

Donohue Farm Auction

CLASS A SOILS

LaSalle County Illinois

IN-PERSON & LIVE ONLINE

October 17, 2023

2:00 pm

155.687± surveyed acres

register: landprollc.us/auctions

**auction location
Hampton Inn
4115 Holiday Lane
Ottawa, IL 61350**

8.28.23

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

Donohue Farm

Wallace Township Plat Map 1

Google Maps 2

Property Summary 3

Yield Information..... 3

Drainage Map..... 4

Survey 5

Surety Soils Maps and Table 6

2022 Property Taxes..... 7

Property Photo 7

Surety Hillshade Map 8

Surety Topo Map..... 9

FSA Map..... 10

FSA 156EZ..... 11

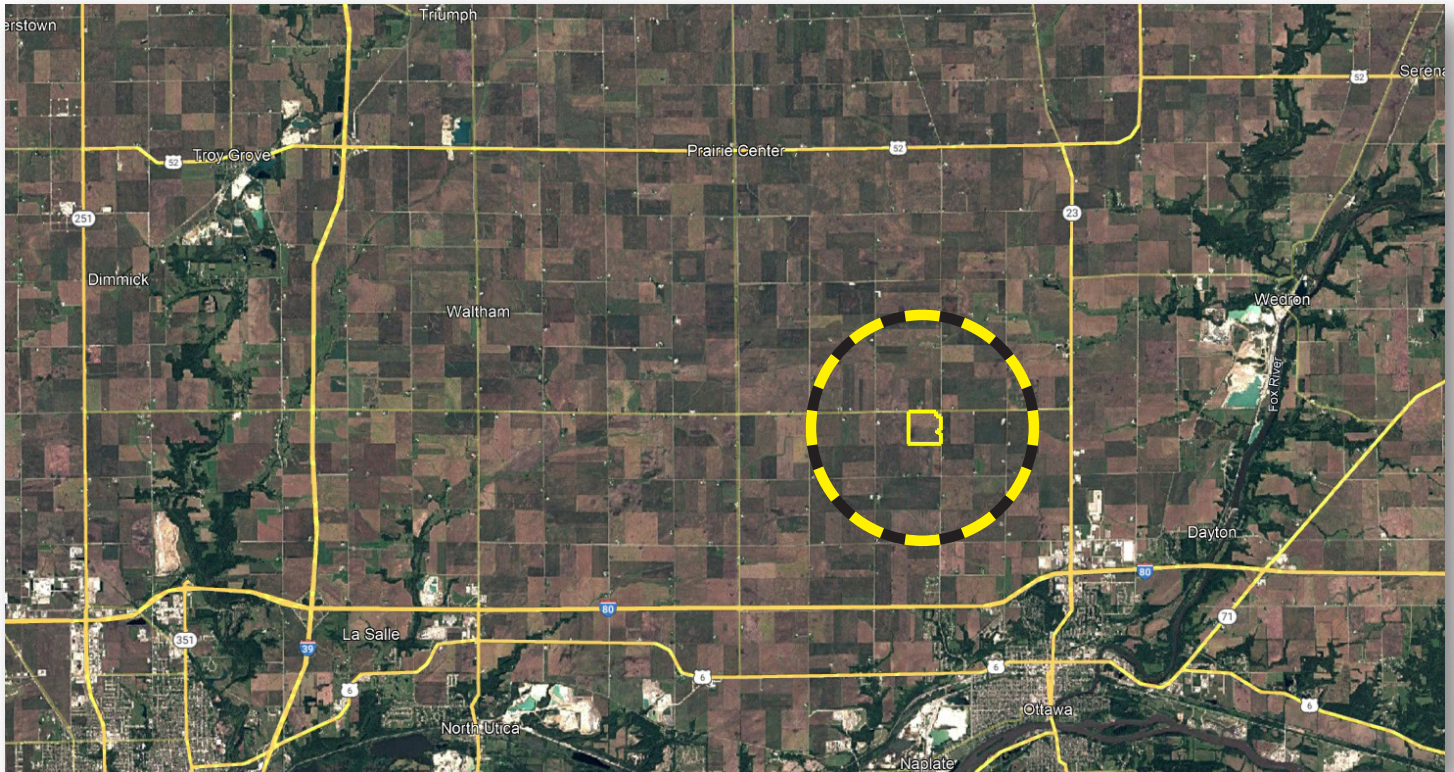
Auction Platform Navigation 12

Terms and Conditions 13

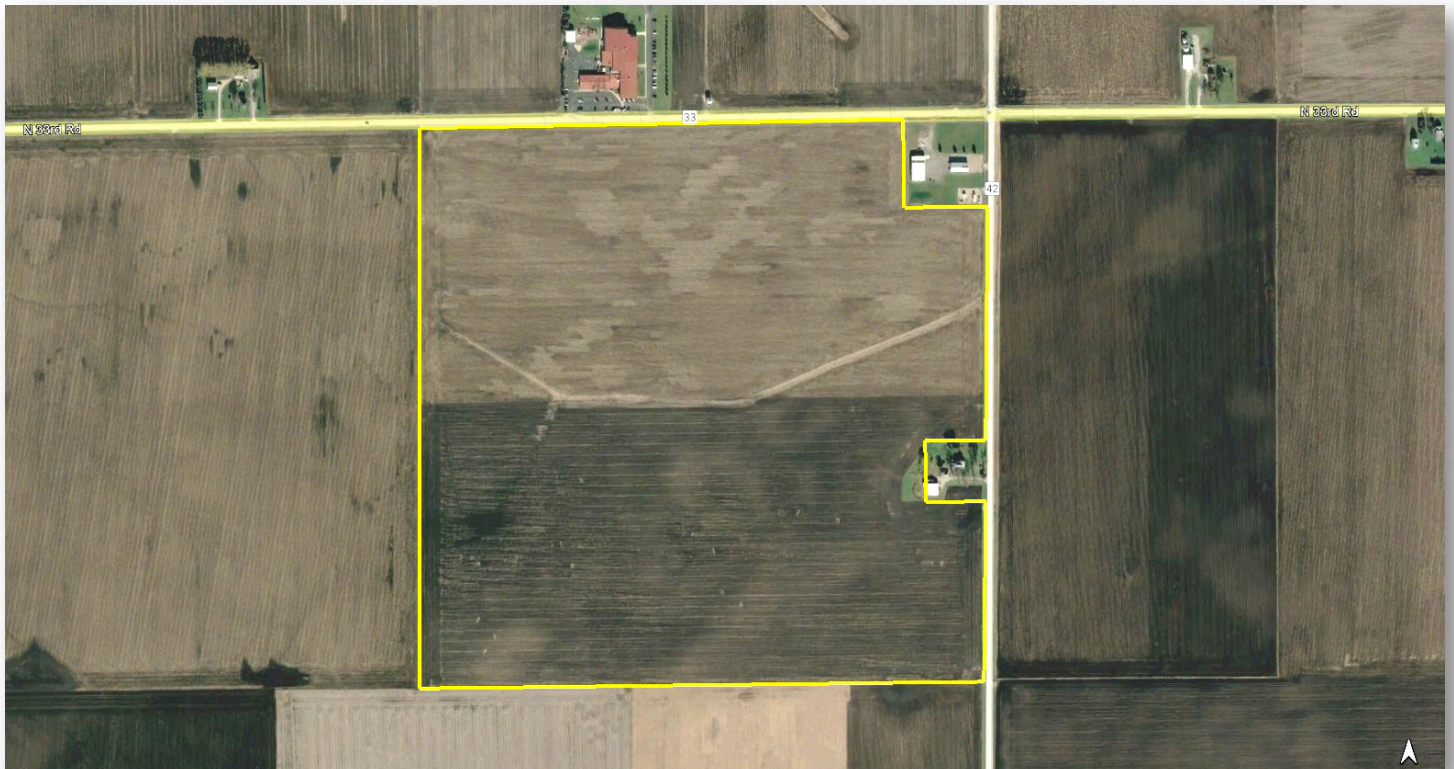




This information is from sources Land Pro deems reliable, but is not guaranteed. Duplication, copying or distribution, in whole or part, is expressly prohibited without written authorization. Boundaries and acreages are approximate.



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



HIGH QUALITY. CLASS A SOILS.

IN-PERSON & LIVE ONLINE

auction location:

Hampton Inn | 4115 Holiday Lane | Ottawa, IL 61350

Tuesday | October 17, 2023 | 2:00 pm

register: landprollc.us/auctions

acreage	155.687± survey acres (152.00± FSA tillable acres)
description	most of the NE¼ of Section 21, T.34N.-R.3E., Wallace Township, LaSalle County IL
soils	Productivity Index - 139.2 (Drummer, Harpster, Elburn, Catlin predominant soils)
taxes (2022)	\$9,324.46 (\$59.89/ac) (includes taxes for buildings that have been removed)
PIN	13.21.205.000, 13.21.206.000, 13.21.207.000, 13.21.209.000 Wallace 2 Drainage District
buildings	none
farm lease	open for 2024
soil test	Grainco FS October 19, 2018
easements	pipelines
frontage	N 33 rd Road, E 15 th Road

Soil Test Grainco FS | October 19, 2018 North 77 acres

av pH - 6.8
av P - 60
av K - 263

Soil Test Grainco FS | October 19, 2018 South 75 acres

av pH - 6.3
av P - 44
av K - 213

Donohue Farm Yield History

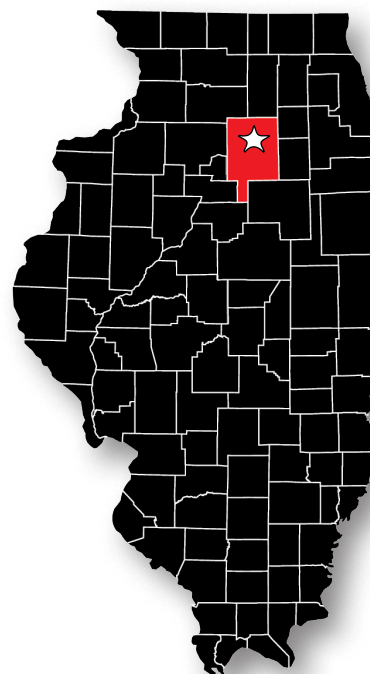
	Corn	Soybeans
2022	233	67
2021	182	57
2020	203	64
2019*	prevent plant	44
2018	227	69
AVG	211	60

* large amount of rainfall

source: APH records

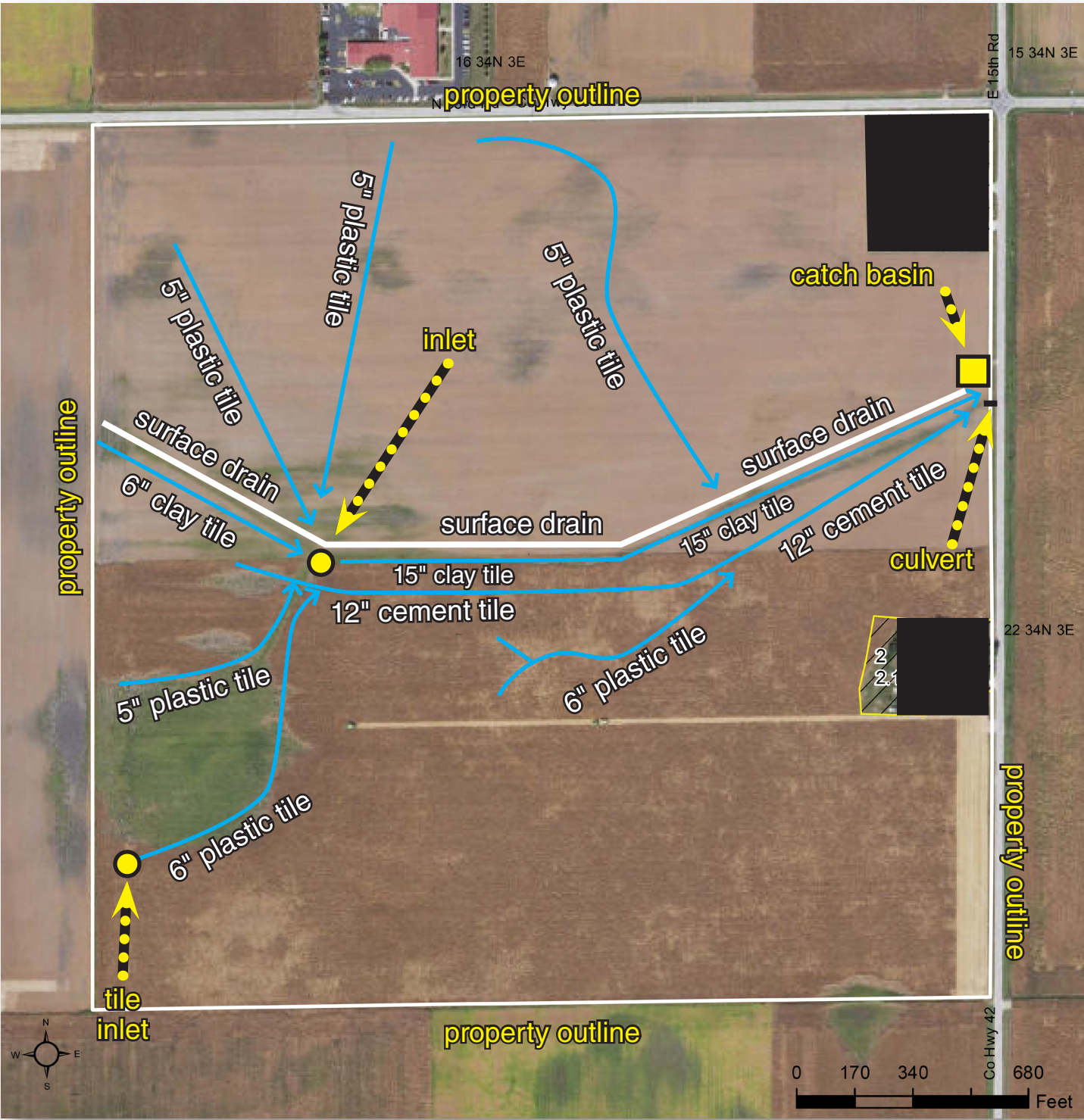
FSA Farm 3863 | Tract 2113

Commodity	Base Acres	County Yield
Corn (PLC)	83.10	175
Soybeans (ARC-CO)	68.90	49



4.2± mi NW of I-80 / IL-23
interchange at Ottawa IL
75.9± mi SE of Rockford IL
77.4± mi NE of Peoria IL
85.6± mi SW of Chicago IL
93.8± mi E of Moline IL
76.3± mi N of Bloomington IL
144.0± mi NE of Springfield IL
GPS 41.40805, -88.87428

(points are to center of the city)



source: Farmer owner/operator records

Plat of Survey

STATE OF ILLINOIS)
COUNTY OF LASALLE)

I, Kenneth A. Giordano, Illinois Professional Land Surveyor, do hereby state that to the best of my knowledge and belief that the plat and accompanying description is a true and correct representation of a survey made under my direction at the request of RAY BROWNFIELD, LAND PRO LLC. I further state that I have made no independent search for records of ownership, or title search may disclose as part of this survey, but I have relied upon the materials and representations supplied to me by the owners or owners representative and that a current title commitment was not furnished to me as part of this survey. The professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Description of Property Surveyed

That part of the Northeast Quarter of Section 21, Township 34 North, Range 3 East or the Third Principal Meridian described as follows:

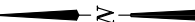
Commencing at the Northeast corner of the said Section 21; thence South 00 degrees 37 minutes 48 seconds West 432.95 feet along the East line of said Section 21 to the Point of Beginning; thence continuing South 00 degrees 37 minutes 48 seconds West 1095.22 feet along said East line; thence North 89 degrees 42 minutes 10 seconds West 294.23 feet; thence South 00 degrees 36 minutes 34 seconds West 278.28 feet; thence South 89 degrees 45 minutes 22 seconds East 294.13 feet to a point on the East line of said Section 21; thence South 00 degrees 37 minutes 48 seconds West 833.32 feet along said East line to the Southeast corner of the Northeast Quarter of said Section 21; thence South 89 degrees 29 minutes 23 seconds West 2662.35 feet along the South line of the Northeast Quarter of said Section 21 to the Southwest corner of the said Northeast Quarter; thence North 00 degrees 29 minutes 14 seconds East 2637.68 feet along the West line of the Northeast Quarter of said Section 21 to the Northwest corner of the said Northeast Quarter; thence North 89 degrees 42 minutes 10 seconds East 227.88 feet along the North line of said Section 21 to the Northeast corner of said Section 21; thence West 432.95 feet; thence North 89 degrees 45 minutes 19 seconds East 389.76 feet to the Point of Beginning containing 155.687 acres more or less and situated in the Township of Wallace, LaSalle County, Illinois.



Kenneth A. Giordano
Kenneth A. Giordano
Illinois Professional Land Surveyor
No. 35-3550
k.giordano@vsurveying.com

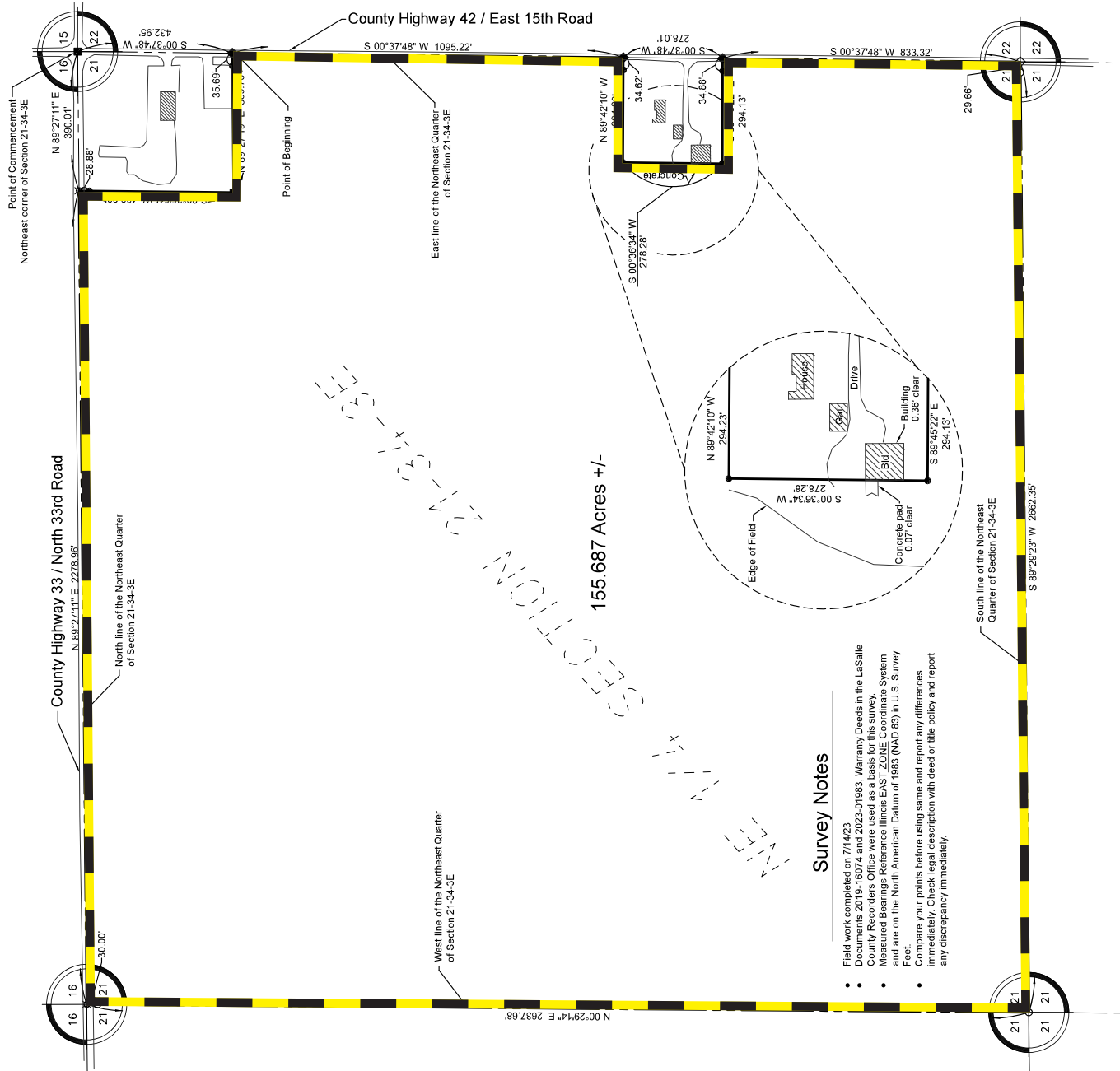
Legend

●	Recovered Iron Pipe
◆	Recovered Iron Bar
⋈	Recovered Nail
⋈	Recovered Railroad Spike
◇	Set 3/4" Pipe
○	Set 3/4" Pipe
—	Boundary of Property
x	Existing Fence
—	Governmental Section line
—	Measured Bearing and Distance
—	Measured Bearing and Distance
—	Plat Distance



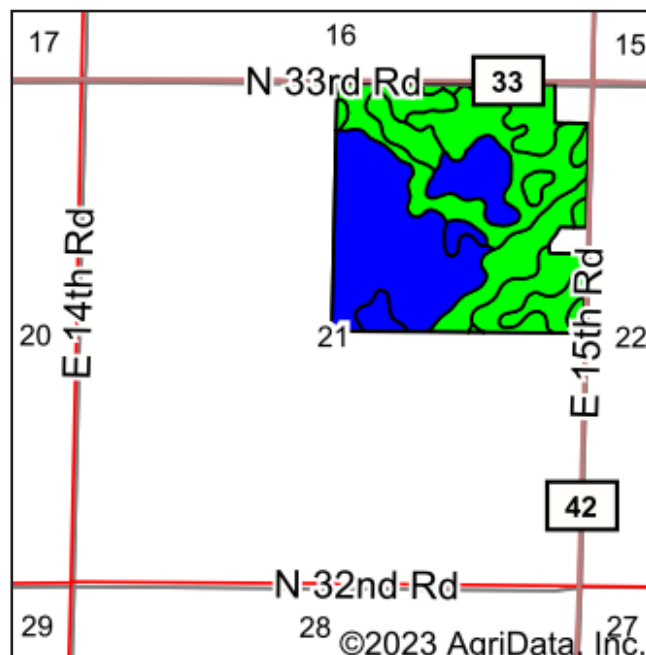
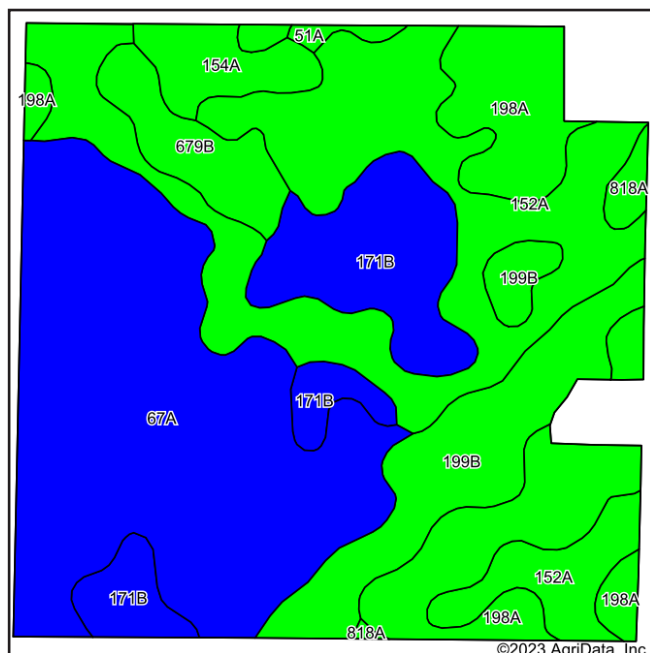
ILLINOIS VALLEY
SURVEYING & CONSULTANTS, INC.
PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
2684 EAST 350TH ROAD, SUITE 100
COLLINGSWOOD, ILLINOIS 60446
P.O. BOX 302
HENNEBERRY, ILLINOIS 60146
815-925-7511
www.IVSURVEYING.com
DESIGN FIRM LICENSE ILLINOIS #94-04102

DATE: 7/12/2023 FILE # 3403 23.01 SCALE: 1"=200' DRAWING: Donohue



Survey Notes

- Field work completed on 7/14/23
- Documents 2019-16074 and 2023-01983, Warranty Deeds in the LaSalle County Records Office were used as a basis for this survey.
- Measured Bearings Reference Illinois EAST ZONE Coordinate System and are on the North American Datum of 1983 (NAD 83) in U.S. Survey Feet.
- Compare your points before using same and report any differences immediately. Check legal description with deed or title policy and report any discrepancy immediately.



Area Symbol: IL099, 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
67A	Harpster silty clay loam, 0 to 2 percent slopes	48.36	31.8%		FAV	182	57	68	0.00	5.39	133
152A	Drummer silty clay loam, 0 to 2 percent slopes	39.04	25.7%		FAV	195	63	73	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	20.48	13.5%		FAV	197	61	74	0.00	5.77	143
**171B	Catlin silt loam, 2 to 5 percent slopes	16.63	10.9%		FAV	**185	**58	**72	**6.70	0.00	**137
**199B	Plano silt loam, 2 to 5 percent slopes	15.11	9.9%		FAV	**192	**59	**73	**6.95	0.00	**141
**679B	Blackberry silt loam, 2 to 5 percent slopes	5.83	3.8%		FAV	**192	**59	**73	**6.96	0.00	**141
154A	Flanagan silt loam, 0 to 2 percent slopes	4.51	3.0%		FAV	194	63	77	0.00	5.90	144
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	1.26	0.8%		FAV	191	61	75	0.00	6.25	142
51A	Muscataune silt loam, 0 to 2 percent slopes	0.67	0.4%		FAV	200	64	75	0.00	6.02	147
Weighted Average						189.6	59.7	71.6	1.69	4.20	139.2

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".

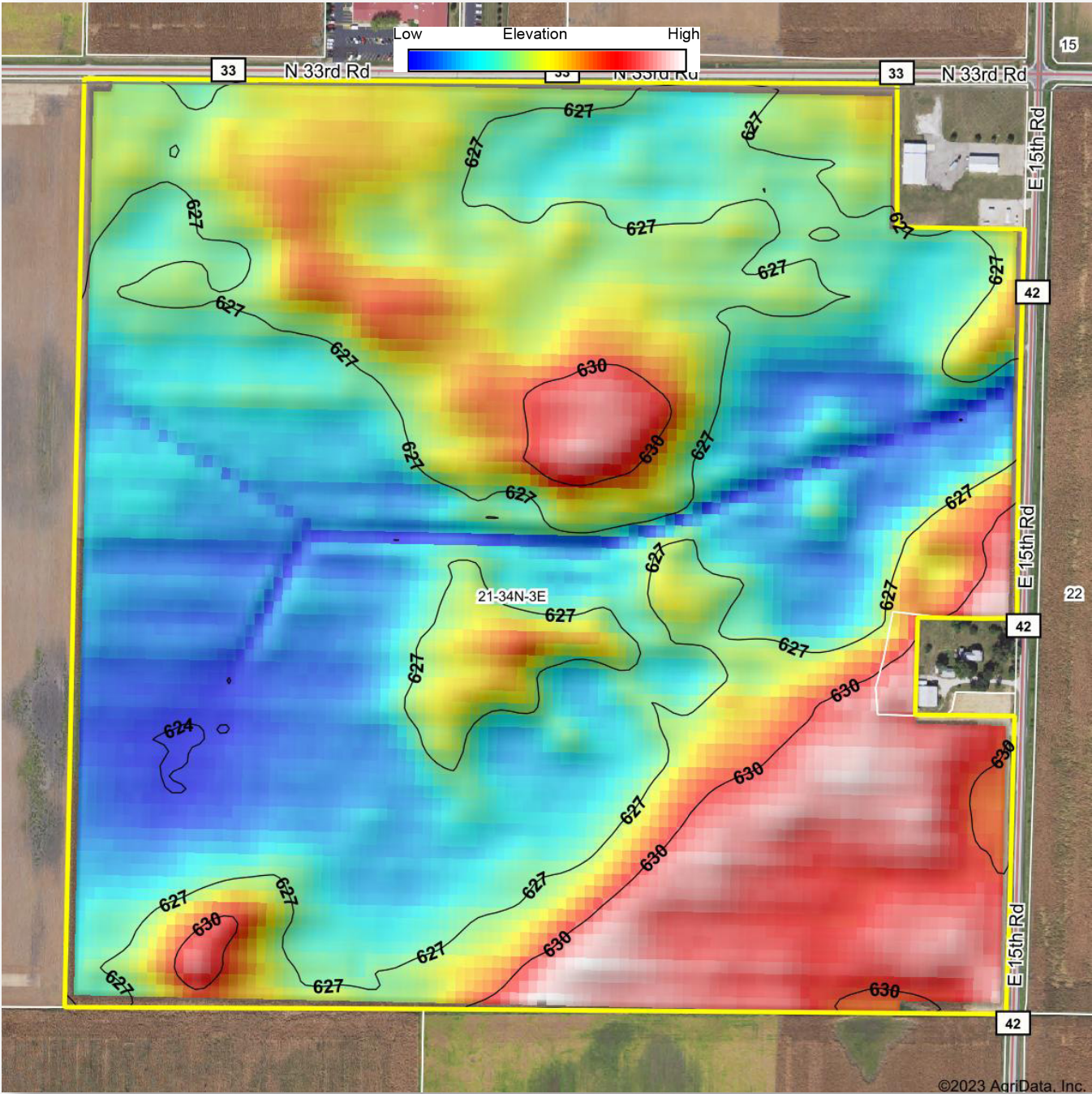
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

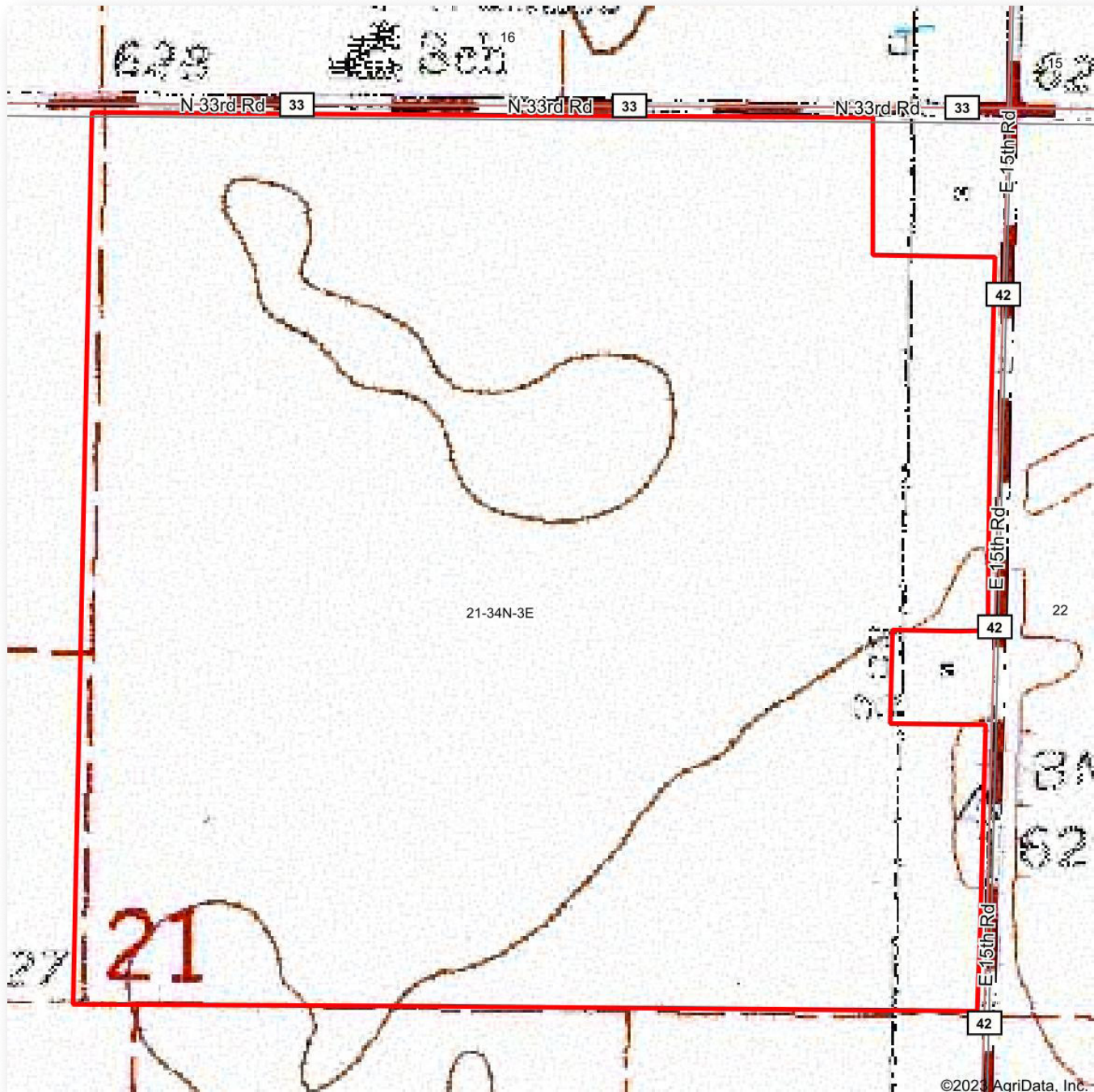
Donohue Farm 2022 Real Estate Taxes (information as published by the LaSalle County Treasurer)					
PIN	Acres	Assessed Value	Buildings	Drainage District	Taxes
13.21.205.000	36.12	\$26,660.00	none	Wallace 2	\$2,370.92
13.21.206.000	40.00	\$25,987.00	none	Wallace 2	\$2,325.44
13.21.207.000	38.12	\$26,460.00	yes*	Wallace 2	\$2,359.94
13.21.209.000	40.00	\$25,312.00	none	Wallace 2	\$2,268.16
Total	154.24				\$9,324.46

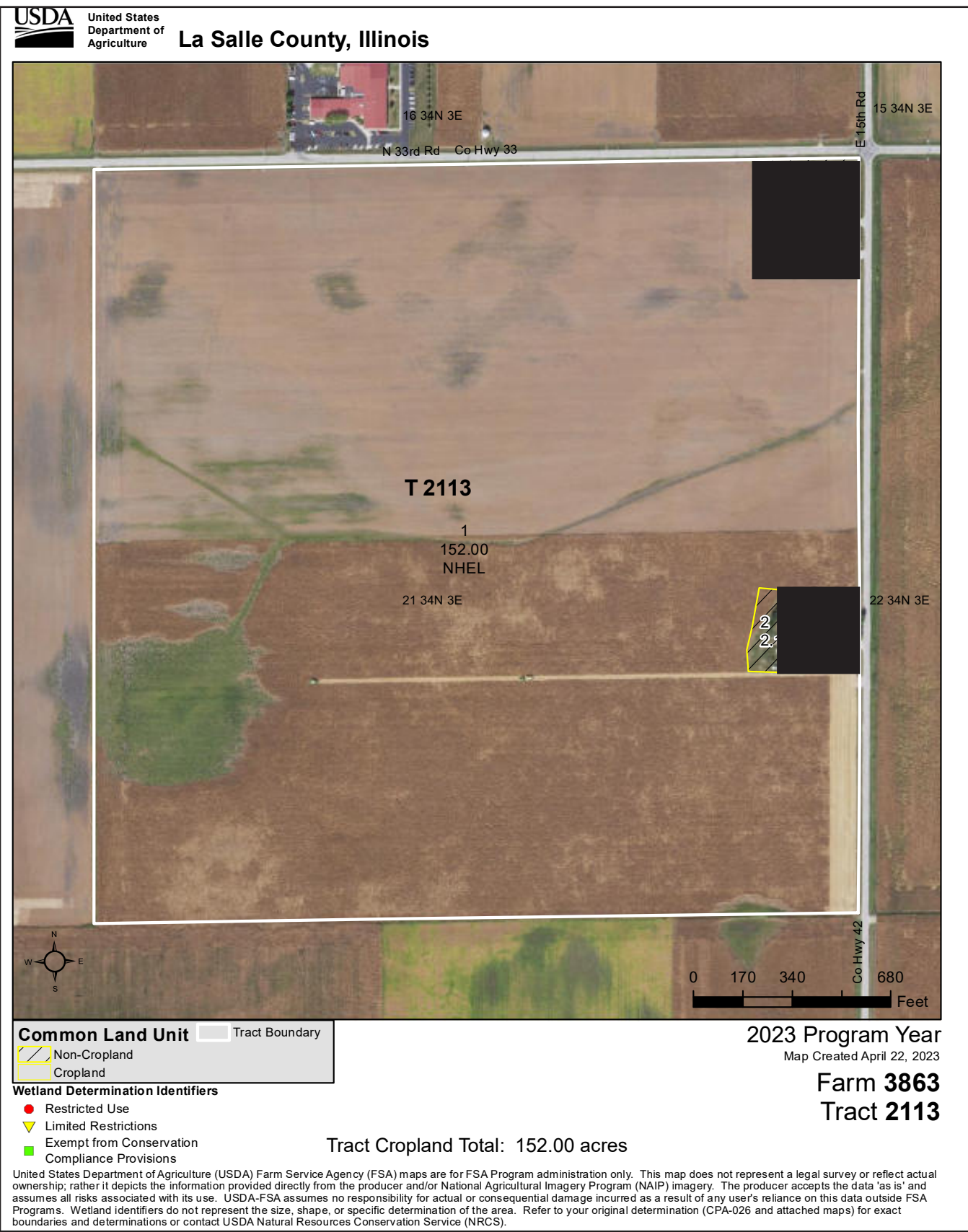
*2023 real estate taxes will be assessed as farmland without buildings



8.16.23







ILLINOIS
LASALLE

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3863

Prepared : 7/13/23 4:05 PM CST

Crop Year : 2023

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.46	152.00	152.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	152.00		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	83.10	0.00	175	
Soybeans	68.90	0.00	49	0
TOTAL	152.00	0.00		

Tract Number : 2113

Description : I8-NE1/4 Sec 21 T34N R3E
 FSA Physical Location : ILLINOIS/LASALLE
 ANSI Physical Location : ILLINOIS/LASALLE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.46	152.00	152.00	0.00	0.00	0.00	0.00	0.0

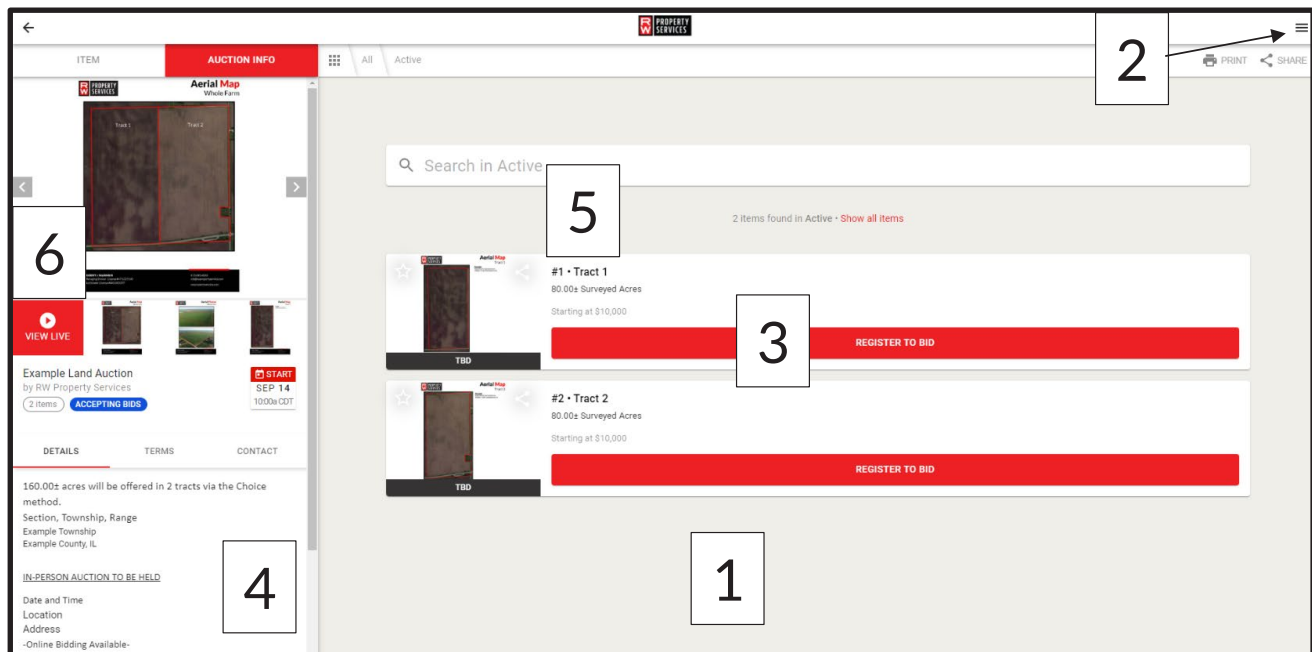
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	83.10	0.00	175
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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

Donohue 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 and sale 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 by all parties to the transaction. 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 17, 2023, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before November 17, 2023.

Possession/Lease

- A. Possession will be granted at closing. Seller has terminated the 2023 cash rental lease with the tenant in possession.
- B. Seller will receive 100% of the 2023 cash rent. Buyer will receive 100% of the 2024 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 to Buyer at closing, the 2023 real estate taxes, payable in 2024, based upon the most recent real estate tax information available. The 2024 real estate taxes payable in 2025, 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 its 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 videoed. 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. Jeffrey J. Miller, Erin P. Sloan Farmland Revocable Trust, Sean Miller, Kyle Miller, Ryan Miller

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
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