

KESSLER FARM AUCTION

HIGH QUALITY FARM

Lee County Illinois

LIVE ONLINE ONLY

October 4, 2022

10:00 am

139.192[±] 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

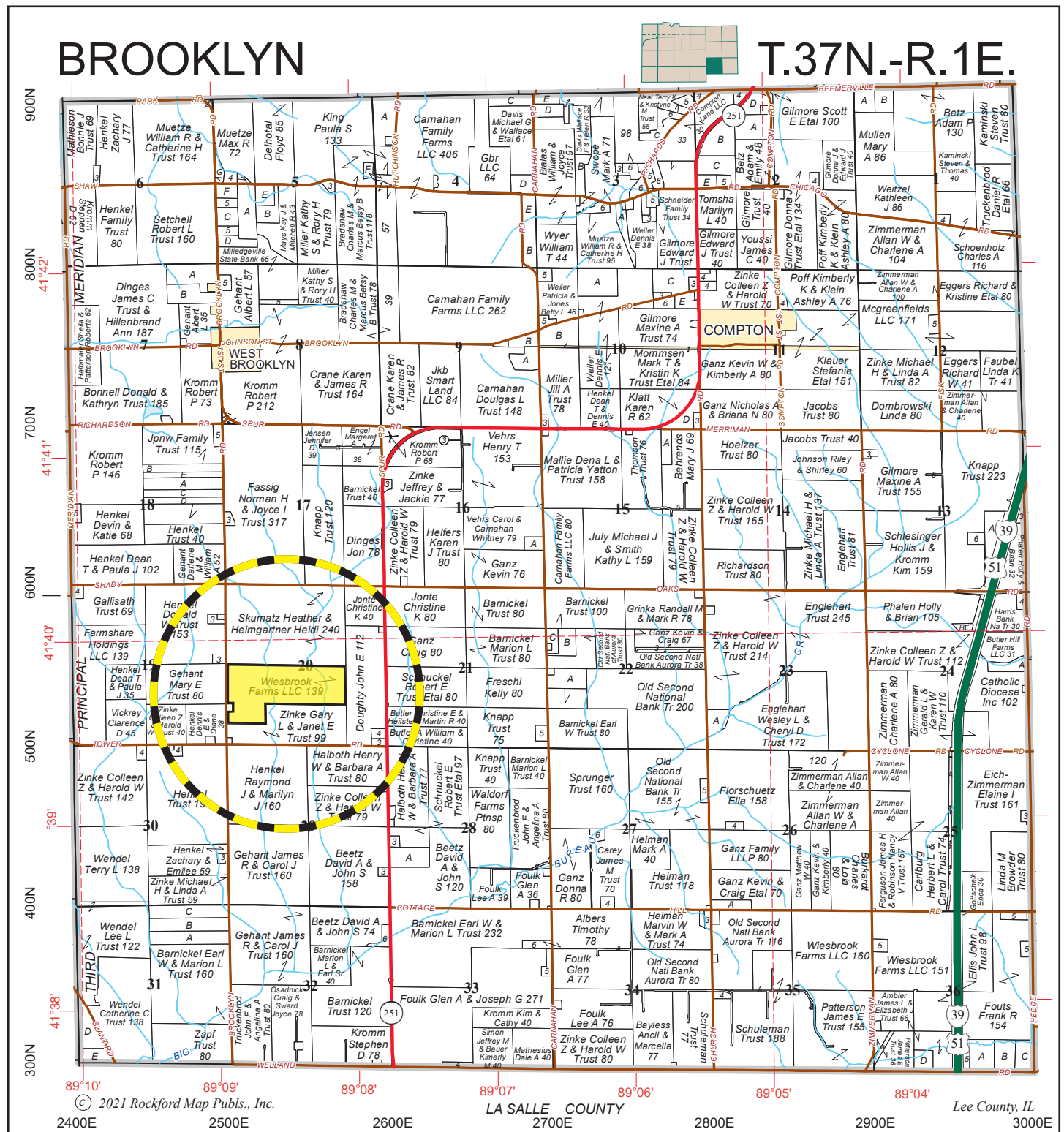
Kessler Farm

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BROOKLYN

T.37N.-R.1E.





7/12/2022	FILE # 3701 22 01	SCALE: 1" = 200'	DRAWING: WMS P
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High Quality • Well Drained • Class A Soils

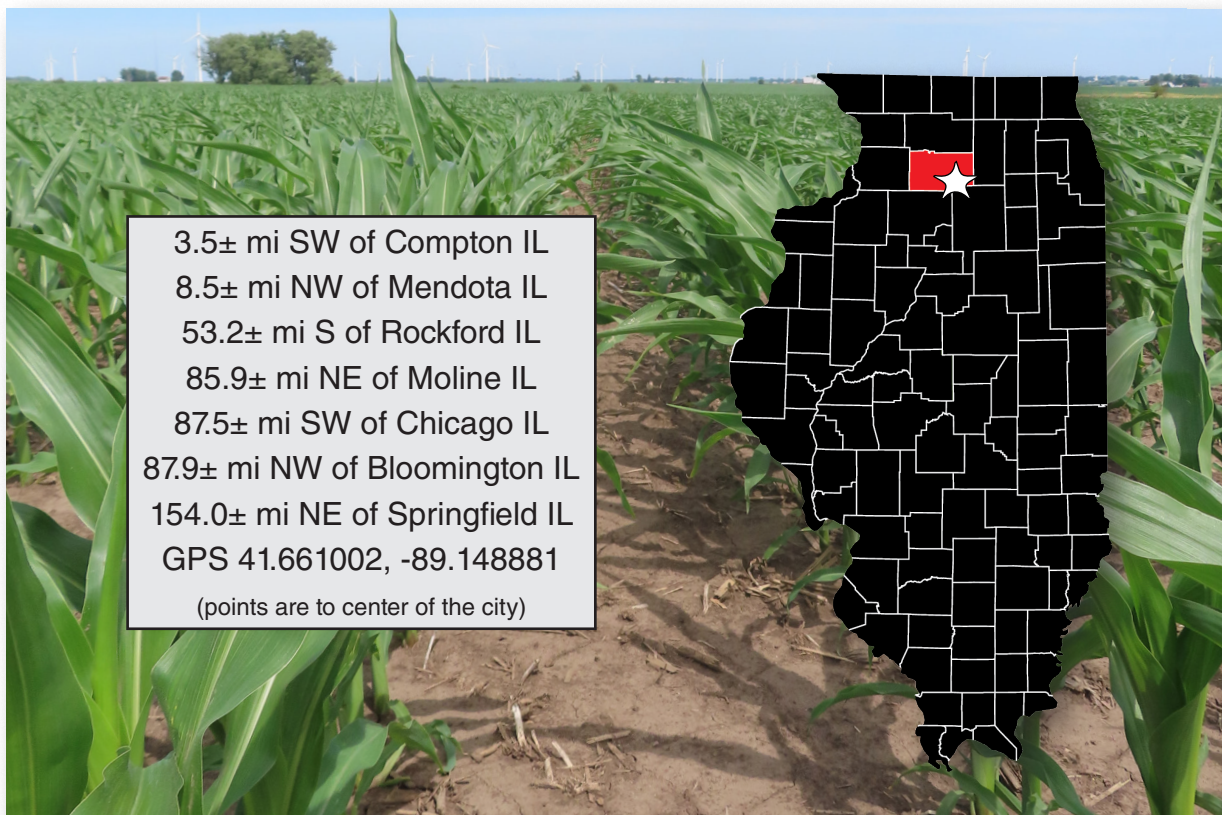
The farm is being auctioned LIVE ONLINE ONLY (phone bids accepted)
beginning at 10:00 am on Tuesday, October 4, 2022.

register: landprollc.us/auctions

LIVE ONLINE ONLY

acreage	139.192± surveyed acres (131.33± tillable acres)
description	part of the S½ Section 20, Brooklyn Township, T.37N.-R.1E., Lee County IL
soils	Productivity Index - 138.7 (Catlin, Elpaso, Flanagan, Muscatune)
taxes (2021)	\$5,772.94 (\$41.47/ac)
PIN	05.1720.300.001 (buildings)
farm lease	2022 farm lease has been terminated
frontage	Brooklyn Road

FSA Farm 8150 Tract 10755 PLC		
Commodity	Base Acres	County Yield
Corn	65.00	163
Soybeans	66.00	43





8/29/22, 7:43 AM

Parcel Details for 051720300001

Property Information		
Parcel Number 05-17-20-300-001	Site Address	Owner Name & Address WIESBROOK FARMS LLC,
Tax Year 2021 (Payable 2022) ▼		
Sale Status None		
Property Class 0011 - Improved Farmland	Tax Code 05003 -	Tax Status Taxable
Net Taxable Value 78,394	Tax Rate 7.364000	Total Tax \$5,772.94 Pay Taxes
Township Brooklyn	Acres 138.8600	Mailing Address
Abbreviated Legal Description (For reference only; insufficient for use in recorded documents.) SECT/LOT:20 TWP:37 RNG/BLK:001 NH SWQ NH SWQ SWQ NWQ SEQ EXC BK 252-283 0010-1835		

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/24/2022	\$2,886.47	\$0.00	\$0.00	\$0.00	\$2,886.47	\$2,886.47	6/16/2022	\$0.00
2	09/02/2022	\$2,886.47	\$0.00	\$0.00	\$0.00	\$2,886.47	\$0.00		\$2,886.47
Total		\$5,772.94	\$0.00	\$0.00	\$0.00	\$5,772.94	\$2,886.47		\$2,886.47

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	77,634	760	0	78,394

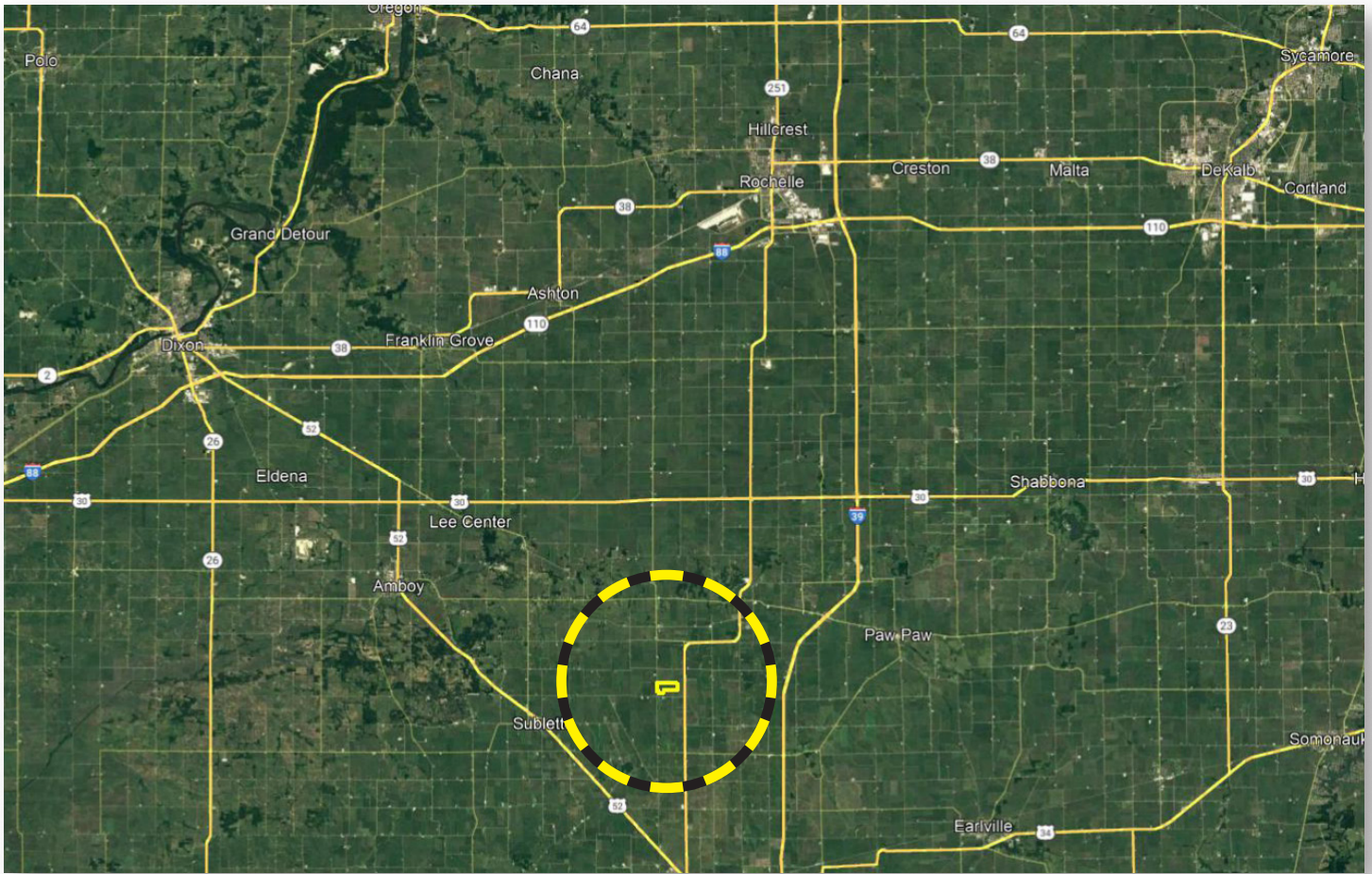
No Exemptions

Farmland		
Land Type	Acres	EAV
Cropland	129.2400	77,201
Non-Ag	1.3200	0
Other Farmland	2.3000	229
Waste Contributory	6.0000	203
Totals	138.8600	77,634

[Click to open Farmland Details](#)



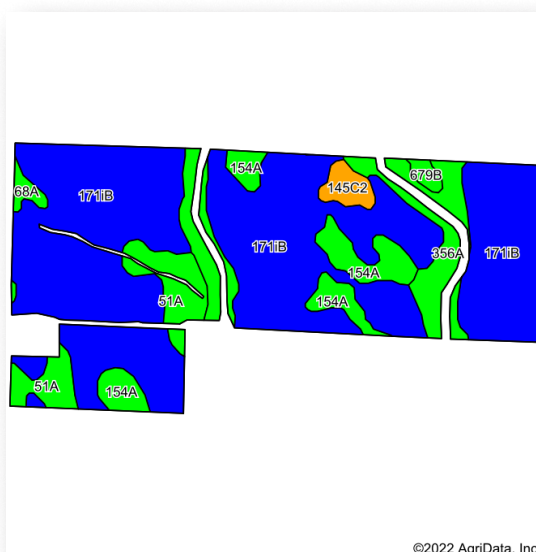
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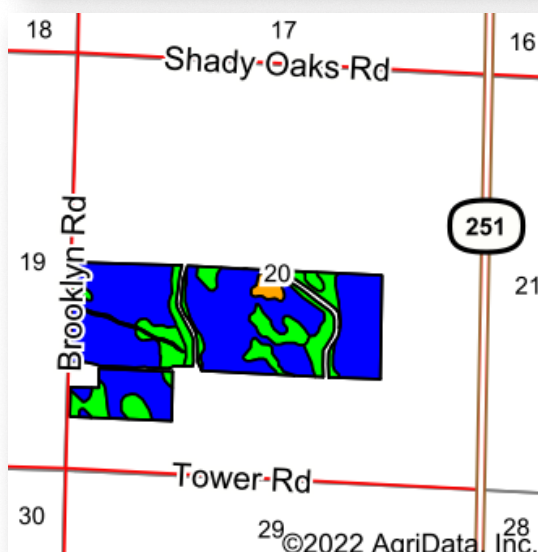
Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner

Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us





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Area Symbol: IL103, Soil Area Version: 18											
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
**171iB	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	95.06	72.7%		FAV	**185	**58	**72	**6.70	0.00	**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	12.67	9.7%		FAV	195	63	66	0.00	5.77	144
154A	Flanagan silt loam, 0 to 2 percent slopes	10.13	7.7%		FAV	194	63	77	0.00	5.90	144
51A	Muscatine silt loam, 0 to 2 percent slopes	8.54	6.5%		FAV	200	64	75	0.00	6.02	147
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	2.30	1.8%		FAV	**166	**53	**64	**5.83	0.00	**123
68A	Sable silty clay loam, 0 to 2 percent slopes	1.09	0.8%		FAV	192	63	74	0.00	5.77	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	0.93	0.7%		FAV	**192	**59	**73	**6.96	0.00	**141
Weighted Average						187.4	59.2	71.9	5.02	1.46	138.7

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/>

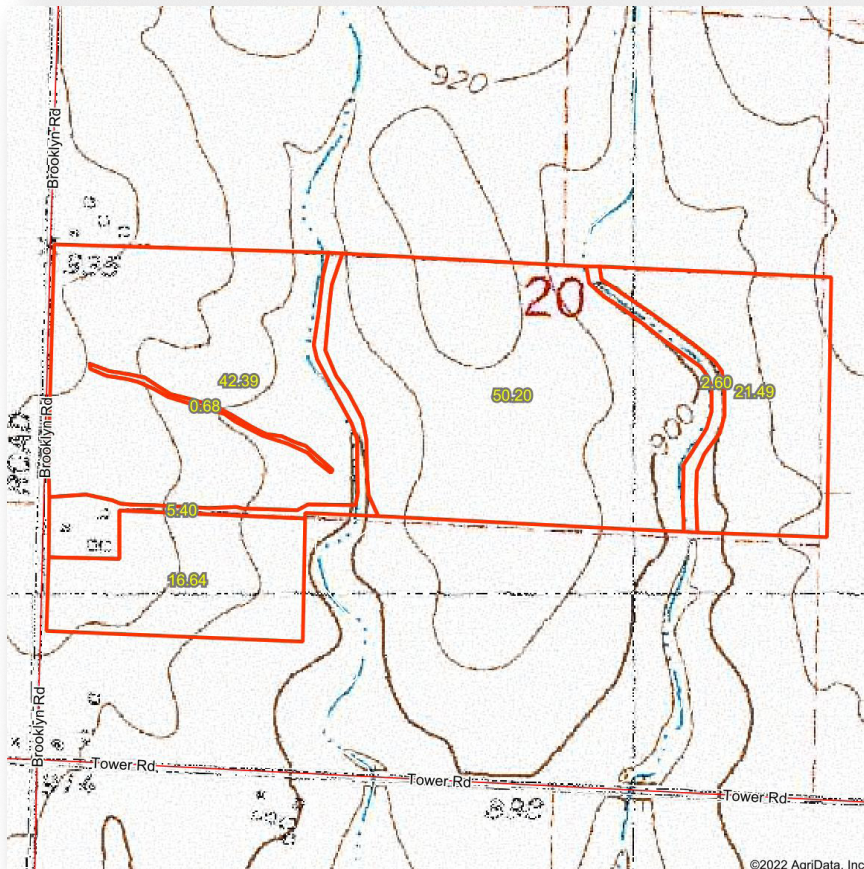
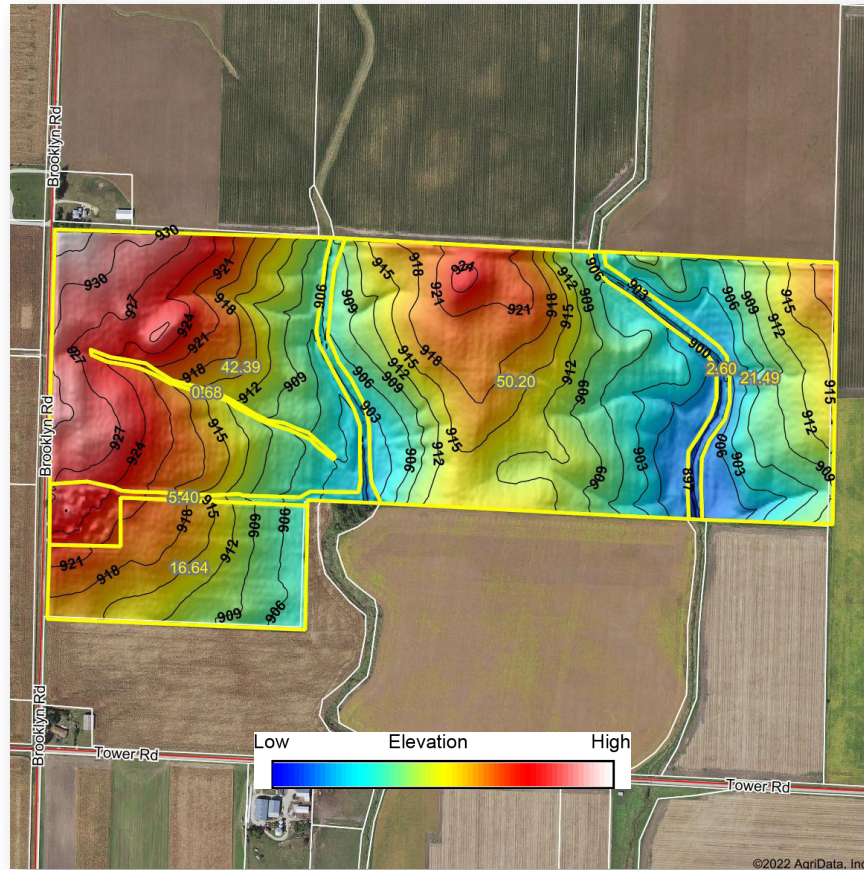
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^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.



8.1.22





United States
Department of
Agriculture

DeKalb 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

Tract Cropland Total: 131.33 acres

2022 Program Year
Map Created December 02, 2021

Farm 8150
Tract 10755

IL037_T10755

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

DeKalb

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8150

Prepared: 7/12/22 3:17 PM

Crop Year: 2022

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.

Farm Identifier

Recon Number

2021 - 12

EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
0.0	0.0	0.0	Active	3

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN , SOYBN	NONE	NONE	NONE	NONE	NONE

Tract Number: 10755 Description In transfer from Lasalle

FSA Physical Location : Lee, IL

ANSI Physical Location: Lee, IL

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

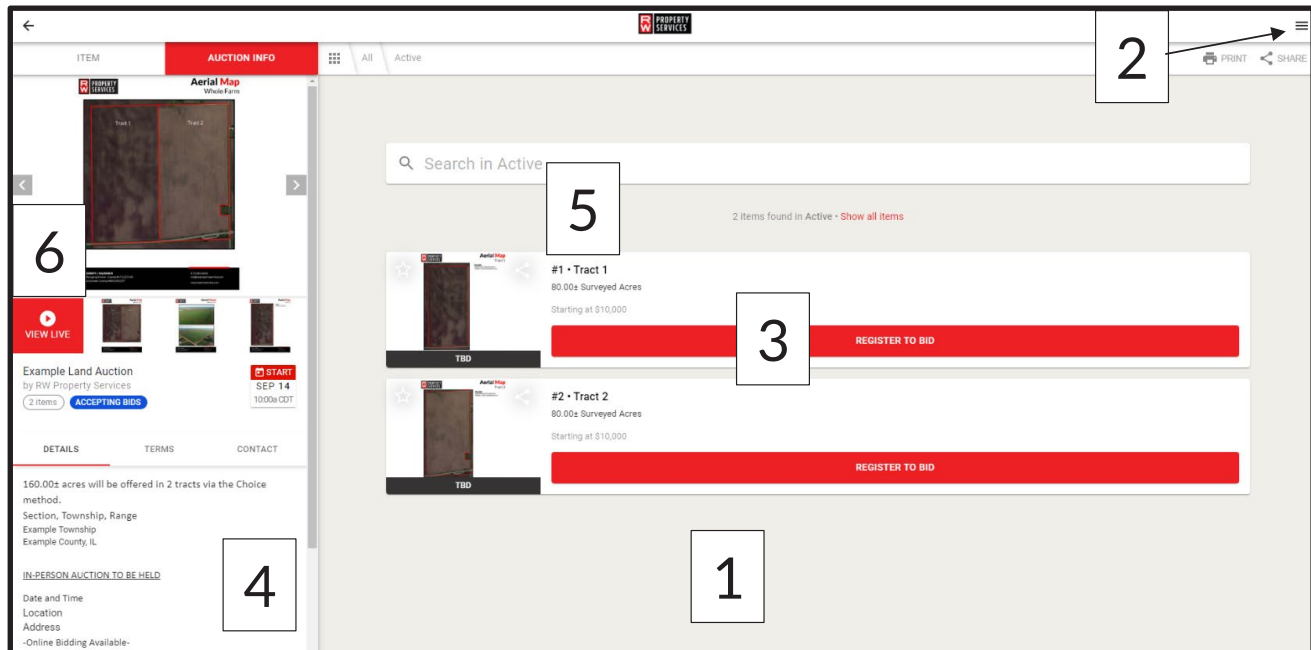
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
138.86	131.33	131.33	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	131.33	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	65.0	163	0.00
SOYBEANS	66.0	43	0.00
Total Base Acres:	131.0		

Owners: WIESBROOK FARMS LLC

RW PROPERTY SERVICES 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

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rob@rwpropertyservice.com
rwpropertyservice.com

Kessler 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 October 4, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before November 4, 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. Wiesbrook Farms, LLC

Attorney. Spesia & Taylor

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

Robert J. "Rob" Warmbir, ALC AFM
Auctioneer
RW Property Services, LLC
License 441.002377 (Auctioneer)

UPCOMING LAND AUCTION

SEALED BID ONLY

Elburn South Farm

Kane County

October 25, 2022

8.30.22

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



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