

LAND AUCTION

DATE

DECEMBER 17TH, 2018

TIME

10:00 AM

LOCATION

NORWAY COMMUNITY CENTER

3654 N. IL RT. 71
SHERIDAN, ILLINOIS 60551

LISTING #14377

LASALLE COUNTY,
ILLINOIS

DOUGLAS R. YEGGE | 563.320.9900 | DOUG@PEOPLES COMPANY.COM

ALAN MCNEIL | 563.321.1125 | ALAN@PEOPLES COMPANY.COM

200

ACRES M/L

 **PEOPLES**
COMPANY
INNOVATIVE REAL ESTATE SOLUTIONS

LAND AUCTION

DESCRIPTION

Offering 200 Acres m/l of productive LaSalle County farmland located just east of Sheridan, Illinois, to be sold at public auction on Monday, December 17th, 2018. The auction will take place at 10:00 AM and held at the Norway Community Center in Norway, Illinois. The farm consists of approximately 188.5 FSA tillable acres carrying a 140.5 PI. Primary soil types on this tract include Elburn and Drummer silt loams. Farming rights for 2019 will be made available to the winning bidder. The property is located in Sections 11 and 14 of Mission Township in LaSalle County, Illinois.

DIRECTIONS

From Sheridan, Illinois: Travel East on County Rd. 32 for approximately 2 miles until reaching E 2750th Road, turn right (South) on 2750th Road for 1.5 miles until reaching N 3950th Road, turn left on 3950th Road and travel .4 of a mile before reaching the entrance of the property. Entrance will be on the North side of the road.

FARM DETAILS

FSA Cropland: 194.67

Corn: 94.6 base acres with a PLC Yield of 162

Soybeans: 93.9 base acres with a PLC Yield of 48

Farm is enrolled in ARC-CO.

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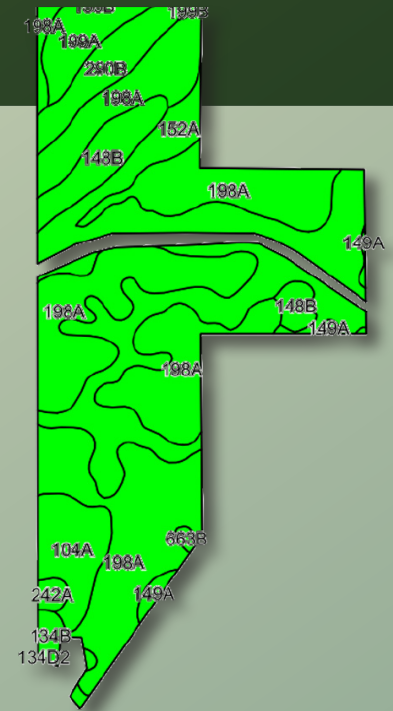
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TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	II. State Productivity Index Legend	Crop Productivity Index for Optimum Management
198A	Elburn silt loam, 0 to 2 percent slopes	94.91	50.4%	<div></div>	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	51.01	27.1%	<div></div>	144
104A	Virgil silt loam, 0 to 2 percent slopes	10.14	5.4%	<div></div>	132
**148B	Proctor silt loam, 2 to 5 percent slopes	10.13	5.4%	<div></div>	**134
**290B	Warsaw silt loam, 2 to 4 percent slopes	8.78	4.7%	<div></div>	**118
199A	Plano silt loam, 0 to 2 percent slopes	6.94	3.7%	<div></div>	142
**134B	Camden silt loam, 2 to 5 percent slopes	2.32	1.2%	<div></div>	**118
149A	Brenton silt loam, 0 to 2 percent slopes	1.83	1.0%	<div></div>	141
242A	Kendall silt loam, 0 to 2 percent slopes	1.31	0.7%	<div></div>	125
**663B	Clare silt loam, 2 to 5 percent slopes	0.57	0.3%	<div></div>	**133
**199B	Plano silt loam, 2 to 5 percent slopes	0.55	0.3%	<div></div>	**141
				Weighted Average	140.5

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



AUCTION TERMS & CONDITIONS

Sale Method: Property will be offered as one individual tract. All bids will be on a price per acre basis.

Farm Program Information: Farm Program Information is provided by the LaSalle County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc.

Earnest Money Payment: A 5% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or good check. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or about Tuesday, February 1, 2019. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the farm will be granted at closing, subject to tenant's rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2019 season.

Contract & Title: Immediately upon conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from abstract.



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DEWITT, IOWA 52742

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