

McDONNELL TRUST FARM AUCTION

HIGH QUALITY FARM

LaSalle County Illinois

IN-PERSON & LIVE ONLINE

January 26, 2023

2:00 pm

77.857[±] surveyed acres

register: landprollc.us/auctions

12.13.22

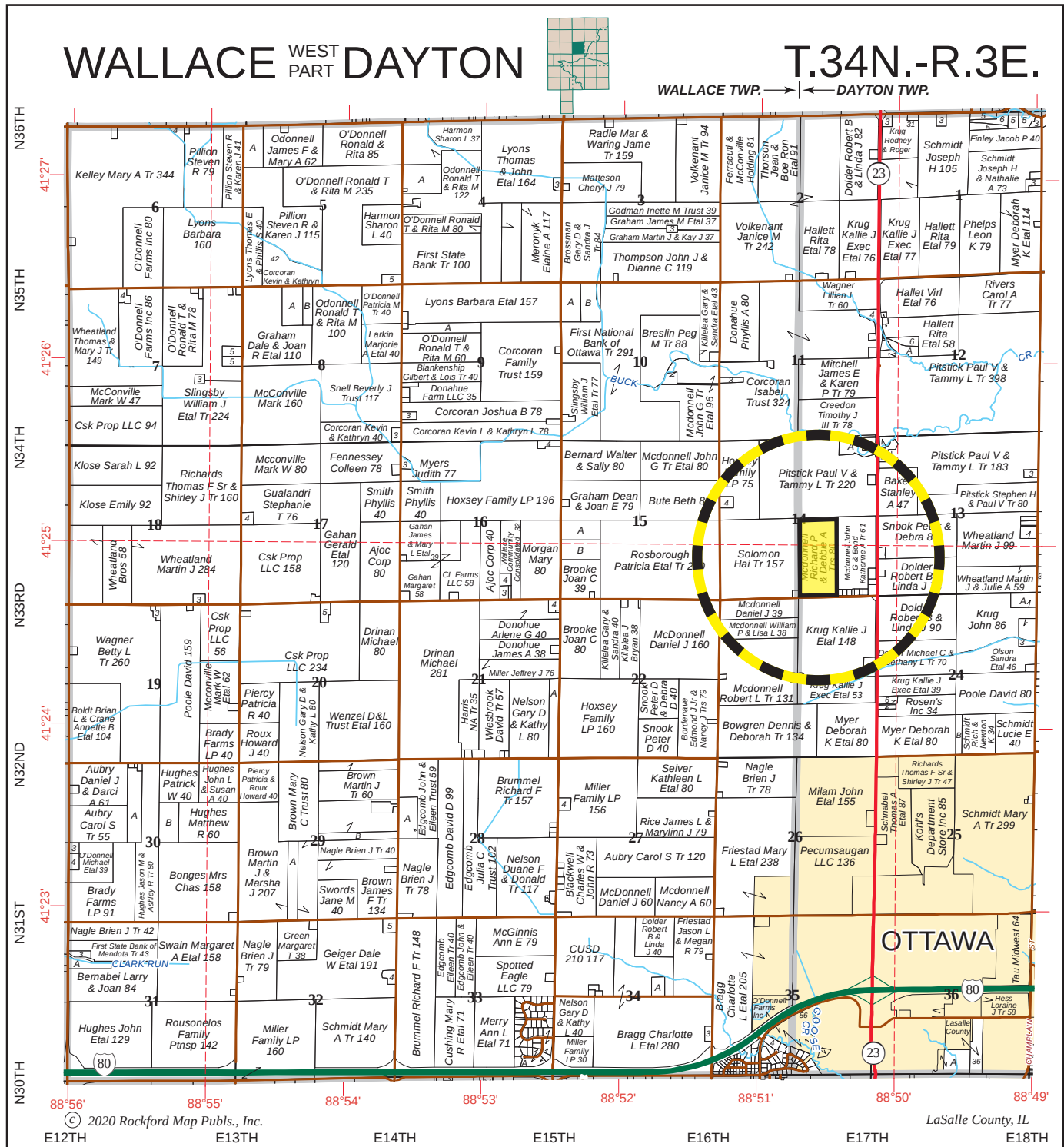
Rob Warmbir, Auctioneer
RW Property Services, LLC
IL License 441.002377
rwpropertyservice.com



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

McDonnell Trust Farm

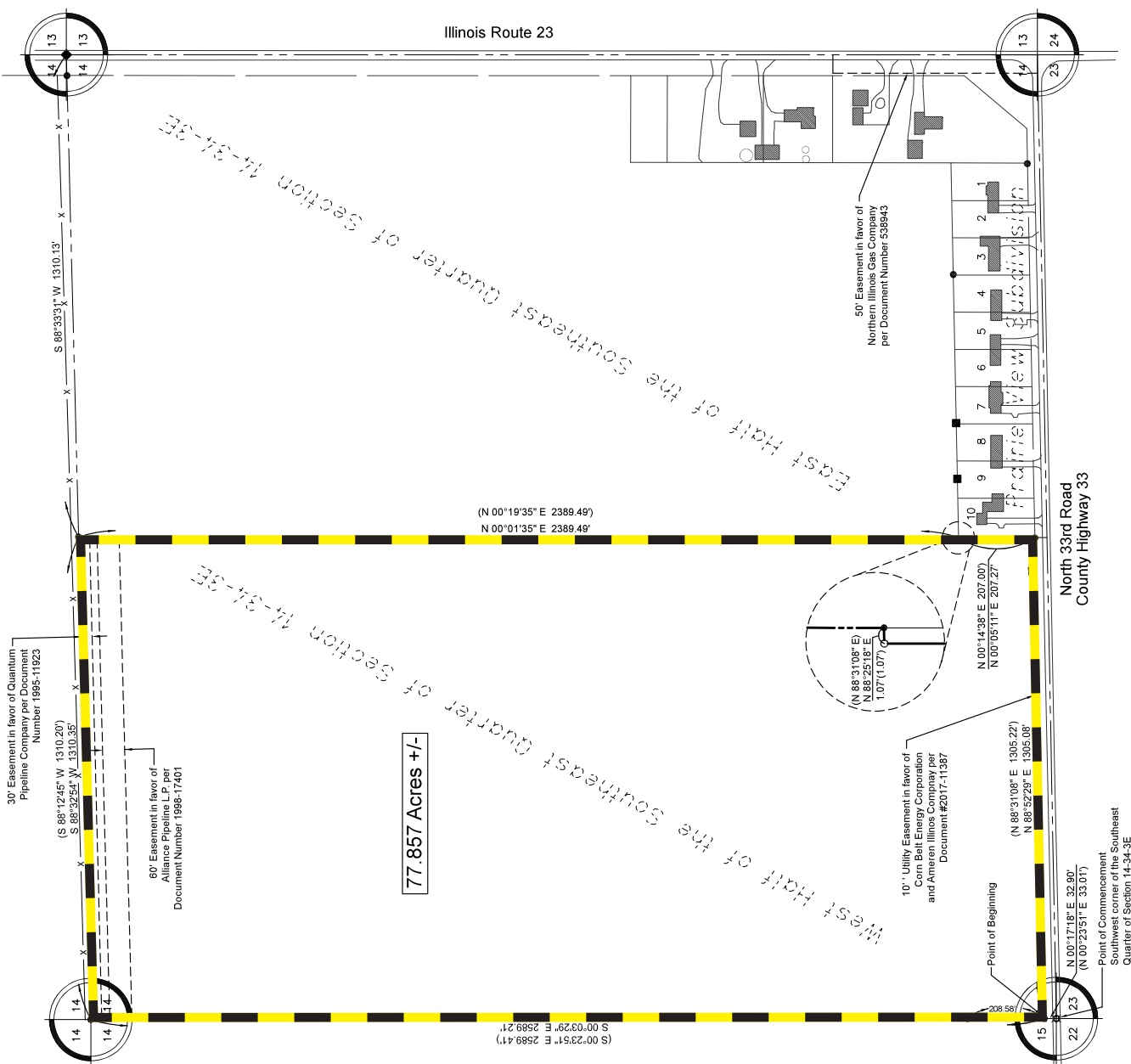
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Plat of Survey

01-4-2013 14:44:33



High Quality. Well Drained. Class A Soils.

IN-PERSON & LIVE ONLINE

auction location:

Hampton Inn | 4115 Holiday Lane | Ottawa, IL 61350

Thursday | January 26, 2023 | 2:00 pm

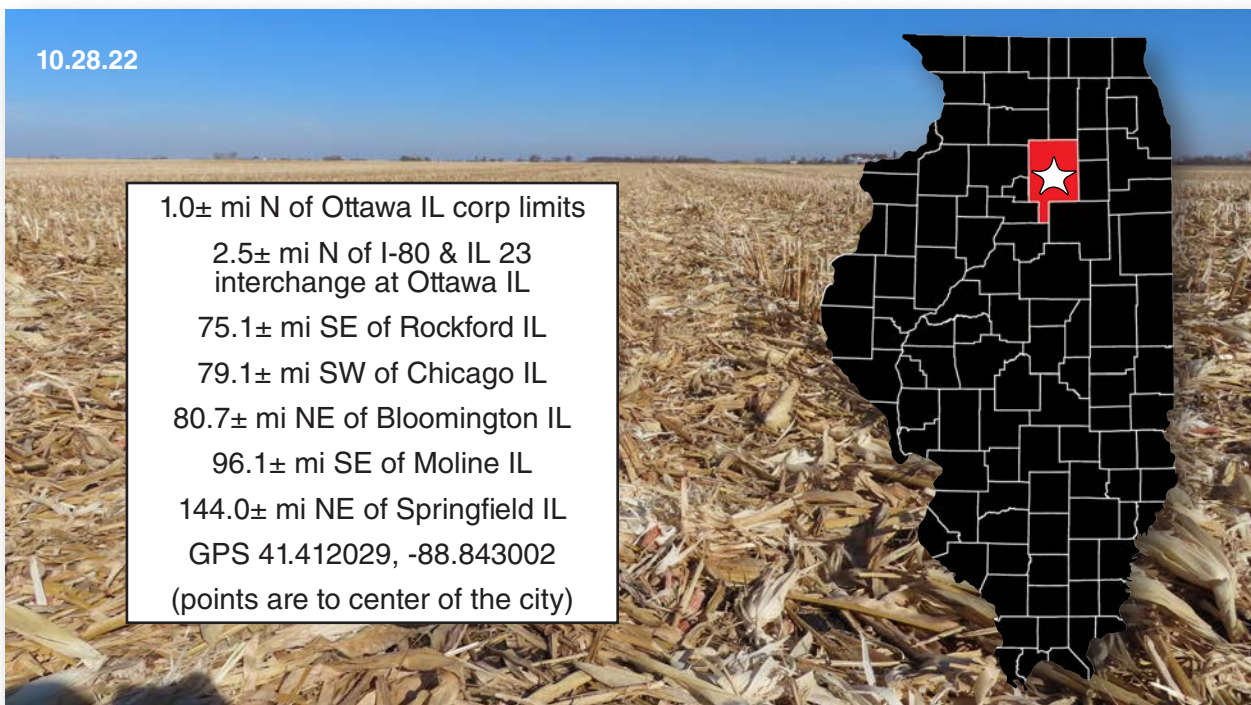
register: landprollc.us/auctions

acreage	77.857± surveyed acres (76.93± tillable acres)
description	The W½ of the SE¼ of Section 14, T.34N.-R.3E., Dayton Township, LaSalle County IL
soils	Productivity Index - 143.5 (Drummer and Elburn)
taxes (2021)	\$4,834.54 (\$60.43/ac)
PIN	14.14.411.000
buildings	none
farm lease	2022 farm lease has been terminated
soil test	available upon request
frontage	N 33 rd Road

FSA Farm 11210 Tract 47233 PLC		
Commodity	Base Acres	County Yield
Corn	57.22	180.00
Soybeans	19.08	50.00

McDonnell Trust Farm Yield History		
	Corn	Soybeans
2022	245.00	-
2021	-	60.00
2020	250.00	-

Soil Test Northern Partners Cooperative May 2, 2022
av pH - 6.7
av P - 36.6
av K - 394





Property Tax

Parcel Data Sheet

LASALLE COUNTY

09/12/2022 12:30 pm

Parcel #: 14-14-411-000

Page 1

General Information

Owner Name:		Tax Year:	2021
		Property Use:	0021 UNIMPROVED FARM
		Tax Code:	DA004
		Tax Bill #:	2232
		Alternate Parcel #:	13-14-401-001
Location:	N IL ST RT 23	Assessment Type:	Locally Assessed
	OTTAWA	State Assessed Value:	0
Township:	14-DAYTON	TIF Base Value:	0.00
Subdivision:			
Sec/Lot:		Acreage:	
Legal Township:		Homesite:	0.000
Range/Blk:		Other Taxable:	80.000
		Non Taxable:	0.000
		Total:	80.000
Legal Description:	W1/2 SE1/4 SEC 14-34-3	Year Begin:	2010
		Year Retired:	
		Split/Combined From:	
		Split/Combined Into:	

Valuations

	<u>Local Assessed</u>	<u>Supervisor Assessed</u>	<u>Equalized</u>	<u>Board of Review Assessed</u>	<u>Equalized</u>
Land:	0	0	0	0	0
Farm Land:	0	57,597	57,597	60,390	60,390
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	57,597	57,597	60,390	60,390

Exemptions

1977 Base Value:	0
Senior Freeze Base :	0

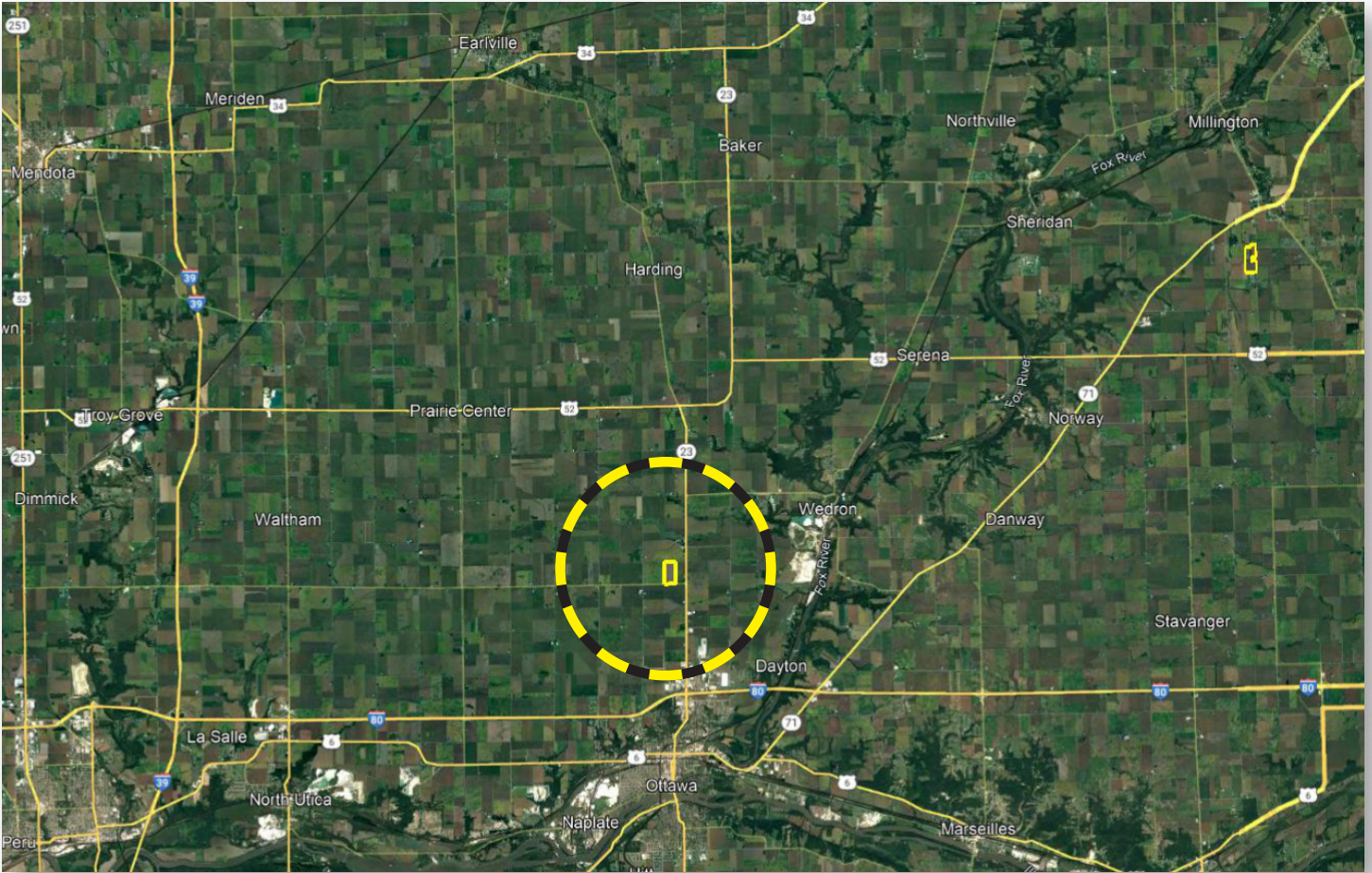
<u>Description</u>	<u>Effective Date</u>	<u>Expires</u>	<u>Qualifying %</u>	<u>Base Amount</u>	<u>Annualized</u>	<u>Amount</u>
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NotesDateDescription**Drainage**

<u>Name</u>	<u>Acres</u>	<u>Base Taxes</u>	<u>Yearly Factor</u>	<u>Adjusted Tax</u>
WALLACE/DAYTON 1	40.00	40.00	0.86000	34.40
				34.40

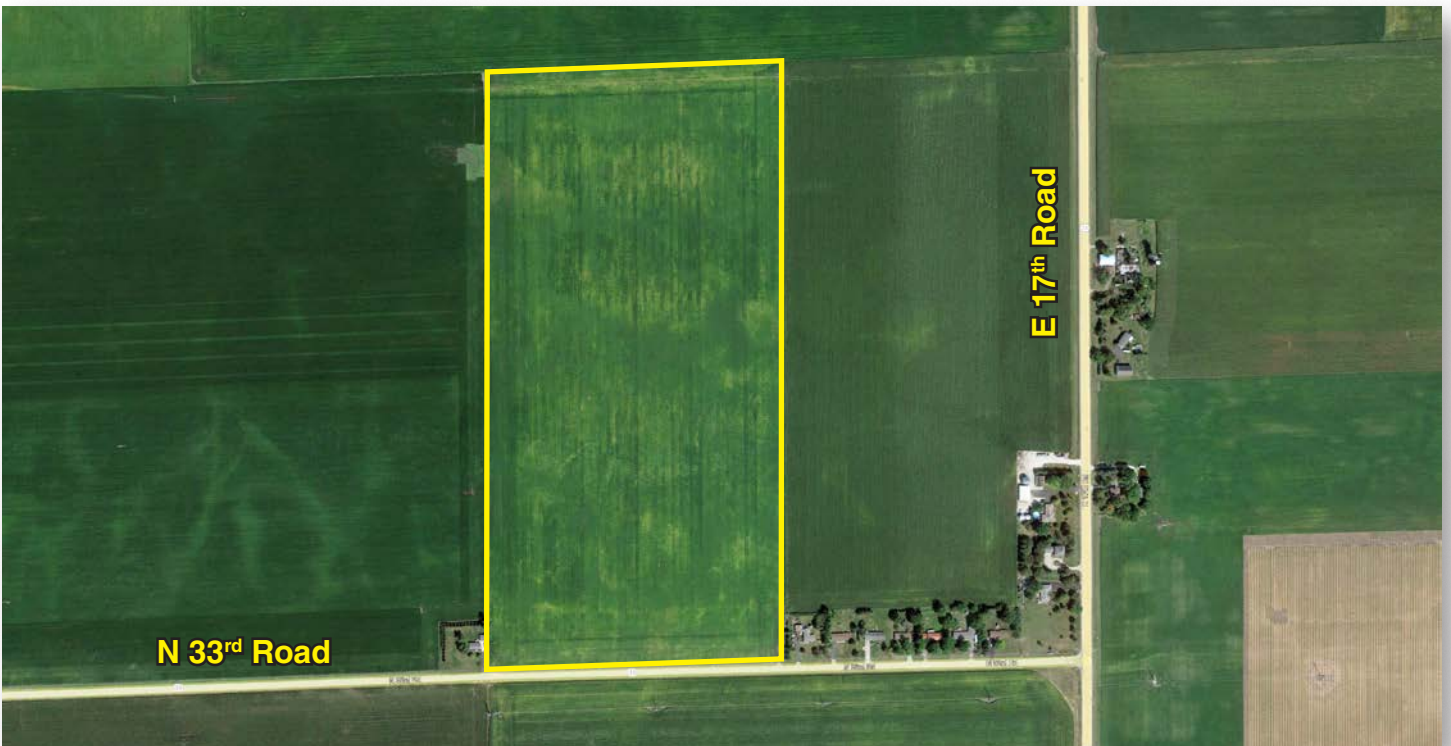
2021 Taxes (Payable 2022)

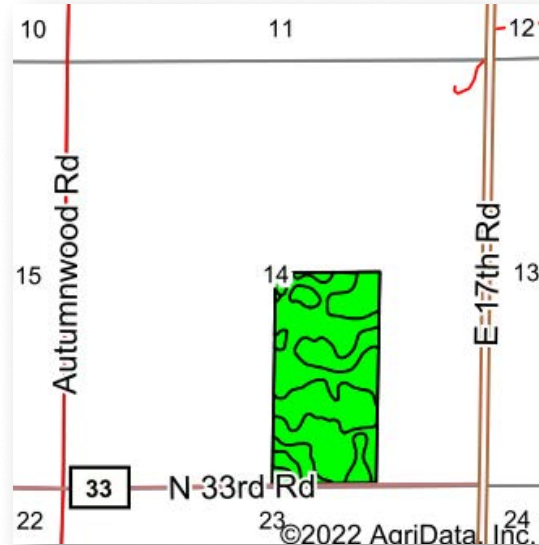
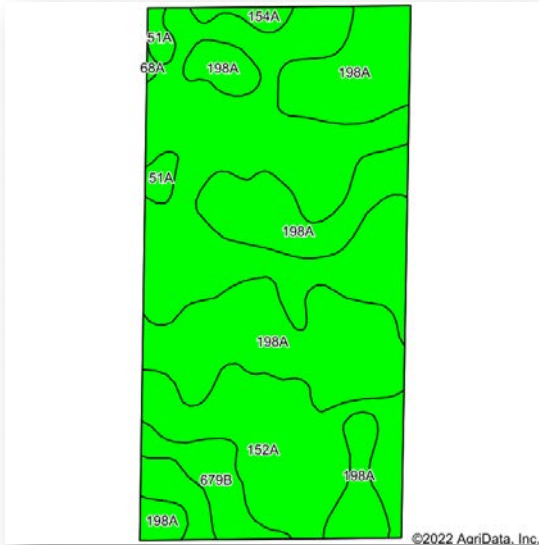
Taxes:	4,834.54	Tax Rate:	7.94856
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		



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: IL099, Soil Area Version: 17

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	42.00	53.9%		FAV	195	63	73	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	30.31	38.9%		FAV	197	61	74	0.00	5.77	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	3.27	4.2%		FAV	**192	**59	**73	**6.96	0.00	**141
51A	Muscatine silt loam, 0 to 2 percent slopes	1.35	1.7%		FAV	200	64	75	0.00	6.02	147
154A	Flanagan silt loam, 0 to 2 percent slopes	0.81	1.0%		FAV	194	63	77	0.00	5.90	144
68A	Sable silty clay loam, 0 to 2 percent slopes	0.14	0.2%		FAV	192	63	74	0.00	5.77	143
Weighted Average						195.7	62.1	73.5	0.29	5.46	143.5

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

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

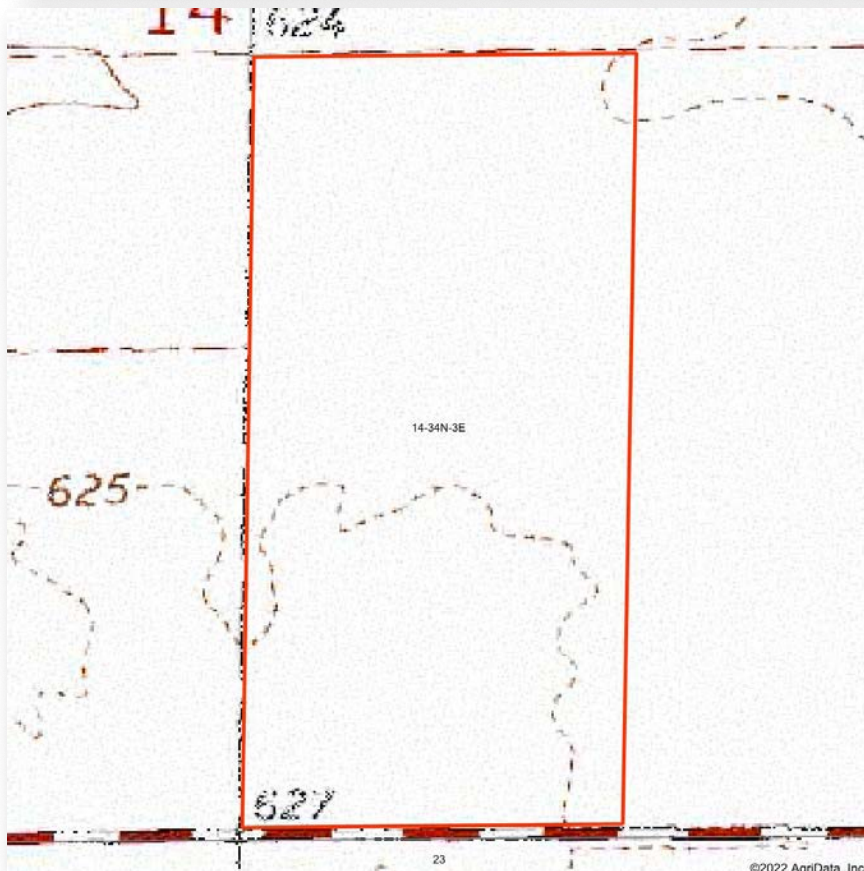
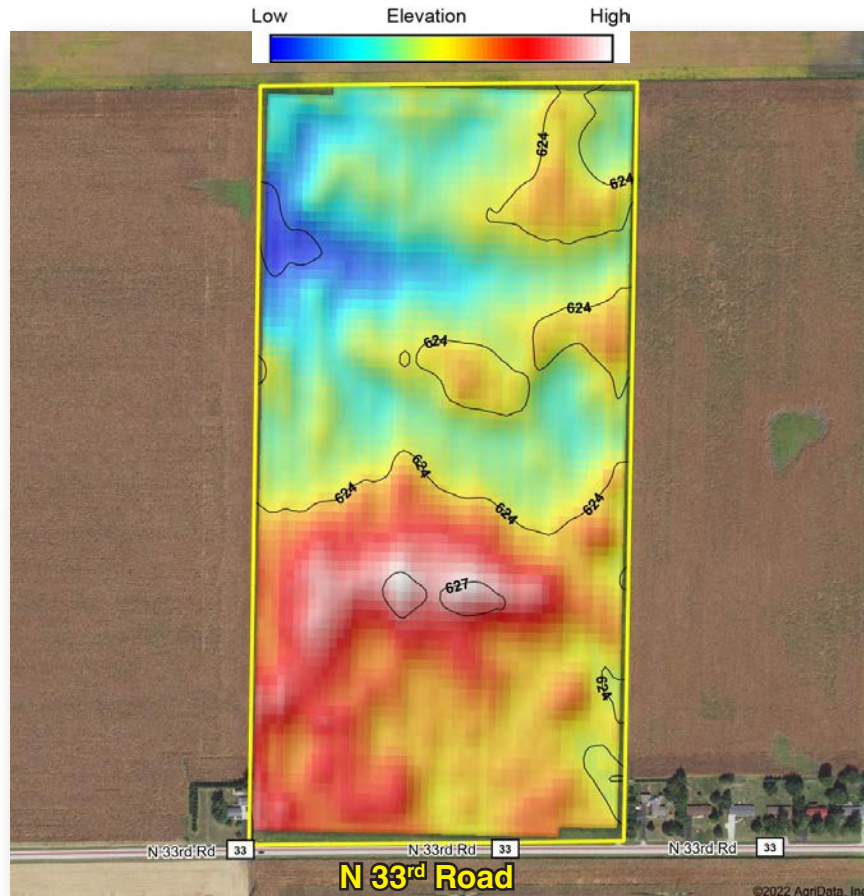
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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.



looking southeast, 10.26.22



looking north, 10.28.22



9.16.22





United States
Department of
Agriculture

La Salle County, Illinois



Common Land Unit

plss_a_il

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

0 170 340 680
Feet

2022 Program Year

Map Created November 23, 2021

Farm **11210**

Tract **47233**

Tract Cropland Total: 76.93 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

U.S. Department of Agriculture

FARM: 11210

LaSalle

Farm Service Agency

Prepared: 11/7/22 8:22 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2023

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

2010 - 84

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
76.93	76.93	76.93	0.0	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	76.93	0.0	0.0					

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	57.22	180	0.00	
SOYBEANS	19.08	50	0.00	0
Total Base Acres:	76.3			

Tract Number: 47233 Description SE1/4SEC14 T34N R3E

FSA Physical Location : LaSalle, IL

ANSI Physical Location: LaSalle, IL

BIA Range Unit Number:

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

Recon Number

Wetland Status: Wetland determinations not complete

2010 - 79

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
76.93	76.93	76.93	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	76.93	0.0	0.0			

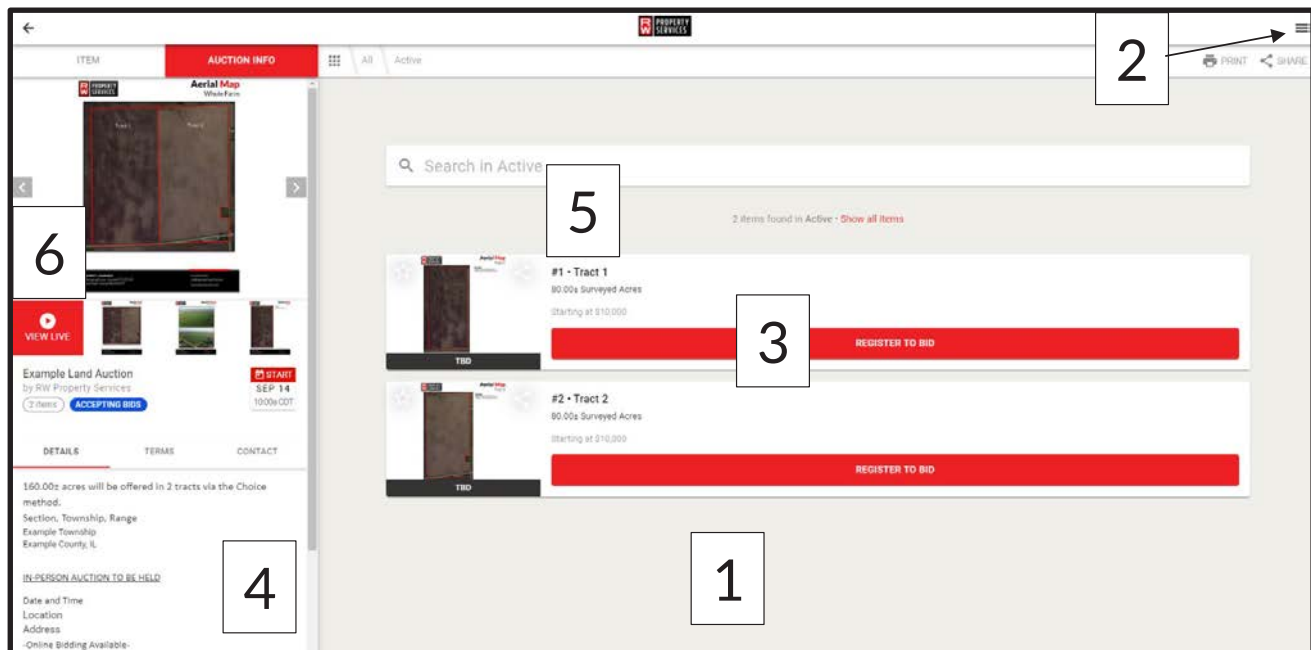
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	57.22	180	0.00
SOYBEANS	19.08	50	0.00
Total Base Acres:	76.3		

Owners: MCDONNELL, RICHARD P



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

McDonnell Trust Farm Auction Terms and Conditions

Procedure. This is a one tract auction which will be in-person and live online 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. There is 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 January 26, 2023, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before February 28, 2023.

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. McDonnell Trust Farm

Attorney. The Cantlin Law Firm

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 AUCTION

Hull Farm | Lee County



IN-PERSON & LIVE ONLINE

74.424 $\pm$ survey acres

February 14, 2023 | 2:00 pm



12.13.22

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



Ray L. Brownfield ALC AFM
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