

**PUBLIC AUCTION**  
**HENRY COUNTY FARMLAND**  
**80+/- Acres**  
**Kewanee Township**

The following described farmland will be offered by PUBLIC AUCTION.  
Sale day location: American Legion Post 31, 1509 Railroad Ave., Kewanee, IL 61443

**OPEN  
TENANCY  
2017**

**Friday, November 25, 2016**  
**10:00 A.M.**

**OPEN  
TENANCY  
2017**

**FARM LOCATION:** West ½ of NW ¼ (South of RR tracks) Section 26, Kewanee Twp., Henry County, Illinois. 7559 E 2880 St., Kewanee, IL 61443. East of Junction Rte. 34 & Kentville Road. Travel ½ mile on the Kentville to farm.

**FARM DESCRIPTION:** 80 +/- assessed acres with 56.69 FSA Tillable acres. Tillable soils include Osco, Greenbush and Fayette soils. **Surety Productivity Index is 130.5** on tillable soils.

**TAXES:** TAX ID #20-26-200-006, 2015 taxes paid in 2016 was \$2,292.68.

**Plat locations, Aerial Photos, Soil Maps and improvement information available @ [rickrediger.com](http://rickrediger.com)**

**TERMS AND CONDITIONS:**

- 1.) The parcel will be sold on a per assessed acre basis. (No Survey)
- 2.) The successful bidder will be required to enter into a standard purchase agreement contract. 10% of the contract purchase price will be due immediately following the auction. The balance will be due and payable within 30 calendar days at closing.
- 3.) The seller shall provide a title insurance policy in the amount of the purchase price of the subject properties.
- 4.) The estimated 2016 real estate taxes due and payable in 2017 will be credited by the Seller to the Buyer. All subsequent real estate taxes will be the responsibility of the buyer.
- 5.) The property is being sold in "AS IS" condition, with no implied warranties of any kind.
- 6.) The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
- 7.) All announcements made the day of the sale take precedence over any previously printed material.
- 8.) For additional information or to view the property contact Rick Rediger, Auctioneer at 815-699-7999.

**SELLER: Eugene VanWassenhove Estate**  
**Mike VanWassenhove, Executor**

Attorney: Justin M. Raver  
211 W. 2<sup>nd</sup> St., Kewanee, IL 61443 309.852.5555

Number System will be Used – I.D. Required

Not Responsible for Accidents

REDIGER AUCTION SERVICE  
Rick Rediger, Auctioneer  
815-699-7999  
[www.RickRediger.com](http://www.RickRediger.com)

BRUMMEL REALTY, LLC  
Scott Brummel, Broker  
630-553-3200  
[www.BrummelRealty.com](http://www.BrummelRealty.com)

# Aerial Map



Auction Service  
**REDIGER**  
Wyanet, IL  
815-689-7999

Maps Provided By:

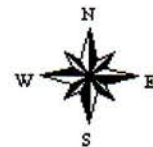
 **surety**  
CUSTOMIZED ONLINE MAPPING

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map center: 41° 15' 35.58, -89° 53' 3.86

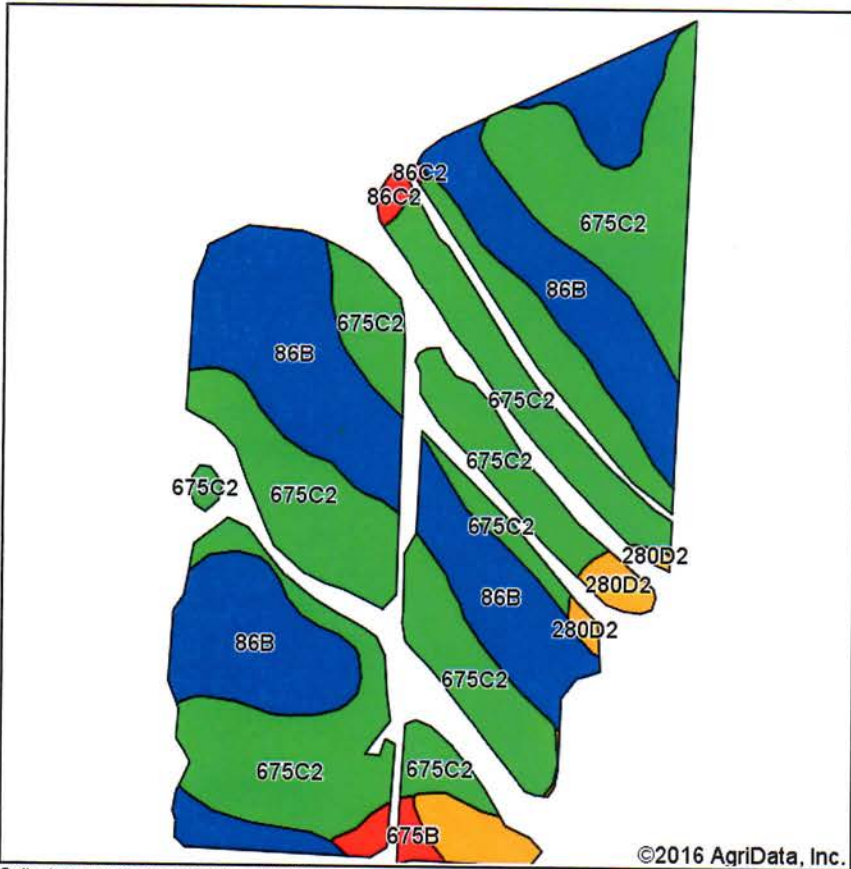
0ft 423ft 846ft

26-15N-5E  
Henry County  
Illinois

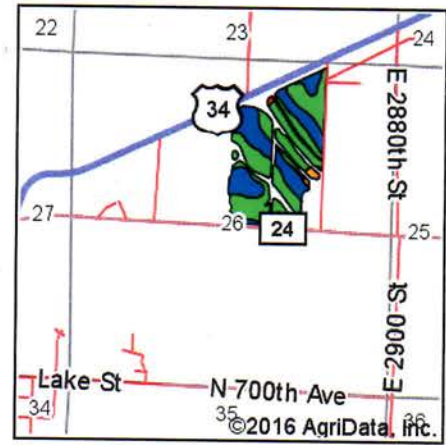


10/7/2016

# Soils Map



Soils data provided by USDA and NRCS.



State: Illinois  
 County: Henry  
 Location: 26-15N-5E  
 Township: Kewanee  
 Acres: 60.62  
 Date: 10/7/2016

Auction Services  
**REDIGER**  
 Wyanet, IL  
 815-699-7999

Maps Provided By:



Area Symbol: IL073, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	33.30	54.9%		**171	**54	**125
**86B	Osco silt loam, 2 to 5 percent slopes	24.04	39.7%		**189	**59	**140
**280D2	Fayette silt loam, 10 to 18 percent slopes, eroded	2.24	3.7%		**149	**47	**109
**675B	Greenbush silt loam, 2 to 5 percent slopes	0.74	1.2%		**182	**57	**133
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.30	0.5%		**178	**56	**131
<b>Weighted Average</b>					<b>177.5</b>	<b>55.8</b>	<b>130.5</b>

Area Symbol: IL073, Soil Area Version: 11

**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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* 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.

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**Common Land Unit**

- Tract Boundary
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

Tract Cropland Total: 56.69 acres

2016 Program Year

Map Created January 11, 2016

Farm 5012

Tract 7392

IL073\_T7392

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).

Illinois

Henry

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5012

Prepared: 10/11/16 9:02 AM

Crop Year: 2017

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Recon Number

Not Applicable

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
78.76	56.69	56.69	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	56.69	0.0	0.0				

ARC/PLC

ARC-IC NONE

ARC-CO CORN, SOYBN

PLC NONE

PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	21.4		121	0.0
SOYBEANS	18.4		31	0.0
<b>Total Base Acres:</b>	<b>39.8</b>			

Tract Number: 7392 Description: P13 SEC 26 KEWANEE

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
78.76	56.69	56.69	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	56.69	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	21.4		121	0.0
SOYBEANS	18.4		31	0.0
<b>Total Base Acres:</b>	<b>39.8</b>			

Owners: EUGENE R VANWASSENHOVE ESTATE

Other Producers: None