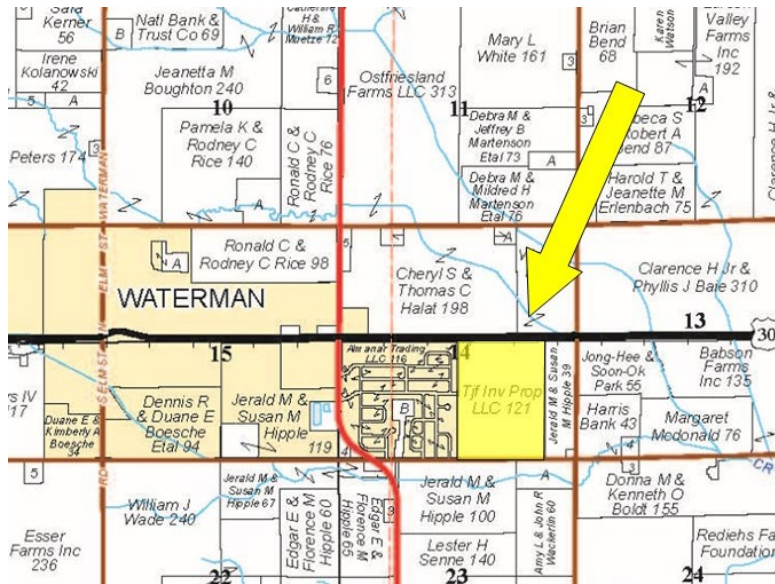


Rooster Ag'

R E A L T Y

BID BASIS



120.54+/- Acre Property in Clinton Township, DeKalb County, IL

- This property is being offered on a Bid Basis at \$18,000 per acre. We encourage any offer above or below the offering price.
- Located in Section 14, Clinton Township, DeKalb County, IL.
- Road frontage on Preserve Road.
- 142.8 Soil Pl. Class A Soils!
- 120.54 +/- acres with 118.22 +/- tillable acres.
- The farm is just East of the Village of Waterman, $\frac{3}{4}$ mile to Route 30, and $\frac{1}{2}$ mile to Route 23.
- The property is zoned Agriculture.
- Farm lease is open for 2023 and beyond.

Rooster Ag' is the Exclusive Agency for the Sellers and will be compensated for that service by them. Purchaser shall be responsible to pay their own Broker in the event that they elect to engage one.

For more information contact Samantha Vazzano at (815)321-2282 or visit our website at roosterag.com.



Rooster Ag'
R E A L T Y

Bid Basis

Due to considerable interest on the Community Foundation of the Fox River Valley property on the Preserve Road Waterman Farm, Section 14, Clinton Township, DeKalb County, IL, we have outlined below the basic terms the seller would agree to sell the 120.54 +/- acres. Rooster Ag' will entertain all offers above or below the offer price. *This property is being offered on a Bid Basis until 5PM Wednesday, December 14, 2022* in order to determine the best possible price and the best possible terms of a sale. Once we review all bids, we will respond to every offer.

Property – 120.54 +/- gross surveyed acres

Offering Price – \$18,000 per gross surveyed acre.

Earnest Money - \$100,000

Real Estate Taxes – Seller shall be responsible for 2022 taxes. Purchaser shall be responsible for 2023 taxes.

Farming Rights – The lease is open for 2023 and beyond.

Survey – A current plat of survey is attached.

Title – Seller to provide clear title to the property.

Closing – On or before January 27, 2023.

Special Conditions – If Purchaser desires any special conditions, please propose them in your offering.

Rooster Ag' is the Exclusive Agency for the Sellers and will be compensated for that service by them. Purchaser shall be responsible to pay their own Broker in the event that they elect to engage one.

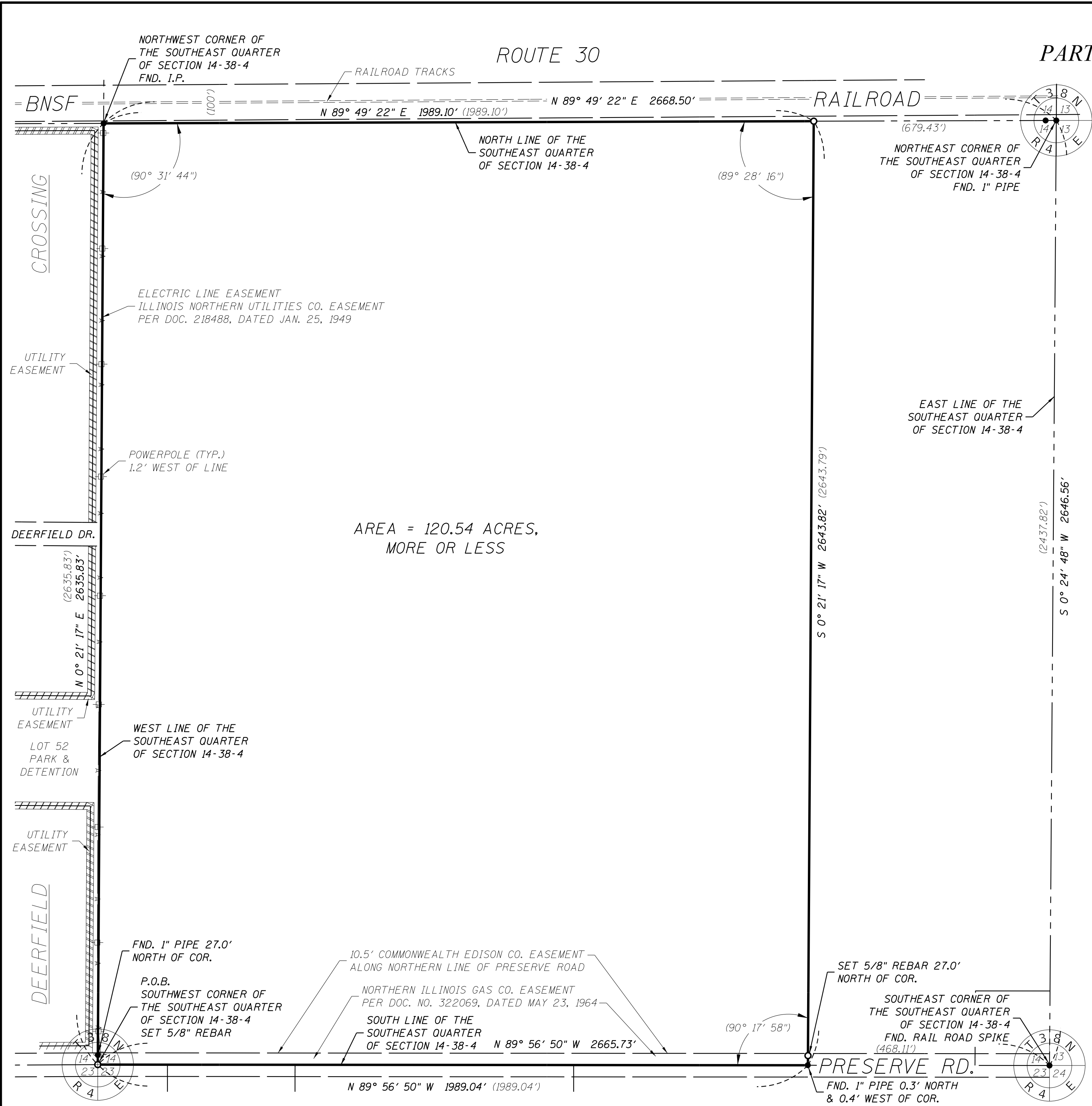
This letter is a preliminary expression of intent only. Further, this letter shall not be deemed a formal offer to purchase or letter of intent but is merely to be a summary of certain basic terms upon which the undersigned is prepared to negotiate a definitive agreement for the purchase of the property.

Any contract following this Letter of Intent shall be dutifully reviewed by both parties' attorneys and signed by all parties before becoming a binding purchase contract.

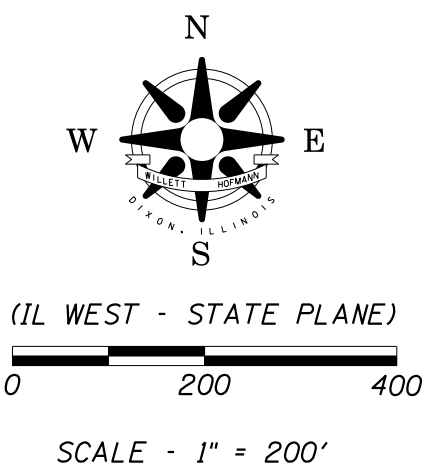
Please submit offers to Rooster Ag' by 5 PM Wednesday, December 14, 2022.

Sincerely,

Samantha Vazzano
(815) 321-2282



PLAT OF
PART OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 38 NORTH, RANGE 4 EAST
OF THE THIRD PRINCIPAL MERIDIAN
DEKALB COUNTY, ILLINOIS



LEGAL DESCRIPTION (WARRANTY DEED 2013012568)

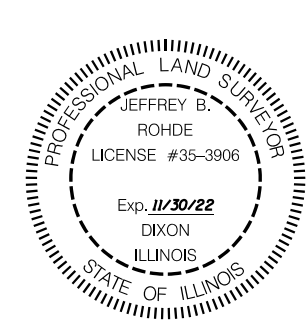
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID QUARTER, 1989.04 FEET; THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES 17 MINUTES 58 SECONDS MEASURED CLOCKWISE FROM SAID SOUTH LINE, PARALLEL WITH THE WEST LINE OF SAID QUARTER, 2643.79 FEET TO THE NORTH LINE OF SAID QUARTER; THENCE WESTERLY ALONG SAID NORTH LINE, AT AN ANGLE OF 89 DEGREES 28 MINUTES 16 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 1989.10 FEET TO THE WEST LINE OF SAID QUARTER; THENCE SOUTHERLY, AT AN ANGLE OF 90 DEGREES 31 MINUTES 44 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG SAID WEST LINE, 2635.83 FEET TO THE POINT OF BEGINNING, CONTAINING 120.5364 ACRES, ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

SURVEYOR'S STATEMENT

I, Jeffrey B. Rohde, a Professional Land Surveyor in the State of Illinois, hereby state that, at the request of the Rooster Ag Realty, this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current Illinois Minimum Standards for a Boundary Survey, that monuments were set or found at the locations indicated, and that the dimensions shown are given in feet and decimals of a foot upon said plat. I further state that I have made no independent search of the public records for easements, encumbrances, ownership or title evidence, or any other facts which an accurate and current title search may disclose, as part of this survey, but have relied upon the materials supplied to me by the owner's representative.

Signed at Dixon, Illinois, this 13th day of September, 2022.

Jeffrey B. Rohde
Jeffrey B. Rohde, Illinois Professional Land Surveyor No. 35-3906
Current expiration date: 30 November 2022



- LEGEND
- BOUNDARY OF PROPERTY SURVEYED
 - EXISTING PROPERTY LINE
 - EXISTING SECTION LINE
 - RIGHT OF WAY LINE
 - AERIAL ELECTRIC LINE
 - FOUND SURVEY MONUMENT IN PLACE
 - SET 5/8" REBAR
 - RECORDED DIMENSION

REV.	DATE	BY	REMARKS

DESIGNED	
DRAWN	TJK
REVIEWED	JBR
APPROVED	JBR

WILLET HOFMANN & ASSOCIATES INC.
ENGINEERING ARCHITECTURE LAND SURVEYING
809 EAST 2ND STREET, DIXON, IL 61021-0367
T: 815-284-3381 DESIGN FIRM: #184-000918

ROOSTER AG REALTY
BOUNDARY SURVEY
DEKALB COUNTY, ILLINOIS
FIELDWORK COMPLETED 09-09-2022

PHASE			
<input type="checkbox"/> PRELIM	<input checked="" type="checkbox"/> FINAL	<input type="checkbox"/> CONST	
<input type="checkbox"/> PERMIT	<input type="checkbox"/> BID	<input type="checkbox"/>	

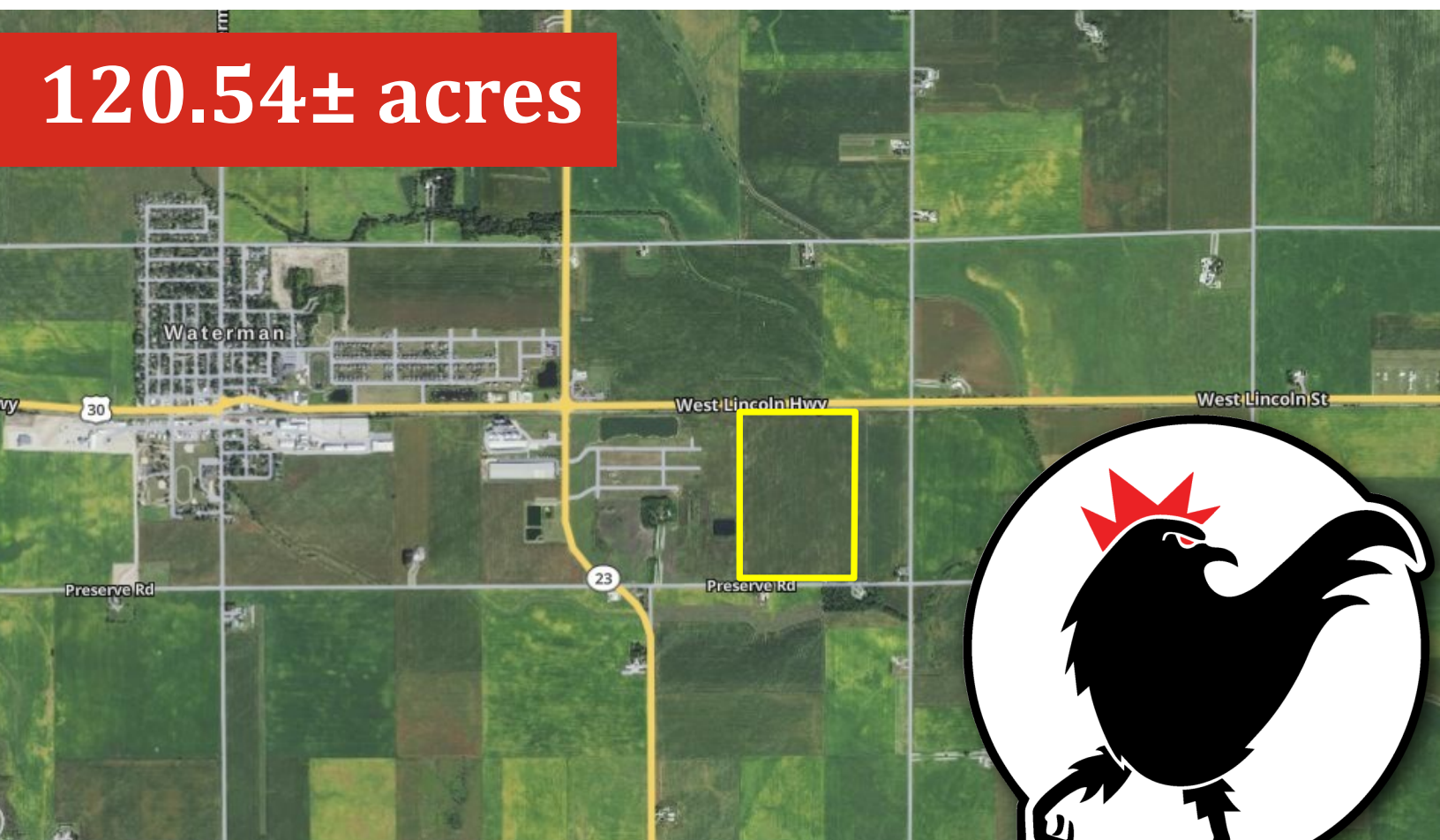
WHA No.	SHEET No.
1529D22	1
DATE	9-13-22

ROOSTER AG

REAL ESTATE

ACCEPTING OFFERS BY BID BASIS
DeKalb County, IL

120.54± acres



LIMITED TIME OPPORTUNITY!

ROOSTER AG' REALTY

1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151

Samantha Vazzano

Broker/Auction Manager
Email: Samantha@roosterag.com
Phone: 815.321.2282
Website: roosterag.com

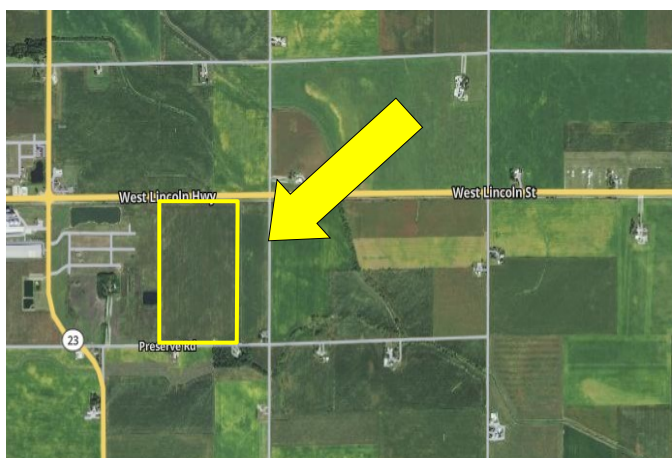


About the Property

The Preserve Road Waterman Farm is 120.54± acres located in Section 14, Clinton Township, DeKalb County, IL. The property is zoned ag.

Located just East of the Village of Waterman, 3/4 mile to Route 30, and 1/2 mile to Route 23. Road frontage on Preserve Road.

GROSS ACRES:	120.54±
TILLABLE ACRES	118.22±
SOIL PI	142.8
EST. REAL ESTATE TAX:	\$7,000.00
BID BASIS OFFER PRICE:	\$18,000 per acre



The Preserve Road 120.54± acre property is being offered on a **Bid Basis**, determined on the best possible bid price and the best possible terms. *Sellers reserve the right to refuse any and all bids procured through the bidding process.*

All offers are to be submitted by 5 PM Wednesday, December 14, 2022 to Rooster Ag'.

Please contact Samantha Vazzano at 815.321.2282 with any questions you may have.

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PO Box 297
Maple Park, IL 60151



Samantha Vazzano

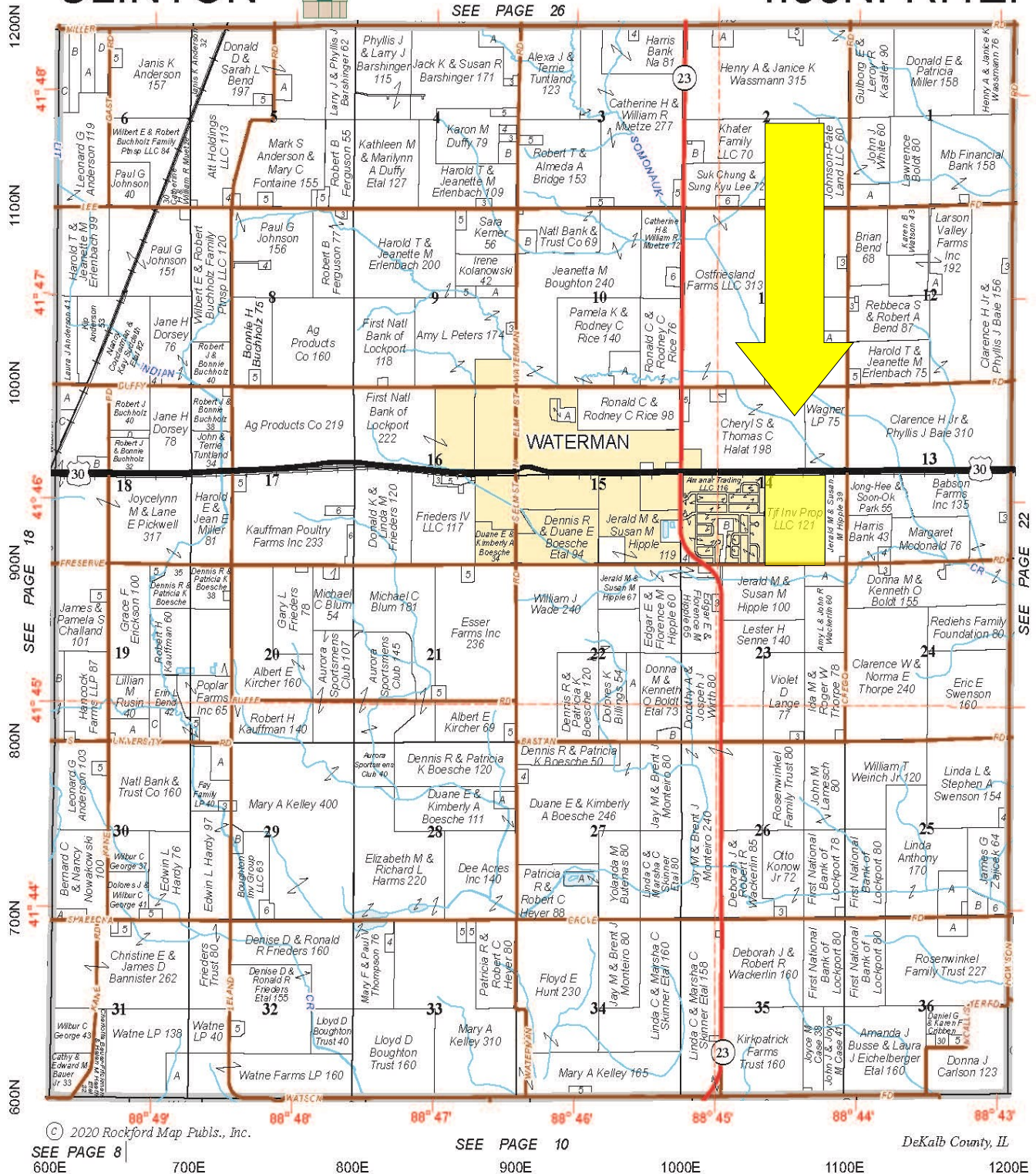
Broker/Auction Manager
Email: Samantha@roosterag.com
Phone: 815.321.2282
Website: roosterag.com

CLINTON

Refer to page 55 for keyed parcels

T.38N.-R.4E.

SEE PAGE 26



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Maple Park, IL 60151



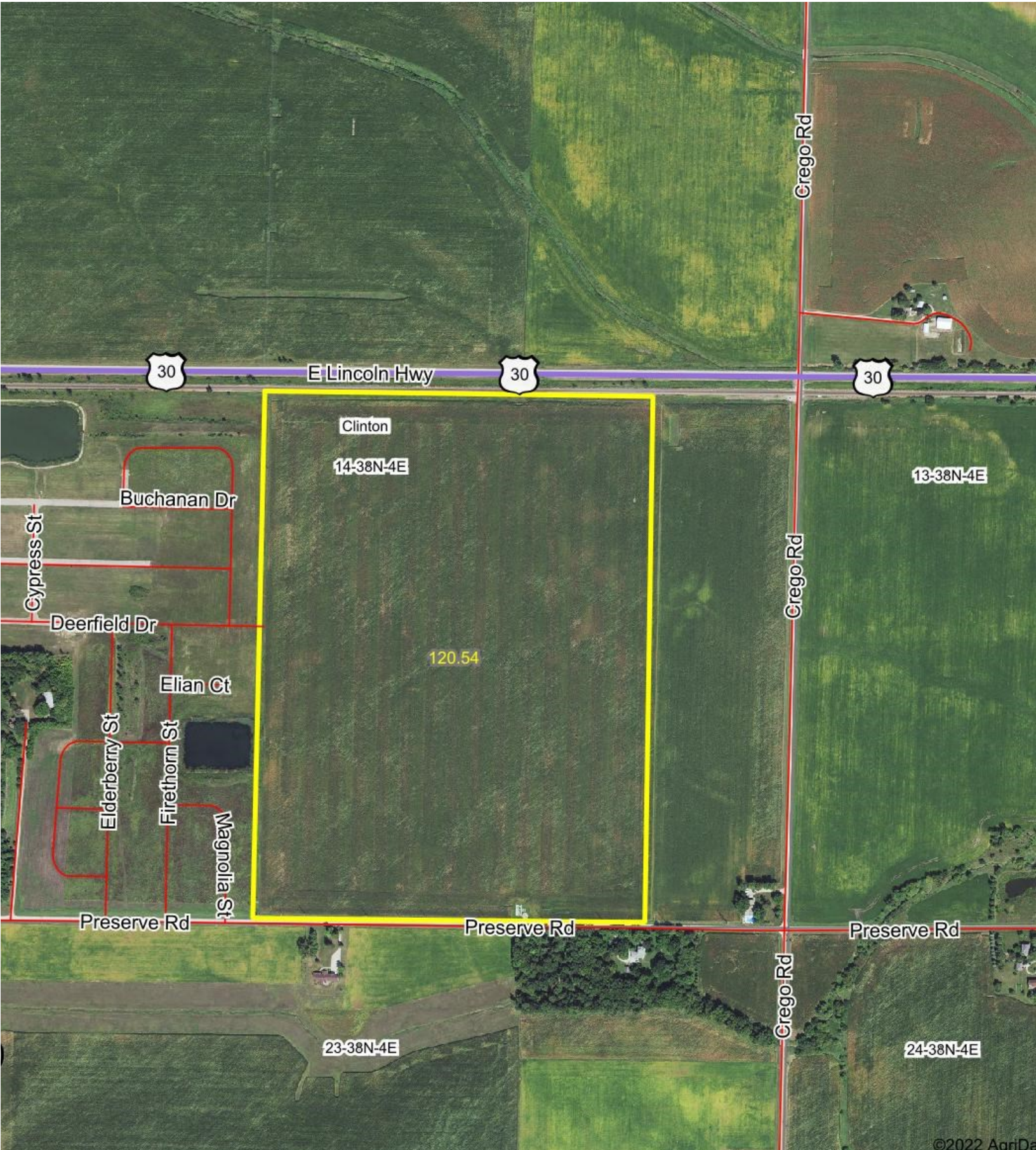
Samantha Vazzano

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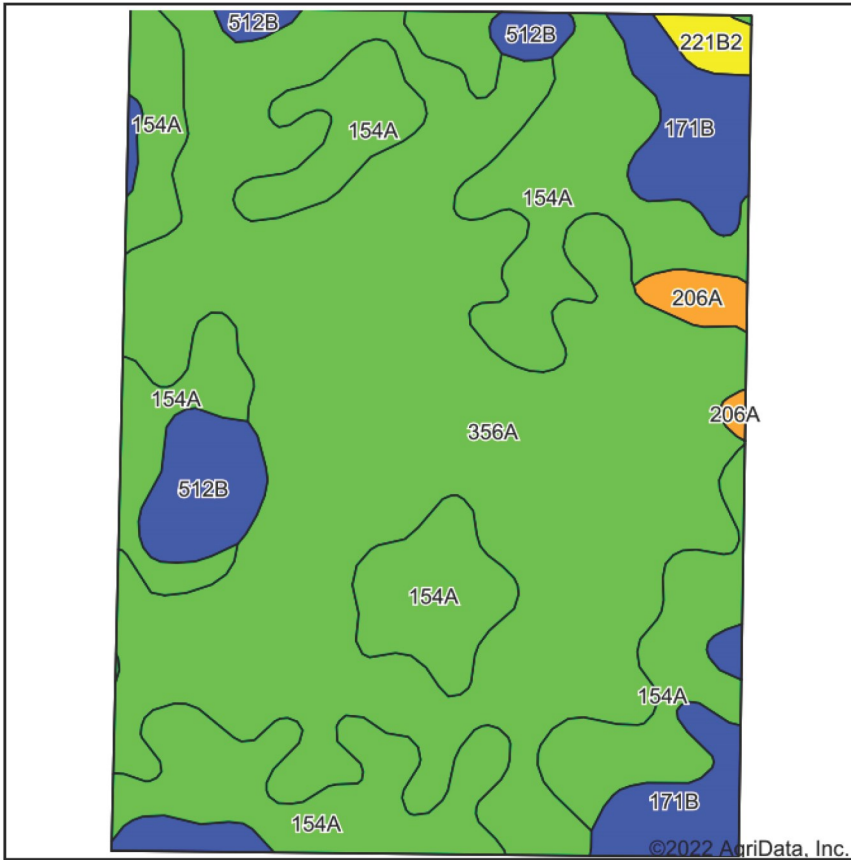
1100 S. County Line Rd
PO Box 297
Maple Park, IL 60151



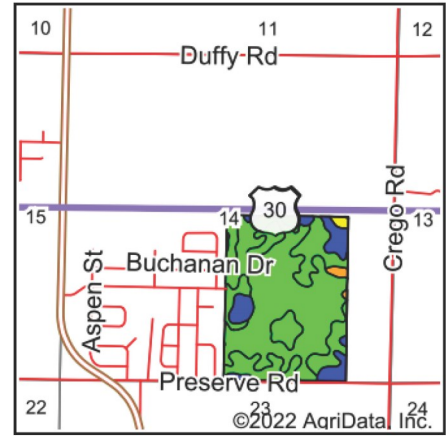
Samantha Vazzano

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Email: Samantha@roosterag.com
Phone: 815.321.2282
Website: roosterag.com

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **DeKalb**
 Location: **14-38N-4E**
 Township: **Clinton**
 Acres: **120.54**
 Date: **11/23/2022**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IL037, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	66.32	55.0%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	38.66	32.1%		194	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	8.62	7.2%		**185	**58	**137
**512B	Danabrook silt loam, 2 to 5 percent slopes	4.58	3.8%		**185	**58	**137
206A	Thorp silt loam, 0 to 2 percent slopes	1.36	1.1%		170	55	126
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	1.00	0.8%		**151	**49	**113
Weighted Average					192.9	62.2	142.8

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.

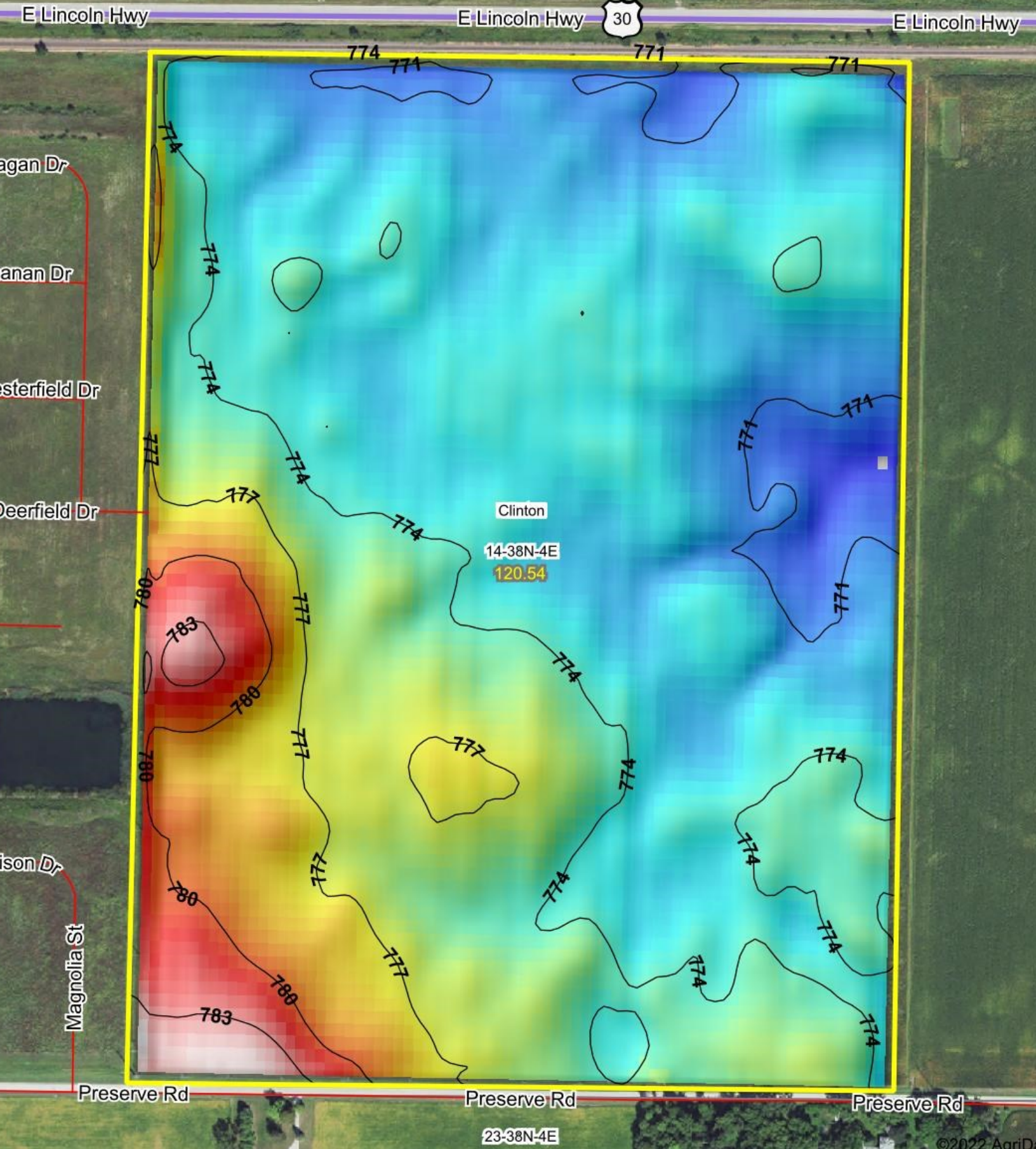
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