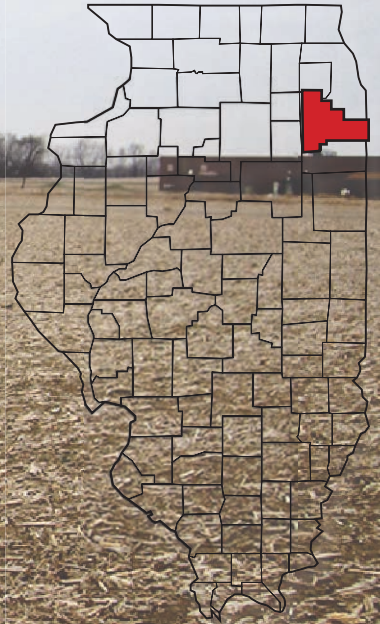


FARMLAND AUCTION

Will County, Illinois

95.64+/- TOTAL TAX ACRES
92.43+/- FSA CROPLAND ACRES

Virtual Online Only Auction!
No buyer's premium to bid online



Offered in 1 Tract - Farmland

Seller: LBJ Family, LLC

Wednesday
March 17, 2021
10:00 a.m.

Online: www.capitalag.com



Click on image to register



Boundary lines are approximate

For more information, contact:

Timothy A. Harris, IL Licensed Auctioneer
815-875-7418 timothy.a.harris@pgim.com

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



Will County Farm Auction Information

Auction: Wednesday, March 17, 2021, at 10:00 a.m.
Online Information: www.capitalag.com
Online Bidding Powered by: Proxibid

Procedure: 95.64± total tax acres of farmland will be offered in one tract. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed. Further divisions are the responsibility of the buyer(s). Property is being sold on an "as is/where is" basis. Bidder(s) should arrange financing prior to the auction and should be prepared to enter into purchase contract following the auction.

The successful bidder will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check for 10% of the purchase price delivered to the Seller's attorney by 4:00 p.m. on March 18, 2021. The balance of the purchase price is due at closing, which will occur on or before April 19, 2021 at the Seller's attorney's office. The property is being sold as a single tract and if you wish to split it into smaller parcels, and convey the same to multiple buyers, all expenses related to the division are the sole responsibility of the buyer.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either via wire transfer or by check to account designated by Seller's attorney delivered by 4:00 p.m., March 18, 2021. Balance due upon closing.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer.

Lease: Lease is open for 2021.

Closing & Possession: Closing to occur on or before April 19, 2021, subject to rights of the current tenant.

Survey: The farm is being sold based upon real estate tax acres. Owner/Seller will not provide a survey.

Real Estate Taxes: Seller will be responsible for and the buyer will be given a credit at closing for the 2020 real estate taxes payable in 2021, along with prorated taxes for 2021 payable 2022, based upon the most current and available information. According to the Will County Treasurer's Office, the total 2019 pay in 2020 real estate / drainage taxes were \$3,521.26. The farm is located in the Washington Township Drainage District #3, Beecher School Dist. #200-U, and Comm. College Dist. #515.

Improvements: None

Seller's Attorney: Thomas Planera
Thomas Planera & Associates, Ltd.

Seller: LBJ Family, LLC

Auctioneer: Timothy A. Harris, Designated Managing Broker
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc. and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

For more information, contact:

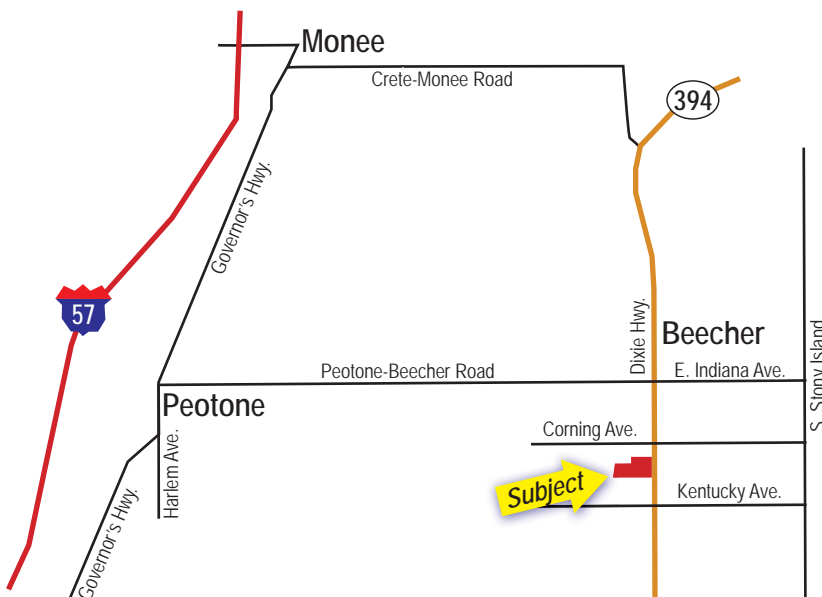
Timothy A. Harris
815-875-7418

timothy.a.harris@pgim.com

Farm Location:

LBJ Family, LLC:

Approx. 1 mi. south of Beecher on S. Dixie Highway,
south of Corning Road
Address Listed as South Dixie Highway



All announcements made the day of auction take precedence over any prior advertising, either written or oral.

LBJ Family, LLC

95.64 TOTAL TAX ACRES
92.43 FSA CROPLAND ACRES

Property Location:

Section 28 in Washington Twp. 33N, Range 14E, Will Co., Ill.

Improvements: None.

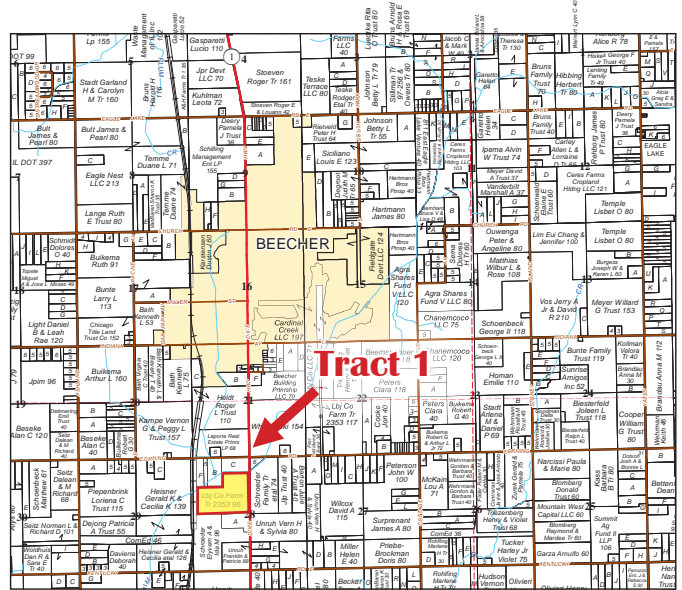
FSA Information: Farm #3059 - Tract #1101

Crop	Base Acres	Tract Yield	Program
Corn	48.10	166	ARC-Co
Soybeans	44.30	43	ARC-Co

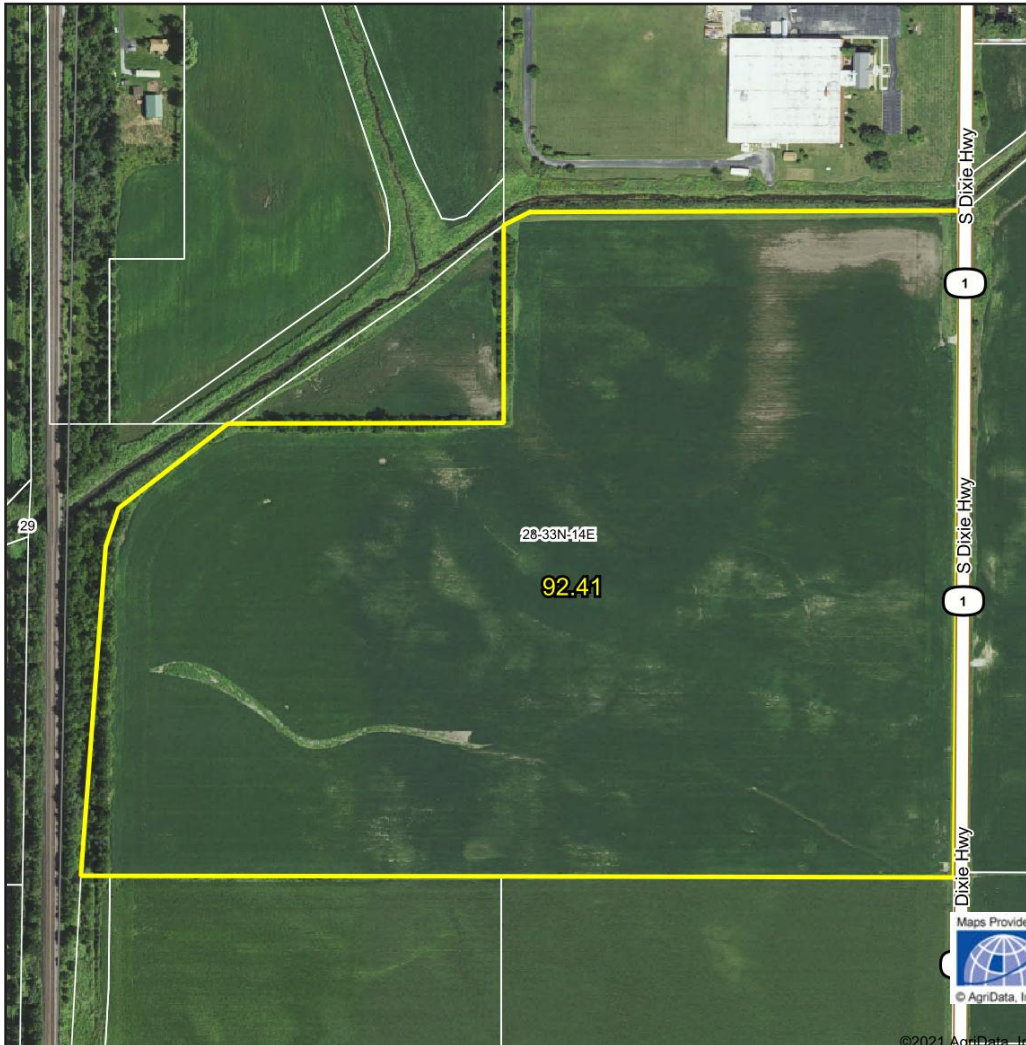
Parcel Real Estate/Drainage Taxes for 2019 paid in 2020:

Parcel No.	Tax Acres	Total Taxes	Tax Per Ac.
22-22-28-100-003-0000	75.42	\$2,699.30	\$35.79
22-22-28-100-004-0000	20.22	\$821.96	\$40.65

The farm is located in the Washington Twp. Drainage District #3, Beecher School Dist. 200-U and Comm College District #515.



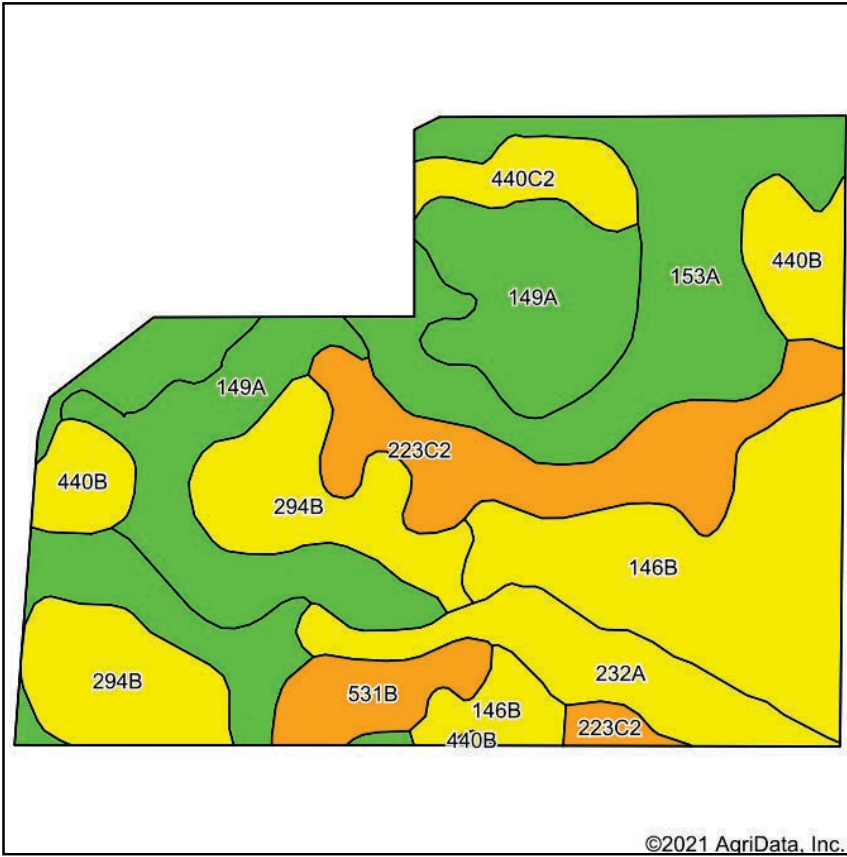
Winning Bid: \$ _____



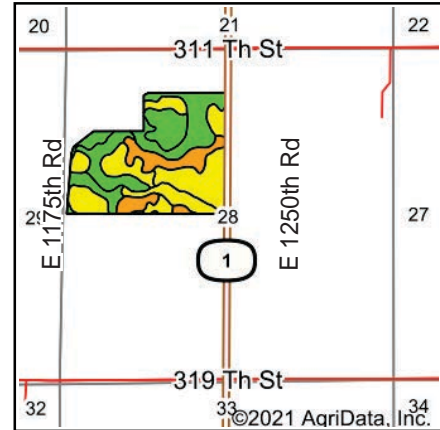
LBJ Family, LLC

95.64 TOTAL TAX ACRES
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Will**
 Location: **28-33N-14E**
 Township: **Washington**
 Acres: **92.41**
 Date: **1/11/2021**



Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
153A	Pella Silty Clay Loam	0 to 2	22.06	23.9		183	60	136
149A	Brenton Silt Loam	0 to 2	16.36	17.7		195	60	141
146B	Elliott Silt Loam	2 to 4	15.38	16.6		**166	**54	**124
294B	Symerton Silt Loam	2 to 5	11.32	12.2		**177	**55	**130
223C2	Varna Silt Loam	4 to 6	9.91	10.7		**150	**48	**110
232A	Ashkum Silty Clay Loam	0 to 2	6.31	6.8		170	56	127
440B	Jasper Loam	2 to 5	5.08	5.5		**173	**56	**129
531B	Markham Silt Loam	2 to 4	3.14	3.4		**153	**50	**113
440C2	Jasper Loam	5 to 10	2.85	3.1		**163	**53	**121
Weighted Average						174.9	56.1	129

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

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

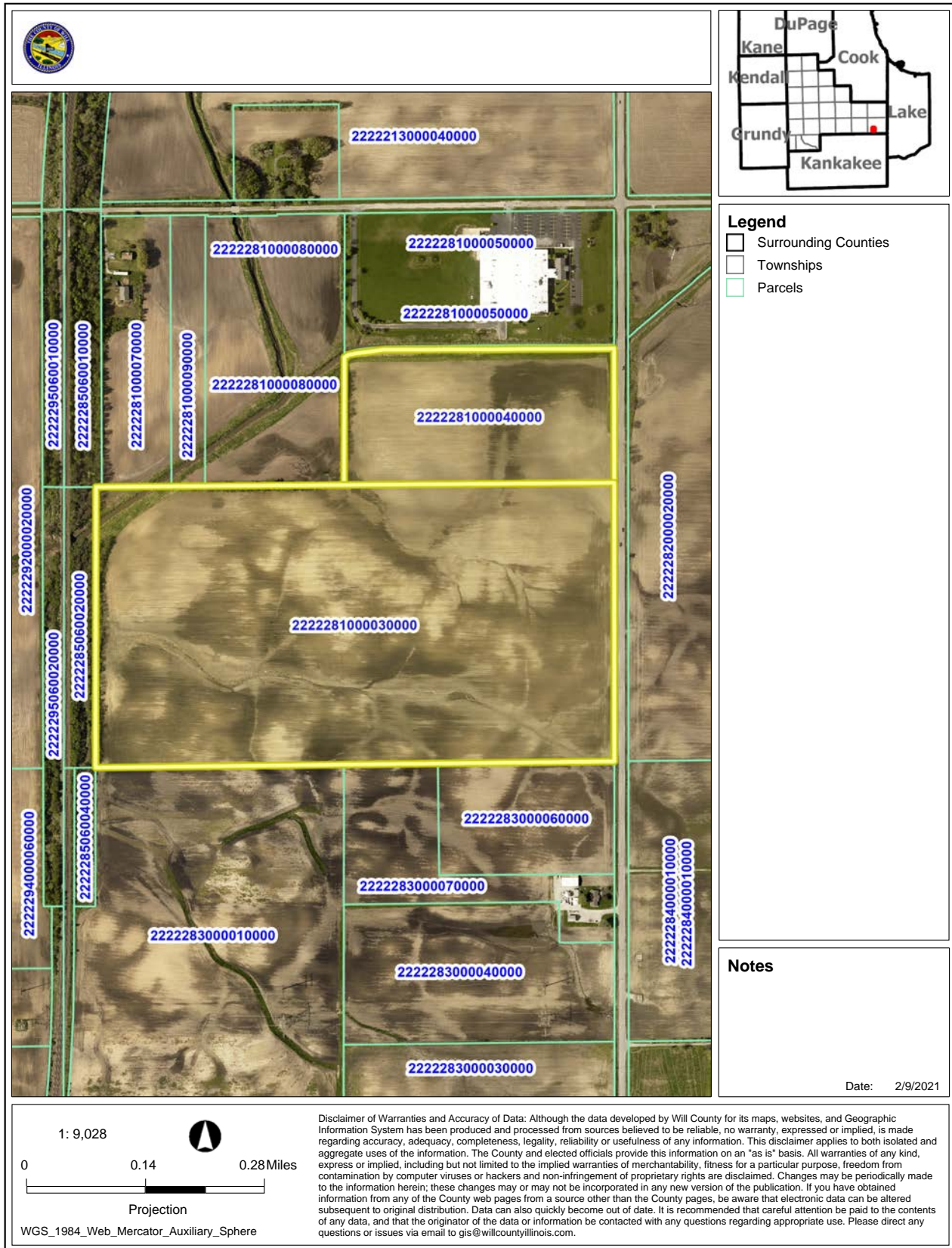
Soils data provided by USDA, NRCS, University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers.

Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

LBJ Family, LLC

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Will County, IL GIS Map



Farmland Auction in 1 Tract 95.46+/- total tax acres of Will Co., IL Farmland

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DISCLAIMER All acres noted in this brochure are +/-.

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22263 1365 N Avenue
Princeton, IL 61356

Will Co., IL Farmland Auction

Further Information
and Auction Services by:

Timothy A. Harris, AFM

Managing Broker
Licensed Illinois Auctioneer
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Call: 815-875-7418