



METHOD

In-Person &
Live Online

ACRES

159.25±

TRACTS

2

Auction Date

August 23, 2022
10:00 AM CDT

Acreage

Total: 159.25±
Tillable: 157.17±

Legal

S24, T28N, R13W
Martinton Township
Iroquois County, IL

Auction Location

Clifton Community Building
350 East Fourth Avenue
Clifton, IL 60927

Taxes

2021 (Payable 2022)
\$4,090.56

Online Registration

rwpropertyservice.com
Must be registered 1 hour
before auction start.

PIN

11-24-400-001

The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.

ROBERT J. WARMBIR

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815.693.4063

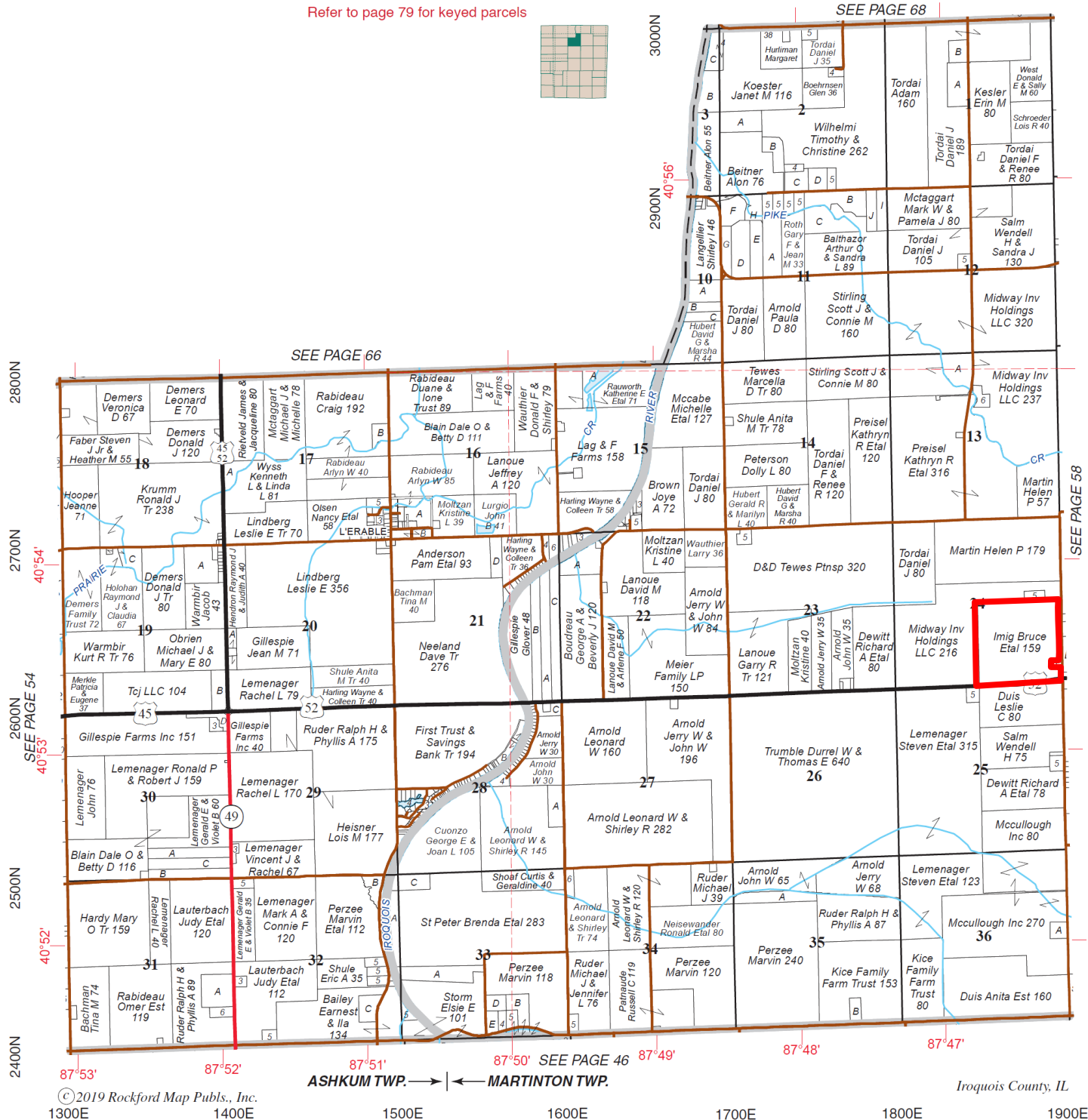
rob@rwpropertyservice.com

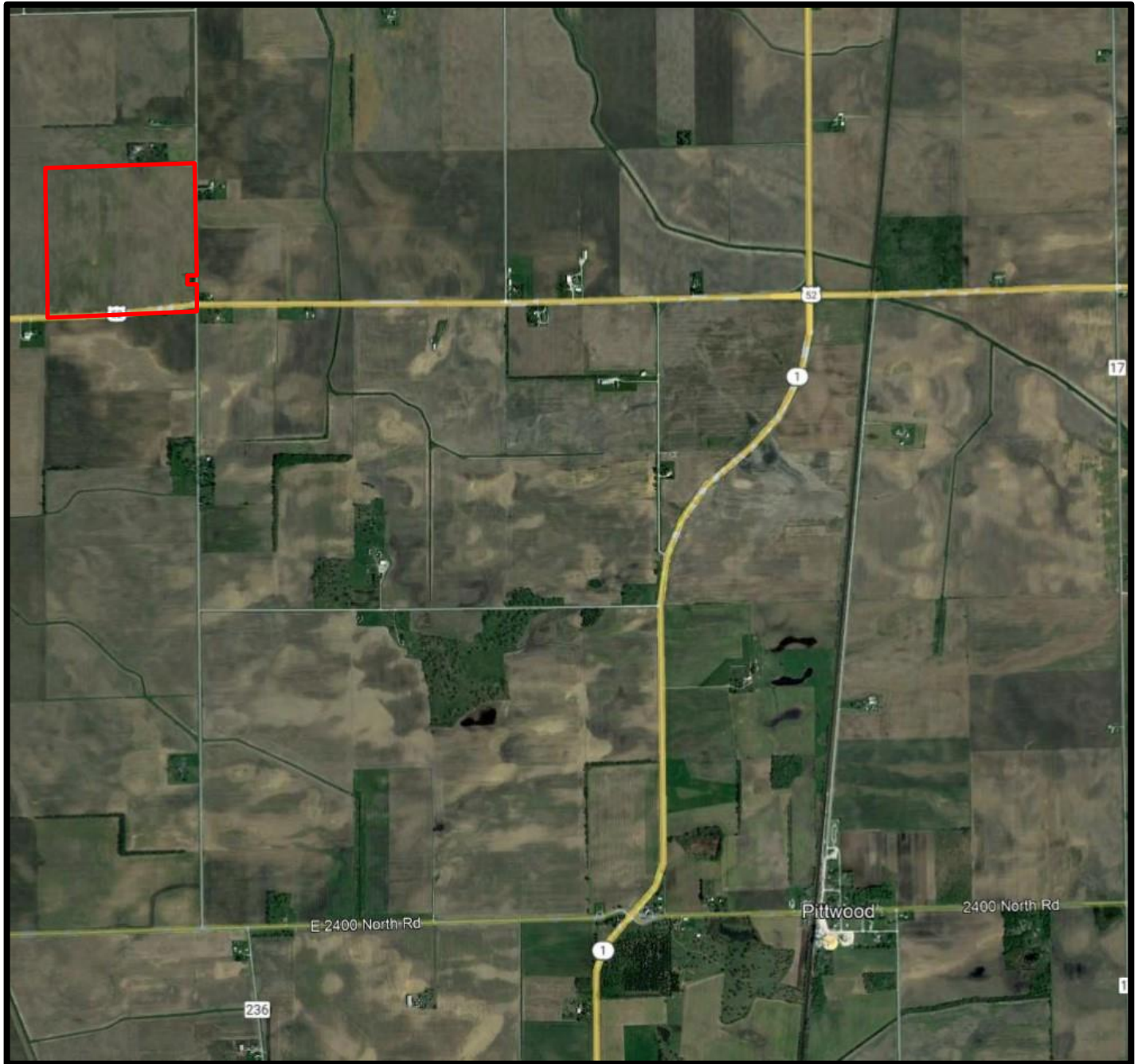
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WEST PART **MARTINTON** EAST PART **ASHKUM**

Refer to page 79 for keyed parcels

T.28N.-R.13W.





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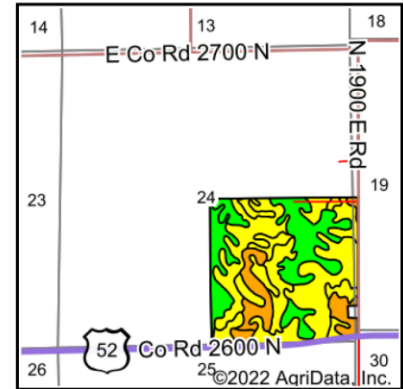
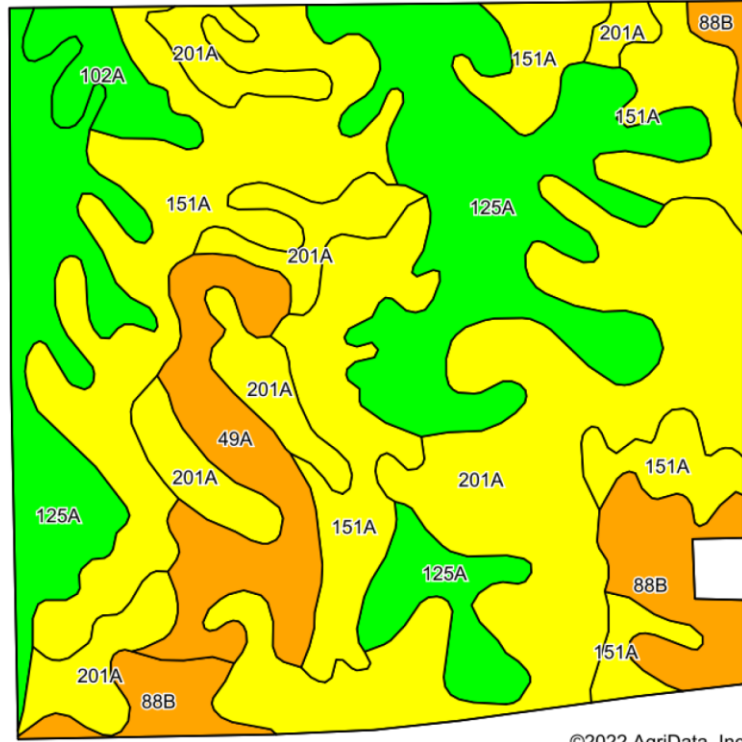
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State: **Illinois**
 County: **Iroquois**
 Location: **24-28N-13W**
 Township: **Martinton**
 Acres: **157.17**
 Date: **6/10/2022**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-leg ume ^e hay, T/A	Crop productivity index for optimum management
201A	Gilford fine sandy loam, 0 to 2 percent slopes	47.05	29.9%		FAV	148	49	59	73	0	0.00	4.52	110
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	45.01	28.6%		FAV	151	51	63	78	0	0.00	5.02	114
125A	Selma loam, 0 to 2 percent slopes	40.87	26.0%		FAV	176	57	70	90	0	0.00	6.38	129
49A	Watseka loamy fine sand, 0 to 2 percent slopes	10.86	6.9%		FAV	122	41	51	61	0	0.00	4.39	93
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	9.68	6.2%		FAV	**118	**41	**50	**57	0	0.00	**3.97	**91
102A	La Hogue loam, 0 to 2 percent slopes	3.70	2.4%		FAV	162	52	71	80	0	0.00	5.27	121
Weighted Average						152.8	50.7	62.2	77.2	~	0.00	5.12	114

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

^a UNF = unfavorable; FAV = favorable

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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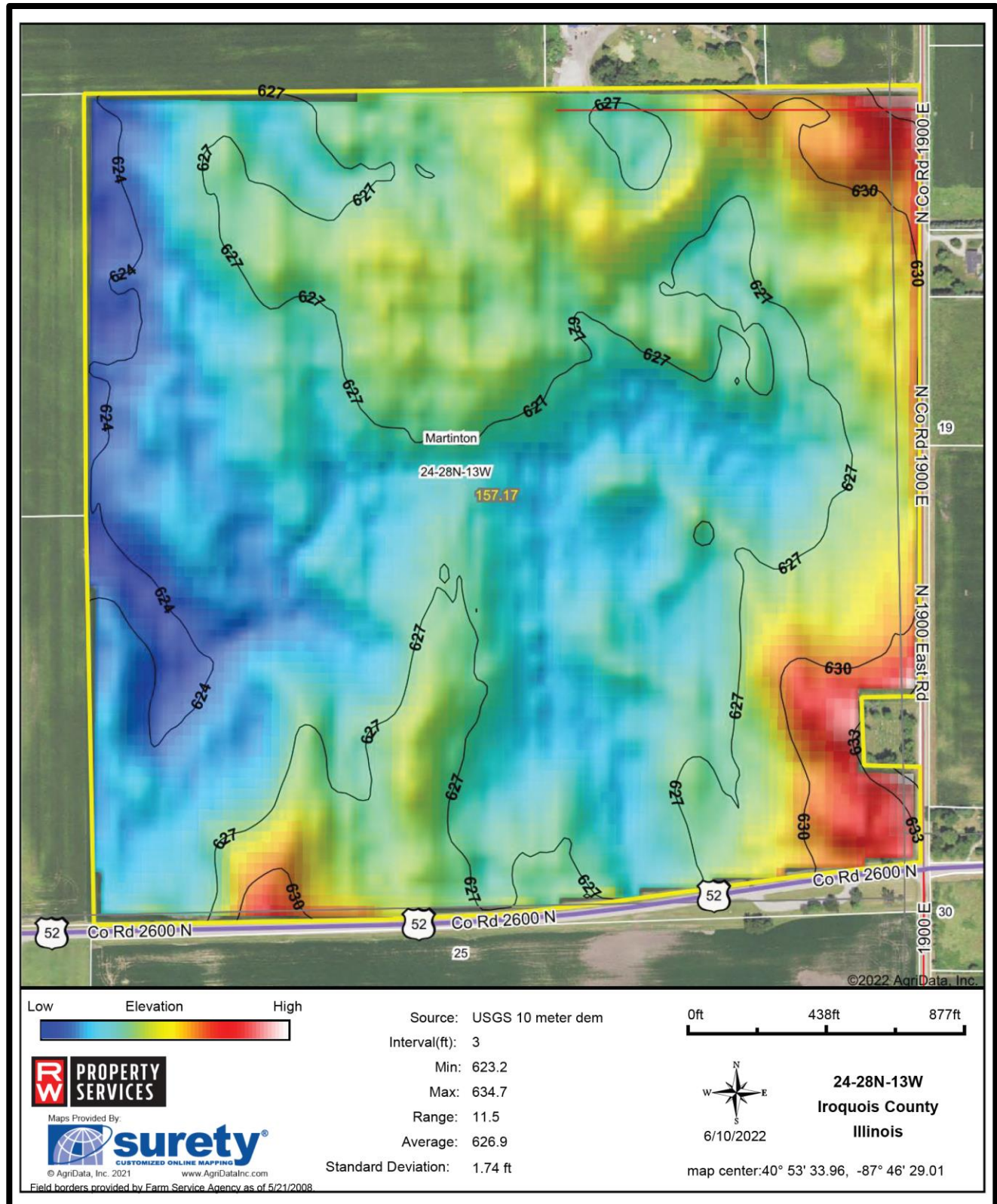
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PROPERTY
SERVICES

Hillshade Map

Whole Farm



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Acreage

Total: 80.00±

Tillable: 79.28±

*Acreage is estimated. Final total acres will be determined by survey and farm will be sold on surveyed acres.

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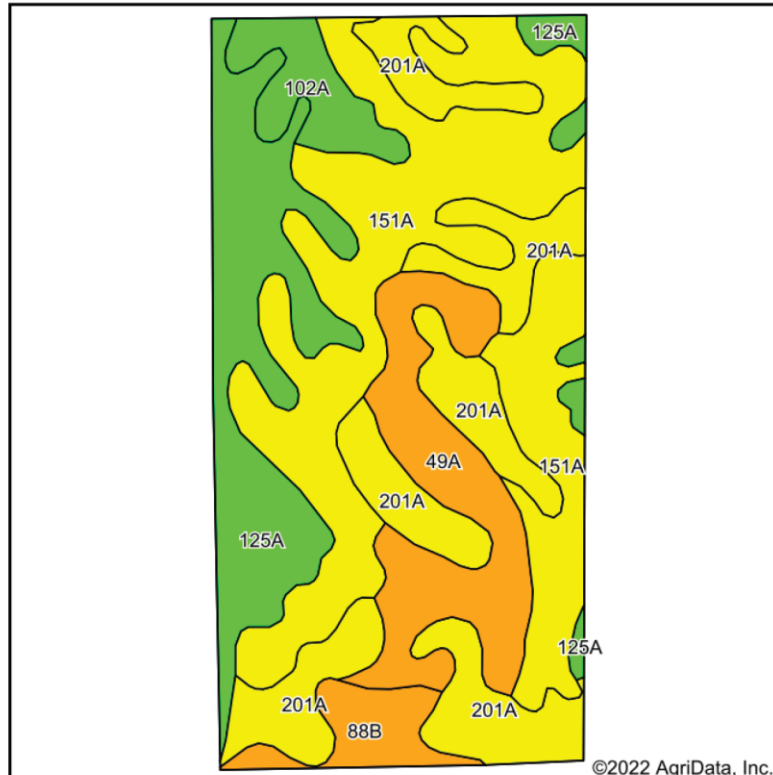
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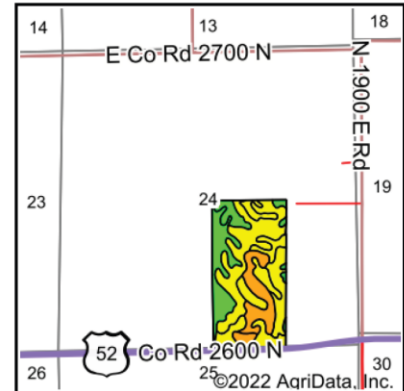
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Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Iroquois**
 Location: **24-28N-13W**
 Township: **Martinton**
 Acres: **79.28**
 Date: **7/7/2022**



Maps Provided By:

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Area Symbol: IL075, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	28.96	36.5%		FAV	151	51	63	78	0	0.00	5.02	114
201A	Gilford fine sandy loam, 0 to 2 percent slopes	17.82	22.5%		FAV	148	49	59	73	0	0.00	4.52	110
125A	Selma loam, 0 to 2 percent slopes	14.94	18.8%		FAV	176	57	70	90	0	0.00	6.38	129
49A	Watseka loamy fine sand, 0 to 2 percent slopes	10.86	13.7%		FAV	122	41	51	61	0	0.00	4.39	93
102A	La Hogue loam, 0 to 2 percent slopes	3.70	4.7%		FAV	162	52	71	80	0	0.00	5.27	121
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	3.00	3.8%		FAV	**118	**41	**50	**57	0	0.00	**3.97	**91
Weighted Average						150.3	50	61.7	76.1	0.00	0.00	5.05	112.5

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

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** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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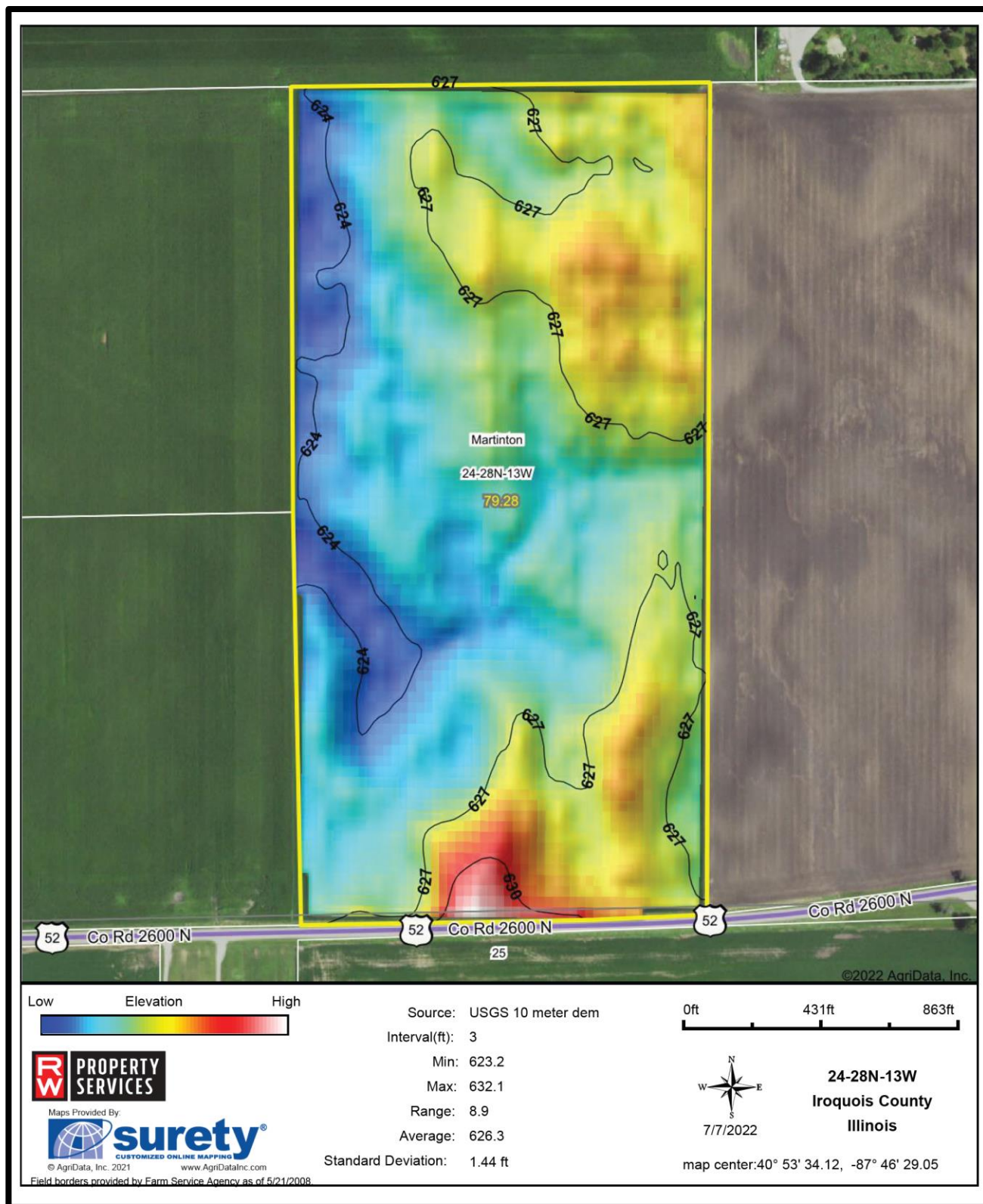
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Acreage

Total: 79.25±

Tillable: 77.89±

*Acreage is estimated. Final total acres will be determined by survey and farm will be sold on surveyed acres.

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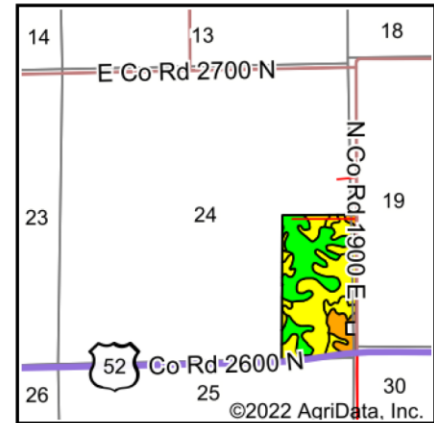
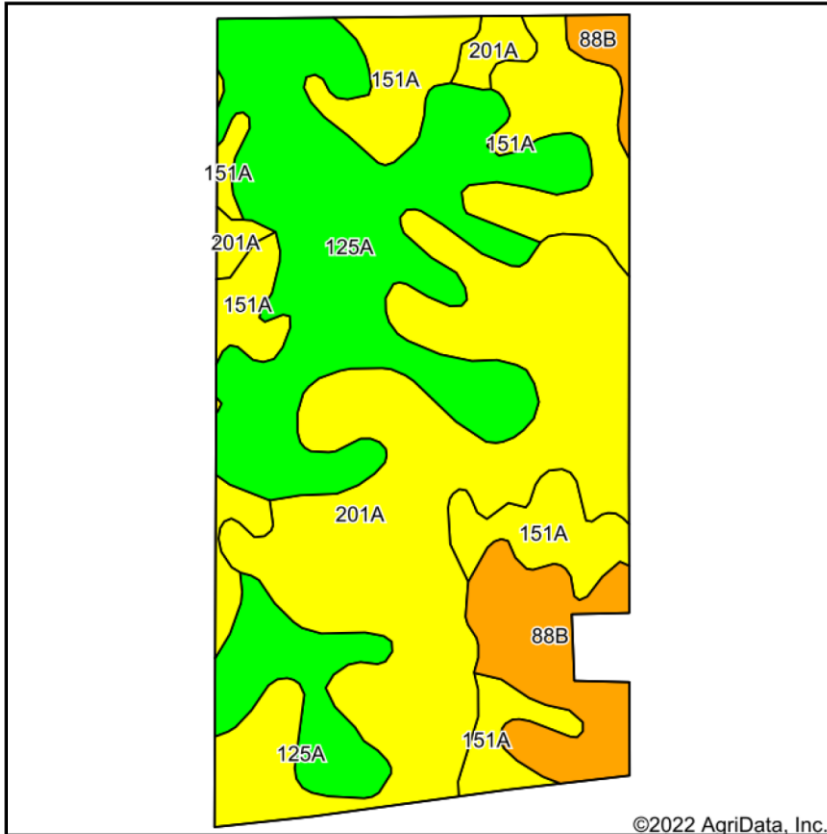
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State: **Illinois**
 County: **Iroquois**
 Location: **24-28N-13W**
 Township: **Martinton**
 Acres: **77.89**
 Date: **7/7/2022**



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201A	Gilford fine sandy loam, 0 to 2 percent slopes	29.22	37.5%		FAV	148	49	59	73	0	0.00	4.52	110
125A	Selma loam, 0 to 2 percent slopes	25.93	33.3%		FAV	176	57	70	90	0	0.00	6.38	129
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	16.06	20.6%		FAV	151	51	63	78	0	0.00	5.02	114
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	6.68	8.6%		FAV	**118	**41	**50	**57	0	0.00	**3.97	**91
Weighted Average						155.4	51.4	62.7	78.3	0.00	0.00	5.20	115.5

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

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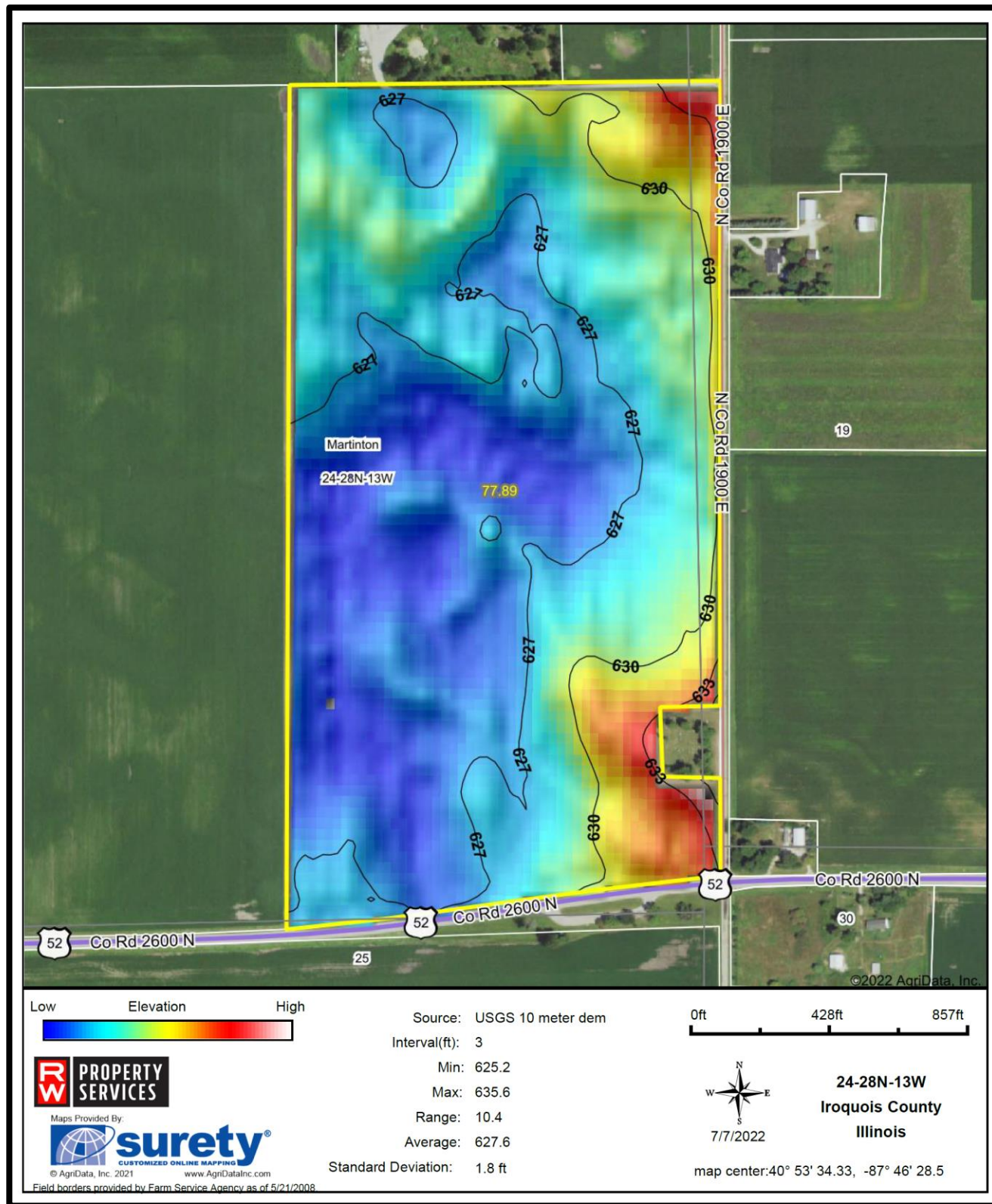
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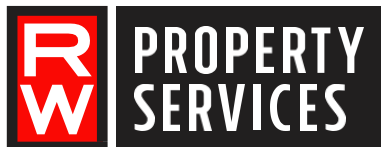
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Auction Information

Date. Tuesday, August 23, 2022. 10:00 AM CDT

Location. Clifton Community Building
350 East Fourth Avenue
Clifton, IL 60927

Online Registration. rwpropertyservice.com

Must be registered 1 hour before auction start.

Terms and Conditions

Procedure. This is a two-tract auction. All tracts will be offered as a "Choice" auction method. The "Choice" auction method allows the high bidder to choose which tract(s) they would like to purchase. If there are remaining tract(s) after the high bidder decides, the remaining tract(s) will be offered with another round of bidding. Tracts will not be combined at the end. Bids will be taken in-person at the auction site and live online. If you are bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

Financing. Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices. All successful bidders will sign a purchase agreement immediately following the close of bidding. **The purchase price will be calculated by multiplying the surveyed acres by the winning per acre bid. Seller reserves the right to accept or reject any or all bids for any and all reasons.**

Down Payment. A ten percent (10%) earnest money deposit of the total purchase agreement price will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the gross sale price is due at closing.

Closing. Closing shall take place thirty-eight (38) days after August 23, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before September 30, 2022.

Possession/Leases. Possession will be granted at closing. Subject to the 2022 lease. Open lease for 2023. Seller shall receive the Landowner share of crops for the 2022 crop year.

Title. Seller shall provide an Owner's Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer(s).

Real Estate Taxes and Assessments. Seller will credit, at closing, the 2022 real estate taxes payable in 2023 based upon the most recent real estate tax information available. 2023 taxes payable in 2024, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Survey. All tracts will be surveyed and will be sold based on surveyed acres.

Mineral Rights. All mineral rights owned by the Seller will be conveyed at closing.

Agency. RW Property Services LLC and its representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties. All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer before and during the auction will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by the Seller, RW Property Services LLC, or its representatives. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, RW Property Services LLC, or its representatives. All sketches and dimensions are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The Seller, RW Property Services LLC, and its representatives reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. With the permission of RW property Services LLC, this sale may be recorded and/or videotaped. Seller, RW Property Services LLC, and its representative disclaim any and all responsibility for bidder's safety during any physical inspection of the property. All decisions of the auctioneer are final. Neither the auctioneer nor the online bidding software and service provider shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Sellers. Ben Imig, Eric Roeder, Josh Imig, and Stacie Kloosterman

Attorney. Kandace Hofer
Martensen, Niemann & Sorensen

Auctioneer. Robert J. Warmbir. License #441.002377

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