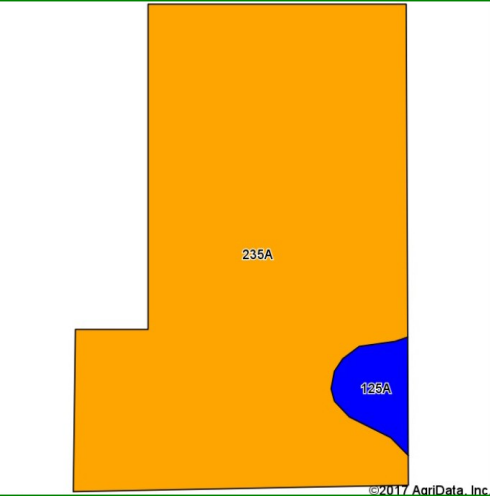


Soil Descriptions

- Bryce - 47.08 Acres (Corn 162, Soybeans 54)
- Selma - 2.15 Acres (Corn 176, Soybeans 57)
- Overall Corn 162.6, Soybeans 54.1, Wheat 64.3
- Overall Crop Productivity Index = 121.3



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend
235A	Bryce silty clay, 0 to 2 percent slopes	47.08	95.6%	
125A	Selma loam, 0 to 2 percent slopes	2.15	4.4%	

AUCTION TERMS: The Seller shall provide a clear title & survey to the Real Estate subject to any and all easements recorded at time of sale. The successful bidder will be required to enter into a sales contract on day of sale and deposit **\$25,000** earnest money (per tract) to be held by Seller's Attorney in an escrow account and will be applied to the purchase price. The Seller will retain the right to harvest the 2017 crop and will retain 100% of the 2017 farm income. The Buyer will receive a credit at closing of \$125 per acre purchased to represent one-half of the 2017 farm income. Buyer will also receive a credit at closing for one-half of the 2017 taxes due in 2018. The farm lease will be open for the 2018 crop year.

TRACT 2 - 49.23 Acres

Legal Description: Part of the W1/2 of the SW1/4 of Sec 29

Farm Location: From intersection of IL-113 & Broadway in Coal City, head 3 miles West on IL-113, then 1 mile North on Gorman Rd. Farm is on the East side of the Road.



- Offered as “CHOICE” of Tracts 1 or 2
- PIN# 06-29-300-016 & -017
- 2015 Taxes = \$358.32 (\$7.28/acre)
- Mostly Tillable
- Closing by July 24, 2017
- Farm Lease Open for 2018
- Download on web: Flyer - Aerial  
Maps - Soil Maps - Topography  
Maps - FSA Info - Tax Info

