

STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten
Managing Broker
815-718-2244

Dan Cribben
Broker
815-786-3311

Martin Haak
Broker
815-499-6500

Jon Windstrup
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815-440-2679

ON LINE AUCTION WHITESIDE COUNTY, ILLINOIS

BIDDING WINDOW WILL OPEN ON October 28-Closing at 2 PM November 4th.

100 TOTAL Acres m/l 2 Parcels

12 Miles Southwest of Rock Falls-4 Miles Northwest of Tampico

80 Acres m/l on North side of Arch Road-78.44 Acres Tillable

20 Acres m/l on South Side of Arch Road-19.51 Acres Tillable

FARM SERVICE INFORMATION

Corn Base Acreage- 89.44 Acres PLC Yield-166

Soybean Base Acreage- 8.5 Acres PLC Yield- 52

DCP Cropland-97.95 Acres

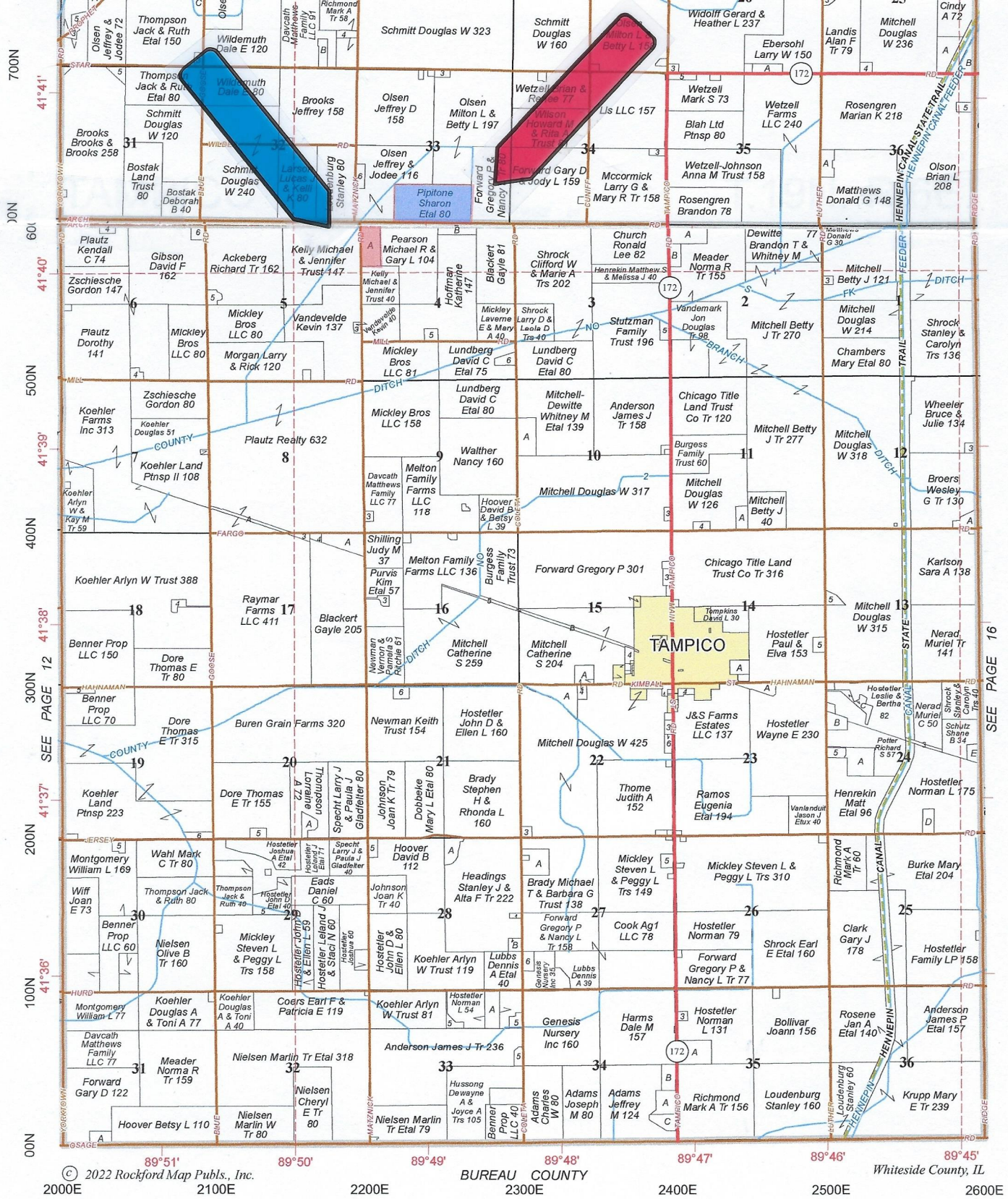
RE TAXES-2021 paid in 2022

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
16-33-300-004	39.98	\$1,143.30
16-33-400-003	40.00	\$1,098.76
22-04-100-004	19.98	\$ 466.74

POSSESSION-At Closing subject to 2022 Lease now in place.

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)
STERLING LAND COMPANY IS AN EXCLUSIVE AGENT OF SELLER IN THIS TRANSACTION
FINAL BIDDING SUBJECT TO SELLERS APPROVAL

www.sterlinglandcompany.com



SEE PAGE 16

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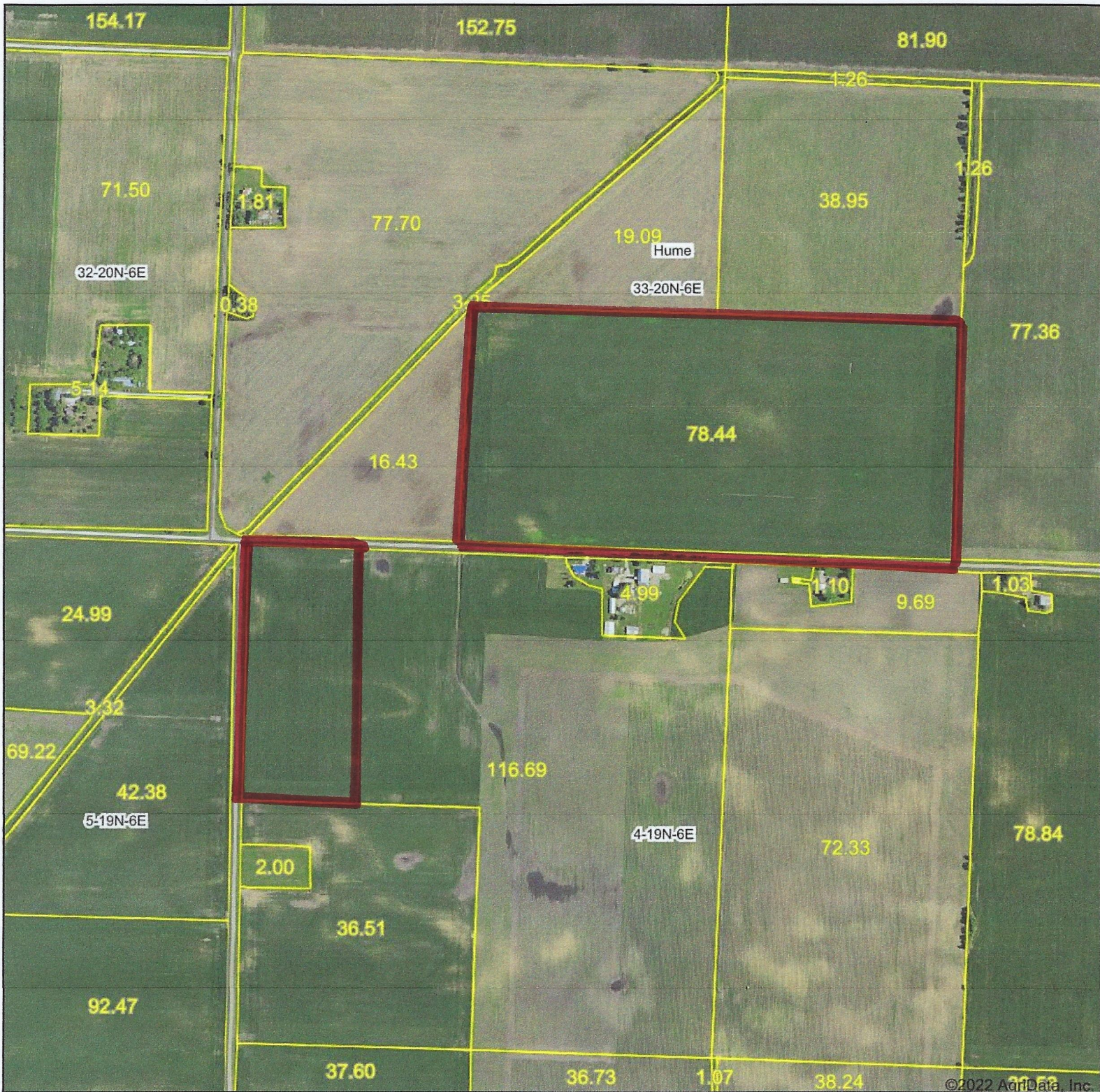
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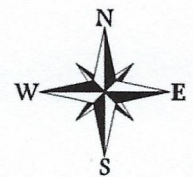
Aerial Map



Map Center: 41° 40' 16.56, -89° 49' 7.93



33-20N-6E
Whiteside County
Illinois



9/15/2022

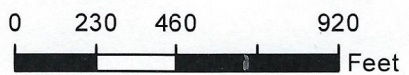


Common Land Unit

- Non-Cropland
- Cropland
- plss_a_il_WMAS
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions



2022 Program Year
Map Created December 03, 2021

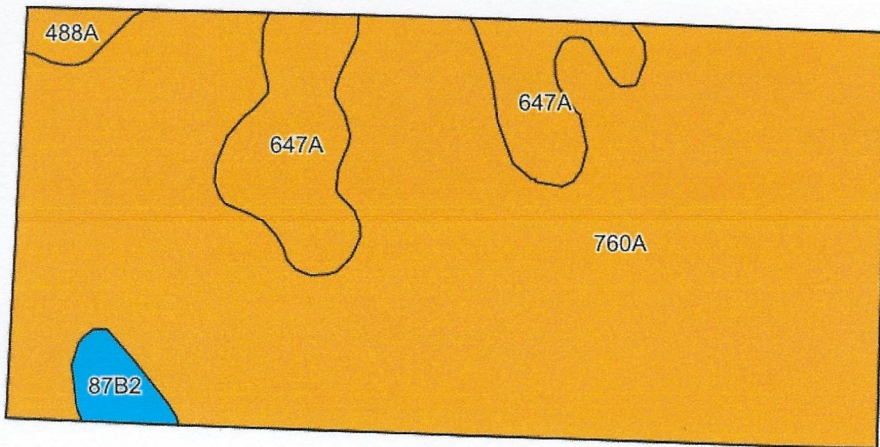
Farm 8461
Tract 6634

Tract Cropland Total: 97.95 acres

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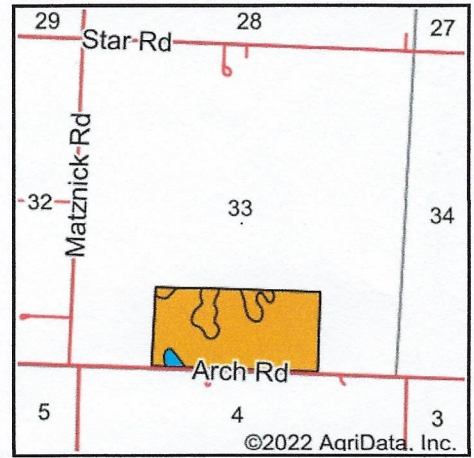
Soils Map

PARCEL A 80 ACRES m/l SOIL MAP



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Soils data provided by USDA and NRCS.



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State: **Illinois**
 County: **Whiteside**
 Location: **33-20N-6E**
 Township: **Hume**
 Acres: **78.44**
 Date: **9/15/2022**

Maps Provided By:



Area Symbol: IL195, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
760A	Marshan loam, sandy substratum, 0 to 2 percent slopes	67.34	85.8%		163	55	65	123
647A	Lawler loam, 0 to 2 percent slopes	8.70	11.1%		157	52	63	118
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	1.39	1.8%		**135	**44	**53	**99
488A	Hooppole loam, 0 to 2 percent slopes	1.01	1.3%		163	54	64	121
Weighted Average					161.8	54.5	64.6	122

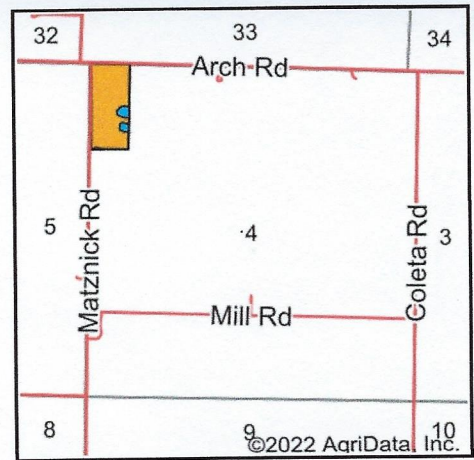
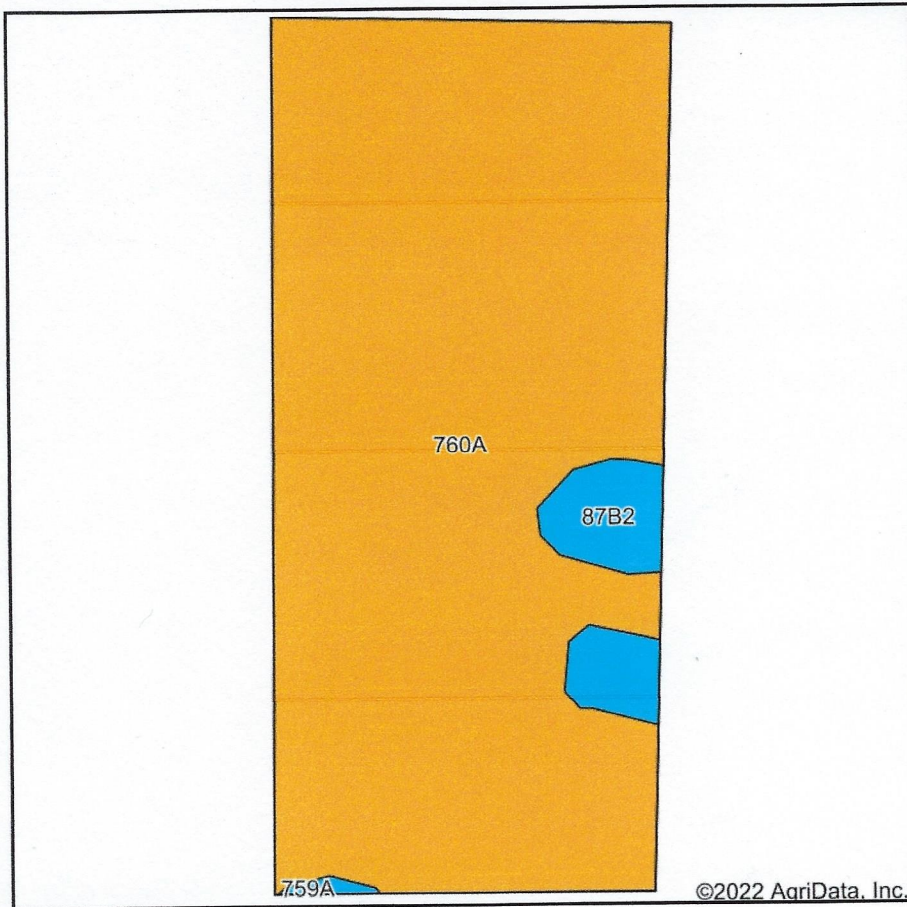
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

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

Soils Map



State: **Illinois**
 County: **Whiteside**
 Location: **33-20N-6E**
 Township: **Hume**
 Acres: **19.58**
 Date: **9/15/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL195, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
760A	Marshan loam, sandy substratum, 0 to 2 percent slopes	18.43	94.1%		163	55	65	123
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	1.09	5.6%		**135	**44	**53	**99
759A	Udolpho loam, sandy substratum, 0 to 2 percent slopes	0.06	0.3%		136	45	53	101
Weighted Average					161.4	54.4	64.3	121.6

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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PARCEL B
20 ACRES m/l
SOIL MAP

THE PIPITONE/PEARSON FARM

AUCTION TERMS & CONDITIONS

STERLING LAND COMPANY in collaboration with land BROKER JOHN LEEZER With Jim Maloof Realtors are exclusive agents of the seller in this transaction.

The property will be offered in 2 parcels in an online auction.
Parcel A-80 Acres in Section 33, Hume Township, Whiteside County.
Parcel B-20 Acres in Section 4, Tampico Township, Whiteside County.

Bids are on a Per Acre basis. Final bid will be multiplied by the acres to get total sales price. **THERE IS NO BUYERS PREMIUM.**
On Line bidding will open on October 28, 2022 and close at 2 PM November 4, 2022. A new bid placed within 5 minutes of the closing time will extend the bidding 5 additional minutes until all bidding is completed. Please register at least 24 hours prior to the final day of bidding. Successful bidders will sign the purchase agreement which will be sent via e-mail or fax immediately after auction closes. Final bids are subject to the seller's approval.

The successful bidder (s) as determined by the auctioneer shall be required to make a non refundable earnest money payment in the amount of 10% of the purchase price on the day of the bid closing with the balance due at closing.

BIDDING IS NOT SUBJECT TO FINANCING.

Closing shall be on or before December 5, 2022. Possession is subject to the rights of tenants in possession which shall expire no later than February 28, 2023.

Real Estate Taxes due in 2022 shall be paid by the seller. The buyer will receive a credit at closing for the 2022 Real Estate Taxes due in 2023.

Seller will furnish an Owners Title Guaranty Policy in the amount of the purchase price to the buyer (s) prior to closing.

Information contained in this brochure is subject to the terms and conditions of the purchase agreement between buyer and seller. All maps, data, acreage, and images of this brochure are approximate, and no liability for its accuracy is assumed by the seller or the sellers' agents. The property is being sold "as is" and "where is" with no warranty or representation, either expressed or implied, concerning the property is made by the seller or the sellers agent. Announcements made during bidding process supersede any previous oral or written announcements.