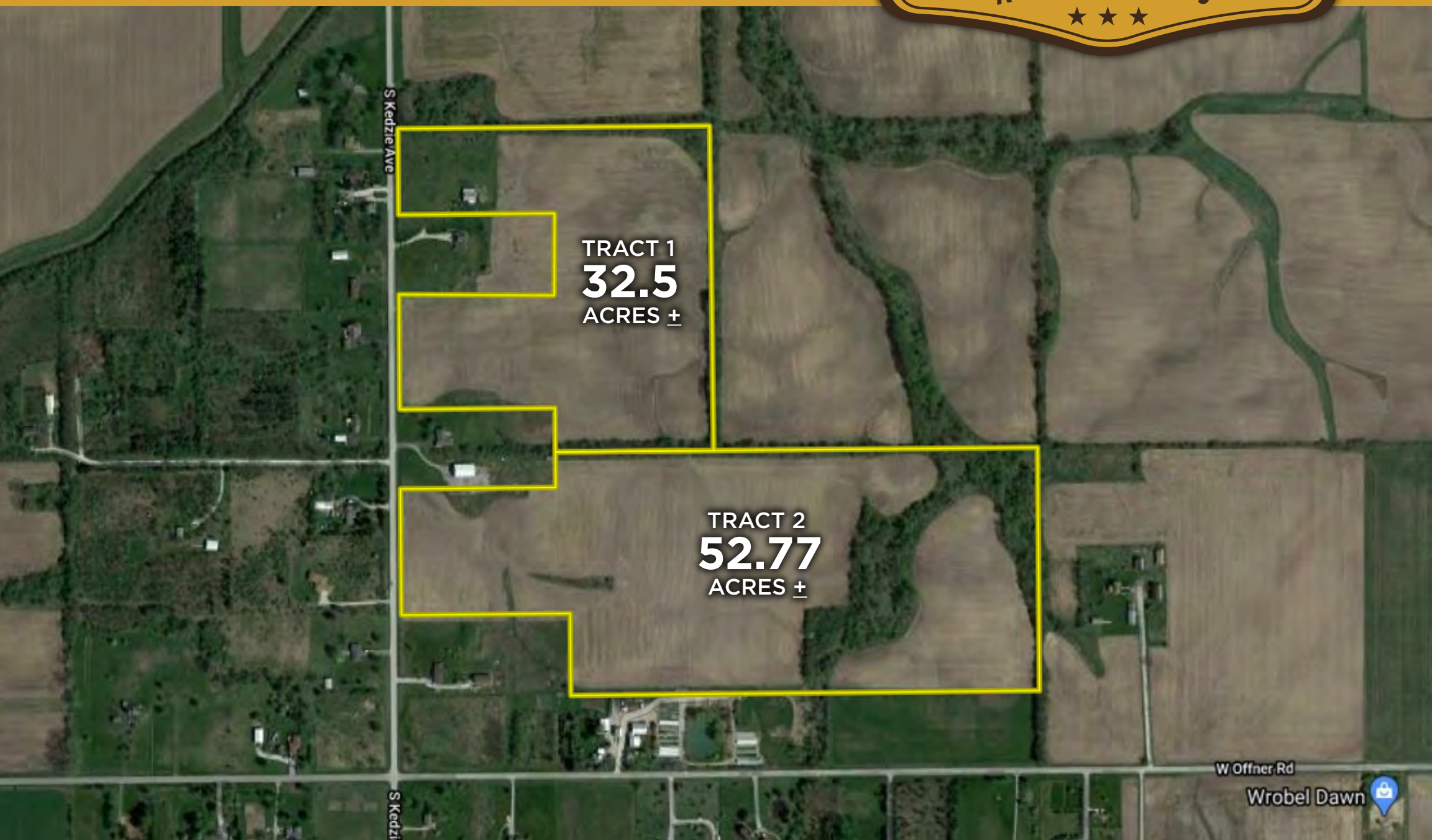


# LAND AUCTION



## 85.27 AC± | 2 TRACTS WILL CO, IL

### AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 3/09/21 | **AUCTION TIME:** 5:30 PM

**AUCTION LOCATION:** GRANT PARK COMMUNITY CENTER  
209 WEST DIXIE HWY, GRANT PARK, IL 60940

**OPEN INSPECTION:** CALL AGENT FOR A VIEWING

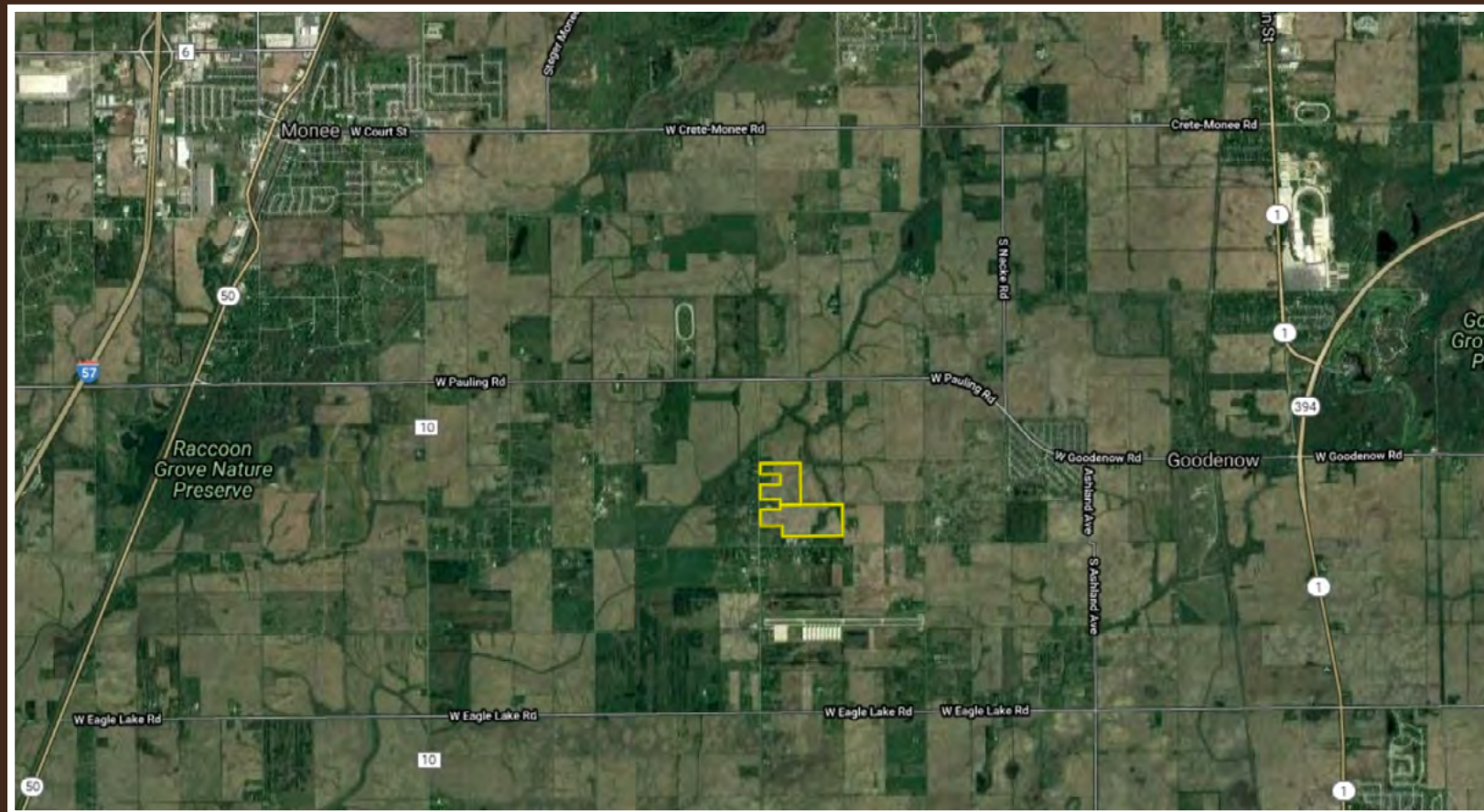
The Lukanus farm offers an excellent opportunity to capitalize on a strong grain market, low-interest rates, and the demand for income-producing ground. This piece has 85.27 +/- taxable acres, of which 66 +/- acres are currently being farmed with open tenancy for 2021. The remainder is in pasture and some brush that could be cleared to gain tillable acres. It will be offered in two tracts consisting of 32.5 and 52.77 taxable acres. Both tracts have convenient access with frontage on Kedzie Ave approximately 3.5 miles SE of Monee, IL.

**RANCH & FARM AUCTIONS, LLC**

TIM LANE, AGENT: 815.953.5332 | [tim.lane@whitetailproperties.com](mailto:tim.lane@whitetailproperties.com)

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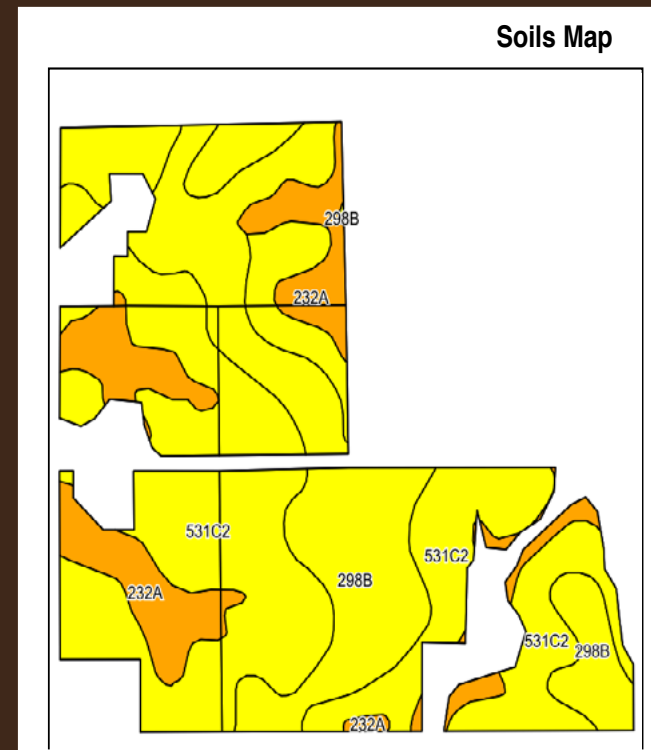
# LANDAUCTION | 3/09/21 | 5:30 PM



The Lukanus farm offers an excellent opportunity to capitalize on a strong grain market, low-interest rates, and the demand for income-producing ground. This piece has 85.27 +/- taxable acres, of which 66 +/- acres are currently being farmed with open tenancy for 2021. The remainder is in pasture and some brush that could be cleared to gain tillable acres. It will be offered in two tracts consisting of 32.5 and 52.77 taxable acres. This farm is approximately 3.5 miles SE of Monee off Kedzie Ave and within 15 miles of Tinley Park, Matteson, and Frankfort, making it a great option to build a rural home while creating income. The tillable acres consist of Ashkum Silty Clay Loam, Markham Silt Loam, and Beecher Silt Loam.

**TRACT 1: 32.5 +/- ACRES.** 32.5 +/- acres with 25 +/- acres of 116 PI tillable farm ground. This tract will provide a great return on investment that has excellent road frontage providing convenient farm access. In the northwest corner of this tract, there is a barn and 3 +/- acre fenced pasture that could be cleared and farmed, if desired. This tract is a great place to build your dream home while also generating income. The tillable acres are made up of Ashkum Silty Clay Loam, Markham Silt Loam, and Beecher Silt Loam.

**TRACT 2: 52.77 +/- ACRES.** 52.773 acres with 41 +/- acres of 116 PI tillable farm ground. Another great ROI opportunity with primarily income-producing tillable acres. This tract also has excellent access for farming with road frontage. This is also a great piece to build a home and let the remaining acres churn income. The tillable acres are made up of Ashkum Silty Clay Loam, Markham Silt Loam, and Beecher Silt Loam.



Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Restrictive Layer	Foundation Limits	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**531C2	Markham silt loam, 4 to 6 percent slopes, eroded	45.67	54.3%		2.6ft. (Densic material)	very limited	Moderately well drained	FAV	**147	**48	**58	**108
**298B	Beecher silt loam, 2 to 4 percent slopes	24.97	29.7%		3.1ft. (Densic material)	very limited	Somewhat poorly drained	FAV	**150	**50	**60	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	13.47	16.0%		> 6.5ft.	very limited	Poorly drained	FAV	170	56	65	127
<b>Weighted Average</b>									<b>151.6</b>	<b>49.9</b>	<b>59.7</b>	<b>112.5</b>

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  
 a UNF = unfavorable; FAV = favorable  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



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- Bidders may participate in the auction on site or online at Proxibid.com
- Onsite bidders should bring government issued ID
- 10% down payment immediately after auction - cash, personal or business checks accepted
- If winning bid is online, you will be immediately contacted to make arrangements for the 10% down payment and a purchase contract will be sent via DocuSign
- High bidder has 30 days to close unless otherwise noted
- Announcements on auction day will take precedence over any prior announcements
- This is a no contingency sale and is not subject to financing or additional inspections
- Possession at closing, subject to tenant's rights, if any
- If a survey is needed it will be done following the auction and total purchase price will be adjusted to the surveyed acres
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment

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