc.com.

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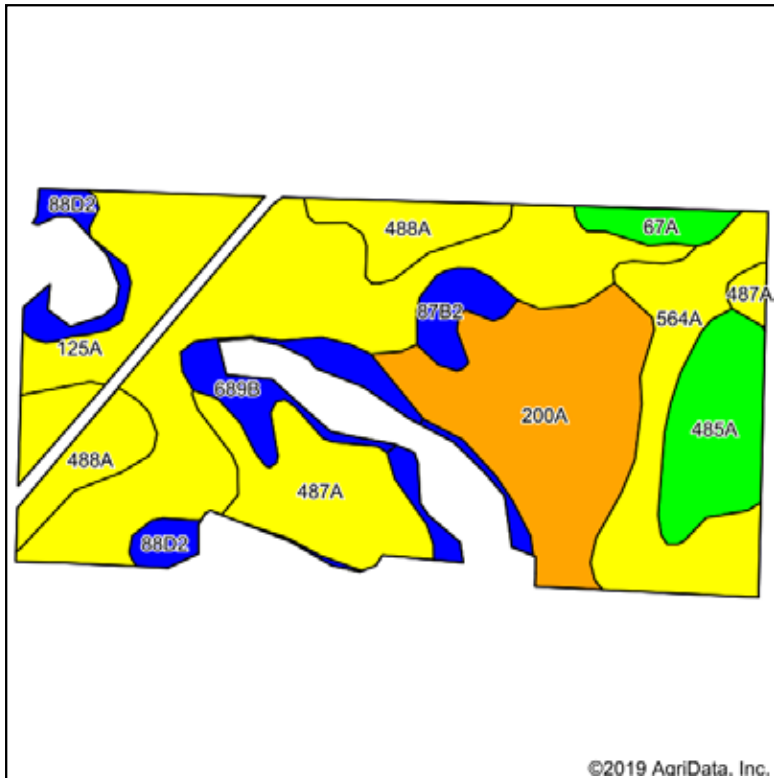
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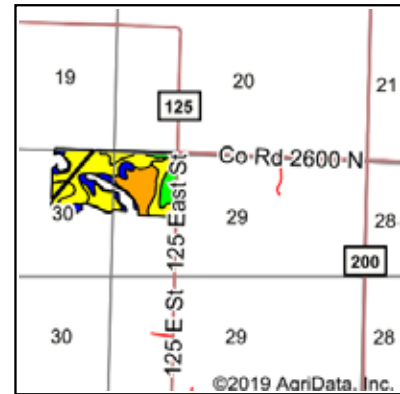
TRACT 1

***81.20± total surveyed acres**
70.05± FSA cropland acres

Soils Map Harrison Farm



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **29-18N-6E**
 Township: **Fairfield**
 Acres: **70.05**
 Date: **2/7/2019**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Area Symbol: IL011, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	21.98	31.4%		176	57	129
200A	Orio loam, 0 to 2 percent slopes	12.66	18.1%		147	48	110
564A	Waukegan silt loam, 0 to 2 percent slopes	8.03	11.5%		162	53	119
487A	Joyce silt loam, 0 to 2 percent slopes	6.63	9.5%		180	57	132
488A	Hoopole loam, 0 to 2 percent slopes	6.07	8.7%		163	54	121
485A	Richwood silt loam, 0 to 2 percent slopes	5.35	7.6%		186	57	136
**88D2	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes, eroded	3.42	4.9%		**111	**38	**86
**689B	Coloma sand, 1 to 7 percent slopes	2.92	4.2%		**101	**32	**75
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	1.63	2.3%		**135	**44	**99
67A	Harpster silty clay loam, 0 to 2 percent slopes	1.36	1.9%		182	57	133
Weighted Average					162	52.4	119.6

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: <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.

*The buyer of Tract 1 will be paying for 80.56 acres, .64 acres less than the survey since the .64 acres is outside the fence line.

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***81.20 ± total surveyed acres**
70.05± FSA cropland acres

*The buyer of Tract 1 will be paying for 80.56 acres, .64 acres less than the survey since the .64 acres is outside the fence line.



TRACT 2

160.00± total tax acres
149.35± FSA cropland acres

Aerial Map Harrison Farm



Legal Description:

Part of the West Half (W 1/2) of Southwest Quarter (SW 1/4) of Section 29, and part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 30, all in Fairfield Township T18 North, Range 6 East, Bureau County, Illinois, identified as tax parcel numbers 01-29-300-001 and 01-30-400-002, containing approximately 160.00± total tax acres.

Improvements:

Raincat 10 tower irrigator with end gun and Reinke controller
Older corn crib

CRP Contracts:

None

FSA Information:

Farm #708 - Tract #612

Crop	Base Acres	PLC Yield
Corn	97.90	117
Soybeans	41.60	36

NHEL. Wetland determination has not been made.

Real Estate Tax Parcel Information for 2017 paid in 2018:

Parcel No.	Tax Acres**	R/E Tax	Drainage Tax	Total Taxes	Tax Per Ac.
01-29-300-001	80.00	\$975.80	\$48.12	\$1,023.92	\$12.80
01-30-400-002	<u>80.00</u>	<u>\$1,102.88</u>	<u>\$79.64</u>	<u>\$1,182.52</u>	<u>\$14.78</u>
Total	160.00	\$2,078.68	\$127.76	\$2,206.44	\$13.79

**Tax Acres provided by the Bureau County Assessor's Office. Actual real estate taxes acres and taxes might be different. Property is located in the Fairfield 2 and Ff Dd 3 Drainage Districts.

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.AgrDataInc.com.

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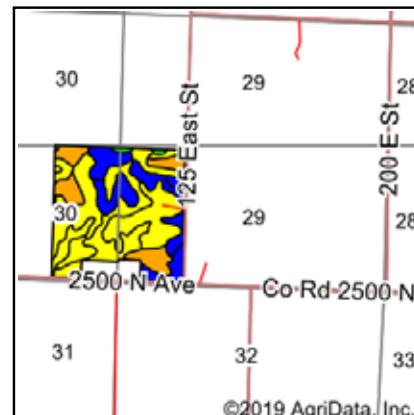
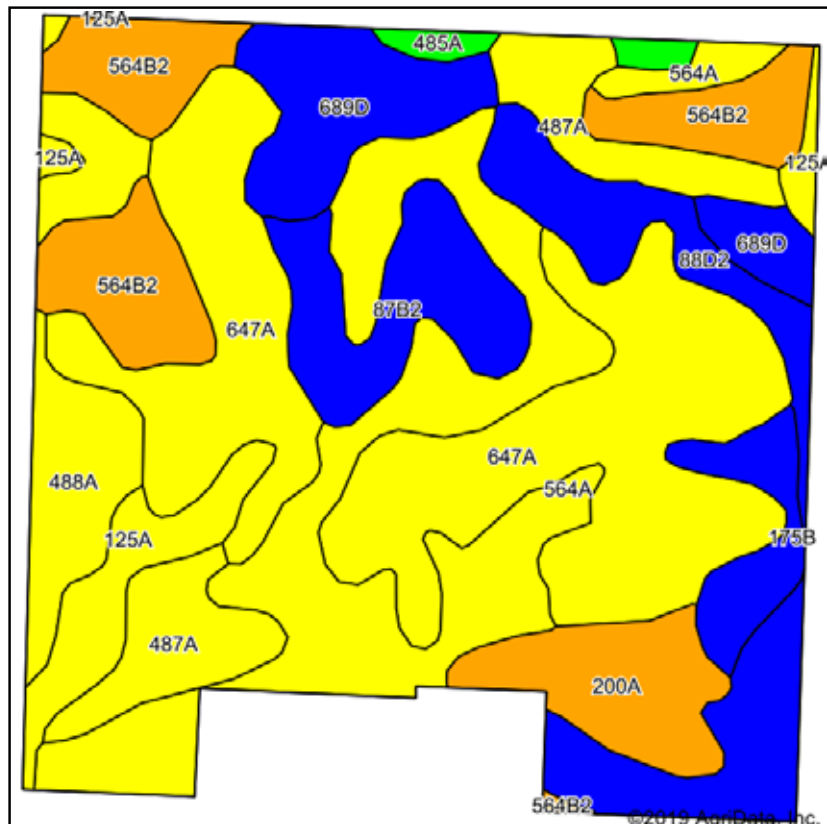
22263 1365 N Avenue, Princeton, IL 61356



TRACT 2

160.00± total tax acres
149.35± FSA cropland acres

Soils Map Harrison Farm



State: **Illinois**
 County: **Bureau**
 Location: **29-18N-6E**
 Township: **Fairfield**
 Acres: **149.35**
 Date: **2/7/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
647A	Lawler loam, 0 to 2 percent slopes	39.00	26.1%		157	52	118
564A	Waukegan silt loam, 0 to 2 percent slopes	26.49	17.7%		162	53	119
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	14.13	9.5%		**154	**50	**113
**88D2	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes, eroded	13.53	9.1%		**111	**38	**86
487A	Joyce silt loam, 0 to 2 percent slopes	9.94	6.7%		180	57	132
**689D	Coloma sand, 7 to 15 percent slopes	9.86	6.6%		**95	**30	**71
488A	Hoopole loam, 0 to 2 percent slopes	8.79	5.9%		163	54	121
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	8.58	5.7%		**135	**44	**99
200A	Orio loam, 0 to 2 percent slopes	7.10	4.8%		147	48	110
125A	Selma loam, 0 to 2 percent slopes	6.47	4.3%		176	57	129
**175B	Lamont fine sandy loam, 2 to 5 percent slopes	4.08	2.7%		**130	**44	**97
485A	Richwood silt loam, 0 to 2 percent slopes	1.38	0.9%		186	57	136
Weighted Average					149.8	49.1	111.4

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/>

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TRACT 3

80.00± total tax acres
75.98± FSA cropland acres

Aerial Map Harrison Farm



Legal Description:

Part of the West Half (W 1/2) of Southeast Quarter (SE 1/4) of Section 29, Fairfield Township T18 North, Range 6 East, Bureau County, Illinois, identified as tax parcel numbers 01-29-400-001, containing appx. 80.00± total tax acres.

Improvements:

992± sq. ft. ranch house, 3 bedrooms, 1 bath, full basement; Detached 2-car garage 22 ft. x 22 ft.; 200 amp service with 100 amp sub panel, Richmand water heater, Amana HVAC system, Generace G0058750 home generator 20 kw
10,000 bu. grain bin
Corn crib with 2,000 bu. overhead storage

7,700± ft. of drainage tile installed in the spring of 2018

CRP Contracts:

None

FSA Information:

Farm #740 - Tract #609

Crop	Base Acres	PLC Yield
Corn	75.60	126

NHEL. Tract does not contain a wetland.

Real Estate Tax Parcel Information for 2017 paid in 2018:

Parcel No.	Tax Acres**	R/E Tax	Drainage Tax	Total Taxes	Tax Per Ac.
01-29-400-001	80.00	\$2,954.92	\$546.12	\$3,501.04	\$43.76

**Tax Acres provided by the Bureau County Assessor's Office. Actual real estate taxes acres and taxes might be different. Property is located in the Sub1 Fairfld and Ff Dd3 Drainage Districts.

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.AgrDataInc.com.

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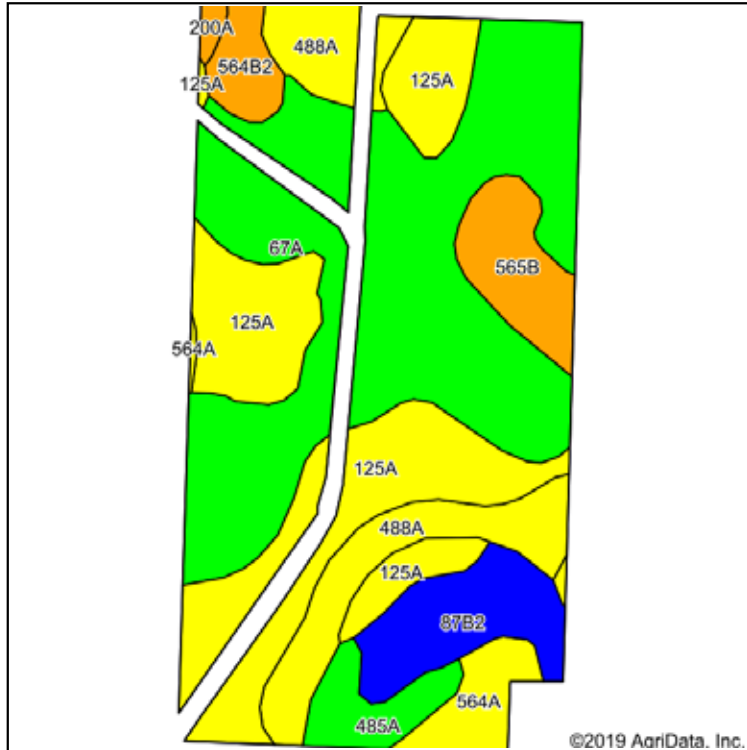
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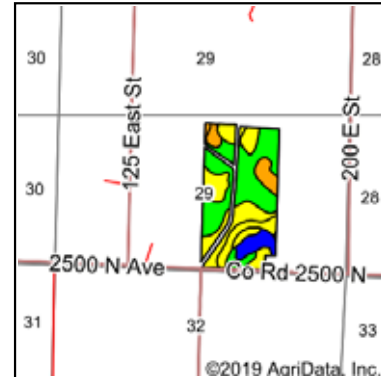
TRACT 3

80.00± total tax acres
75.98± FSA cropland acres

Soils Map Harrison Farm



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **29-18N-6E**
 Township: **Fairfield**
 Acres: **75.98**
 Date: **1/25/2019**



Area Symbol: IL011, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
67A	Harpster silty clay loam, 0 to 2 percent slopes	30.94	40.7%		182	57	133
125A	Selma loam, 0 to 2 percent slopes	19.71	25.9%		176	57	129
488A	Hoopole loam, 0 to 2 percent slopes	8.46	11.1%		163	54	121
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	5.35	7.0%		**135	**44	**99
**565B	Tell silt loam, 2 to 5 percent slopes	3.95	5.2%		**151	**50	**111
485A	Richwood silt loam, 0 to 2 percent slopes	2.64	3.5%		186	57	136
564A	Waukegan silt loam, 0 to 2 percent slopes	2.61	3.4%		162	53	119
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	1.93	2.5%		**154	**50	**113
200A	Orio loam, 0 to 2 percent slopes	0.39	0.5%		147	48	110
Weighted Average					172	55	126.1

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.

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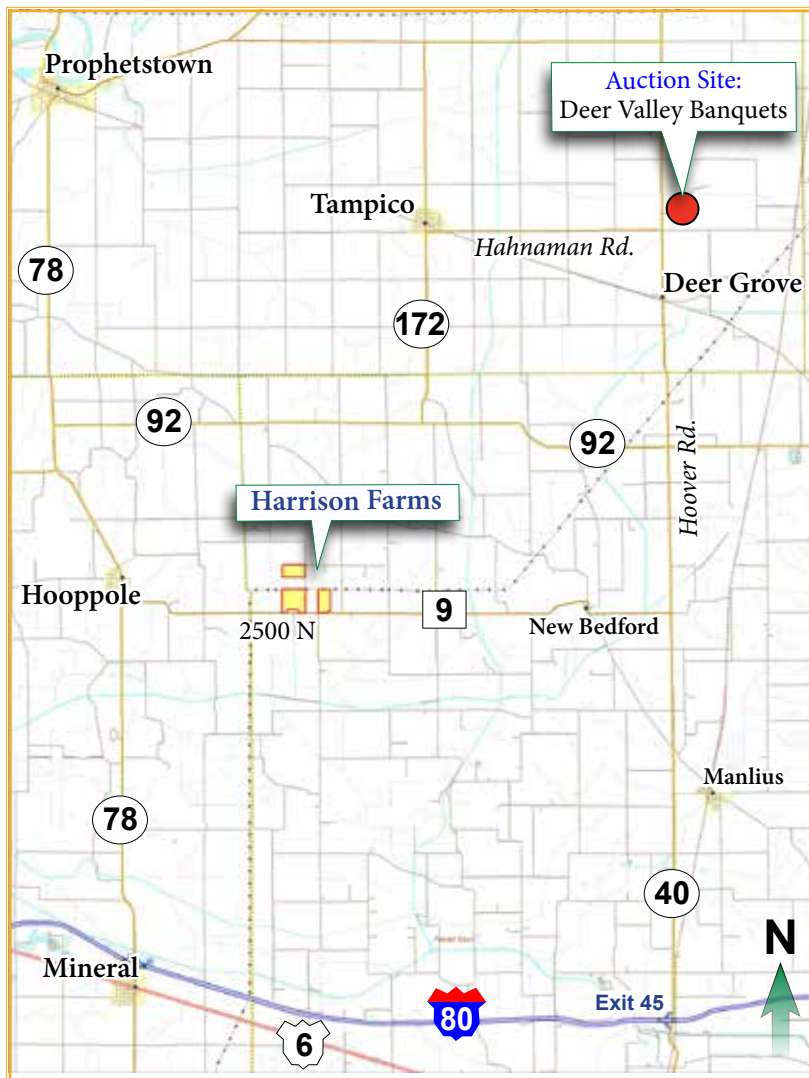


Public Auction

320± total tax acres in 3 Tracts of Bureau County, IL Farmland
Wednesday, March 13, 2019, at 10:00 a.m.

Auction Site: Deer Valley Banquets, Deer Grove, IL

Registration begins at 9:15 a.m.



Map courtesy of DeLorme XMap

Directions to auction site:

From North: State Road 40 south to Deer Valley Banquets, north of Hahnaman Road

From South: State Road 40 north through Deer Grove, north of Hahnaman Road

From East: I-80 west to State Road 40 north through Deer Grove, north of Hahnaman Road

From West: I-80 east to State Road 40 north through Deer Grove, north of Hahnaman Road

Deer Valley Banquets
3298 Hoover Road
Deer Grove, IL 61243

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

Disclaimer

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

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.