

FARMLAND AUCTION

80.5 Acres MOL Unimproved Farmland

Section 36, Waltham Township, LaSalle County, IL

THURSDAY, OCTOBER 27TH, 2011

STARTING AT 10:00 A.M.

AUCTION TO BE CONDUCTED AT

WALTHAM TOWNSHIP BUILDING

(944 N 33rd Rd Utica, IL (Next to Waltham North School))

Directions to the Property: From I-80 and Route 23 North of Ottawa go North on Route 23, ½ mile to N31st Road turn left on N31st Rd go 6 miles and watch for sign on South side of the road.

Directions to auction site: From I-80 and Route 23 North of Ottawa go North on Route 23, 2 ½ miles to N 33rd Rd (County Highway 33) go left 7 ½ miles to auction site.

Description of property:

Located in the W1/2 of the NW ¼ Sec. 36 T34 N R 2D Waltham Township, LaSalle County, IL A highly productive farm that has approximately 1200' of frontage on N 31st Road and approximately 2500' of frontage on E11th Road. There is approximately 74 acres of tillable farmland.

Total 2010 Taxes: \$ 2429.46

Parcel #: 12-36-104-000

Weighted Average Corn Yield: 191.4

Soils: Flanagan-Catlin silt loam, Elpaso silty clay loam, Rutland silty clay loam, and Flanagan silt loam.

TERMS OF SALE:

The tract will be offered on a per acre basis times 80.5 acres. A survey will not be provided by the sellers. The successful bidder(s) will be required to pay a down payment of 10% of the total sale price on the day of the auction with the balance due at closing on or before November 29th, 2011 when title will be given upon closing. The property will be sold with a farm lease for 2011, which will be terminated by the sellers for 2012. The sellers will retain the 2011 farmland lease income and 2011 Government payments. The farmland real estate taxes for 2011 will be paid by the sellers, by giving credit to the purchaser(s) based on the 2010 Farmland Real Estate Taxes. 2012 Farmland Real Estate Taxes and all subsequent years will be paid by the purchaser(s). Possession will be given at closing subject to the tenants' rights and harvesting of the 2011 crops. Title will be given by Commitment of Title Insurance as issued by a reputable Title Company subject to the usual and customary exceptions in the amount of the purchase price. The sellers reserve the right to accept or reject any and all bids. All announcements on the day of auction take precedence over printed material. For additional information or to view the property, and for a copy of the legal description, contact the auctioneers or go to the website.

OWNER: ESTATE OF DORIS E. CHALUS

GREGORY E. CHALUS, EXECUTOR

Attorney for Seller: John L. Cantlin, Cantlin Law Firm, 760 Etna Road, Ottawa, IL 61350,

Phone: 815-433-4712

AUCTIONEERS

Dick McConville
815-246-7020

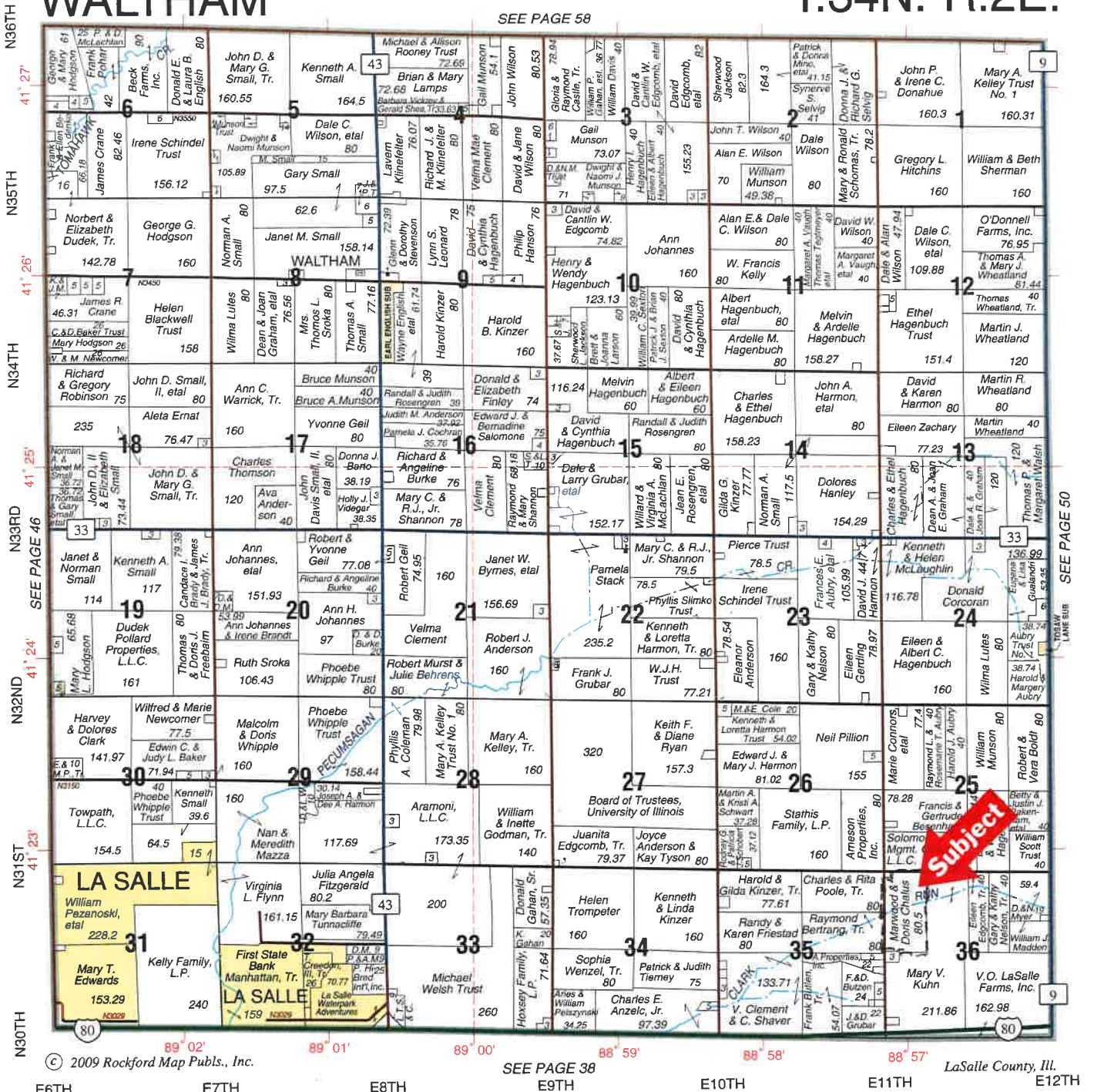
Jim Elliott
815-343-2527

www.McConvilleRealty.com
www.elliottauctions.net
www.auctionzip.com ID 2927

WALTHAM

SEE PAGE 58

T.34N.-R.2E.



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SEE PAGE 38

LaSalle County, Ill.

E6TH

E7TH

E8TH

E9TH

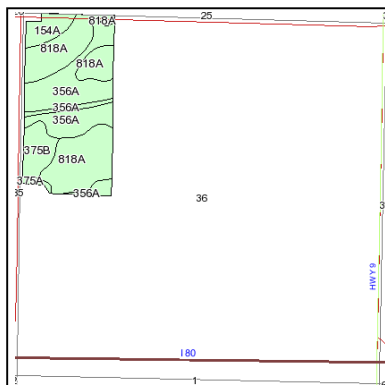
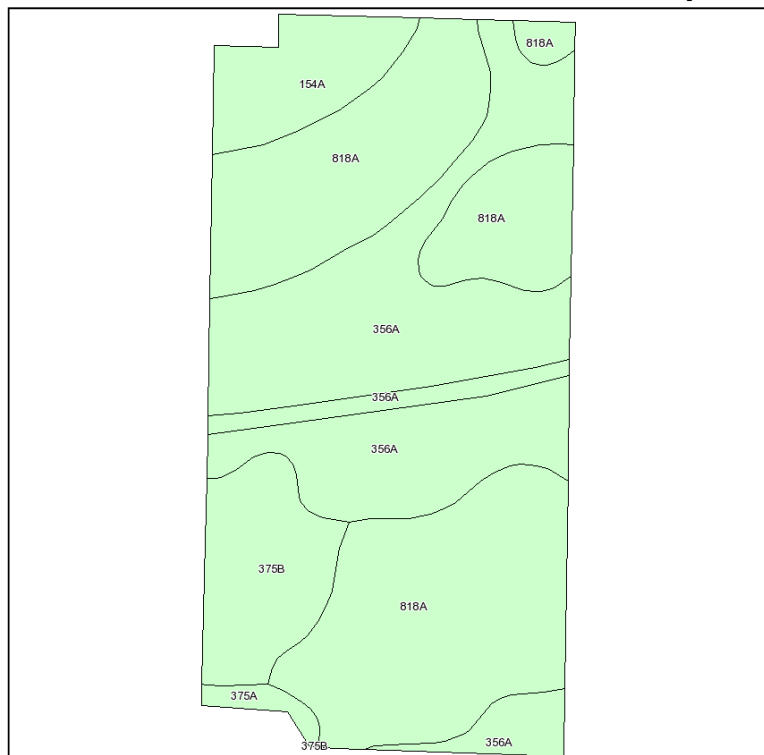
E10TH

E11TH

E12TH

Subject

Soils Map



State: **Illinois**
 County: **La Salle**
 Location: **036-034N-002E**
 Township: **Waltham**
 Acres: **75.9**

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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.
 PLSS provided by Illinois State Geological Survey.

Code	Soil Description	Acres	Percent of field	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	34.3	45.2%	FAV	191	61	75	101	0	0.00	6.25	142
356A	Elpaso silty clay loam, 0 to 2 percent slopes	28.5	37.5%	FAV	195	63	66	102	0	0.00	5.77	144
**375B	Rutland silty clay loam, 2 to 5 percent slopes	7	9.3%	FAV	**178	**57	**70	**96	0	0.00	**5.46	**132
154A	Flanagan silt loam, 0 to 2 percent slopes	5.3	6.9%	FAV	194	63	77	102	0	0.00	5.90	144
375A	Rutland silty clay loam, 0 to 2 percent slopes	0.8	1.1%	FAV	180	58	71	97	0	0.00	5.52	133
Weighted Average					191.4	61.5	71.3	100.9	0	0.00	5.96	141.9

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: 1/15/2011 Amended Table S2 B811 (Updated 3/1/2011)

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

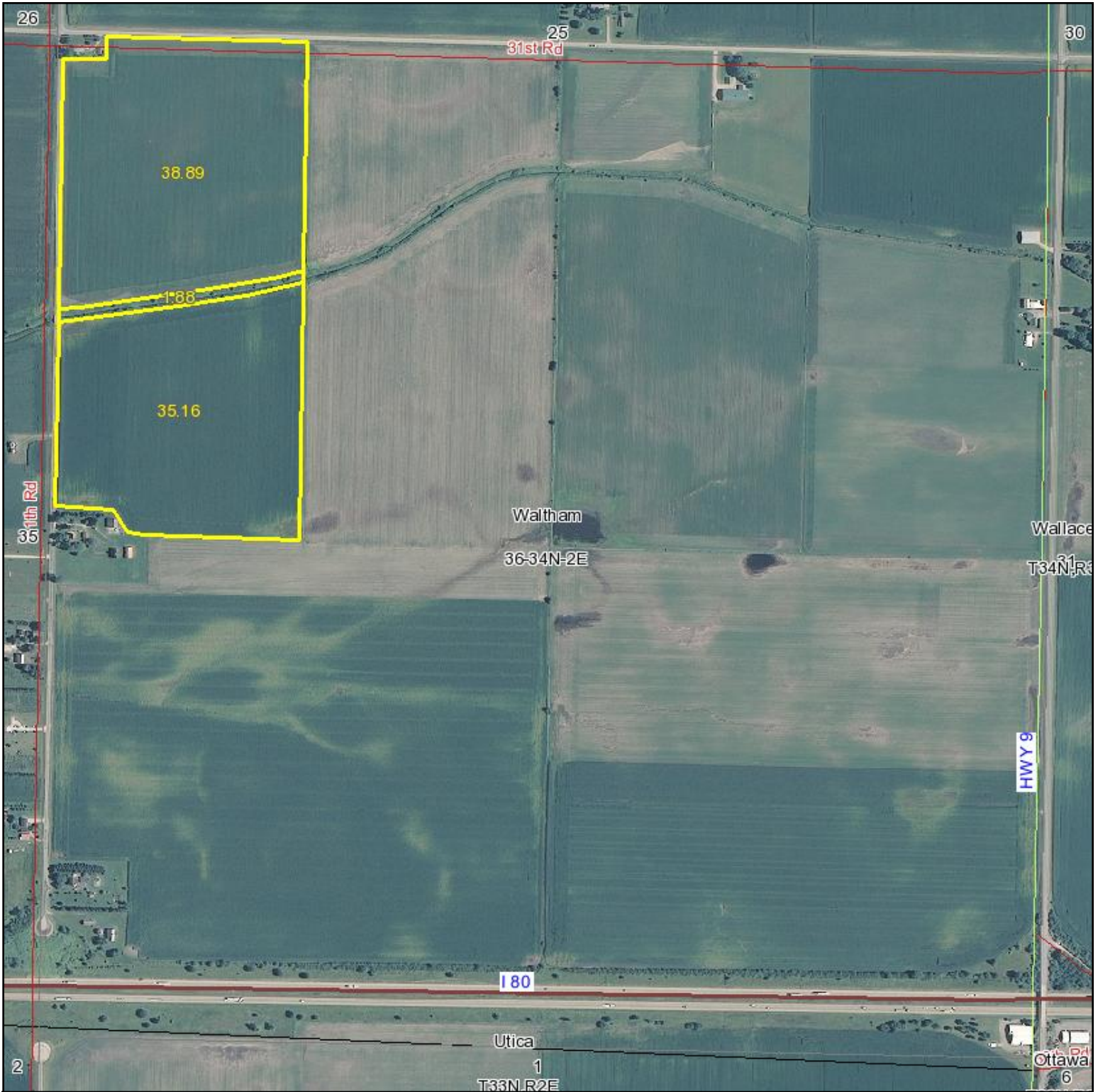
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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".

Aerial Map



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map center: 41° 22' 28.43, 88° 56' 34.79

scale: 10014

Maps provided by:



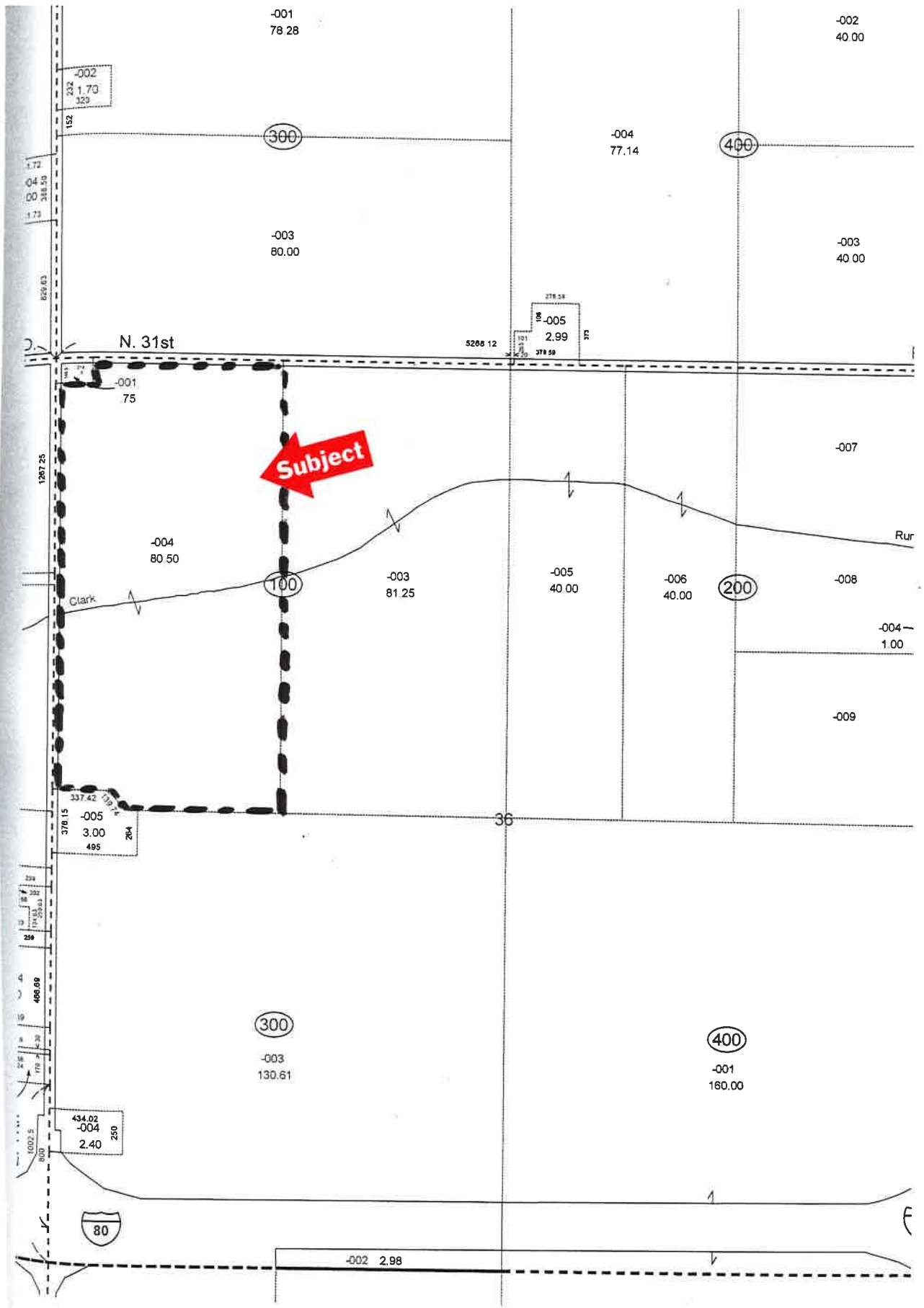
36-34N-2E
La Salle County
Illinois



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9/28/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office. PLSS provided



**WALTHAM TWP.
SECS. 25 & 36 T.34N. R.2E.**