

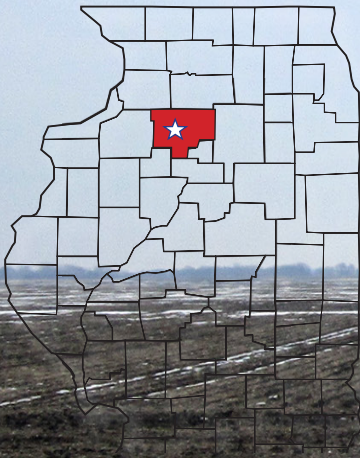
157.64

*Total Tax Acres
in 1 Tract*

Bureau County, IL

LAND AUCTION

**Wednesday, March 22, 2023
at 1:00 p.m.**



**Outstanding Class A Farm
Soil PI Rating - 144.9**

Virtual Online Only Auction!
No buyer's premium to bid online

Online: www.capitalag.com

**Click on image
to register**



**Click to view
video of the Brown Farm**



Seller: J. Birney Brown, Trustee
Boundary lines are approximate.

For more information, contact:

Timothy A. Harris, IL Licensed Auctioneer
815-875-7418 timothy.a.harris@pgim.com

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



Bureau County Farm Auction Information

Auction: Wednesday, March 22, 2023, at 1:00 p.m.
Online Information: www.capitalag.com
Online Bidding Powered by: Proxibid

Procedure: 157.64± total tax acres of farmland offered in **1 tract** to be sold based upon total tax acres. Bids will be made on a per acre basis. Property will be sold in a manner resulting in the highest sales price per tax acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed. Property is being sold on an "as is/where is" basis.

The property is being sold as a single tract and if you wish to split it into smaller parcels, and convey the same to multiple buyers, all expenses related to the division are the sole responsibility of the buyer.

The successful bidder will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check or wire transfer for 10% of the purchase price delivered to the Seller's attorney by 4:00 p.m. on March 22, 2023. The balance of the purchase price is due at closing, which will occur on or before April 21, 2023.

Financing: Bidders must have arranged financing prior to the auction and should be prepared to enter into purchase contract following the auction.

Terms: Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either via wire transfer or by check to account designated by Seller's attorney delivered by 4:00 p.m., March 22, 2023. Balance due upon closing.

Closing & Possession: Closing to occur on or before April 21, 2023, subject to rights of the current tenant.

Mineral Rights: Any mineral rights owned by Seller will be conveyed to Buyer(s) at closing.

Lease: There is a lease in place for 2023. The 2023 cash rent will be conveyed to the new buyer.

Survey: The farm is being sold based upon total tax acres. No survey will be provided.

FSA Information: Farm #564, Tract #998

<u>Crop</u>	<u>Base Ac.</u>	<u>Tract Yield</u>	<u>Program</u>
Corn	153.30	172	PLC

Real Estate Taxes: The Seller has paid the 2021 real estate taxes due in 2022. Seller will pay the 2022 pay 2023 real estate taxes. Buyer will be given a credit at closing for the 2023 real estate taxes payable 2024 thru the date of closing, based upon the most current and available information, including confirmed multipliers. The 2021 taxes paid in 2022 were:

<u>Parcel Number</u>	<u>Tax Acres</u>	<u>Total Taxes</u>	<u>Tax Per/Ac.</u>
10-09-300-004	157.64	\$4,894.12	\$31.05

According to the Bureau County Treasurer's Office, the farm is located in the Ohio-Dov Mta #4 district, the Princeton Grade School District #115, Princeton High School District #500, and IVCC JC District 513.

Improvements: None

Seller's Attorney: Michael English, ph: 815-875-4555
Russell, English, Scoma & Beneke, P.C.

Seller: J. Birney Brown, Trustee

Auctioneer: Timothy A. Harris, Designated Managing Broker
Capital Agricultural Property Services, Inc.
Illinois Auctioneer Lic. #441.001976

Agency: Capital Agricultural Property Services, Inc., and Timothy A. Harris, Auctioneer, represent and are agents of the Owner/Seller.

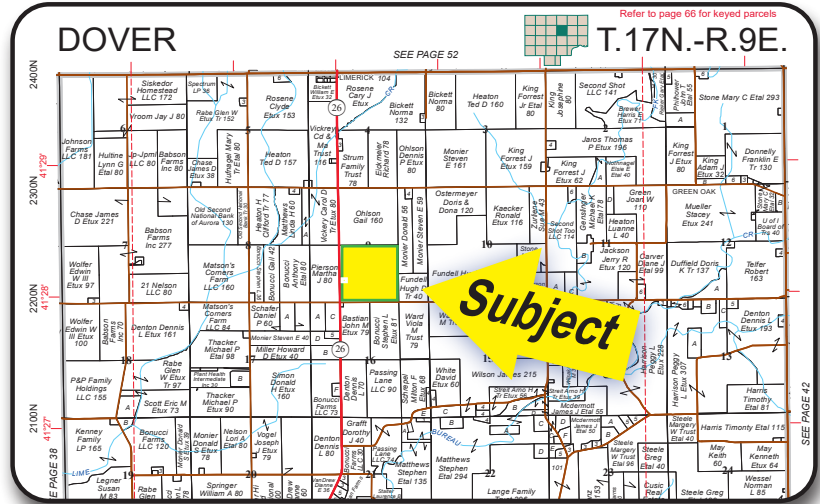
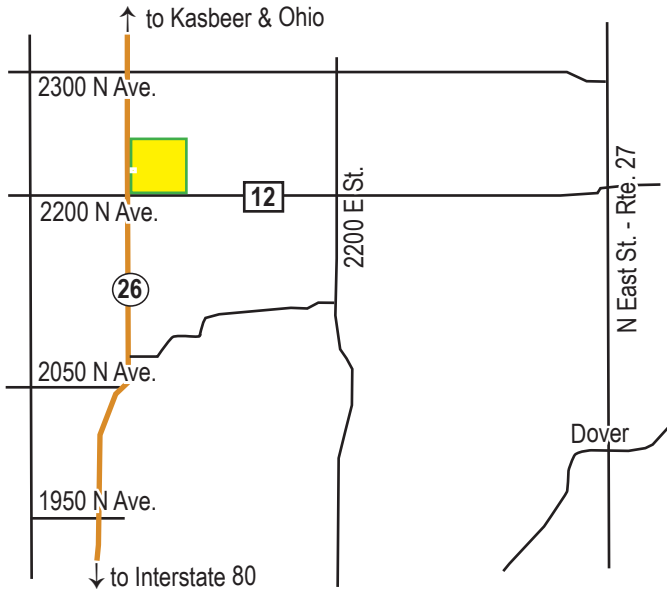


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All announcements made the day of auction take precedence over any prior advertising, either written or oral.

Brown Farm Bureau County, IL

157.64± TOTAL TAX ACRES
156.09± FSA CROPLAND ACRES



Plat Map courtesy of Rockford Map Publishers.

Property Location:

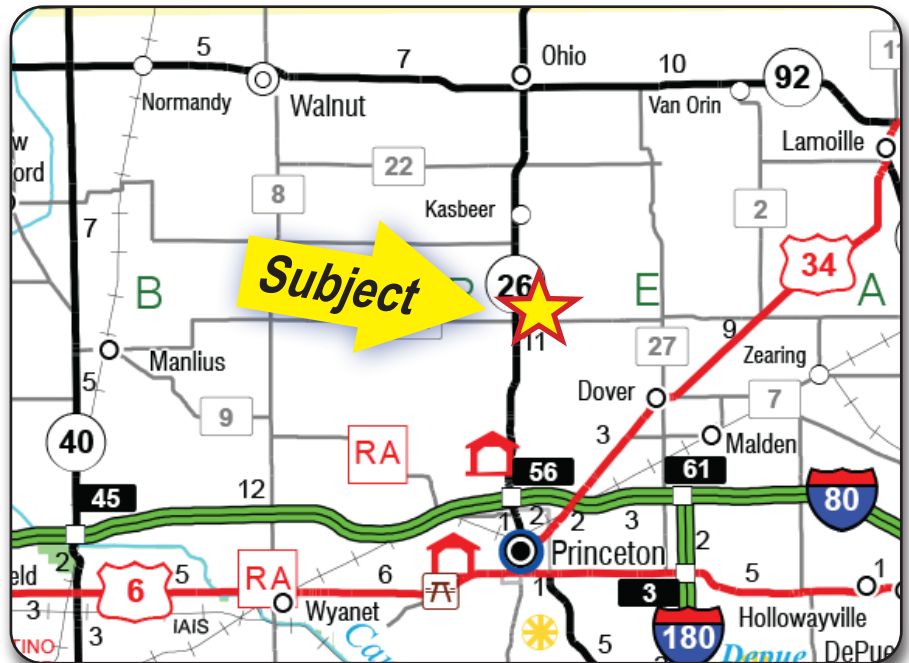
Part of the East Half of the Southeast Quarter and
West Half of the Southwest Quarter of Section 9,
Dover Twp. 17N, Range 9E, Bureau Co., IL

North of Interstate 80 and IL Route 26 Exit

- 4± miles northwest of Dover, IL
- 6± miles north of Princeton, IL
- 6± miles south of Ohio, IL
- 17± miles northeast of Sheffield, IL
- 18± miles southwest of Mendota, IL

Directions to Property:

From Interstate 80 exit IL Rte. 26 north towards Ohio,
IL. The property is on the northeast corner of IL Rte.
26 and 2200 N Rd.



Map courtesy of IDOT.Illinois.gov

All boundary lines are approximate

Brown Farm Bureau County, IL

157.64± TOTAL TAX ACRES
156.09± FSA CROPLAND ACRES

ILLINOIS
BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 564

Prepared : 2/8/23 10:02 AM CST

Crop Year : 2023

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.55	156.09	156.09	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	156.09	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	153.30	0.00	172	0
TOTAL	153.30	0.00		

NOTES

Tract Number : 998

Description : SEC 9 Dover Twp
FSA Physical Location : ILLINOIS/BUREAU
ANSI Physical Location : ILLINOIS/BUREAU
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : MILES FAMILY LAND TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
158.55	156.09	156.09	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	156.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	153.30	0.00	172
TOTAL	153.30	0.00	

NOTES

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Brown Farm Bureau County, IL

157.64± TOTAL TAX ACRES
156.09± FSA CROPLAND ACRES



United States
Department of
Agriculture

Bureau County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary
plss_a_il

0 285 570 1,140
Feet

2022 Program Year
Map Created December 01, 2021

Farm 564
Tract 998

IL011_T998

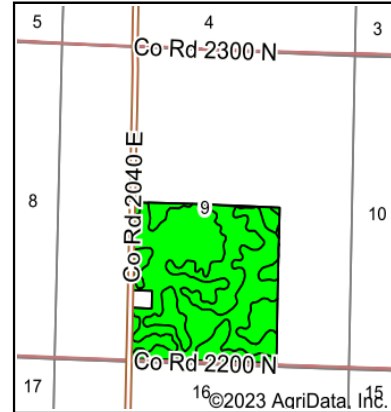
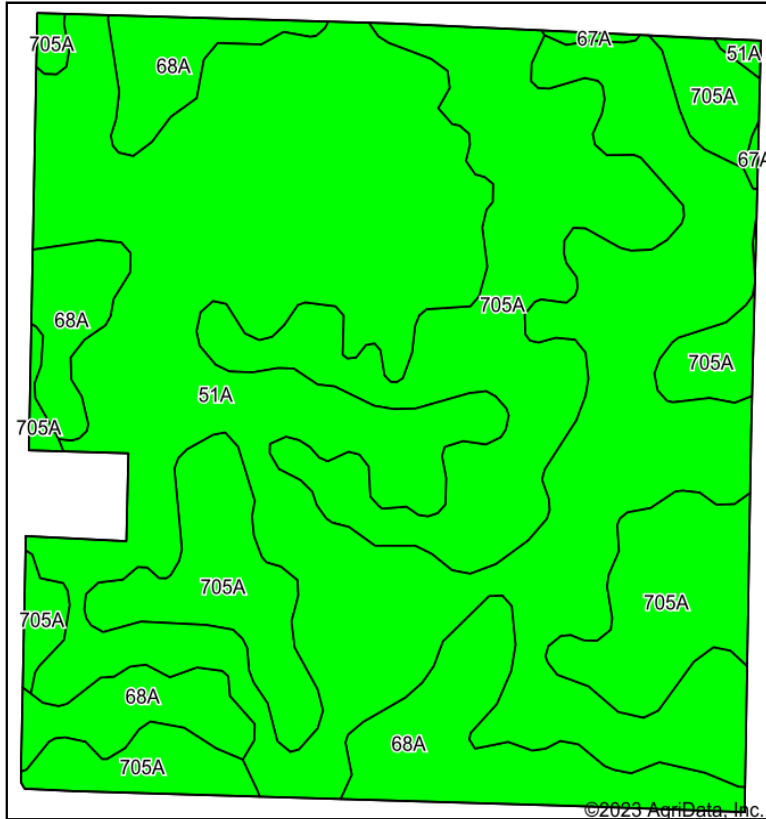
Tract Cropland Total: 156.09 acres

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Brown Farm Bureau County, IL

157.64± TOTAL TAX ACRES
156.09± FSA CROPLAND ACRES

Soils Map



State: **Illinois**
County: **Bureau**
Location: **9-17N-9E**
Township: **Dover**
Acres: **156.09**
Date: **1/30/2023**



Area Symbol: IL011, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataine silt loam, 0 to 2 percent slopes	86.29	55.3%		200	64	147
705A	Buckhart silt loam, 0 to 2 percent slopes	49.60	31.8%		190	61	142
68A	Sable silty clay loam, 0 to 2 percent slopes	19.80	12.7%		192	63	143
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.40	0.3%		182	57	133
Weighted Average					195.8	62.9	144.9

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

Soils information provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines are approximate.

Farmland Auction in 1 Tract

157.64+/- total tax acres of

Bureau Co., IL Farmland

Wednesday, March 22, 2023, at 1:00 p.m.

Online: www.capitalag.com - follow link to register at proxibid.com

Virtual Online Only Auction!
No buyer's premium to bid online

MARCH						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



Mark Your
CALENDAR

Further Information
and Auction Services by:

Timothy A. Harris, AFM
Designated Managing Broker

Licensed Illinois Auctioneer #441.001976

timothy.a.harris@pgim.com

Call: 815-875-7418

22265 1365 North Ave.
Princeton, IL 61356



Click on image to register

DISCLAIMER

All acres noted in this brochure are +/-.

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