

STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten
Managing Broker
815-718-2244

Dan Cribben
Broker
815-786-3311

Jon Windstrup
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815-440-2679

ON LINE AUCTION CERTIFIED ORGANIC FARM WHITESIDE COUNTY, ILLINOIS

75 Total Acres m/l-Nearly 100% Tillable

Bidding will open December 5-Closing at 2 PM December 9th

Corner of Polo and Holly Roads-One mile north of the city.
Farm was Certified Organic in 2008.
Land only-No Buildings

FARM SERVICE INFORMATION

Corn Base Acreage-	33.9 Acres	PLC Yield-138
Soybean Base Acreage-	22.9 Acres	PLC Yield- 46
Wheat Base Acreage-	3.5 Acres	PLC Yield- 66
DCP Cropland-	73.74 Acres	

RE TAXES-2021 paid in 2022

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
11-01-300-002	79.1	\$5,160.68*

Tax Parcel Includes house, buildings & 4 acres not being offered for sale.

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

CURRENT TENANTS WILLING TO CONTINUE FARMING ON A CASH RENT BASIS

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

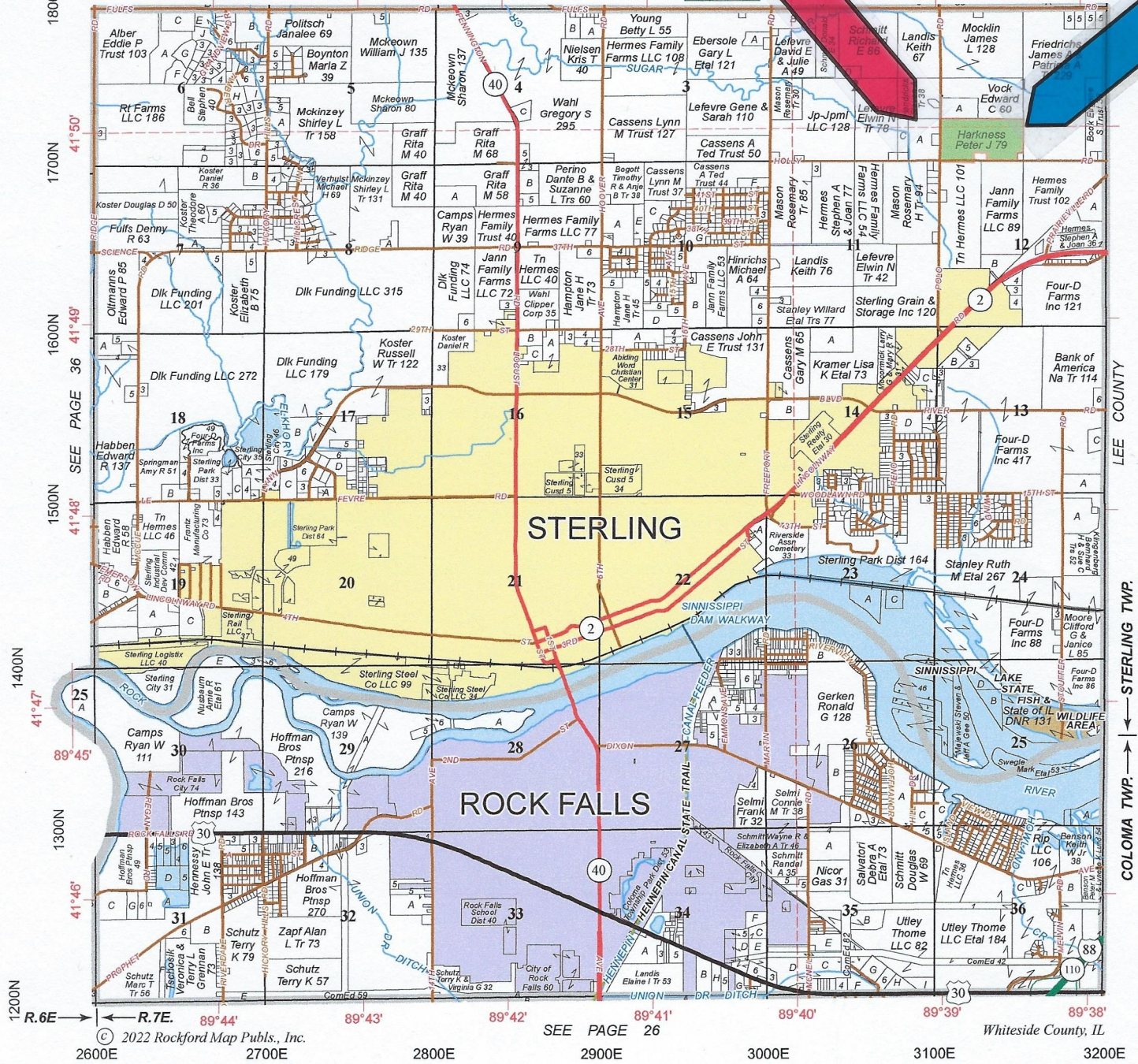
STERLING LAND COMPANY IS AN EXCLUSIVE AGENT OF SELLER IN THIS TRANSACTION
FINAL BIDDING SUBJECT TO SELLERS APPROVAL

www.sterlinglandcompany.com

STERLING-COLOMA

T21N.-R.6-7E.

SEE PAGE 48



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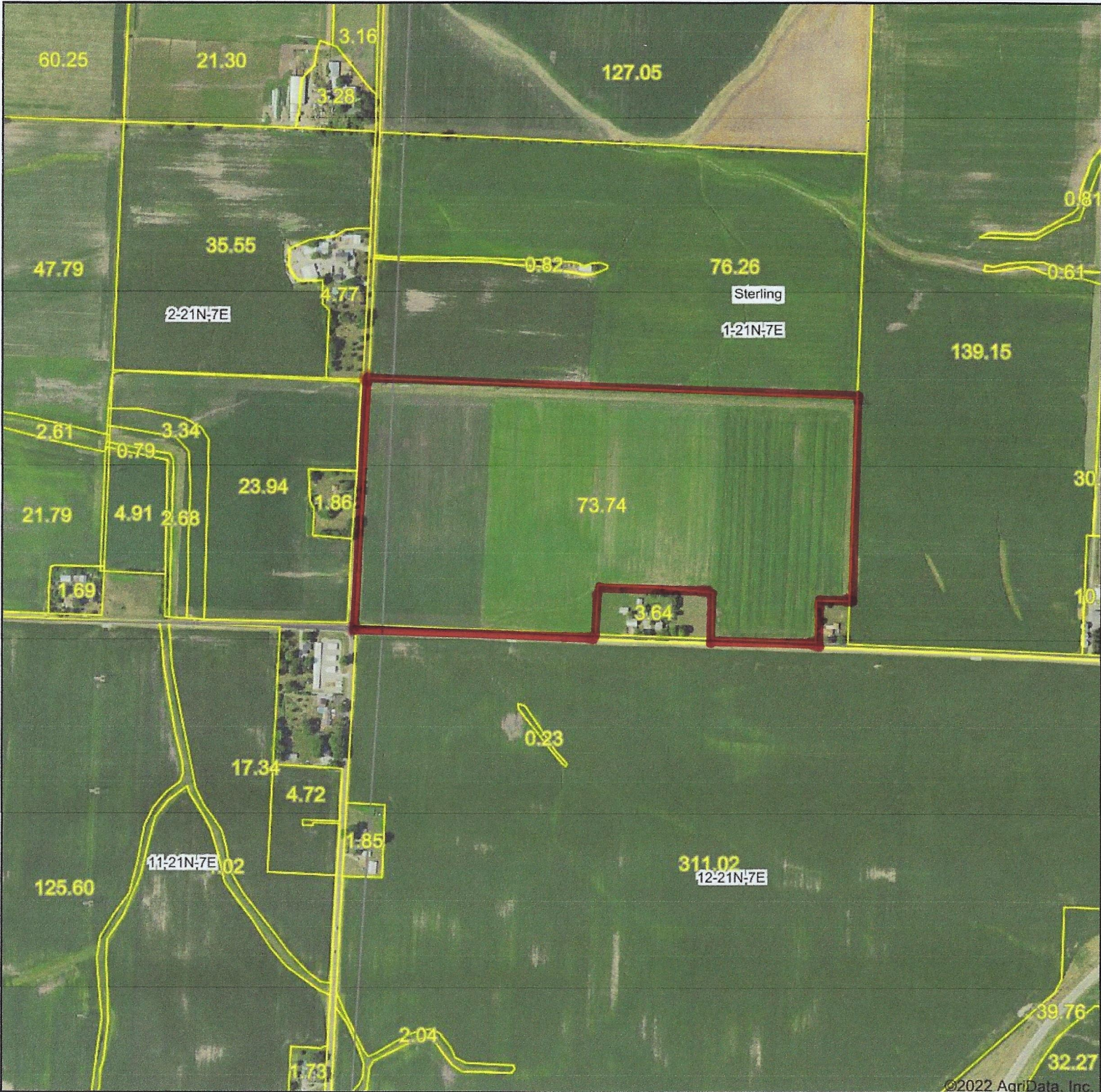
Martin Haak
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 815-499-6500



Follow us on Twitter @SLCfarm

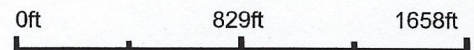
306 W. 14th Street • Sterling, Illinois 61081 • agent5841@gmail.com

Aerial Map

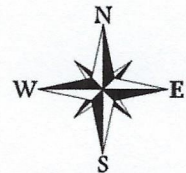


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Map Center: 41° 49' 54.26, -89° 38' 44.85



1-21N-7E
Whiteside County
Illinois



11/8/2022

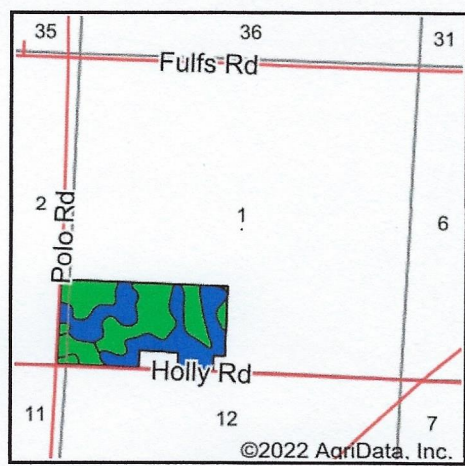
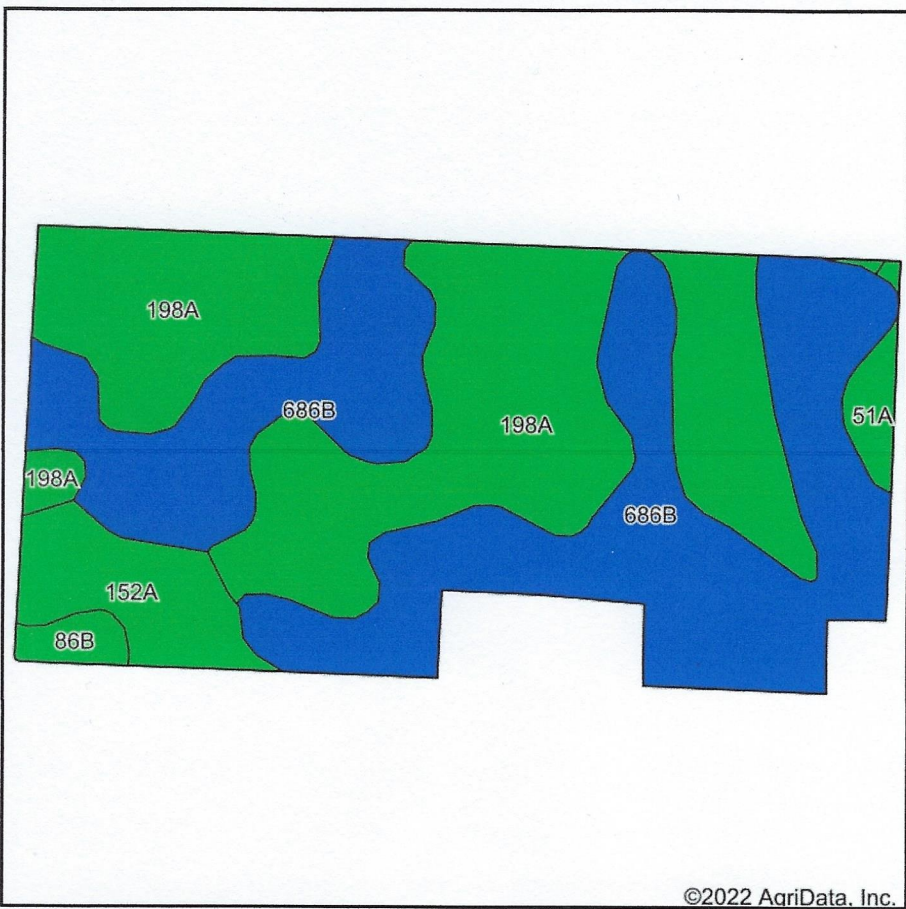
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Illinois**
 County: **Whiteside**
 Location: **1-21N-7E**
 Township: **Sterling**
 Acres: **73.74**
 Date: **11/8/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL195, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**686B	Parkway silt loam, 2 to 5 percent slopes	34.28	46.5%		**184	**58	**72	**137
198A	Elburn silt loam, 0 to 2 percent slopes	32.06	43.5%		197	61	74	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.04	6.8%		195	63	73	144
51A	Muscataine silt loam, 0 to 2 percent slopes	1.33	1.8%		200	64	75	147
**86B	Osco silt loam, 2 to 5 percent slopes	1.03	1.4%		**189	**59	**74	**140
Weighted Average					190.8	59.8	73	140.3

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.

Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 685.8

Max: 717.6

Range: 31.8

Average: 698.7

Standard Deviation: 5.12 ft



11/15/2022

1-21N-7E
Whiteside County
Illinois

Map Center: 41° 49' 51.33, -89° 38' 52.8

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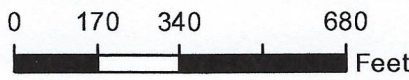


Common Land Unit

- 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 9164
Tract 1752

Tract Cropland Total: 73.74 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

THE HARKNESS 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 1 parcel in an online auction.
NO BULDINGS ARE INCLUDED

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 December 5th, 2022 and close at 2 PM December 9, 2022. A new bid placed within 5 minutes of the closing time will extend the bidding 3 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 sent be 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.

Maximum Bids placed by a bidder take precedence over any other identical bid

Closing shall be on or before January 13, 2023. Possession is subject to the rights of tenants in possession which shall expire no later than February 28, 2023.
Seller willing to close in 2022 if successful bidder has that preference.

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.