

72[±] ACRE LAND AUCTION

The Melms Road Farm DeKalb County, Illinois

ONLINE AUCTION AT:
mgw.us.com/melmsroad

Bidding Ends: December 9, 2021 beginning at 1pm CT

High quality tillable farmland

Productive soils

Accessible drainage outlet

Offered in 1 tract



MGW

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

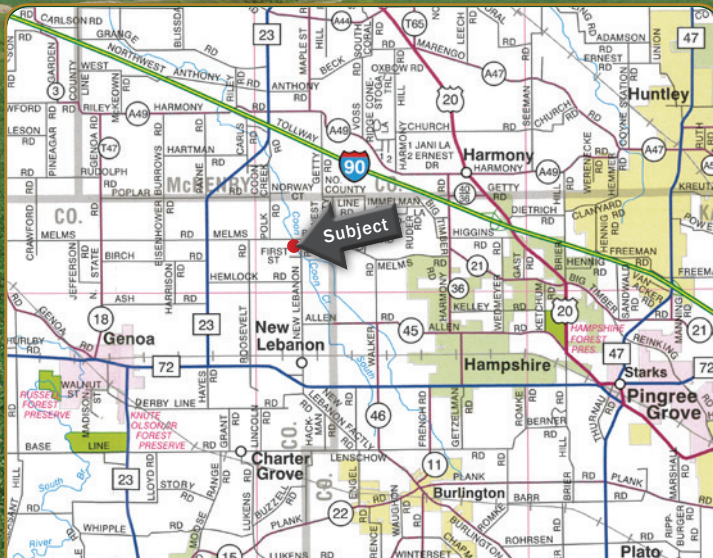
Web: www.mgw.us.com
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72[±] ACRE ONLINE AUCTION

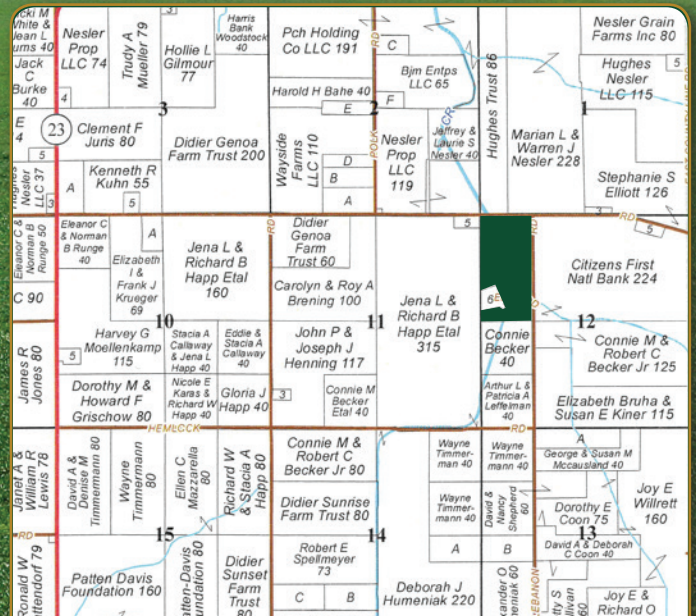
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Location

The subject farm is located approximately 36 miles northwest of Chicago O'Hare International Airport. Nearby towns include: Hampshire (2½ miles east), Genoa (4 miles southwest) and Huntley (6½ miles east).



Road Frontage

There is approximately ½ mile of road frontage on New Lebanon Road, ¼ mile on Melms Road and ¼ mile on Ebel Road.

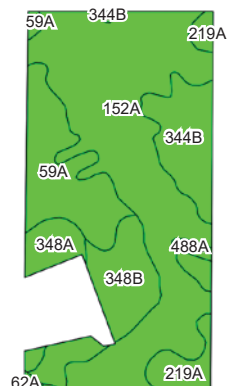
DIRECTIONS

To the Farm: From the intersection of IL-72 & IL-23 near Genoa, head north on IL-23 for 3 miles. Then, go east on Melms Road for 2 miles to arrive at the farm.

The auction is being held online.
Visit mgw.us.com/melmsroad to bid.



SOIL MAP



THE MELMS ROAD FARM DEKALB COUNTY, ILLINOIS

Please call to schedule an inspection.



Auction Tract	Total Acres [±]	Estimated Tillable Acres [±]
1	72.32	62.25

Tract and Acreage Table

The property is 86.1% tillable and the topography is level to nearly level.



Soil #	Soil Name	Approx. Acres	Corn Yield Index (CYI)*	Productivity Index (PI)*
152A	Drummer silty clay loam	28.15	195	144
59A	Lisbon silt loam	11.14	188	136
348B	Wingate silt loam	7.77	163	120
344B	Harvard silt loam	7.13	169	124
219A	Millbrook silt loam	4.28	177	129
348A	Wingate silt loam	2.98	165	121
488A	Hoopole loam	0.57	163	121
62A	Herbert silt loam	0.23	179	131
Weighted Average			183.7	134.9

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

Auction Terms & Conditions

Description of Property: Part of the Northwest Quarter of Section 12, Township 42 North – Range 5 East (Genoa Township), DeKalb County, Illinois.

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

Method: The property will be offered in one tract in an online auction. Bidding will be on a per acre basis, multiplied by gross surveyed acres. 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 December 9, 2021. 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 January 6, 2021. 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 2021 real estate taxes due and payable in 2022 shall be paid by the seller. The 2022 real estate taxes and all subsequent year taxes shall be paid by the buyer.

Crops & Expenses: The seller will retain the 2021 crop year income.

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, dated no more than 6 (six) months prior to closing. Final purchase price 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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President