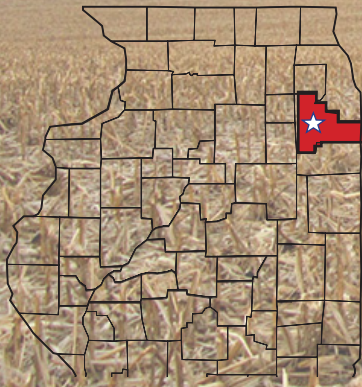


187.76±

Total Tax Acres
in **1 Tract**

Will County, IL **LAND AUCTION**



**Tuesday, February 6, 2024
at 10:00 a.m.**

**171.78± FSA Cropland Acres
Soil PI 121, with Machine Shed, Outbuildings**

**Virtual Online
Only Auction!**



**Online at:
www.capitalag.com**

No buyer's premium to bid online

**Click on image
to register**



**Click to view video
of the LBJ Company, LLC
Farm**



Seller: LBJ Company, LLC

Boundary lines are approximate.

For more information, contact:

**Timothy A. Harris, IL Licensed Auctioneer
815-875-7418 timothy.a.harris@pgim.com**

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



Will County Farm Auction Information

Auction: Tuesday, February 6, 2024, at 10:00 a.m.
Online Information: www.capitalag.com
Online Bidding Powered by: Proxibid

Procedure: 187.76± total tax acres of farmland and outbuildings will be offered in one tract. The farm will be offered only once during the auction. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed. 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 and should be prepared to enter into purchase contract following the auction.

The successful bidder will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check for 10% of the purchase price delivered to the Seller's attorney by 4:00 p.m. on February 6, 2024. If you prefer to wire the deposit to the Seller's attorney, you must contact his office for wire transfer instructions which can only be faxed to you, or sent via encrypted e-mail. Wire instructions cannot be sent to you by regular e-mail for security reasons. The wire must be received by the same time the next business day. The balance of the purchase price is due at closing, which will occur on or before March 6, 2024, at the Seller's attorney's office. The property is being sold as a single tract and if you wish to split it into smaller parcels, and convey the same to multiple buyers, all expenses related to the division are the sole responsibility of the buyer.

Financing: Bidders must have arranged financing prior to the auction and should be prepared to enter into purchase contract following the auction, and pay cash at closing.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either via wire transfer or by check to account designated by Seller's attorney delivered by 4:00 p.m., February 6, 2024. Balance due upon closing.

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

Lease: Lease is open for 2024.

Closing & Possession: Closing to occur on or before March 6, 2024.

Survey: The farm is being sold based upon real estate tax acres. Owner/Seller will not provide a survey.

FSA Information: Farm #3061 - Tract #1102

Crop	Base Acres	Tract Yield	Program
Corn	85.83	119	PLC
Soybeans	81.23	39	PLC
Wheat	4.72	59	PLC

Real Estate Taxes:	Parcel No.	Tax Ac.	Total Taxes
	22-22-22-100-001-0000	70.76	\$3,213.08
	22-22-22-300-001-0000	37.00	\$4,436.54
	22-22-22-300-004-0000	80.00	\$2,059.74

Seller will be responsible for the 2023 real estate taxes payable in 2024. Buyer will be given a credit at closing for the 2023 real estate taxes payable in 2024, based upon the most current and available information. According to the Will County Treasurer's Office, the total 2022 pay in 2023 real estate / drainage taxes were \$9,709.36. The farm is located in the Washington Township Drainage District #3, Beecher School Dist. #200-U, and Comm. College Dist. #515.

Improvements: 40' x 60' Machine shed, misc. outbuildings. All buildings being sold as-is, where-is, with no implied guarantees.

Easement: Recorded land easement with neighboring land-owner

Seller's Attorney: Thomas Planera
Thomas Planera & Associates, Ltd.

Seller: LBJ Company, LLC

Auctioneer: Timothy A. Harris, Designated Managing Broker
Illinois Auctioneer Lic. #441.001976

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

For more information, contact:

Timothy A. Harris
815-875-7418
timothy.a.harris@pgim.com

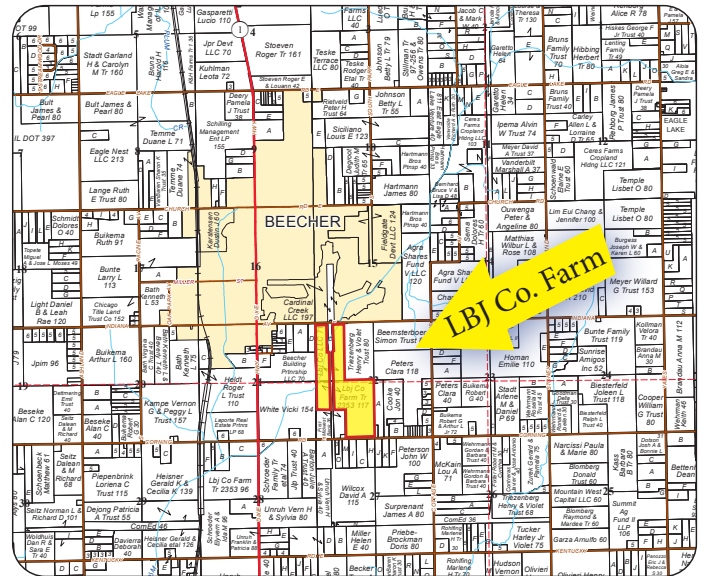
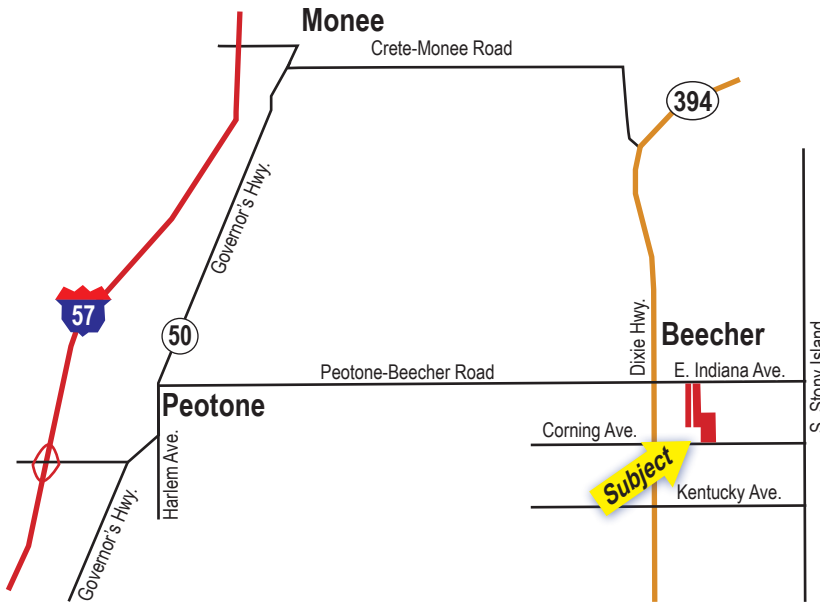


All boundary lines are approximate

All announcements made the day of auction take precedence over any prior advertising, either written or oral.

LBJ Company, LLC Farm Will County, IL

187.76± TOTAL TAX ACRES
171.78± FSA CROPLAND ACRES



Property Location:

Section 22 in Washington Twp. 33N, Range 14E, Will Co., Ill.

Approx. 1 mi. southeast of Beecher with frontage on E. Indiana Ave on north end of farm & Coming Road on south end of farm

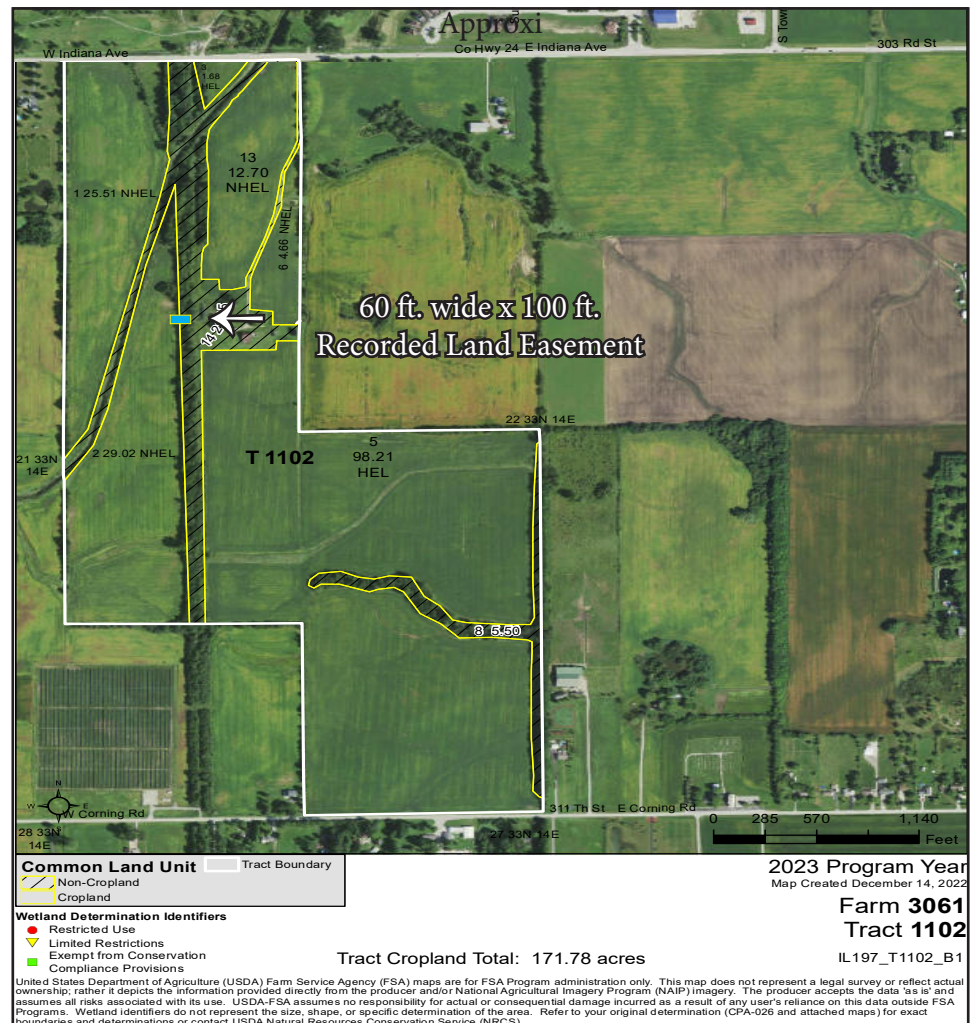
Directions to Property:

From Beecher, IL, east of IL Route 1 on E. Indiana Avenue

- 9± miles east of Peotone, IL
- 7± miles north of Grant Park, IL
- 9± miles southeast of Monee, IL
- 20± miles northeast of Kankakee, IL

From west: Interstate 57 exit #357-Wilmington Road/Co. Hwy. 25 towards Peotone. Turn north on Governor's Highway/IL Rte. 50 (Harlem Avenue) to Indiana Avenue east towards Beecher.

From north/south: IL Rte. 1 towards Beecher to Indiana Avenue, east to farm.



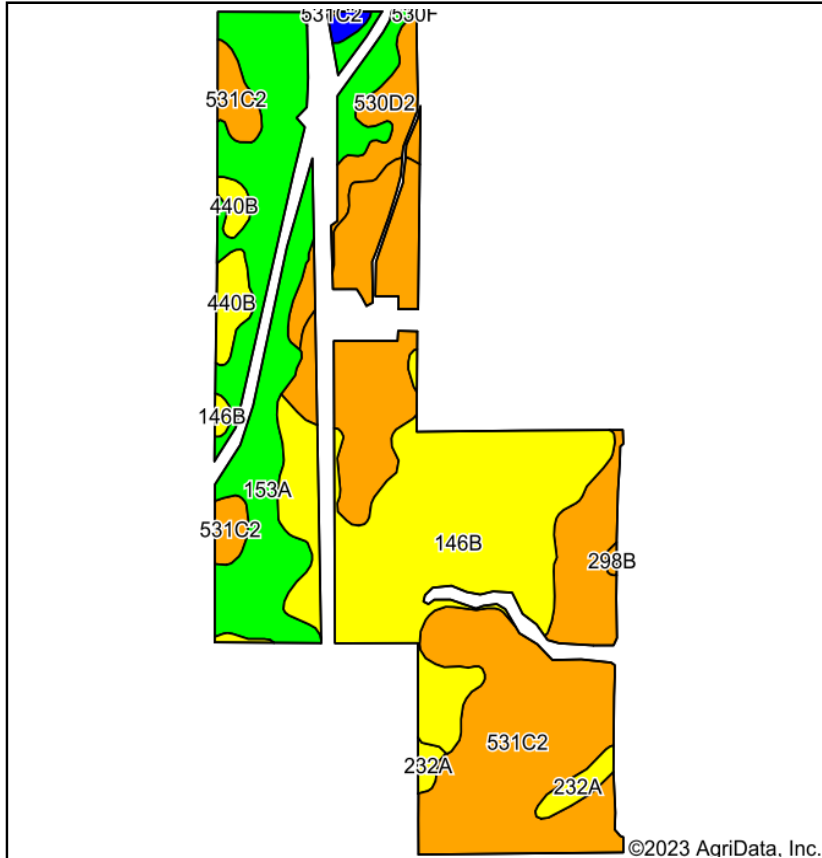
*Tax Acres provided by Will County Assessor's Office. Soils data provided by USDA, NRCS, University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines are approximate

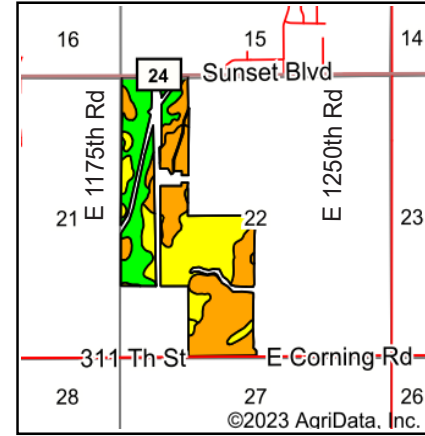
LBJ Company, LLC Farm Will County, IL

187.76± TOTAL TAX ACRES
171.78± FSA CROPLAND ACRES

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **22-33N-14E**
Township: **Washington**
Acres: **172.57**
Date: **12/11/2023**



Area Symbol: IL197, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	68.63	39.8%		**153	**49	**113
**146B	Elliott silt loam, 2 to 4 percent slopes	48.95	28.4%		**166	**54	**124
**153A	Pella silty clay loam, 0 to 2 percent slopes	39.73	23.0%		**183	**60	**136
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	7.37	4.3%		**138	**43	**100
**440B	Jasper loam, 2 to 5 percent slopes	4.08	2.4%		**170	**55	**126
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.72	1.6%		**170	**56	**127
**530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded	0.85	0.5%		**126	**39	**92
**298B	Beecher silt loam, 2 to 4 percent slopes	0.24	0.1%		**150	**50	**113
Weighted Average					163.5	52.9	121.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

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

All boundary lines are approximate

LBJ Company, LLC Farm Will County, IL

187.76 $\pm$ TOTAL TAX ACRES
171.78 $\pm$ FSA CROPLAND ACRES

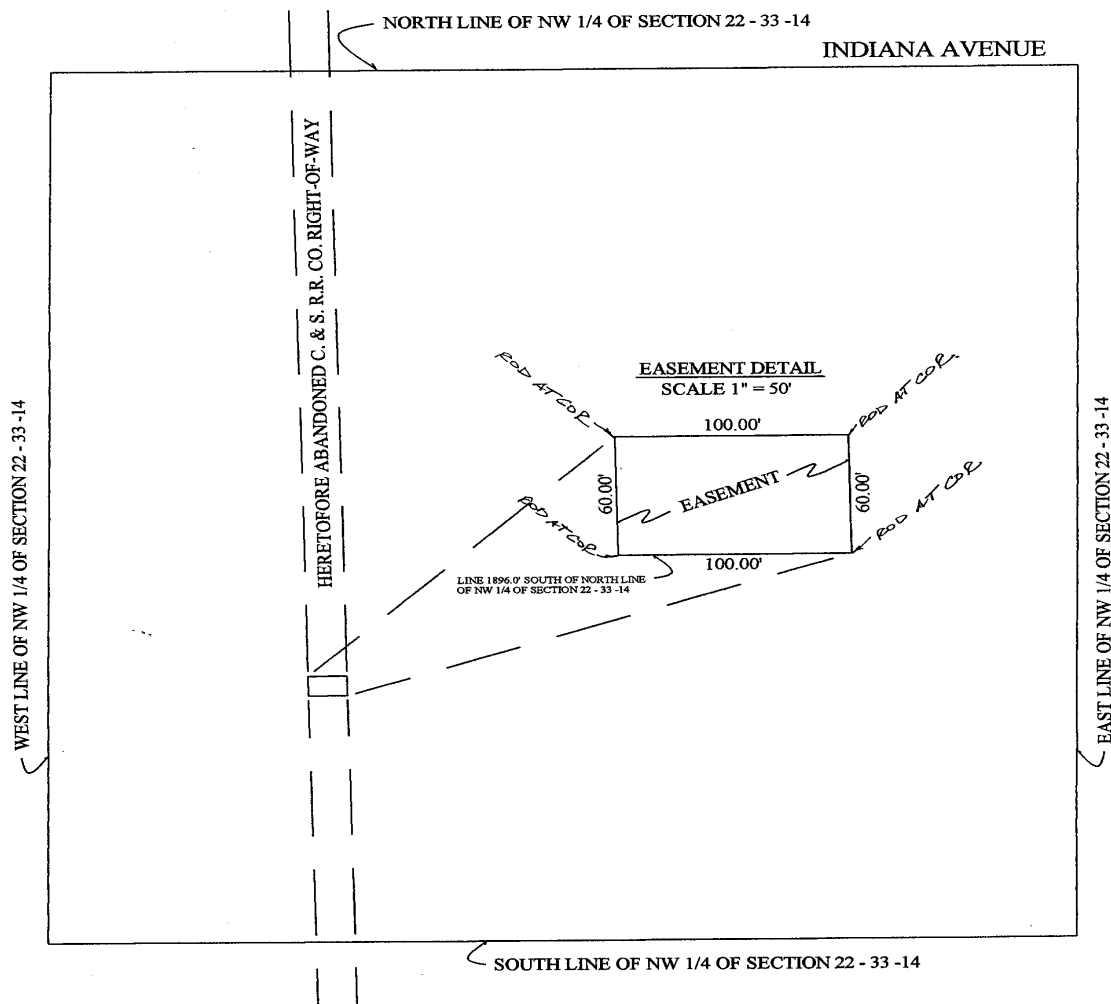
TELEPHONE
(708) 799-9542

DAVID A. RING & ASSOCIATES
REGISTERED LAND SURVEYORS

18120 1/2 MARTIN AVE.
HOMewood, IL 60430

PLAT OF EASEMENT LICENSE

THE SOUTH 60.00 FEET OF THE NORTH 1896.00 FEET OF THE ABANDONED 100.00 FOOT WIDE CHICAGO AND SOUTHERN RAILROAD COMPANY RIGHT-OF-WAY AS IT LAYS ACROSS THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT I, ROBERT D. McALLISTER, AN ILLINOIS
PROFESSIONAL LAND SURVEYOR, HAVE PREPARED A PLAT OF EASEMENT
LICENSE OF THE ABOVE DESCRIBED PROPERTY.

Robert D. McAllister

ROBERT D. McALLISTER, P.L.S. 2921

DATE: JULY 7, 2023

PREPARED FOR: LBJ COMPANY, LLC
SCALE: 1" = 300'



LBJ Company, LLC Farm
Will County, IL

187.76 $\pm$ TOTAL TAX ACRES
171.78 $\pm$ FSA CROPLAND ACRES



40' x 60' Machine Shed



Miscellaneous Outbuildings



Aerial view of building site

All buildings being sold as-is, where-is, with no implied guarantees.

All boundary lines are approximate

Farmland Auction in 1 Tract 187.76+/- total tax acres of Will Co., IL Farmland

Tuesday, February 6, 2024 at 10:00 a.m.

Online: www.capitalag.com - follow link to register at proxibid.com

*Virtual Online Only Auction!
No buyer's premium to bid online*

February						
				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



**Mark Your
CALENDAR**

Further Information
and Auction Services by:

Timothy A. Harris, AFM

Designated Managing Broker

Licensed Illinois Auctioneer #441.001976

timothy.a.harris@pgim.com

Call: 815-875-7418

**22265 1365 North Ave.
Princeton, IL 61356**



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**



Click on image to register

DISCLAIMER

All acres noted in this brochure are +/-.

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