

LAND AUCTION

200 ACRES M/L
LASALLE CO., ILLINOIS

LISTING #14377



DOUG YEGGE

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Alan@PeoplesCompany.com

DECEMBER 17, 2018 AT 10:00 AM

NORWAY COMMUNITY CENTER

3654 N. IL ROUTE 71

SHERIDAN, IL 60551

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND AUCTION

Loretta Callender Trust, 200 Acres M/L, LaSalle County, IL

December 17, 2018 at 10:00 am

Norway Community Center, 3654 N. IL Rt. 71, Sheridan, IL

LEGAL DESCRIPTION:

The SW 1/4 of the NW 1/4 of Section 11, also the W 1/2 of the SW 1/4 of Section 11 and the NE 1/4 of the SW 1/4 of Section 11 and to that part of the NW 1/4 of Section 14 described as follows: Commencing on East line of the W 1/2 of the NW 1/4 of said Section 14 at a point 4 chains and 88 links South of the NE corner thereof; thence North 4 chains and 88 links to the NE corner of said W 1/2, thence West 20 chains more or less to the NW corner of the W 1/2 of said NW 1/4, thence South 40 chains, more or less to the SW corner of said W 1/2, thence East 1 chain thence North parallel with West line of said W 1/2 7 chains thence Northeasterly to place of beginning, all in Township 35 North, Range 5 East of the 3rd PM, in the LaSalle Co., Illinois.

COMMENTS & BUILDING INFORMATION:

Norway Community Center in Norway, Illinois. The farm consists of approximately 188.5 FSA tillable acres carrying a 140.5 PI. Primary soil types on this tract include Elburn and Drummer silt loams. Farming rights for 2019 will be made available to the winning bidder. The property is located in Sections 11 and 14 of Mission Township in LaSalle County, Illinois.

TO CONTACT LISTING AGENT:

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Office: 563.659.8185

Doug@PeoplesCompany.com

Call: **Alan McNeil**

Cell: 563.321.1125

Office: 563.659.8185

Alan@peoplescompany.com

TOTAL ACRES:	200
PRICE:	
Price Per Acre:	
Owner:	Loretta Callender Trust
Operator:	Callender
County & State:	LaSalle Co., Illinois
Location:	East of Sheridan, IL.
Possession Date:	At closing
Drainage Info:	Natural & Tile
Average Productivity:	140.5 PI
Taxable Acres:	200
Net RE Taxes:	\$9,605.68
Taxes Payable In:	2017-18
Topography:	Level

F.S.A. INFORMATION:

Farmland:	194.67
Crop Acres:	188.5
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	94.6
Corn Yield:	162
Soybean Base:	93.9
Soybean Yield:	48

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	200
Tillable Acres:	188.5
CRP Acres:	
Building Site:	2.66
Roads:	
Waterways:	6.17
Timber:	2.67
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

LaSalle County Land Auction
200 Acres M/L
Monday, December 17th, 2018
10:00 AM

Auction Location:

Norway Community Center
3654 N. IL Rt. 71,
Sheridan, Illinois 60551

Sale Method: Property will be offered as one individual tract. All bids will be on a price per acre basis.

Farm Program Information: Farm Program Information is provided by the LaSalle County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc.

Earnest Money Payment: A 5% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or good check. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will occur on or about Tuesday, February 1, 2019. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

Possession: Possession of the farm will be granted at closing, subject to tenant's rights.

Farm Lease: The current farm lease has been terminated. Farm will be open for the 2019 season.

Contract & Title: Immediately upon conclusion of the auction, the winning bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from abstract.

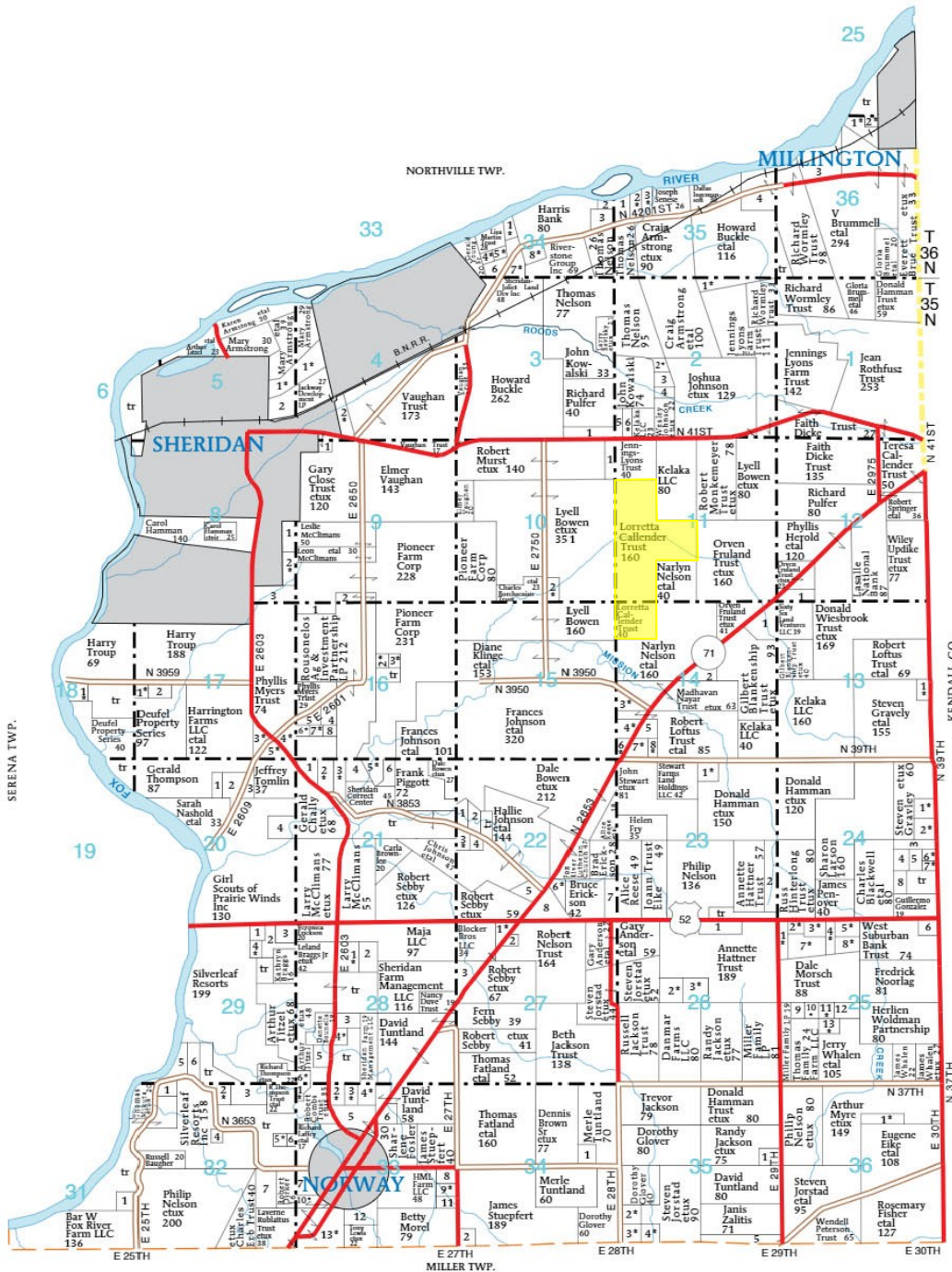


T-35-36-N

MISSION PLAT

(Landowners)

R-5-E



MISSION TOWNSHIP

SECTION 2

1. Buckle, Howard et al 13
2. Bennett, Todd et al 5
3. Pulfer, Richard 10
4. Behrens Trust, Julie 5
5. Davis Jr, George 5
6. Hamman Trust, Donald et al 10

SECTION 3

1. Kelaka LLC 8

SECTION 4

1. Rinkenberger, Larry et al 18
2. Rivenburg, Christopher et al 12

SECTION 5

1. Rinkenberger, Larry et al 13

SECTION 6

1. Jackway Development LP 16

SECTION 8

1. McClimans, Leslie 15
2. Hamman, Carol et al 14
3. Sheridan Correctional Center 14

SECTION 9

1. Meyer, JoAnn 5

SECTION 10

1. Rousonelos Ag & Investment Partnership 9

SECTION 11

1. Jennings-Lyons Trust 10

SECTION 12

2. Bowen, James et al 5

1. Sixty Six Land Ventures LLC 10

SECTION 13

1. Gravley, Steven et al 5

SECTION 14

1. Sixty Six Land Ventures LLC 18
2. Sixty Six Land Ventures LLC 18
3. Hub, David et al 5
4. Roberts III, Joseph et al 10

SECTION 15

5. Michalowski, Paul 10

SECTION 16

6. Burkhardt, Leonard et al 10

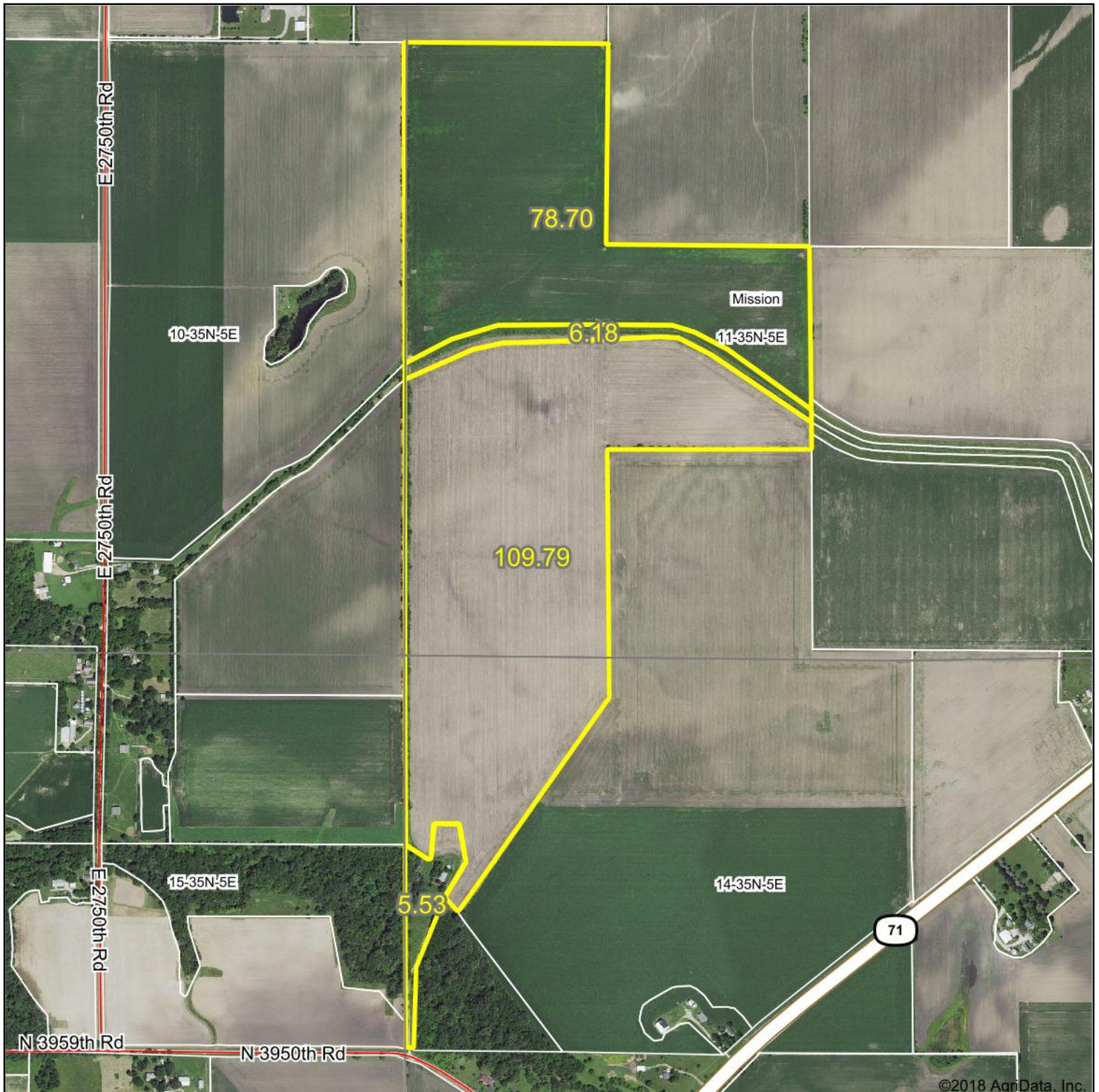
SECTION 17

7. Siener, Patrick et al 10

8. Gunier, Michael et al 7

SEE PAGES 131-132 FOR
ADDITIONAL NAMES NOT
LISTED ON MAPS.

Aerial Map



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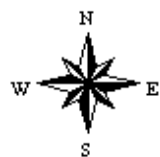
map center: 41° 31' 0.59, -88° 38' 0.75

0ft 1017ft 2034ft

Maps Provided By:

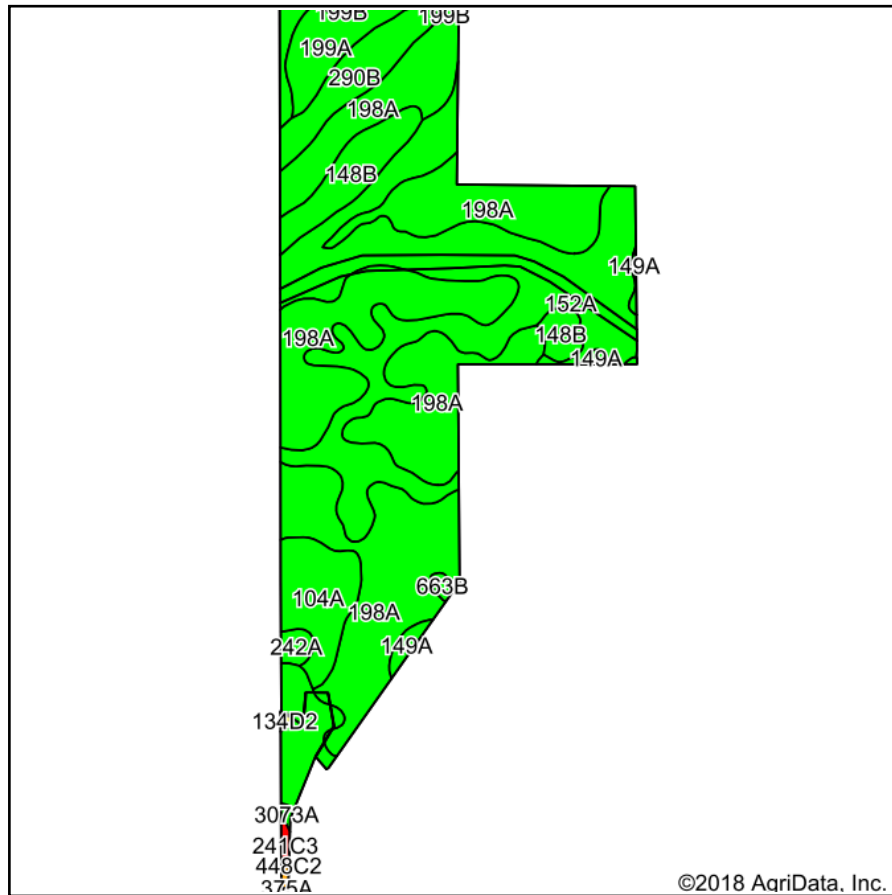
CUSTOMIZED ONLINE MAPPING
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11-35N-5E
La Salle County
Illinois



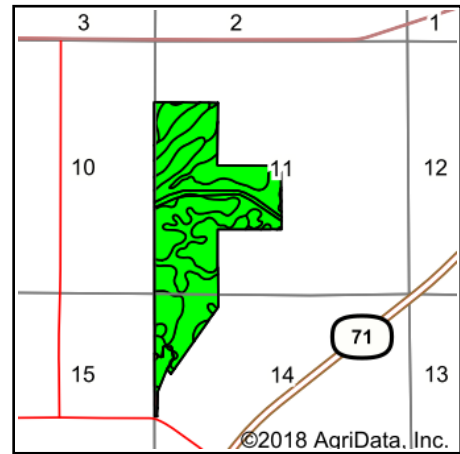
11/7/2018

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **La Salle**
 Location: **11-35N-5E**
 Township: **Mission**
 Acres: **200.2**
 Date: **11/7/2018**

PEOPLES COMPANY
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Maps Provided By:

surety
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Area Symbol: IL099, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa d hay, T/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	95.37	47.6%		197	61	74	94	0.00	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	56.95	28.4%		195	63	73	100	0.00	144
104A	Virgil silt loam, 0 to 2 percent slopes	10.14	5.1%		182	56	70	97	0.00	132
**148B	Proctor silt loam, 2 to 5 percent slopes	10.13	5.1%		**183	**57	**69	**98	**6.34	**134
**290B	Warsaw silt loam, 2 to 4 percent slopes	8.78	4.4%		**159	**51	**63	**81	**5.09	**118
199A	Plano silt loam, 0 to 2 percent slopes	6.94	3.5%		194	60	74	103	7.02	142
**134B	Camden silt loam, 2 to 5 percent slopes	6.56	3.3%		**164	**50	**63	**86	**4.72	**118
149A	Brenton silt loam, 0 to 2 percent slopes	1.83	0.9%		195	60	74	105	0.00	141
242A	Kendall silt loam, 0 to 2 percent slopes	1.31	0.7%		172	53	66	89	0.00	125
**663B	Clare silt loam, 2 to 5 percent slopes	0.57	0.3%		**180	**56	**69	**96	**6.34	**133
**199B	Plano silt loam, 2 to 5 percent slopes	0.55	0.3%		**192	**59	**73	**102	**6.95	**141
**241C3	Chatsworth silty clay, 4 to 6 percent slopes, severely eroded	0.41	0.2%		**79	**28	**28	**31	0.00	**60
3073A	Ross loam, 0 to 2 percent slopes, frequently flooded	0.26	0.1%		181	59	71	89	0.00	134
**228B	Nappanee silt loam, 2 to 4 percent slopes	0.24	0.1%		**114	**41	**45	**49	0.00	**88
**134D2	Camden silt loam, 10 to 18 percent slopes, eroded	0.16	0.1%		**148	**45	**57	**77	**4.25	**106
Weighted Average					191.5	60.1	72.2	95.4	0.98	139.9

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

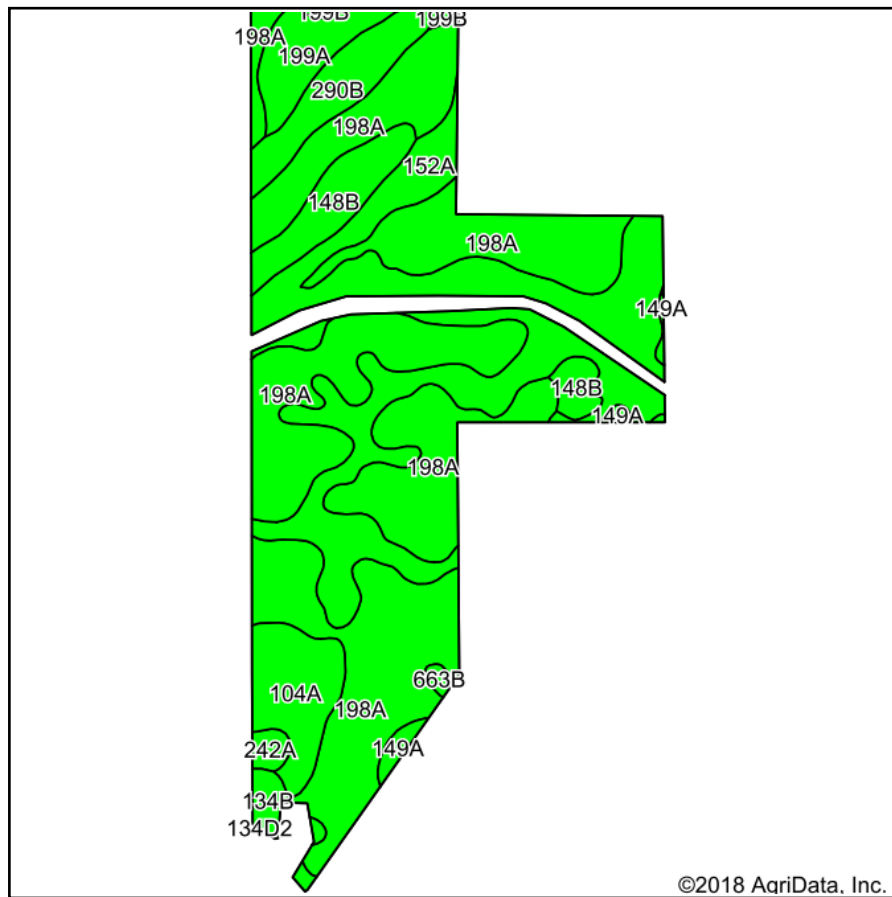
b Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

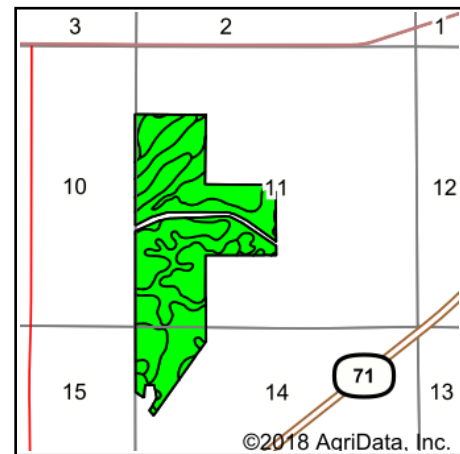
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **La Salle**
 Location: **11-35N-5E**
 Township: **Mission**
 Acres: **188.49**
 Date: **11/7/2018**

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Area Symbol: IL099, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Alfalfa <i>d</i> hay, T/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	94.91	50.4%		197	61	74	94	0.00	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	51.01	27.1%		195	63	73	100	0.00	144
104A	Virgil silt loam, 0 to 2 percent slopes	10.14	5.4%		182	56	70	97	0.00	132
**148B	Proctor silt loam, 2 to 5 percent slopes	10.13	5.4%		**183	**57	**69	**98	**6.34	**134
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**199B	Plano silt loam, 2 to 5 percent slopes	0.55	0.3%		**192	**59	**73	**102	**6.95	**141
Weighted Average					192.4	60.3	72.5	95.7	0.93	140.5

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

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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



United States
Department of
Agriculture

La Salle County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary

0 325 650 1,300
Feet

NAIP Imagery 2017

2018 Program Year
Map Created November 24, 2017

Farm **2445**
Tract **1524**

Tract Cropland Total: 188.50 acres

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

LaSalle

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 2445

Prepared: 11/6/18 2:42 PM

Crop Year: 2019

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
LORETTA A CALLENDER TR DTD 5/2/1991	Not Applicable	

Farms Associated with Operator:

None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
194.67	188.5	188.5	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	188.5	0.0	0.0				

ARC/PLC

ARC-IC
NONEARC-CO
CORN , SOYBNPLC
NONEPLC-Default
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	94.6		162	0.0
SOYBEANS	93.9		48	0.0
Total Base Acres:	188.5			

Tract Number: 1524 Description: R4-W1/2 SW1/4 SEC 11 T35N R5E

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
194.67	188.5	188.5	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	188.5	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	94.6		162	0.0
SOYBEANS	93.9		48	0.0
Total Base Acres:	188.5			

Owners: LORETTA A CALLENDER TR DTD 5/2/1991

Other Producers: None