

74[±] ACRE LAND AUCTION

The Lakewood Properties McHenry County, Illinois



ONLINE AUCTION AT:
mgw.us.com/lakewood

Close date: February 26, 2020, beginning at 1 p.m. CT

Tract 1: Will sell for the highest bid amount at or above \$10,000 per acre.

Tracts 2&3: The highest bid amount will be subject to seller's acceptance.



MARTIN, GOODRICH & WADDELL, INC.
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2020 Aberdeen Court
Sycamore, IL 60178

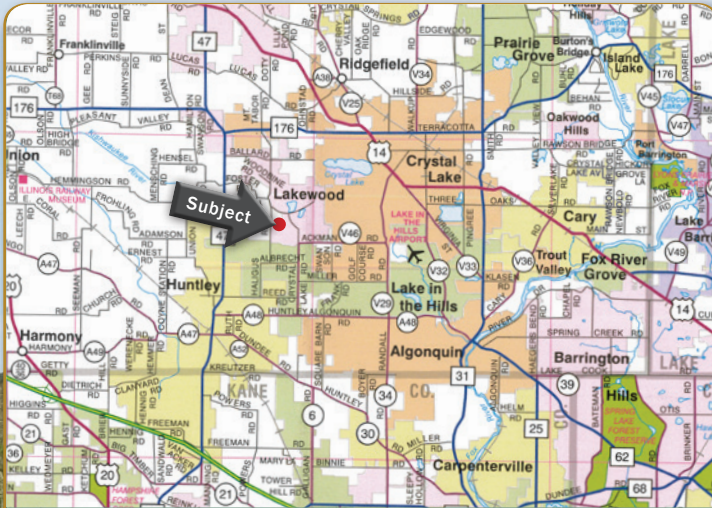
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74[±] ACRE ONLINE AUCTION

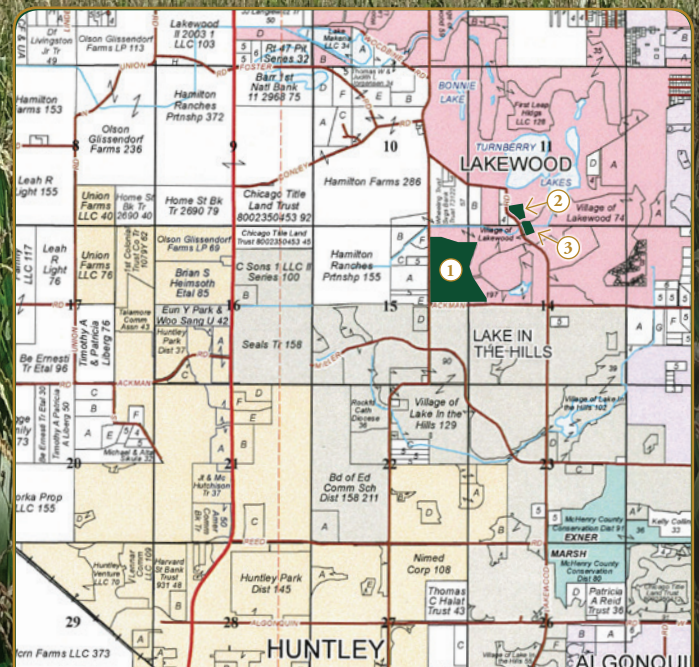
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Location

The subject property is located approximately 28 miles northwest of Chicago O'Hare International Airport. The property is located within the Village of Lakewood, is contiguous to Lake in the Hills, and is 1 mile north of Huntley.



Road Frontage

Tract 1 has approximately $\frac{3}{8}$ mile of road frontage on Ackman Road and $\frac{3}{8}$ mile on Haligus Road. Tracts 2 & 3 have frontage on Lakewood Road and Muirfield Drive.

The auction is being held online and the property will be offered in three tracts.

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Tracts 2&3: The highest bid amount will be subject to seller's acceptance.

Visit mgw.us.com/lakewood to bid.



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THE LAKEWOOD PROPERTIES McHENRY COUNTY, ILLINOIS

Please call to schedule an inspection



Auction Tract

Total Acres*

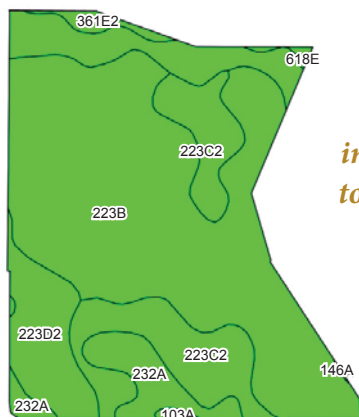
Est. Tillable Acres*

1	71.5	67
2	1.36	NA
3	0.80	NA

Tract and Acreage Table

Tract 1 is 93.7% tillable and the topography is level to gently rolling.

SOIL MAP (TRACT 1)



*Excellent
development
potential,
in close proximity
to the Kishwaukee
Fen Nature
Preserve and
RedTail
Golf Club*

Soil #	Soil Name	Approx. Acres	Corn Yield*	Productivity Index*
223B	Varna silt loam	38.96	156	115
223C2	Varna silt loam	12.36	150	110
223D2	Varna silt loam	10.86	147	108
232A	Ashkum silty clay loa	3.99	170	127
361E2	Kidder loam	0.44	112	84
103A	Houghton muck	0.30	175	130
618E	Senachwine silt loam	0.09	127	93
Weighted Average			154	113.5

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

Auction Terms & Conditions

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

Method: The property will be offered in three tracts in an online auction. **Bidding for Tract 1 will be on a per acre basis, multiplied by the number of acres as determined by a survey. The minimum bid price for Tract 1 is \$10,000 per acre. If the Tract 1 auction price is bid to \$10,000 per acre or greater, Tract 1 will be sold.** Bidding for Tracts 2 & 3 will be on a total dollar basis and the seller reserves the right to accept or reject any or all bids. All successful bidders will enter into a purchase agreement with the seller immediately following the auction. Upon the close of the auction, the purchase agreement will be forwarded to the successful bidders via email or fax. A signed copy of the purchase agreement must be received by Martin, Goodrich & Waddell, Inc. within 24 hours of the auction closing. A 10% earnest money payment is required to accompany the purchase agreement and may be submitted by cashier's check or wire transfer. Bidding ends at 1:00 p.m. Central Time on Wednesday, February 26th, 2020. A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 additional minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to the auction closing. Bidding is not conditional upon financing.

Earnest Money Escrow: The successful bidder as determined by the auctioneer is 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.

Closing & Possession: Closing shall be on or before March 25, 2020. 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. Possession is subject to the rights of any tenants in possession.

Real Estate Taxes: The 2019 real estate taxes due and payable in 2020 shall be paid by the seller. The 2020 real estate taxes and all subsequent year taxes for Tract 1 shall be paid by the buyer, and these taxes shall be prorated through the date of closing for Tracts 2 & 3.

Crops & Expenses: The farm is free of leases for the 2020 crop year.

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: Seller shall provide a boundary survey by a licensed land surveyor at the seller's expense. Final purchase price for Tract 1 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.

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.

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ALC, CAI, AARE



Jeff Waddell
President