

COFFEE FARM AUCTION

HIGH QUALITY FARM

Champaign County Illinois

LIVE ONLINE ONLY

September 29, 2022

10:00 am

80.94[±] surveyed acres

register: landprollc.us/auctions

8.30.22

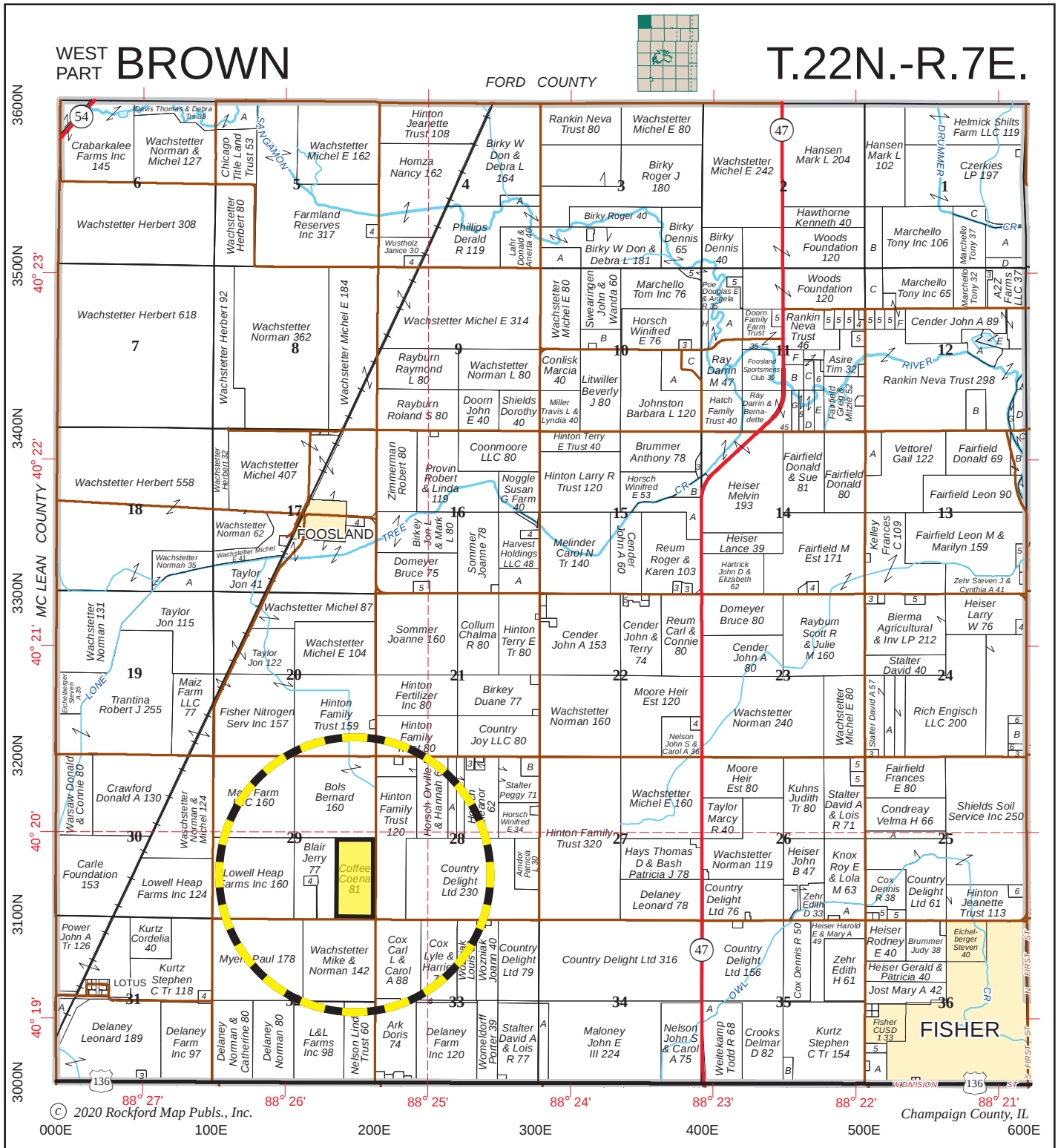
Rob Warmbir, Auctioneer
RW Property Services, LLC
IL License 441.002377
rwpropertyservice.com



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

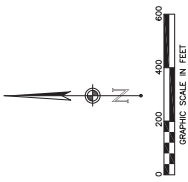
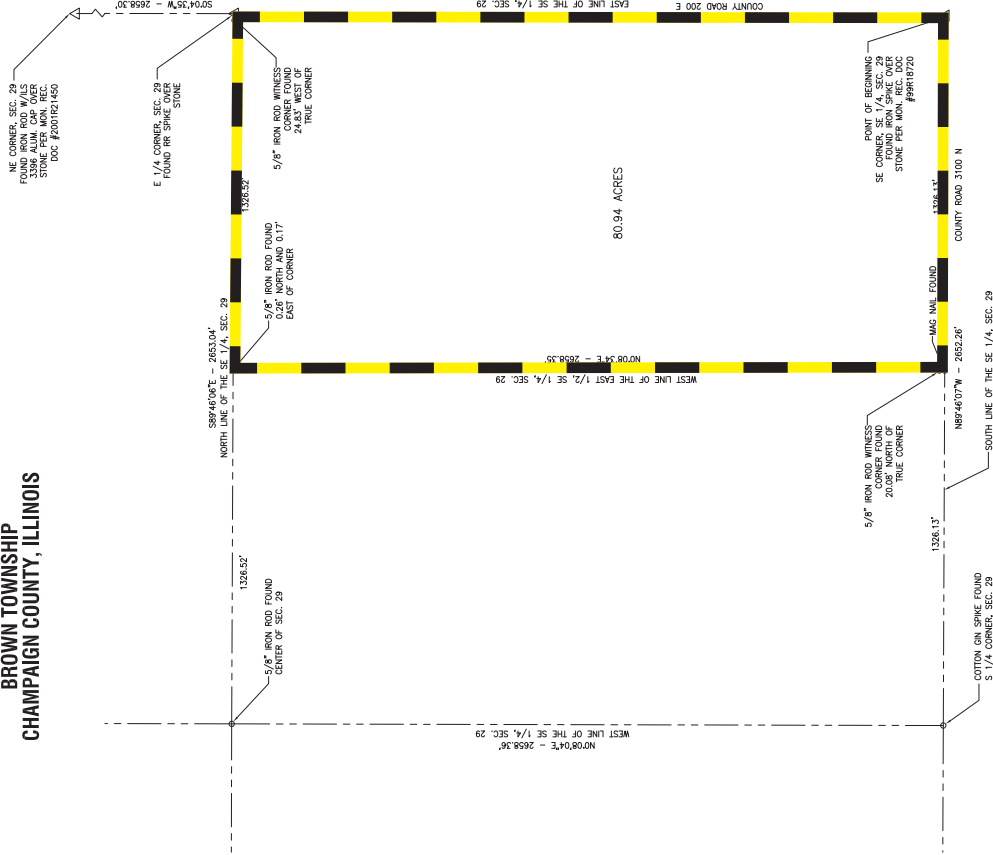
Coffee Farm

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PLAT OF SURVEY
PART OF THE SE 1/4 OF
SEC. 29, T.22N., R.7E., 3rd. P.M.
BROWN TOWNSHIP
CHAMPAIGN COUNTY, ILLINOIS

NOTE:
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID
SYSTEM OF THE ILLINOIS PLANE COORDINATE SYSTEM, EAST
ZONE MAY 1983 ADJUSTMENT.



- LEGEND
- BOUNDARY OF PLAT
 - SECTION LINE
 - FOUND STONE SURVEY MONUMENT
 - STONE MONUMENT FOUND (AS NOTED)
 - IRON ROD FOUND (AS NOTED)
 - RECORD BEARING
 - (S 70°07'00" W)

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } S.S.
I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738, DO HEREBY CERTIFY THAT I HAVE
PERSONALLY AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS FOR OCEMA OFFICE, THE FOLLOWING
DESCRIBED PROPERTY:
TRACT 3, ON THE PLAT OF SURVEY PREPARED BY BRYAN K. BRADSHAW, P.L.S. DATED 12/11/13, RECORDED AS
DOCUMENT NUMBER 2013R28536 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON SPIKE OVER A STONE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF
SECTION 29, TOWNSHIP 22 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE N 89°46'07" W (N
89°49'50" W) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 29 FOR A DISTANCE OF 1,326.13
FEET TO AN IRON ROD FOUND MONUMENT; THENCE S 70°07'00" W (S 70°05'41" W) ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF
SECTION 29 FOR A DISTANCE OF 2,658.35 FEET (2,658.32) FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER
OF SECTION 29; THENCE S 89°46'06" E (S 89°49'50" E) ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 29 FOR A DISTANCE OF 1,326.52 FEET (1,326.52) FEET TO A 1/4 AND ROADWAY SPIKE OVER A STONE
MONUMENT; THENCE S 89°46'06" E (S 89°49'50" E) ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF
SECTION 29 FOR A DISTANCE OF 2,658.35 FEET (2,658.32) FEET TO THE POINT
OF BEGINNING, CONTAINING 80.94 ACRES, MORE OR LESS.

I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY.

SIGNED AND SEALED THIS 28TH DAY OF AUGUST, 2022.

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738
COMMISSION EXPIRES
11/29/22

High Quality. Well Drained. Class A Soils.

The farm is being auctioned LIVE ONLINE ONLY (phone bids accepted)
beginning at 10:00 am on Thursday, September 29, 2022.

Register: landprollc.us/auctions

LIVE ONLINE ONLY

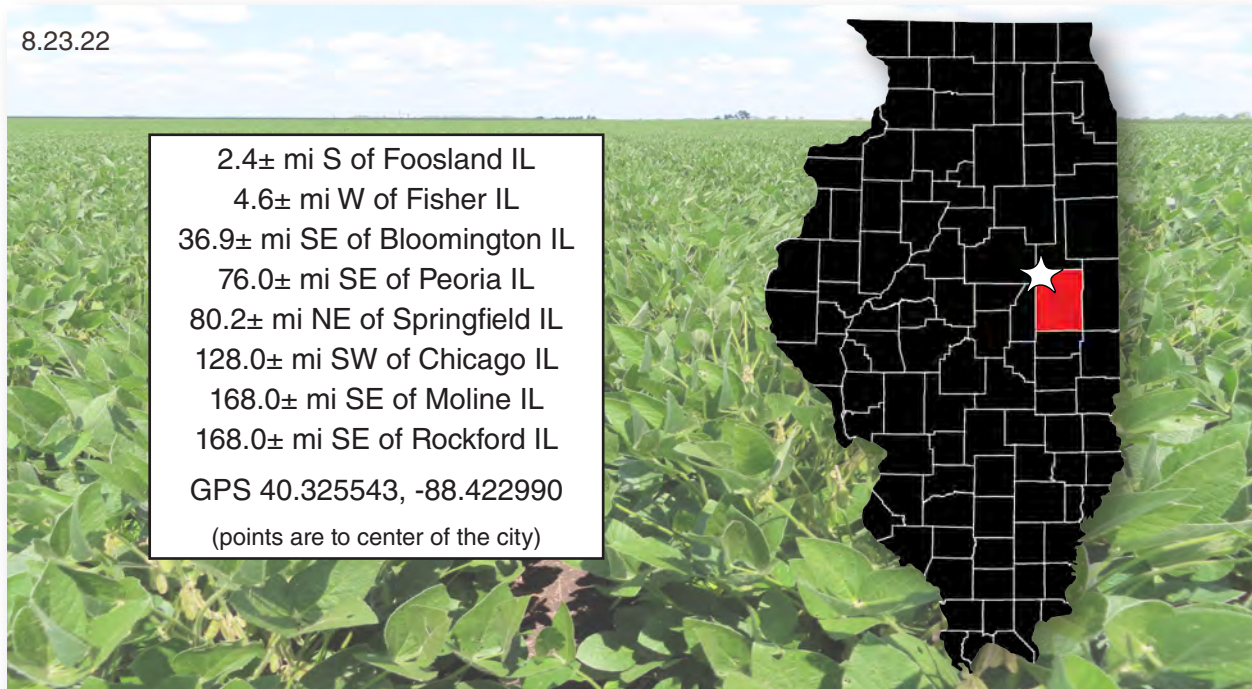
acreage	80.94± surveyed acres (81.20± FSA tillable acres)
description	The E½ of the SE¼ of Section 29 in Brown Township, T.22N.-R.7E., Champaign County Illinois
soils	Productivity Index - 143.9 (Drummer and Brenton)
taxes (2021)	\$4,274.30 (\$52.80/ac)
PIN	02.01.29.400.007
drainage	part of the Lotus Special Drainage District
farm lease	2022 farm lease has been terminated
frontage	Co Rd 3100 N, Co Rd 200 E

FSA Farm 12777 Tract 14987 ARC-CO		
Commodity	Base Acres	County Yield
Corn	40.90	159
Soybeans	40.30	50

Coffee Farm Yield History		
	Corn	Soybeans
2021	217	-
2020	-	48
2019	178	-
2018	-	60
2017	218	-

Soil Test Soil Test Pro November 10, 2020
av pH - 5.86 av P - 125.4 av K - 301.8
2.5 ton/ac limestone applied VRT 2021

8.23.22





Lotus Special Drainage District tile

Parcel Details for 020129400007

Property Information		
Parcel Number 02-01-29-400-007 Tax Year 2021 (Payable 2022) ▼ Sale Status None	Site Address	Owner Name & Address
Property Class 0021 - Farmland	Tax Code 0202 -	Tax Status Taxable
Net Taxable Value 59,880	Tax Rate 6.870900	Total Tax \$4,274.30
Township Brown	Acres 80.9400	Mailing Address
Legal Description		

[Print Tax Bill](#)

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/01/2022	\$2,057.15	\$0.00	\$0.00	\$80.00	\$2,137.15	\$2,137.15	5/25/2022	\$0.00
2	09/01/2022	\$2,057.15	\$0.00	\$0.00	\$80.00	\$2,137.15	\$0.00		\$2,137.15
Total		\$4,114.30	\$0.00	\$0.00	\$160.00	\$4,274.30	\$2,137.15		\$2,137.15

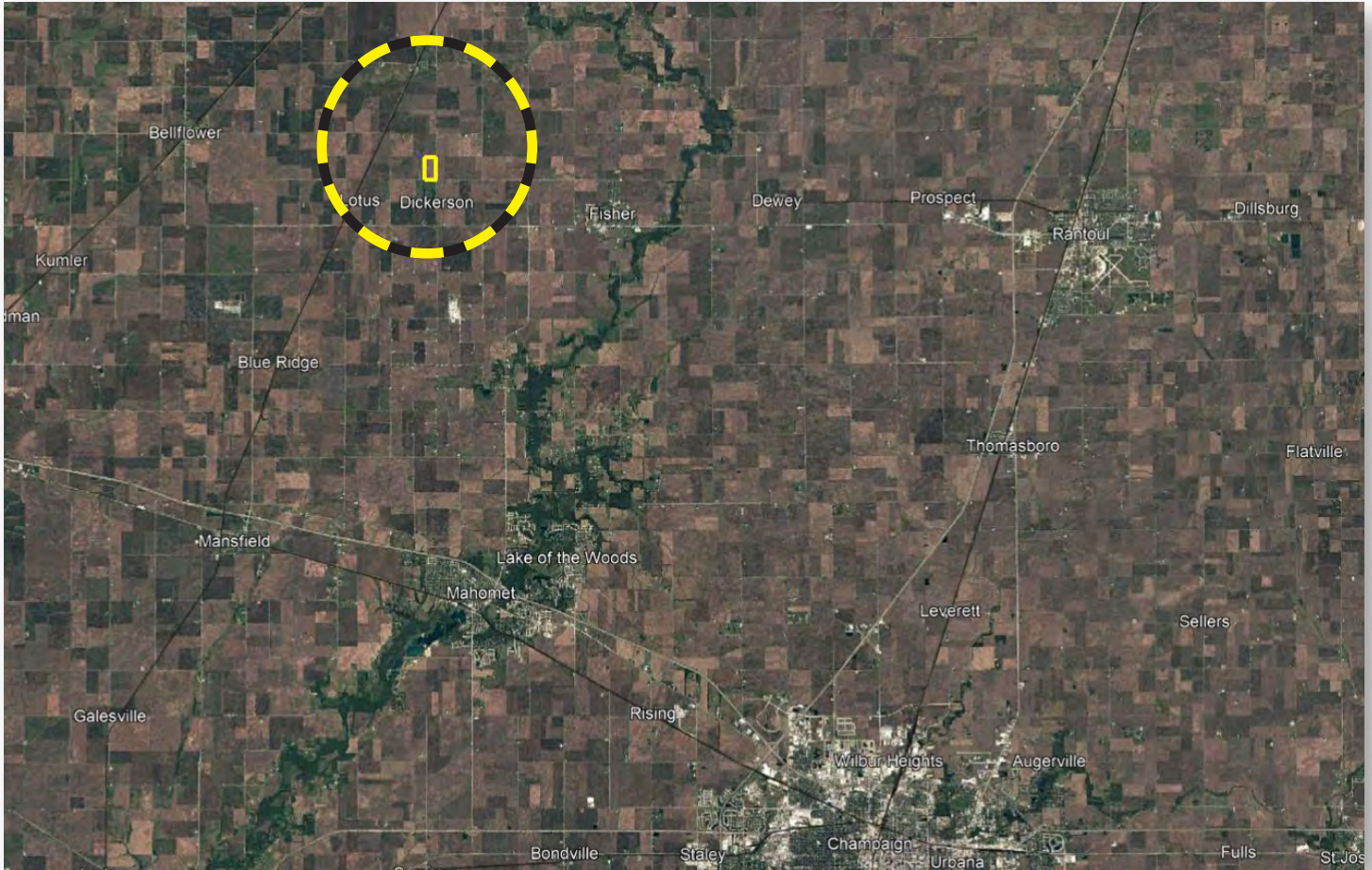
Drainage / Special Districts	
District	Amount
LOTUS SPL DD MAIN	\$160.00
LOTUS SPL DD SUB 8	\$0.00

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	59,880	0	0	59,880
Department of Revenue	0	0	59,880	0	0	59,880
Board of Review Equalized	0	0	59,880	0	0	59,880
Board of Review	0	0	59,880	0	0	59,880
S of A Equalized	0	0	59,880	0	0	59,880
Supervisor of Assessments	0	0	59,880	0	0	59,880
Township Assessor	0	0	59,880	0	0	59,880
Prior Year Equalized	0	0	57,110	0	0	57,110

Final values

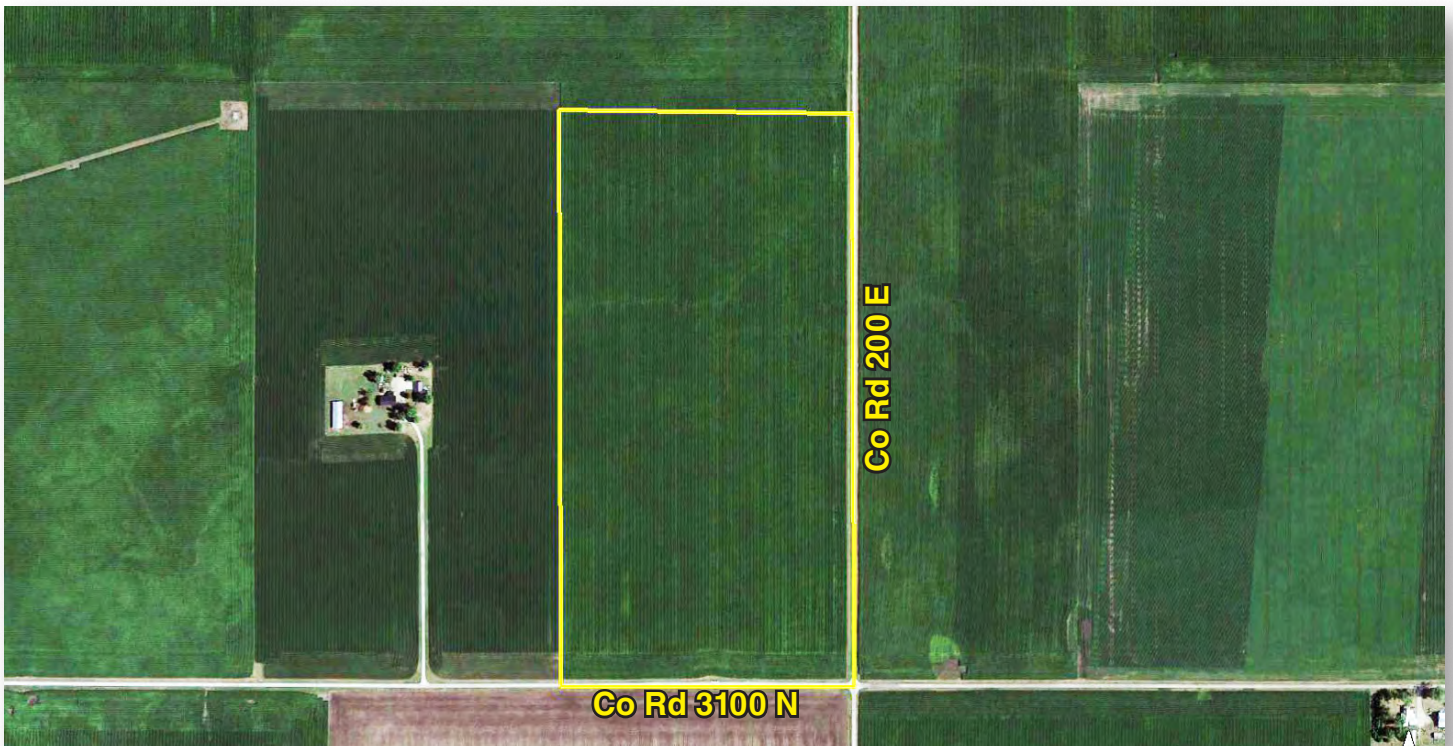
Land Type	Acres	EAV
CROPLAND	78.8600	60,378
DRNGE DEBASE	0.0000	-496
NON-AG	2.0800	0
Totals	80.9400	59,882

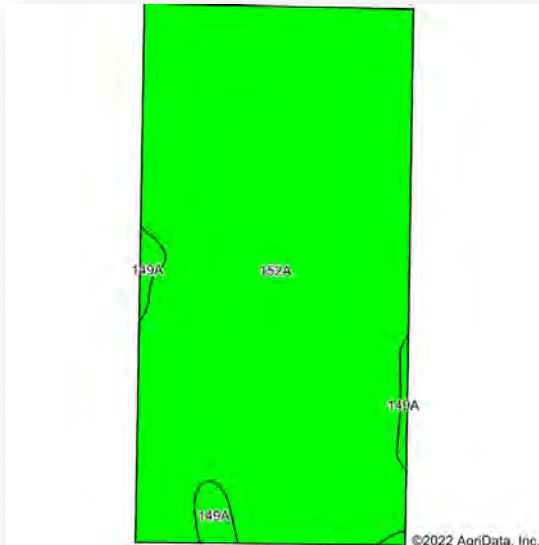
[Click to open Farmland Details](#)
<https://champaignil.devnetwedge.com/parcel/view/020129400007/2021>



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





Area Symbol: IL019, Soil Area Version: 16												
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	
152A	Drummer silty clay loam, 0 to 2 percent slopes	77.81	96.9%		FAV	195	63	73	0.00	5.64	144	
149A	Brenton silt loam, 0 to 2 percent slopes	2.49	3.1%		FAV	195	60	74	0.00	5.64	141	
Weighted Average						195	62.9	73	0.00	5.64	143.9	

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

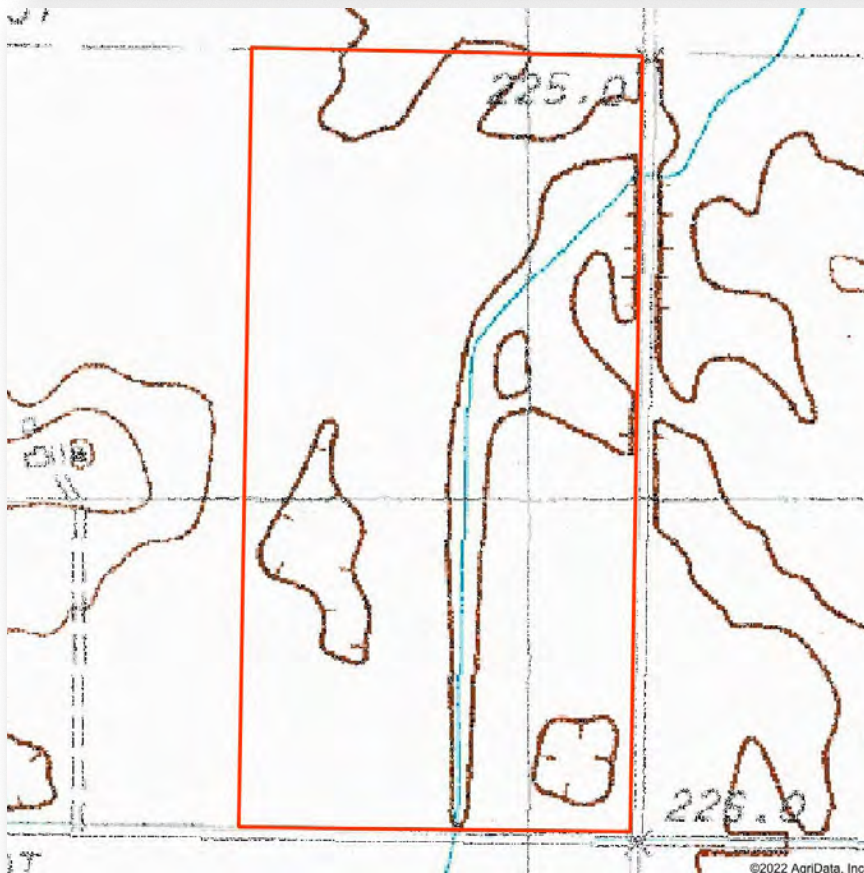
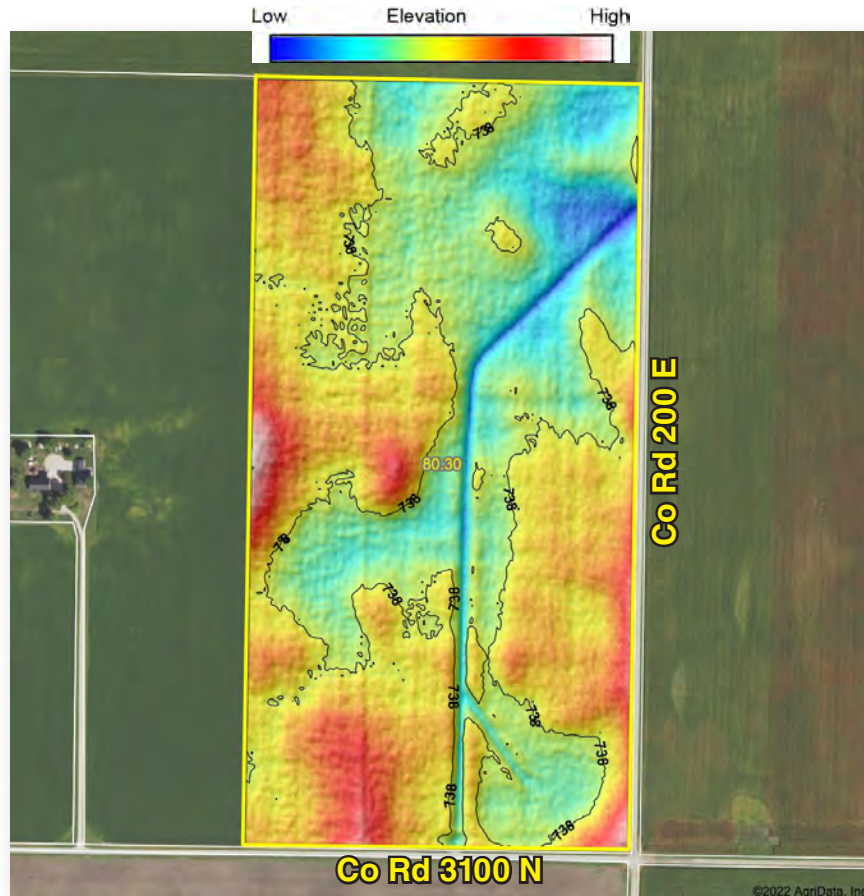
^a UNF = unfavorable; FAV = favorable

^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.









United States
Department of
Agriculture

Champaign County, Illinois



Common Land Unit

-  Non-Cropland
-  Cropland
-  plss_a_il_WMAS
-  CRP

Wetland Determination Identifiers

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

0 170 340 680
Feet

2022 Program Year

Map Created October 28, 2021

Farm **12777**

Tract **14987**

Tract Cropland Total: 81.20 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
CHAMPAIGN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 12777

Prepared : 8/16/22 2:53 PM
Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : 17-019-2015-24
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
81.20	81.20	81.20	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	81.20	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	40.90	0.00	159	0
Soybeans	40.30	0.00	50	0
TOTAL	81.20	0.00		

Tract Number : 14987

Description :
FSA Physical Location : ILLINOIS/CHAMPAIGN
ANSI Physical Location : ILLINOIS/CHAMPAIGN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-019-2015-23

Tract Land Data

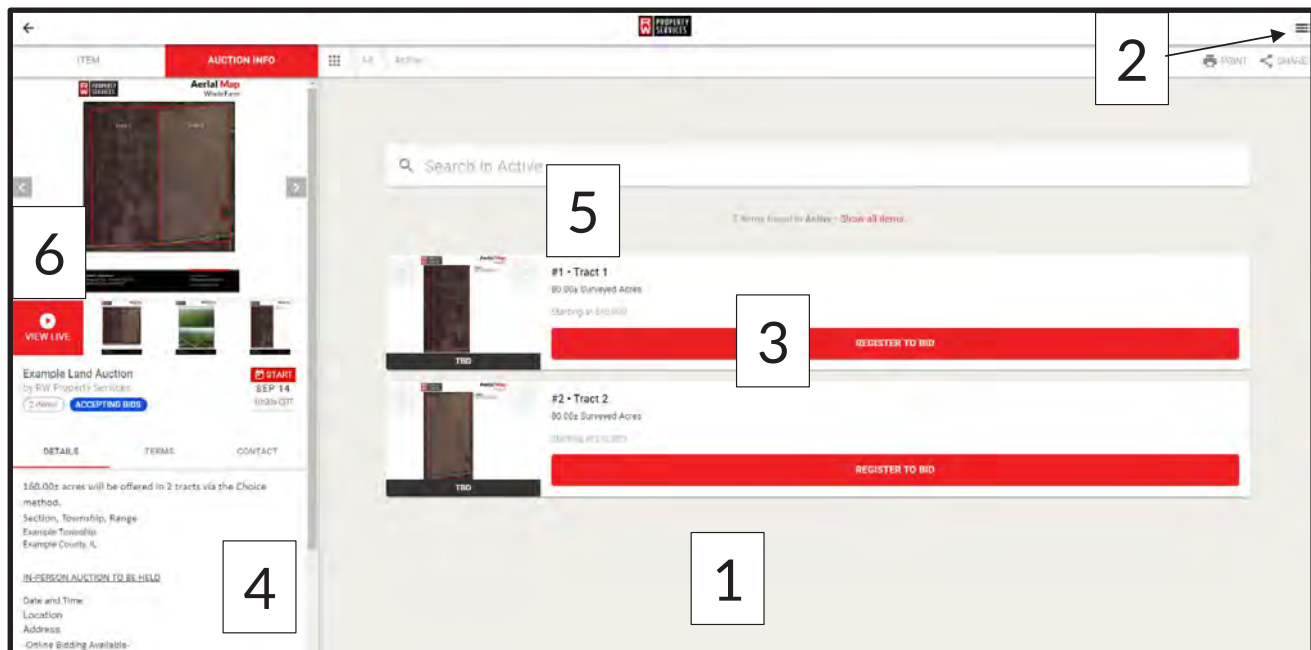
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
81.20	81.20	81.20	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	81.20	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	40.90	0.00	159
Soybeans	40.30	0.00	50
TOTAL	81.20	0.00	



Online Auction Information

Navigating the Bidding Platform



1. Desktop Auction Platform
2. Account Information
 - Must be signed in to register and bid.
3. Registration/Prebid/Bid Button
 - Must be registered to bid at the auction.
 - Do not have to be registered to view auction.
 - Once registered and signed in, this turns into the "Prebid/Bid" button.
4. General Farm Information
5. Tract Information
 - Each tract has a documents section with all relevant information pertaining to the auction and each individual tract.
6. Live Auction Viewing
 - Must click on "View Live" to view the auction.
 - Auction goes live approximately 15 minutes before scheduled start time.
 - Do not have to be registered to view auction.

ROBERT J. WARMBIR
 Managing Broker License #471.021140
 Auctioneer License #441.002377

815.693.4063
 rob@rwpropertyservice.com
 rwpropertyservice.com

Coffee Farm Auction Terms and Conditions

Procedure. This is a one tract auction which will be live online only with phone bids accepted. 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. No buyer's premium.

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 accepted 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 a purchase and sale agreement is signed. 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 September 29, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before October 28, 2022.

Possession/Lease

- A. Possession will be granted at closing. Seller has terminated the 2022 cash rental lease with the tenant in possession.
- B. Seller will receive 100% of the 2022 cash rent.

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 2022 real estate taxes, payable in 2023, based upon the most recent real estate tax information available. The 2023 real estate taxes payable in 2024, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Survey. The farm has been surveyed and will be sold based on surveyed acres.

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. Coena B. Coffee

Attorney. Tummelson, Bryan and Knox LLP

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Designated Managing Broker
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License 471.002495 (Real Estate)

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UPCOMING LAND AUCTIONS

IN-PERSON & LIVE ONLINE

Fairview Centennial Farm

Putnam County

September 14, 2022 • 2:00 pm

LIVE ONLINE ONLY

Freise Farm

DeKalb County

September 20, 2022 • 10:00 am

LIVE ONLINE ONLY

Kessler Farm

Lee County

October 4, 2022 • 10:00 am