

PUBLIC AUCTION
BUREAU COUNTY FARMLAND
49+/- Acres – Indiantown Township

The following described farm real estate will be offered by Public Auction at Rediger Auction Service “The Shed”, 401 W. Main St., Wyanet, IL 61379.

**OPEN
TENANCY
2016**

Friday, January 8, 2016
10:00 A.M.

**OPEN
TENANCY
2016**

LOCATION: Northwest edge of Tiskilwa, IL. Part of the E ½ of NE ¼, Section 13, Indiantown Twp. Bureau County, Illinois.

DESCRIPTION: 49 +/- Acres with 28.75 FSA tillable, .83 Acre of terraces and 19.51 timberacres. Tillable soils include Rozetta, Fayette and Hennepin with a Surety Productivity Index of 115.1 on tillable soils. A gently rolling parcel with a lot of recreational value, Whitetails and Turkey. Tax ID # 21-13-277-001. **\$285.00 paid in 2015.**

Sale Catalog is available at www.rickrediger.com Aerial, soilmaps, FSA aerials, etc.

TERMS AND CONDITIONS:

- 1.) This tract will be sold on a per surveyed acre basis.
- 2.) New survey provided by Seller.
- 3.) 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 on or before February 5, 2016.
- 4.) The seller shall provide a title insurance policy in the amount of the purchase price of the subject property.
- 5.) The estimated 2015 real estate taxes due and payable in 2016 will be credited by the Seller to the Buyer. All subsequent real estate taxes will be the responsibility of the Buyer.
- 6.) The property is being sold in “AS IS” condition, with no implied warranties of any kind.
- 7.) 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.
- 8.) All announcements made the day of the sale take precedence over any previously printed material.
- 9.) For additional information or to view the property contact Rick Rediger, Auctioneer at 815-699-7999 or Scott Brummel.

Seller: DIANE OSTER

Attorney for Seller:

John Isaacson

111 Park Ave, East, Princeton, IL 61356

815.875.6551

Number System will be Used

I.D. Required

Not Responsible for Accidents

Auctioneers: RICK REDIGER

-

JEREMY REDIGER

-

JONATHAN MOON

REDIGER AUCTION SERVICE

Rick Rediger, Auctioneer 815.699.7999

www.RickRediger.com

BRUMMEL REALTY, LLC

Scott Brummel, Broker 630.553.3200

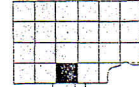
www.BrummelRealty.com

Plat Location

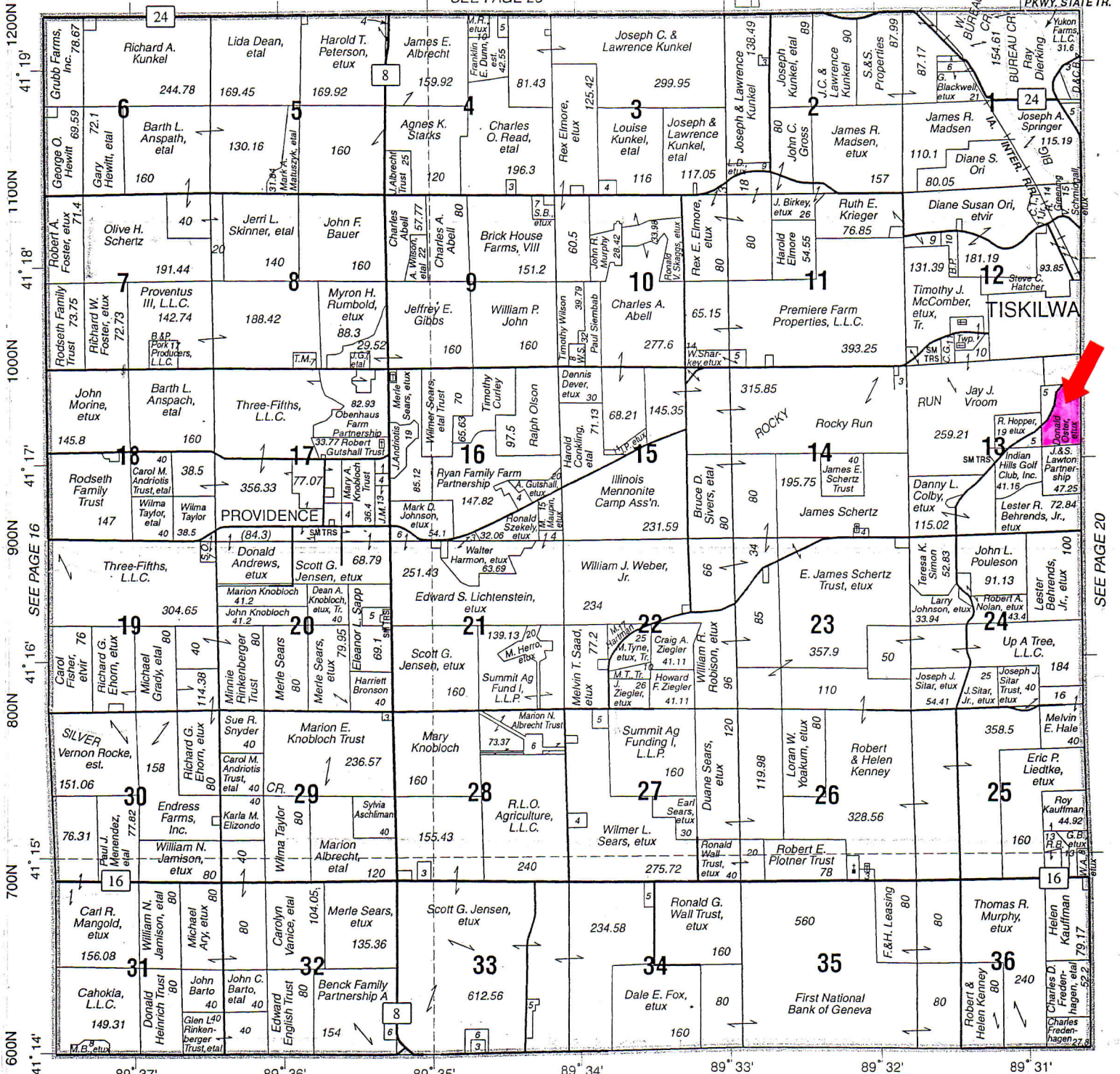
INDIAN TOWN

T.15N.-R.8E.

SEE PAGE 26



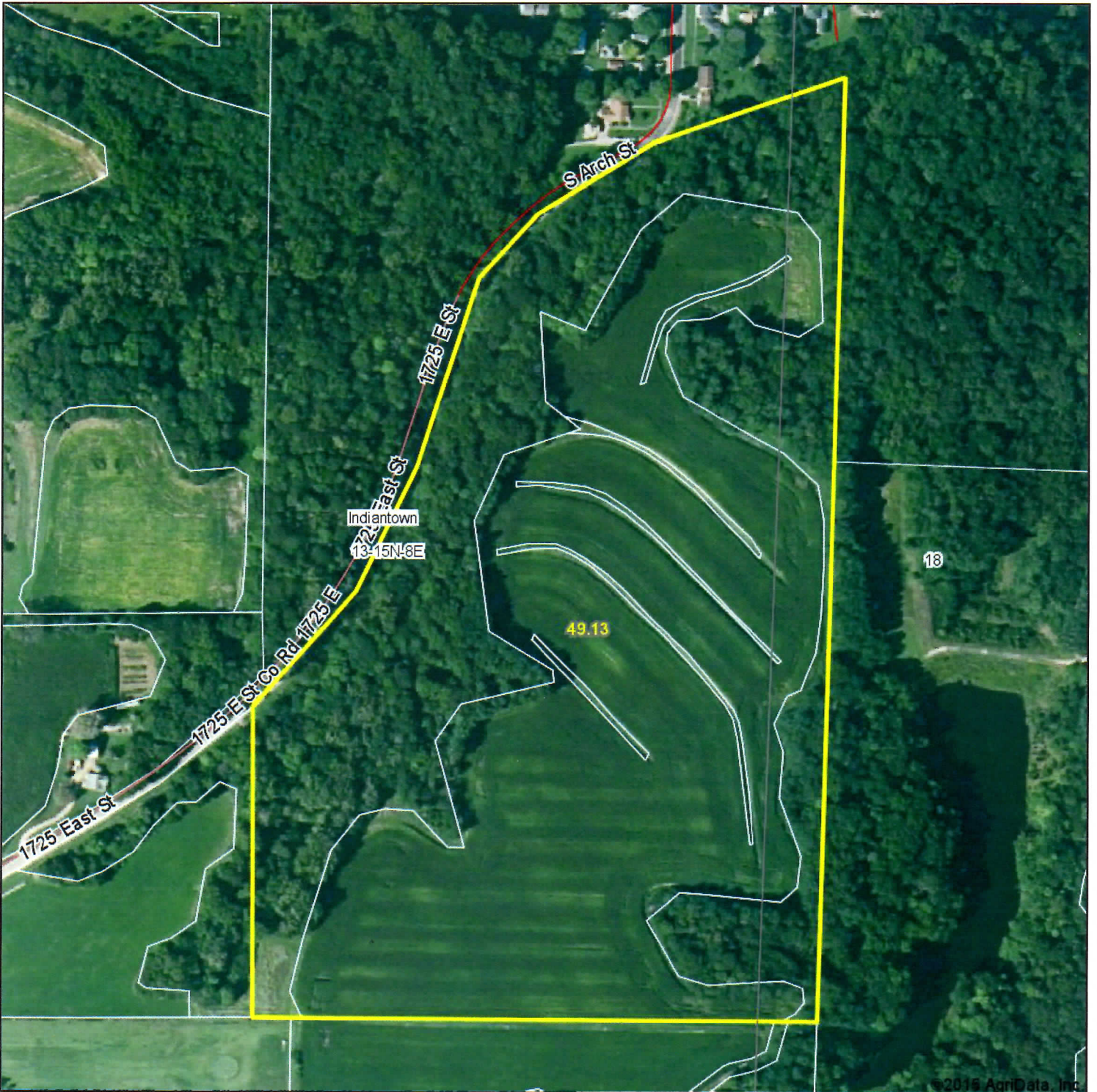
HENNEPIN CANAL
PKWY. STATE TR.



1200N
41° 19'
1100N
41° 18'
1000N
41° 17'
900N
41° 16'
800N
41° 15'
700N
41° 14'
600N

SEE PAGE 20

Aerial Map



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Auction Service
REDIGER
Wyanet, IL
815-699-7999

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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13-15N-8E
Bureau County
Illinois

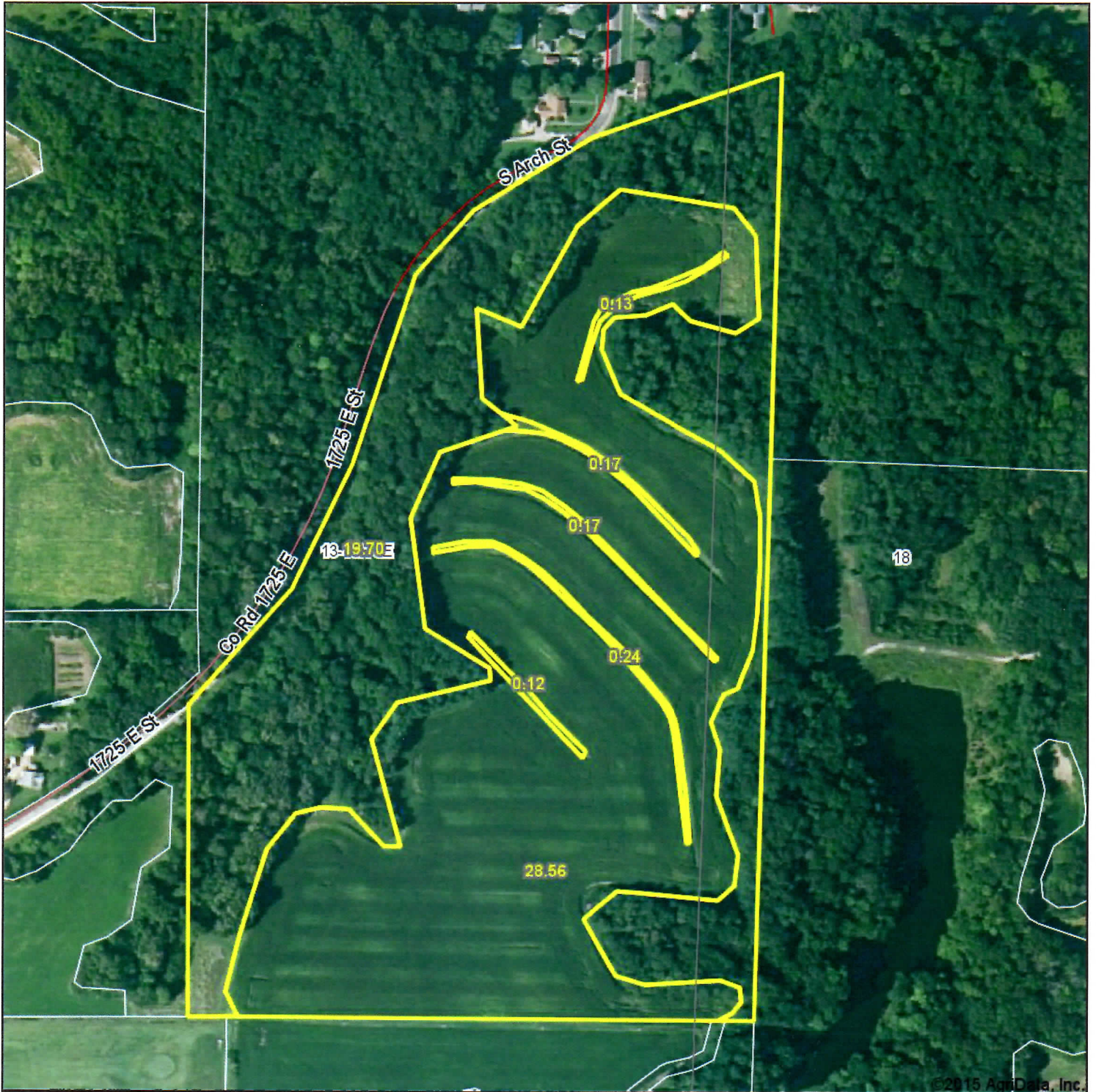
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scale: 4065



9/28/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Aerial Map



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Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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13-15N-8E
Bureau County
Illinois

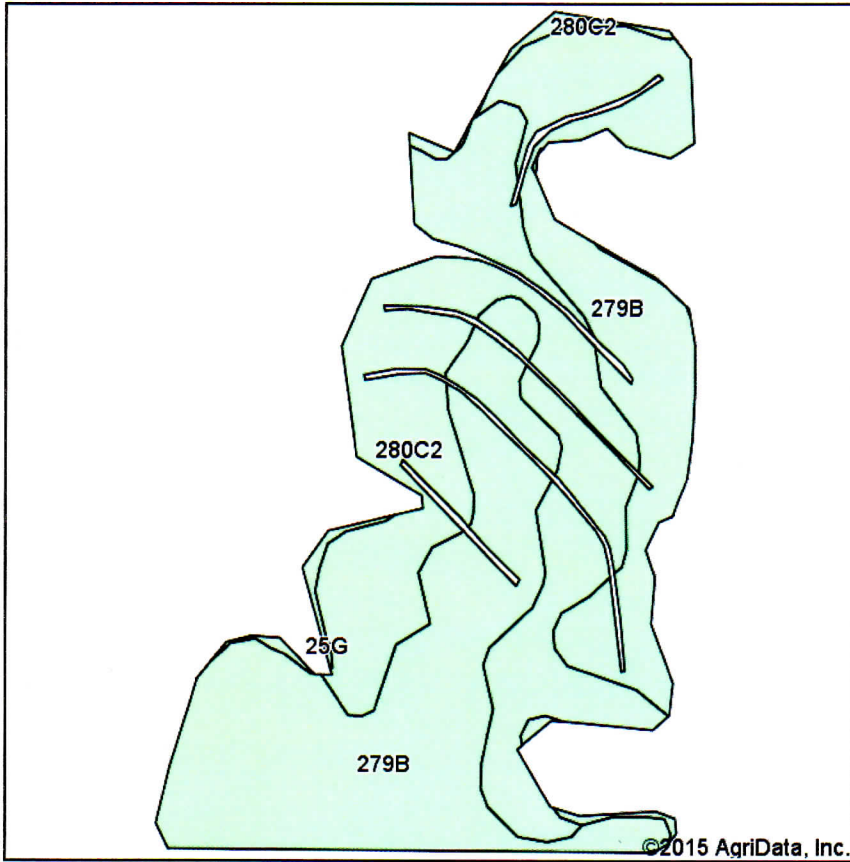
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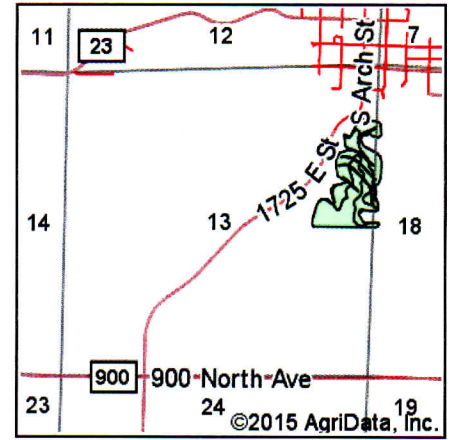


9/16/2015

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **13-15N-8E**
 Township: **Indiantown**
 Acres: **28.56**
 Date: **9/16/2015**

Auction Service
REDIGER
Waynes, N
815-699-7999

Maps Provided By:



Area Symbol: IL011, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	16.91	59.2%		**162	**50	**119
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	11.06	38.7%		**155	**49	**113
**25G	Hennepin loam, 35 to 70 percent slopes	0.59	2.1%		**54	**18	**41
Weighted Average					157.1	49	115.1

Area Symbol: IL011, Soil Area Version: 12

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 (Updated 1/10/2012)

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
 Cropland
 Non-Cropland

0 285 570 1,140
 Feet

2015 Program Year
 Map Created November 18, 2014

Wetland Determination Identifiers
 ● Restricted Use
 ▽ Limited Restrictions
 □ Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 29.58 acres

Farm 50
Tract 2830
 IL011_T2830

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).



Abbreviated 156 Farm Record

Operator Name : LESTER RAYMOND BEHREND'S JR
 Farms Associated with Operator : 17-011-50, 17-011-1145, 17-011-1153, 17-011-5131, 17-011-5553, 17-011-5981, 17-011-6371, 17-011-6778, 17-011-6792, 17-011-8315, 17-011-9058, 17-011-9059
 CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.09	29.58	29.58	0.00	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	29.58	0.00	0.00	No	No	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	29.40	0.00	0	121	

TOTAL 29.40 0.00

NOTES

Tract Number : 2830

Description : K12 SEC 13 L

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DIANE OSTER

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
49.09	29.58	29.58	0.00	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	29.58	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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NOTES