

FRITSCH FARM AUCTION



March 11, 2022 | 2:00 pm

IN-PERSON & LIVE ONLINE

to register: www.landprollc.us/auctions

looking west to Plano Molding and City of Sandwich IL
2.1.22

110.8723± surveyed acres

auction location: Sandwich VFW Post 1486 | 713 S. Main Street | Sandwich IL

2.24.22

Rob Warmbir, Auctioneer
RW Property Services, LLC
IL License 441.002377
rwpropertyservice.com



Ray L. Brownfield ALC AFM
Land Pro LLC
Designated Managing Broker | Owner
630.258.4800 | landprollc.us



Buy Land. They're Not Making It Anymore.

~ Mark Twain

www.landprollc.us



Fritsch Farm

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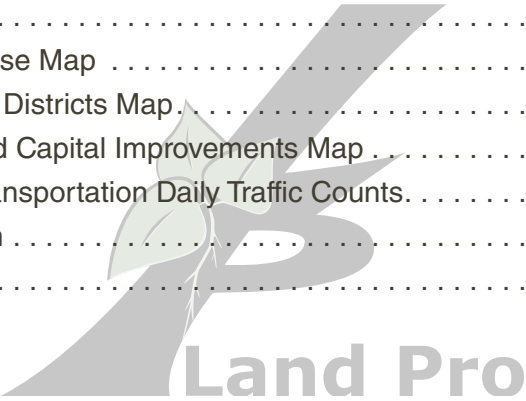
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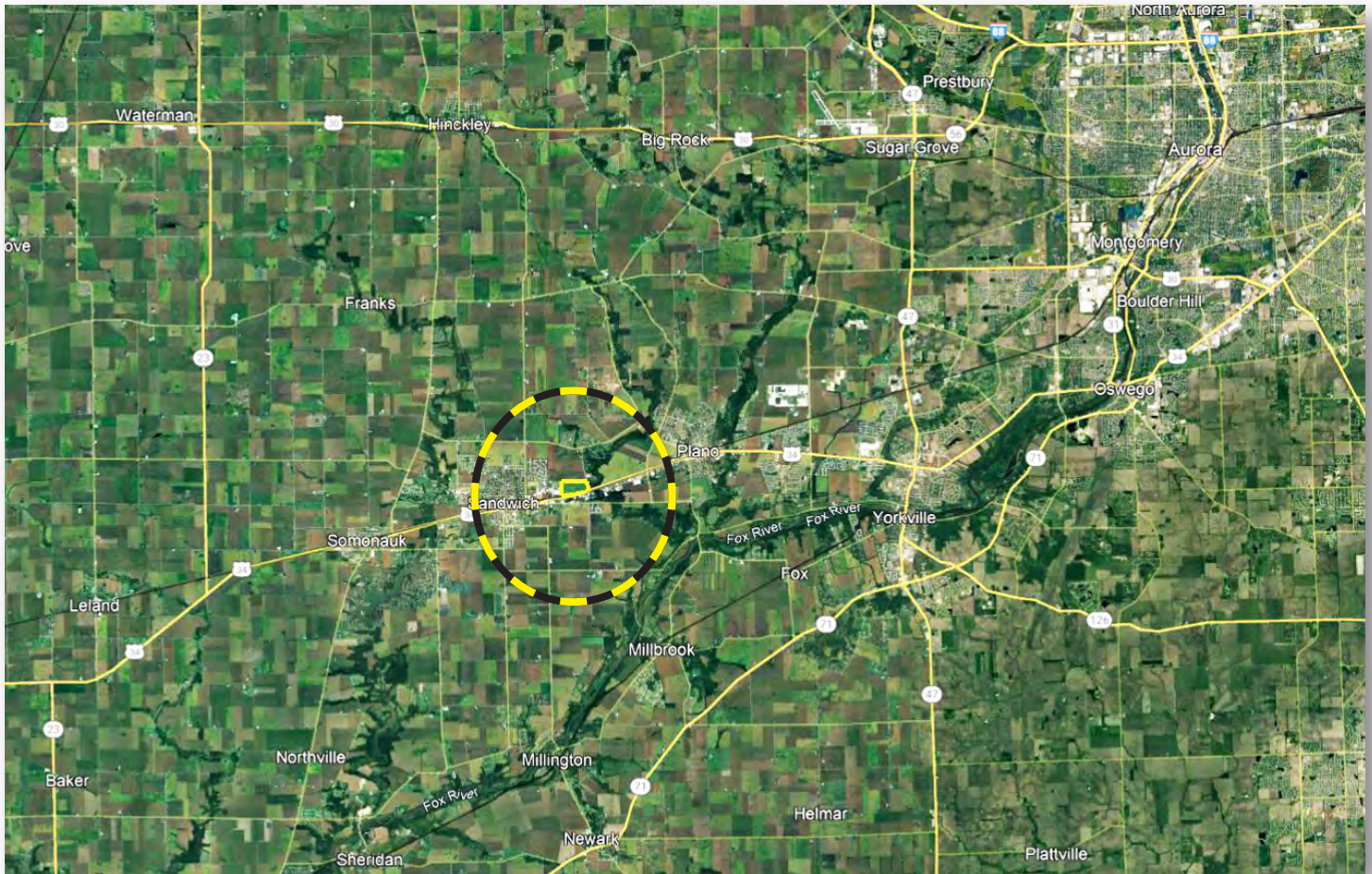
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Fritsch Farm

110.8723± surveyed ac (111.88± FSA tillable) | Section 30 | Little Rock Twp | T.37-R.6E. | Kendall County Illinois



Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



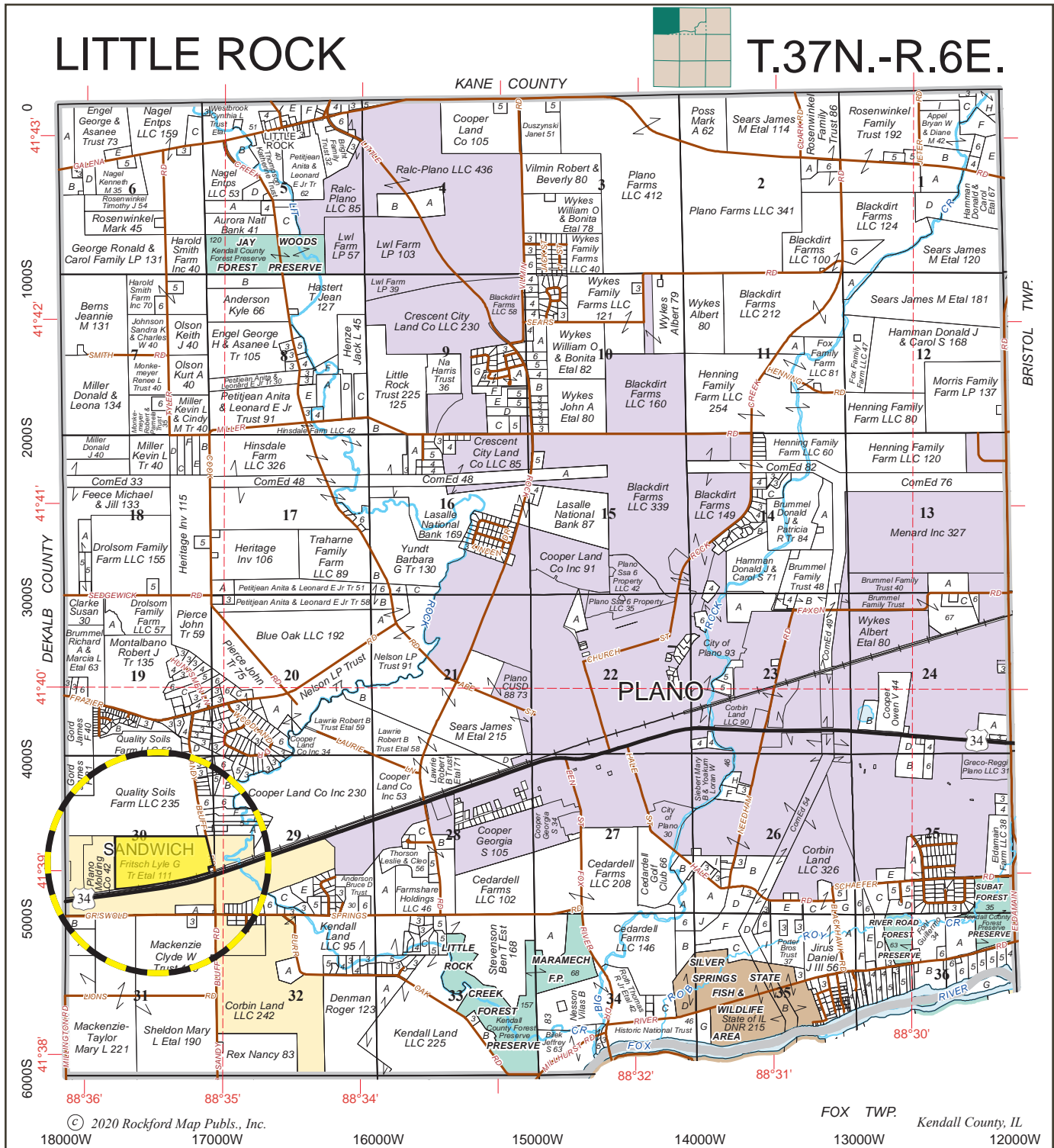
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Extremely well-situated, in the path of progress property, annexed to Sandwich Illinois. Current land use is farmland, but zoned M-2. Income producing with Class A soils. Open lease for 2022.

acres - 110.8723± (111.88± FSA tillable)
 productivity index - 138.5 (Plano and Barrington predominant soil types)
 description - part of the S½ of Section 30, Little Rock Township, T.37N.-R.6E., Kendall County IL
 taxes (2020) - \$5,658.78 (\$51.14/ac)
 current land use - Farmland (Zoned M-2, general manufacturing district)
 PIN - 01.30.401.001 (annexed to Sandwich IL)
 pipelines - two pipelines run from the northwest corner to the southeast (survey on Page 10)
 buildings - none
 FSA - Farm 4307, Tract 3450
 5-year yield average - Corn - 200.4
 Soybeans - 57.2
 frontage - Sandy Bluff Road, BNSF Railway

FSA Farm 4307 Tract 3450 ARC-CO		
Commodity	Base Acres	County Yield
Corn (PLC)	78.20	163
Soybeans (ARC-CO)	31.80	47



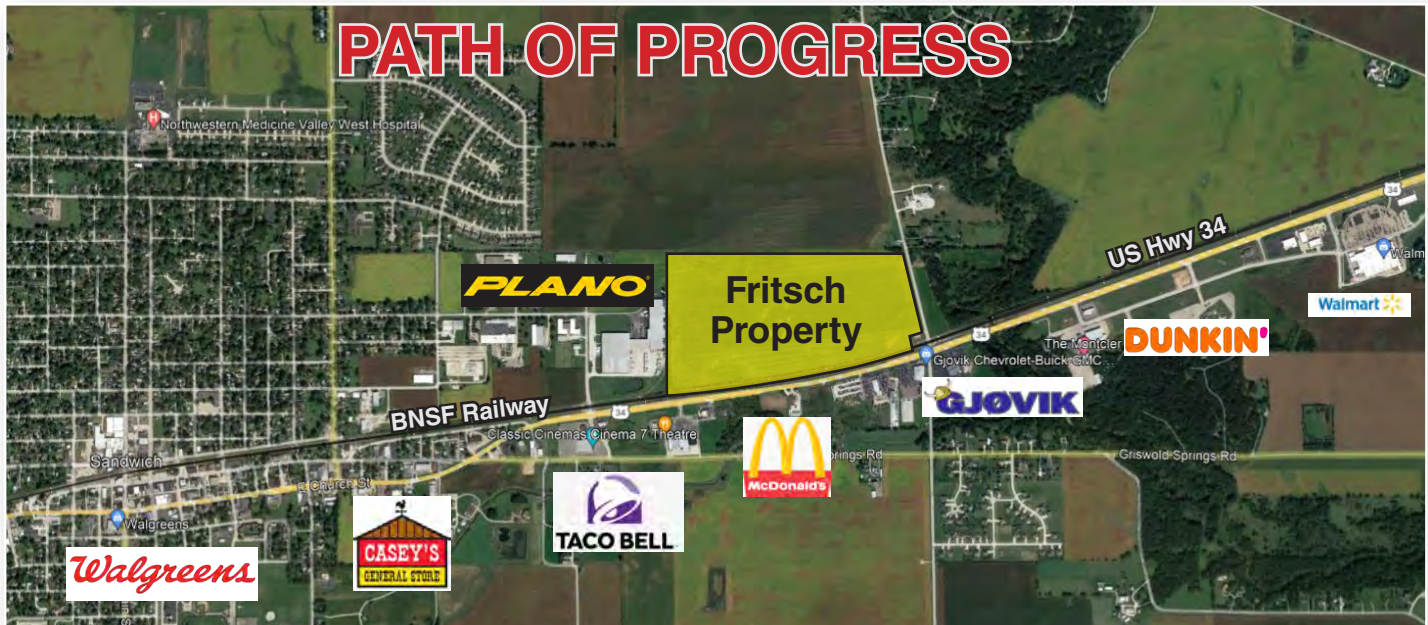


Boundaries and acreages are approximate.

Sandwich Illinois Demographics

school district	Sandwich Community Unit School District 430
college	Waubonsee Community College 516
fire	Sandwich Fire Protection District
population	7,221 (2020 census)
housing units	2,891
household income	\$65,984 (median)
property value	\$171,000 (2019 - median)

sources: data.census.gov and data.io/profile/geo/sandwich-il



DRIVING DIRECTIONS

annexed to Sandwich IL
 59.9± mi SW of Chicago IL
 63.6± mi SE of Rockford IL
 96.2± mi NE of Bloomington IL
 107.0± mi NE of Moline IL
 107.0± mi NE of Peoria IL
 169.0± mi NE of Springfield IL
 GPS 41.650116, -88.584309
 (points are to center of city)



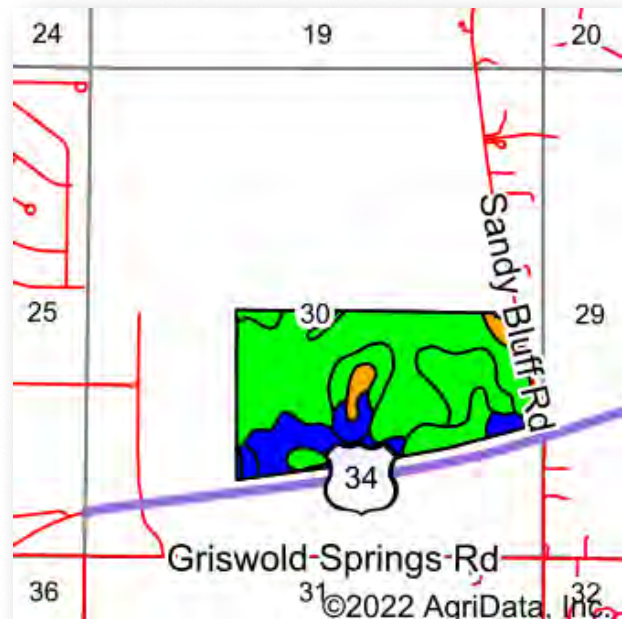
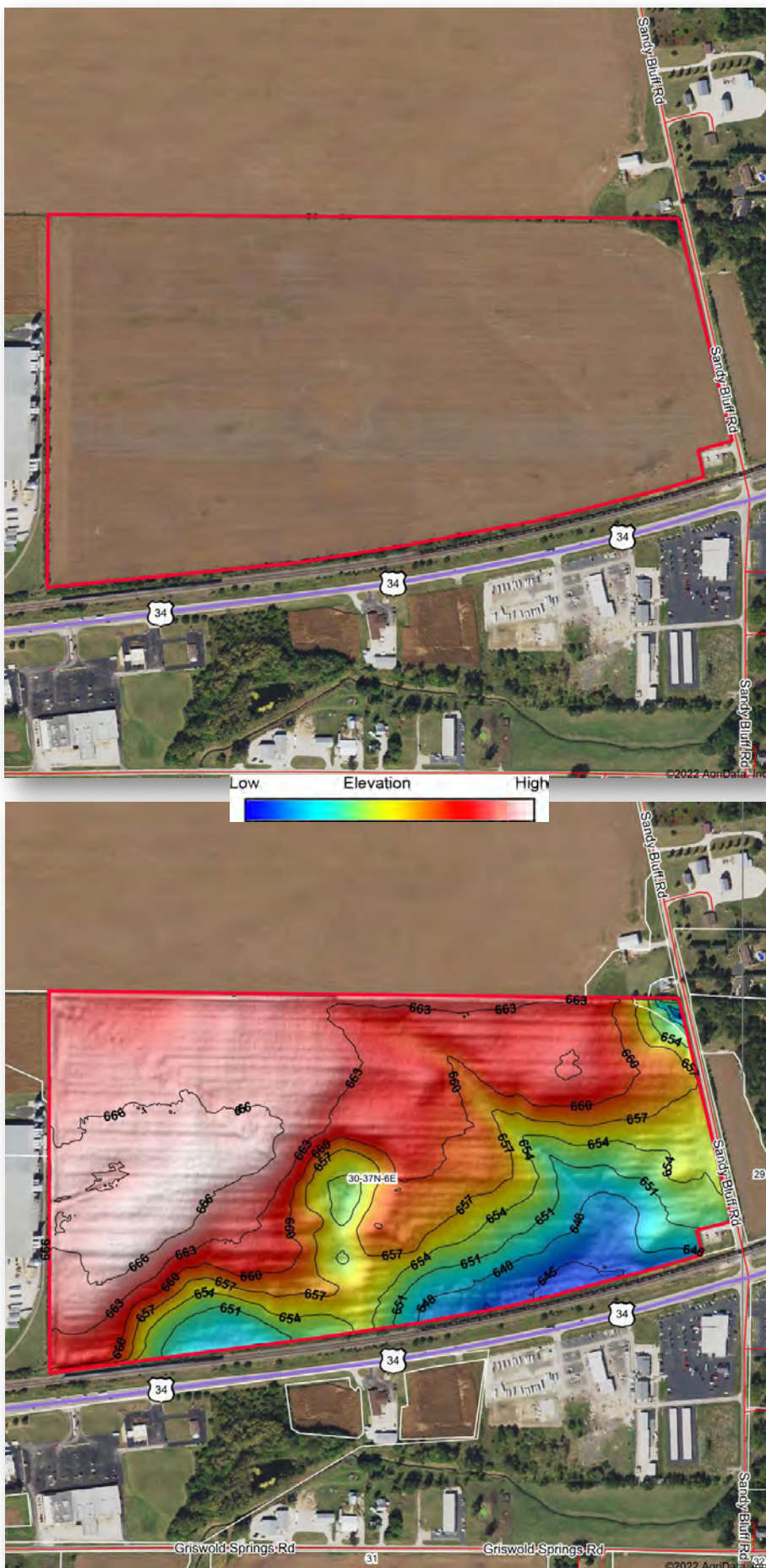
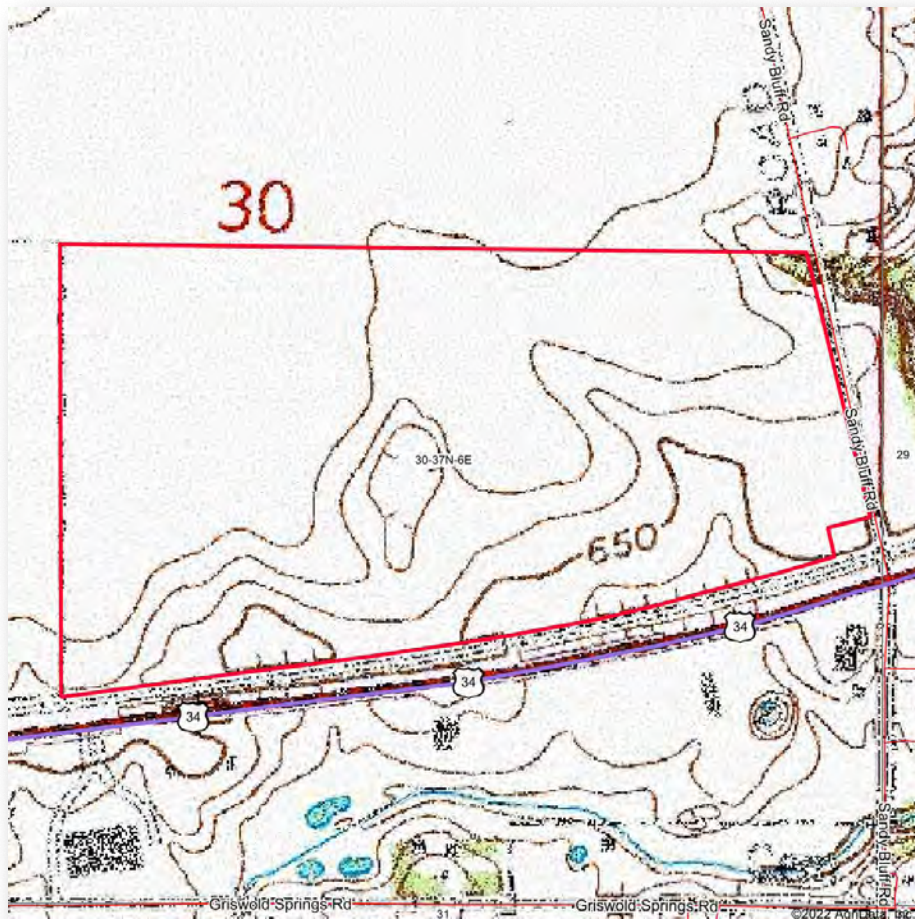


Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
a UNF = unfavorable; FAV = favorable
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

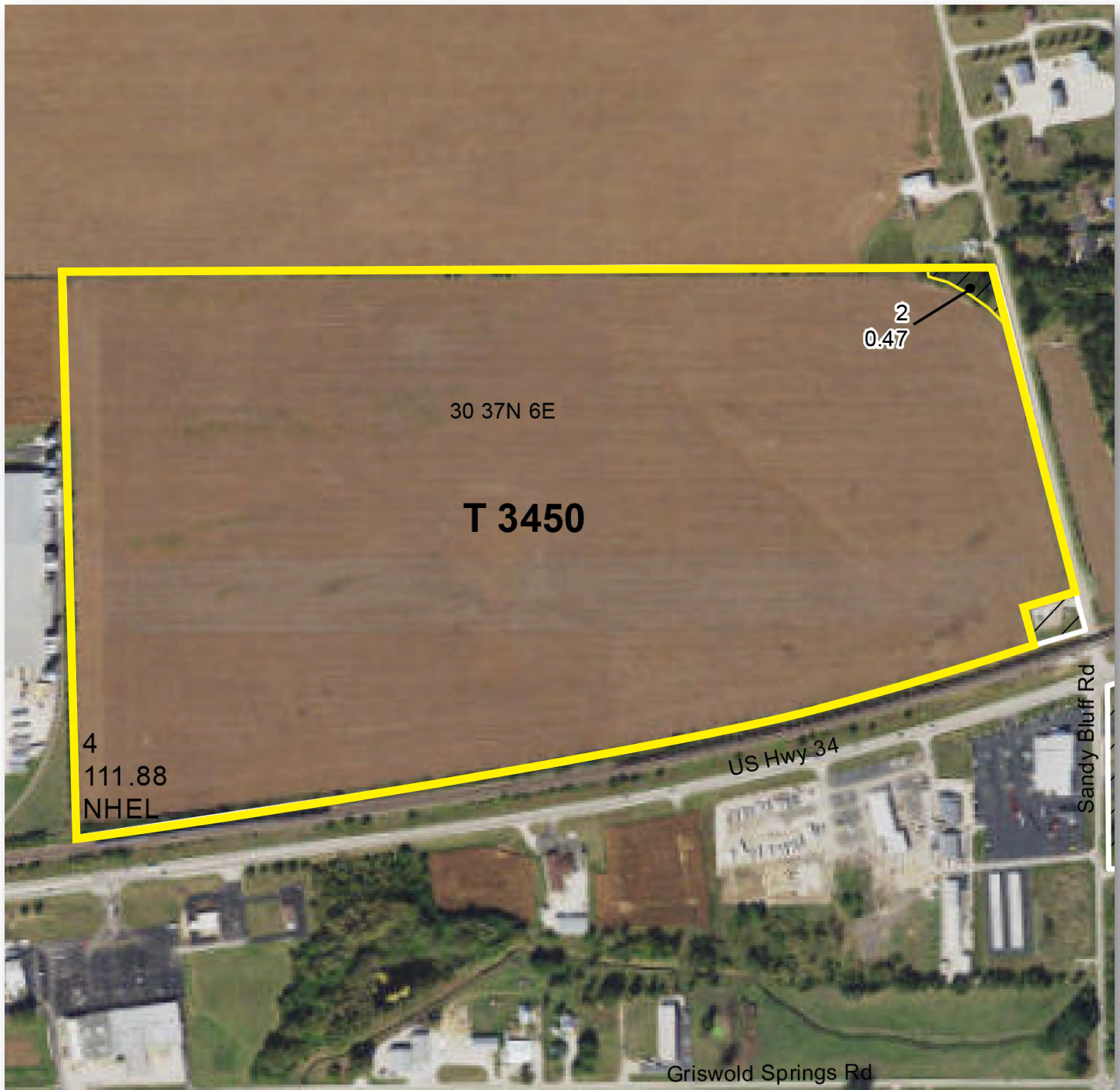


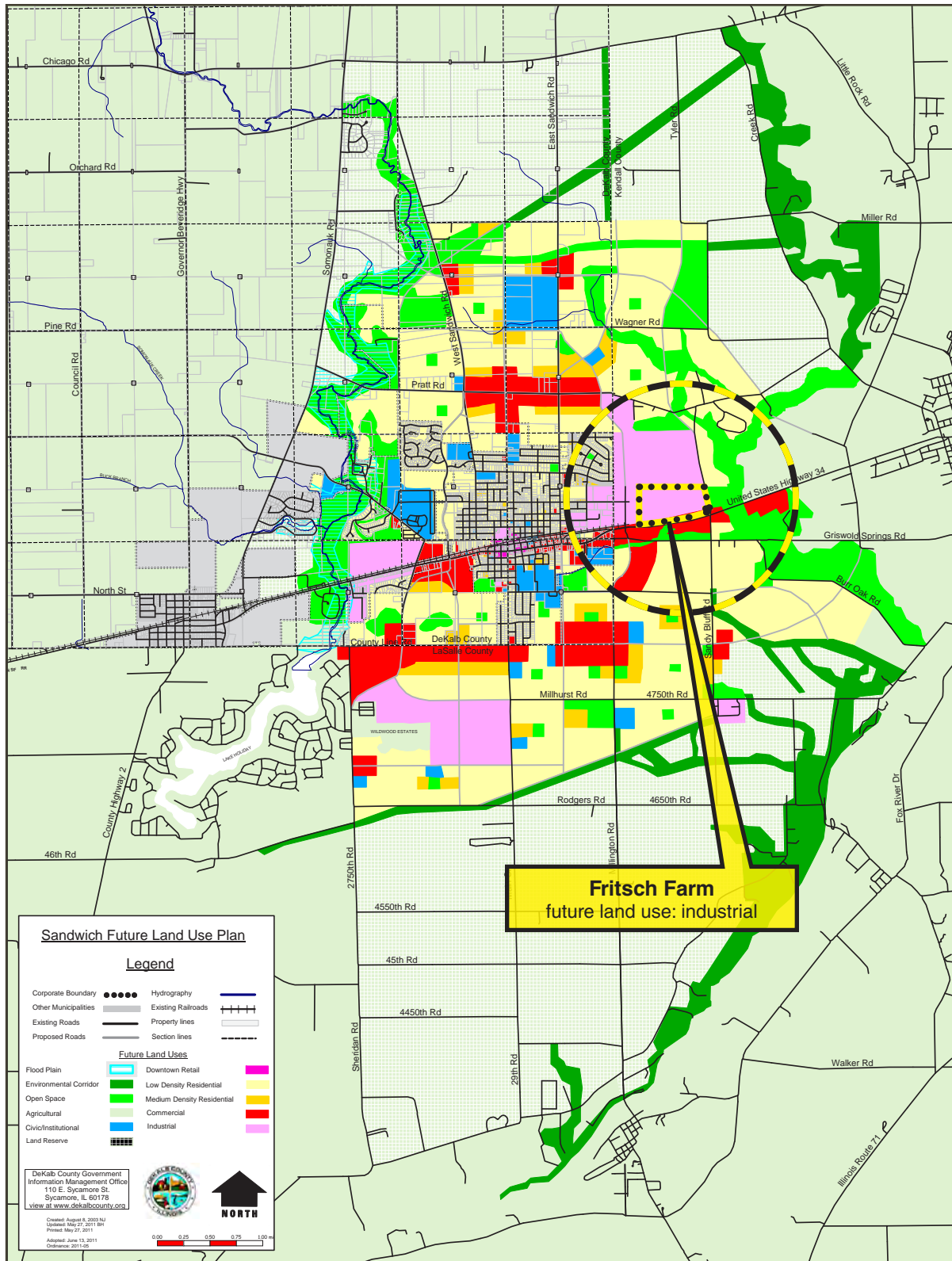
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looking east, 2.1.22

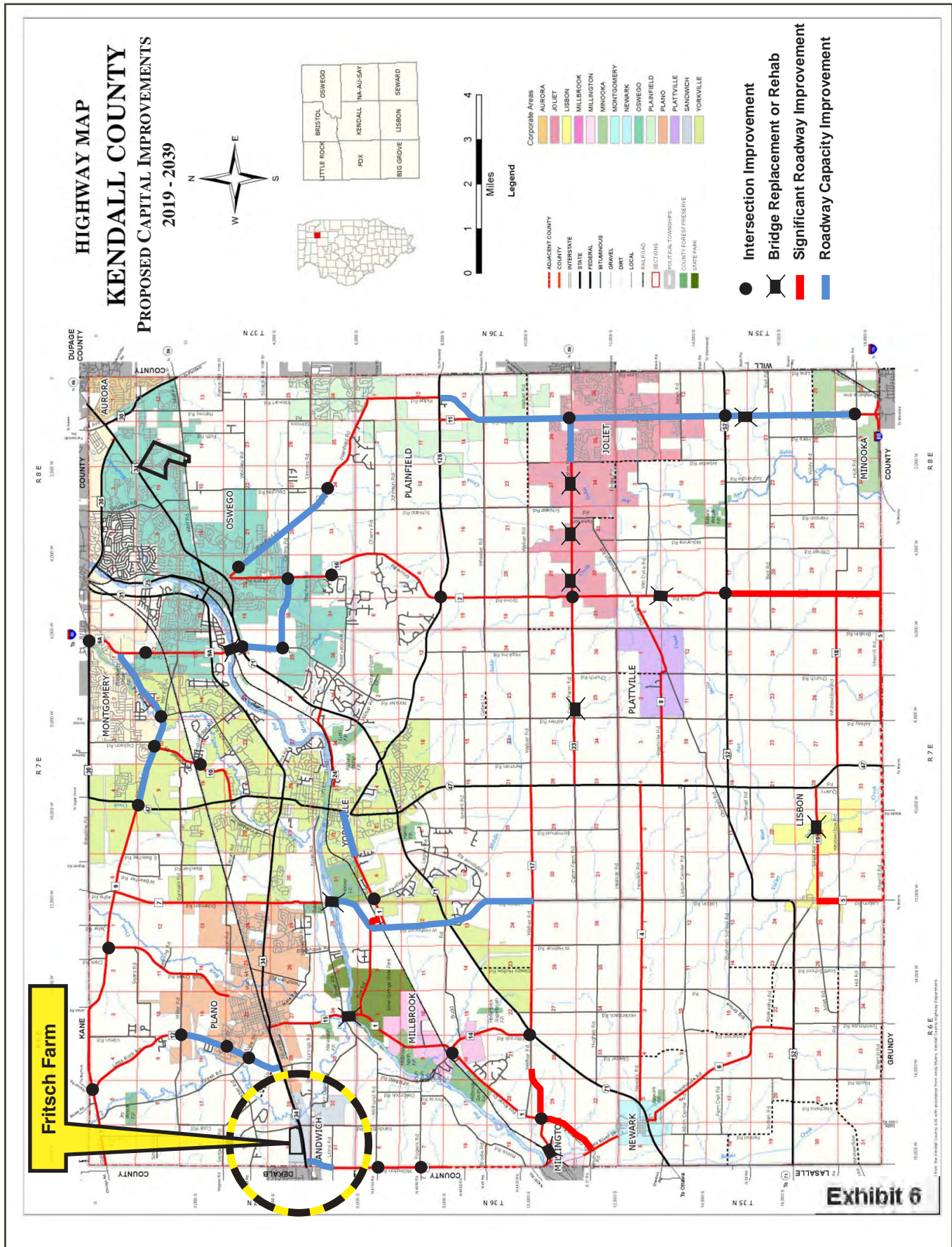




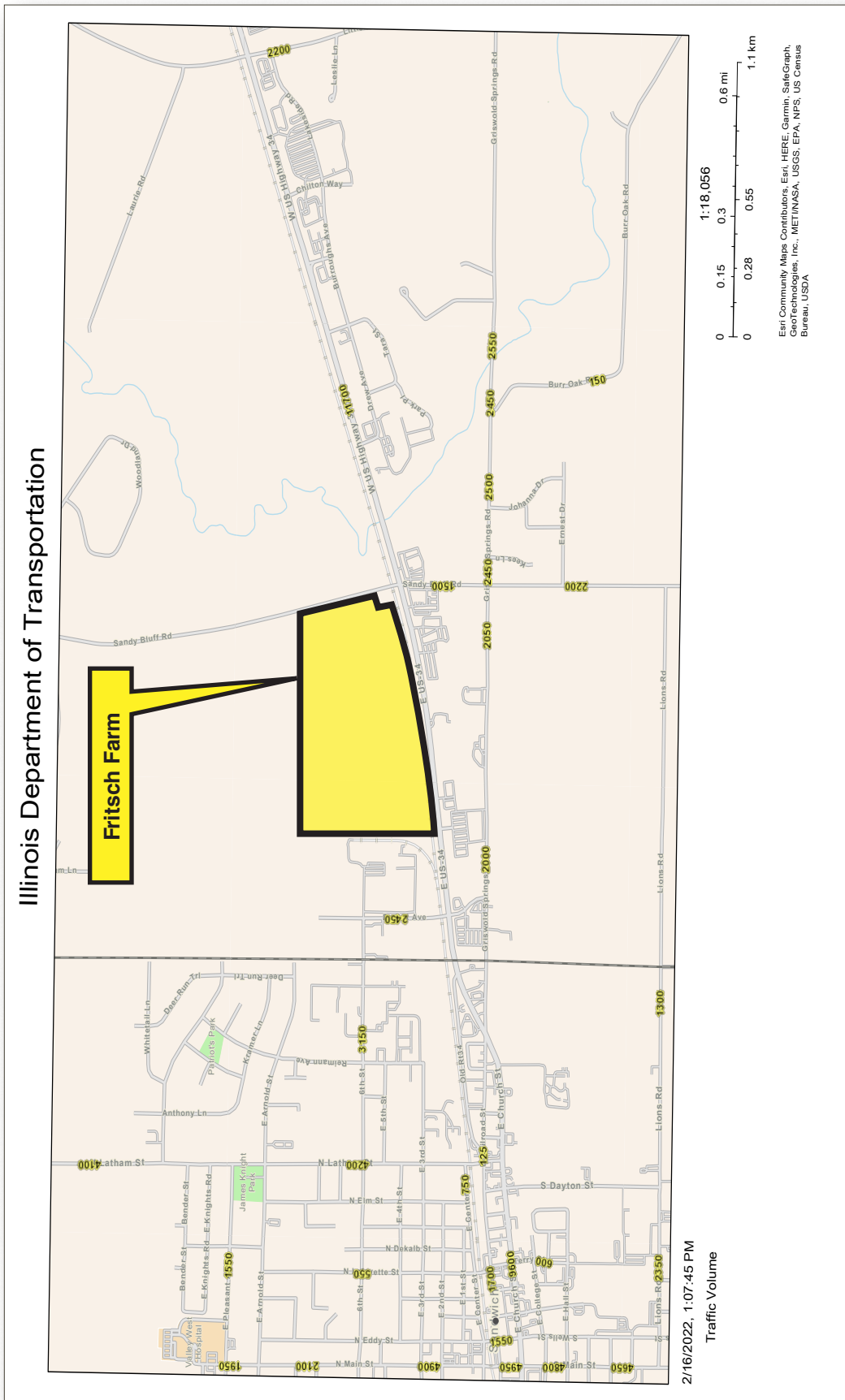


Boundaries and acreages are approximate.





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**Professional Land Specialists**

2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us

Auction Registration

Name _____ Bidder # _____

Address _____

City _____ State _____ Zip _____

Email _____ @ _____

Phone _____ cell ☐ landline ☐**Would you like to be notified of future auctions?**Regular Mail ☐ Email ☐

State/County of interest _____

If you will be bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

By signing this Auction Registration form, I understand that Land Pro LLC, and its representatives, represent the Seller(s) and are not acting on behalf of the Buyer(s). This notice of no agency is provided as required by state law.

If I am the successful bidder, I hereby agree to comply with the terms and conditions of the sale including, but not limited to, signing and performing in accordance with the purchase agreement.

I understand that by bidding during the auction, the bid I place is a per acre bid. I further understand that bidding is not conditional upon financial.

Signed _____ Date _____

Fritsch Farm Auction Terms and Conditions

Procedure. This is a one-tract auction. Bids will be taken in-person at the auction site (Sandwich VFW Post 1486) and live online. If you are bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

Financing. Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices. The successful bidder will sign a purchase agreement immediately following the close of bidding. **The purchase price will be calculated by multiplying the surveyed acres by the winning per acre bid. Seller reserves the right to accept or reject any or all bids for any and all reasons.**

Down Payment. A ten percent (10%) earnest money deposit, of the total purchase agreement price, will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the gross sale price is due at closing.

Closing. Closing shall take place thirty (30) days after March 11, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before April 12, 2022.

Possession/Lease.

- A. Possession will be granted at closing.
- B. Open lease for 2022.

Title. Seller shall provide an Owner's Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer.

Real Estate Taxes and Assessments. Seller will credit, at closing, the 2021 real estate taxes payable in 2022 based upon the most recent real estate tax information available. 2022 real estate taxes payable in 2023, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Survey. The property is surveyed and sold based on surveyed acres. The survey, dated January 27, 2006, indicates two pipelines running parallel from the northwest corner to the southeast.

Mineral Rights. All mineral rights owned by the Seller will be conveyed at closing.

Agency. Land Pro LLC and its representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties. All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer before and during the auction will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by the Seller, Land Pro LLC, or its representatives. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, Land Pro LLC, or its representatives. All sketches and dimensions are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The Seller, Land Pro LLC, and its representatives reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. With the permission of Land Pro LLC, this sale may be recorded and/or videotaped. Seller, Land Pro LLC, and its representatives disclaim any and all responsibility for bidder's safety during any physical inspection of the property. All decisions of the auctioneer are final. Neither the auctioneer nor the online bidding software and service provider shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Seller. Fritsch Farm Owners

Attorney. Tom Grant

Ray L. Brownfield ALC AFM
Designated Managing Broker
Land Pro LLC
License 471.002495 (Real Estate)

Robert J. "Rob" Warmbir
Auctioneer
RW Property Services, Inc.
License 441.002377 (Auctioneer)



Boundaries and acreages are approximate.

Land Brokerage | Farm Management | Land Auctions | Land Consulting

Ray L. Brownfield ALC AFM

Accredited Land Consultant | Accredited Farm Manager
Designated Managing Broker | Owner



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Professional Land Specialists

UPCOMING LAND AUCTIONS



Dew Farm
March 8, 2022 | 2:00 pm

IN-PERSON & LIVE ONLINE



Yorkville Farm
March 15, 2022 | 2:00 pm

2.24.22

Rob Warmbir, Auctioneer
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