

Dahl Real Estate

Auctions and Appraisals

DARRELL R. DAHL
BROKER/OWNER

102 North Main Street
Walnut, IL 61376
815-379-2447

ILLINOIS LICENSED
REAL ESTATE BROKER
ILLINOIS CERTIFIED
GENERAL APPRAISER
AUCTIONEER

PUBLIC AUCTION

156.45 +/- ACRES

SATURDAY AUGUST 3, 2024

10:00 AM

**AT THE DAHL AUCTION BUILDINGS
11041 IL STATE ROUTE 92 WALNUT, IL
(3 Miles West of Walnut on State Route 92)**

LIVE AND ONLINE BIDDING

**SELLER:
HIGGINS FAMILY FARM LLC**

**SALE CONDUCTED BY
DAHL REAL ESTATE
102 NORTH MAIN – WALNUT, ILLINOIS
(815) 379-2447
DAHLAUCTION.COM**

**AUCTIONEERS:
DARRELL R. DAHL & COLLIN G. RABE**

PUBLIC AUCTION

156.45 +/- ACRES

PRIME LEE COUNTY, ILLINOIS FARMLAND

SATURDAY AUGUST 3, 2024 10 A.M.

**THE UNDERSIGNED WILL OFFER THE FOLLOWING TRACT VIA
PUBLIC AUCTION AT THE DAHL AUCTION BUILDINGS LOCATED AT
11041 IL STATE ROUTE 92 WALNUT, IL 61376.**

(Three Miles West of Walnut on Route 92)

LIVE AND ONLINE BIDDING AVAILABE AT DAHLAUCTION.COM

The tract is located approximately 3.5 miles North of Walnut, Illinois at the intersection of Tampico Road and Indianhead Road.

156.45 +/- Acres located in the NW¼ of Section 21, Hamilton Township (T19N R 8E) Lee County, Illinois. Estimated **P. I. of 123.4** with 153 +/- Tillable.

OPEN TENACY FOR 2025

There are two income producing wind turbines located on the subject property providing annual payments to the owner of the farm. Please contact auctioneer for details.

2022 TAX INFORMATION:

PPN 09-19-21-100-002 \$8,868.36 (Includes Building Site that is not part of the subject property offered for sale. Farmland only is estimated at \$5,942

PPN 09-19-21-100-003 Land leased to Wind Turbine Company, .9 acres MOL. Taxes are the responsibility of the Wind Turbine Company.

SELLER: HIGGINS FAMILY FARM LLC.

ROBERT HIGGINS, AUTHORIZED SIGNER

TERMS OF THE SALE

The farm will be sold on a dollar per acre basis based on 156.45+/- acres. The successful bidder will be required to enter into a standard purchase contract and pay ten percent (10%) down the day of the auction with the balance being due on or before December 6, 2024. Taxes for 2024 will be provided as a credit to the purchaser based on 2023 taxes. Open tenancy for 2025. Seller shall retain 2024 Wind Turbine Income, Purchaser shall receive 2025 Wind Turbine Income. A title policy in the amount of the purchase price will be furnished to the buyer at closing. All announcements made day of sale take precedence over previous advertised or announced terms and/or conditions. Seller has the right to accept or reject any and all bids. Information is believed to be accurate but we urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions. Online bidding available at Dahlauction.com. Download The Dahl Real Estate App at The App Store or Google Play.

SALE CONDUCTED BY:

DAHL REAL ESTATE 815-379-2447

AUCTIONEERS: DARRELL R. DAHL & COLLIN G. RABE

FOR MORE INFORMATION VISIT DAHLAUCTION.COM

Aerial Map



Boundary Center: 41° 37' 29.34, -89° 35' 18.25

0ft 1469ft 2937ft

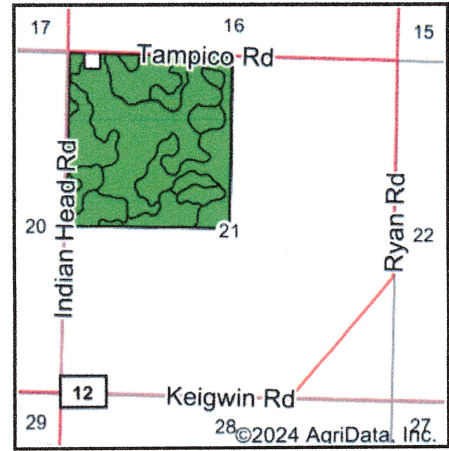
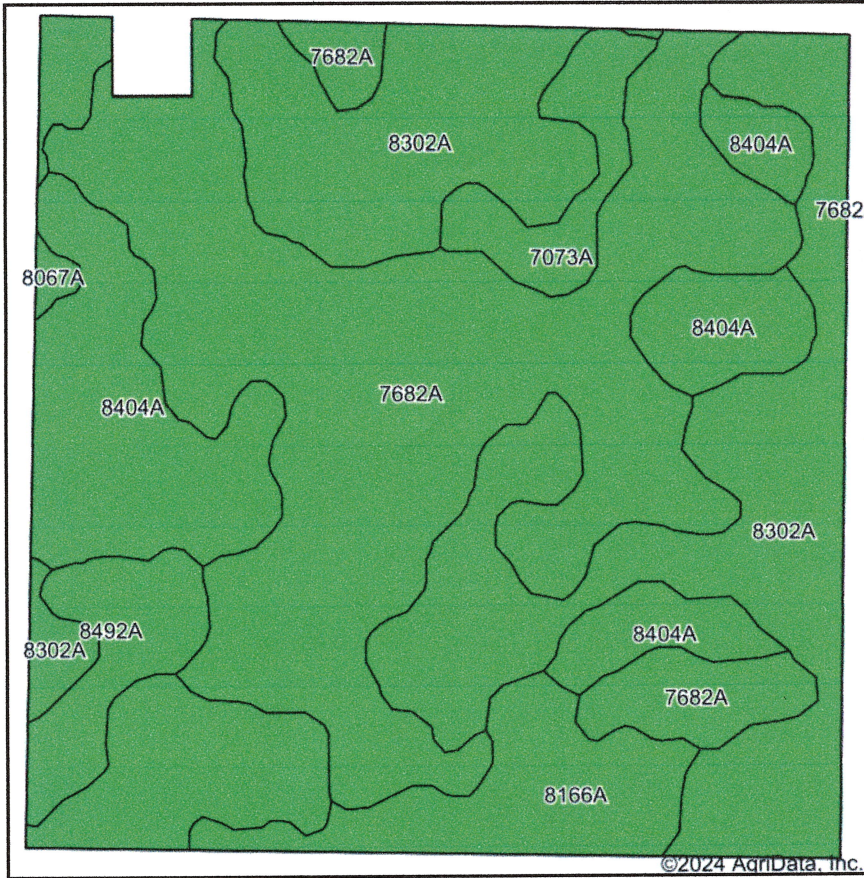
21-19N-8E
Lee County
Illinois



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



State: **Illinois**
 County: **Lee**
 Location: **21-19N-8E**
 Township: **Hamilton**
 Acres: **153.48**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL103, 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	*n NCCPI Soybeans
**7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	56.81	37.0%		**174	**57	**129	76
**8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	53.81	35.1%		**157	**51	**117	75
**8404A	Titus silty clay loam, 0 to 2 percent slopes, occasionally flooded	22.47	14.6%		**158	**52	**118	43
**8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	9.47	6.2%		**177	**60	**133	66
**8492A	Normandy loam, 0 to 2 percent slopes, occasionally flooded	5.75	3.7%		**165	**53	**122	72
**7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	4.65	3.0%		**185	**60	**137	79
**8067A	Harpster silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.52	0.3%		**182	**57	**133	74
Weighted Average					165.9	54.3	123.4	*n 70.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

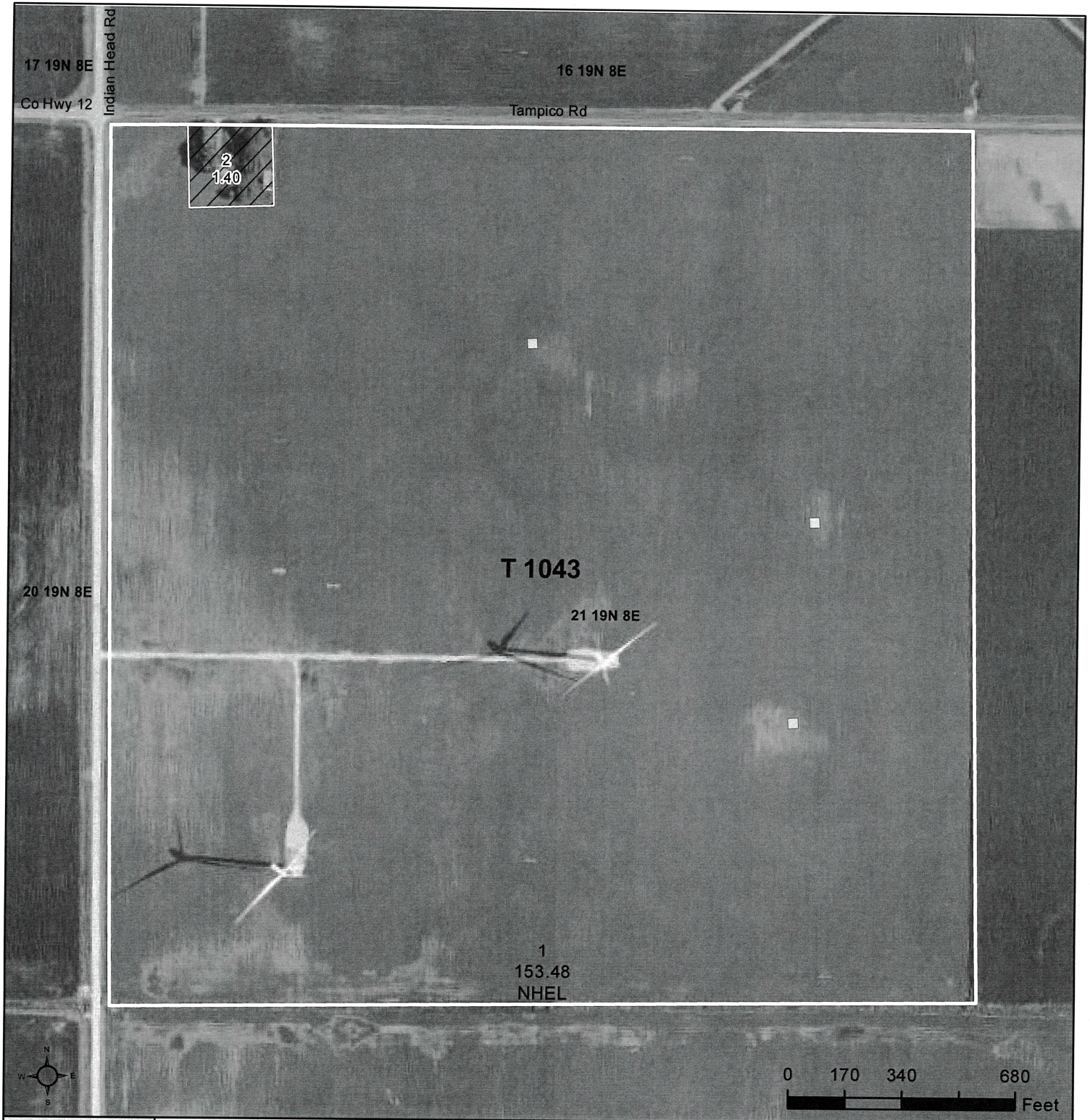
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"



United States
Department of
Agriculture

Lee County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

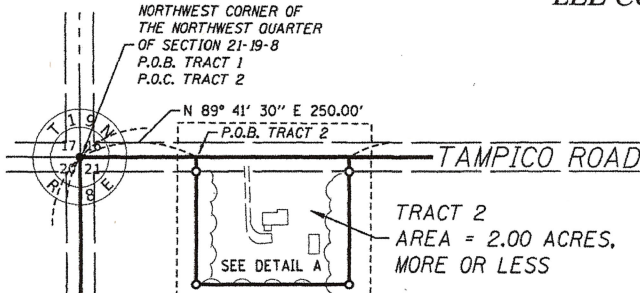
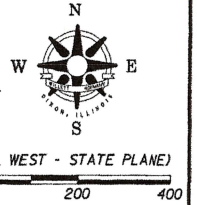
Map Created March 11, 2024

Farm 751
Tract 1043

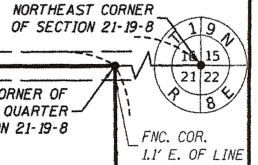
Tract Cropland Total: 153.48 acres

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).

PLAT OF
PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN
LEE COUNTY, ILLINOIS



N 89° 41' 30" E 2038.12' N 89° 41' 30" E 5233.63'



TRACT 2
AREA = 2.00 ACRES,
MORE OR LESS

LEGAL DESCRIPTIONS:

TRACT 1

Part of the Northwest Quarter of Section 21, Township 19 North, Range 8 East of the Fourth Principal Meridian, Lee County, Illinois, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence North 89 degrees 41 minutes 30 seconds East, 250.00 feet on the north line of said Northwest Quarter; thence South 00 degrees 18 minutes 30 seconds East, 265.00 feet; thence North 89 degrees 41 minutes 30 seconds East, 328.75 feet; thence North 00 degrees 18 minutes 30 seconds West, 265.00 feet to said north line; thence North 89 degrees 41 minutes 30 seconds East, 2038.12 feet on said north line, to the northeast corner of said Northwest Quarter; thence South 00 degrees 45 minutes 55 seconds East, 2636.88 feet on the east line of said Northwest Quarter, to the southeast corner of said Northwest Quarter; thence South 89 degrees 39 minutes 28 seconds West, 2616.69 feet on the south line of said Northwest Quarter, to the southwest corner of said Northwest Quarter; thence North 00 degrees 46 minutes 08 seconds West, 2638.44 feet on the west line of said Northwest Quarter, to the Point of Beginning; containing 156.45 acres, more or less.

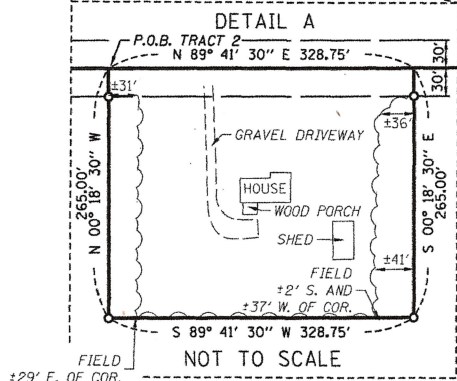
TRACT 2

Part of the Northwest Quarter of Section 21, Township 19 North, Range 8 East of the Fourth Principal Meridian, Lee County, Illinois, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 89 degrees 41 minutes 30 seconds East, 250.00 feet on the north line of said Northwest Quarter, to the Point of Beginning; thence continuing North 89 degrees 41 minutes 30 seconds East, 328.75 feet on said north line; thence South 00 degrees 18 minutes 30 seconds East, 265.00 feet; thence South 89 degrees 41 minutes 30 seconds West, 328.75 feet; thence North 00 degrees 18 minutes 30 seconds West, 265.00 feet to the Point of Beginning; containing 2.00 acres, more or less.

INDIAN HEAD ROAD

N 00° 46' 08" W 2638.44'



TRACT 1
AREA = 156.45 ACRES,
MORE OR LESS

WIND TURBINE ACCESS ROAD
NO LEASE DOCUMENTS
PROVIDED TO SURVEYOR

WEST LINE OF THE
NORTHWEST QUARTER
OF SECTION 21-19-8



WIND TURBINE

SURVEYOR'S STATEMENT

I, Jeffrey B. Rohde, a Professional Land Surveyor in the State of Illinois, hereby state that, at the request of the Dahl Real Estate, this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current Illinois Minimum Standards for a Boundary Survey, that monuments were set or found at the locations indicated, and that the dimensions shown are given in feet and decimals of a foot upon said plat. I further state that I have made no independent search of the public records for easements, encumbrances, ownership or title evidence, or any other facts which an accurate and current title search may disclose, as part of this survey, but have relied upon the materials supplied to me by the owner's representative.

Note: A boundary survey does not establish ownership, transfer property, or establish property lines on its own.

Signed at Dixon, Illinois, this 30th day of January, 2024.

Jeffrey B. Rohde, Illinois Professional Land Surveyor No. 35-3908
Current expiration date: 30 November 2024

EAST LINE OF THE
NORTHWEST QUARTER
OF SECTION 21-19-8

S 00° 45' 55" E 2636.88'

SOUTHWEST CORNER OF
THE NORTHWEST QUARTER
OF SECTION 21-19-8

SOUTH LINE OF THE
NORTHWEST QUARTER
OF SECTION 21-19-8

S 89° 39' 28" W 2616.69'

FNC. COR.
10.9' N. AND
4.1' W. OF COR.

SOUTHEAST CORNER OF
THE NORTHWEST QUARTER
OF SECTION 21-19-8

LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE
- RIGHT OF WAY LINE
- EXISTING FENCE
- FOUND SURVEY MONUMENT IN PLACE
- SET 5/8" REBAR
- RECORDED DIMENSION

DESIGNED XXX
DRAWN MKS
REVIEWED JBR
APPROVED JBR



WILLET HOFMANN
& ASSOCIATES INC.
ENGINEERING, ARCHITECTURE, LAND SURVEYING
809 EAST 2ND STREET, DIXON, IL 61021-0367
T: 815-284-3381 DESIGN FIRM: #184-900918

DAHL REAL ESTATE
BOUNDARY SURVEY
LEE COUNTY, ILLINOIS

FIELDWORK COMPLETED: 01-24-24

PHASE
☐ PRELIM ☒ FINAL ☐ CONST
☐ PERMIT ☐ BID ☐

WHA No.
1053D24
DATE
01-30-24

SHEET
No.
01

ILLINOIS

LEE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 751

Prepared : 5/1/24 11:16 AM CST

Crop Year : 2024

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
154.88	153.48	153.48	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	153.48	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	99.80	0.00	129	0
Soybeans	53.40	0.00	44	0

TOTAL **153.20** **0.00**

NOTES

Tract Number : 1043

Description : J 2 SEC 21 Hamilton Twp
 FSA Physical Location : ILLINOIS/LEE
 ANSI Physical Location : ILLINOIS/LEE
 BIA Unit Range Number :
 HEL Status : NHSL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : HIGGINS FAMILY FARM LLC
 Other Producers : DEBRA GANSCHOW, JAMES W GANSCHOW ESTATE
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.88	153.48	153.48	0.00	0.00	0.00	0.00	0.0

ILLINOIS

LEE

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

FARM : 751

Prepared : 5/1/24 11:16 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Tract 1043 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	153.48	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	99.80	0.00	129
Soybeans	53.40	0.00	44
TOTAL	153.20	0.00	

NOTES

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Disclaimer[Click here to view or pay 2023 taxes \(payable in 2024\) for parcel number: 09-19-21-100-002](#)**Property Information**

Parcel Number 09-19-21-100-002	Site Address 209 TAMPICO RD HARMON, IL 61042	Owner Name & Address HIGGINS FAMILY FARM LLC 3215 JASMINE CT CRYSTAL LAKE, IL, 60012
Tax Year 2022 (Payable 2023) ▼		
Sale Status None		
Property Class 0011 - Improved Farmland	Tax Code 09001 -	Tax Status Taxable
Net Taxable Value 94,707	Tax Rate 8.363900	Total Tax \$8,868.36
Township Hamilton	Acres 159.1000	Mailing Address
Abbreviated Legal Description (For reference only; insufficient for use in recorded documents.) SEC21 TWP19 RNG8 NWQ		

Billing

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/23/2023	\$3,960.60	\$0.00	\$0.00	\$473.58	\$4,434.18	\$4,434.18	5/30/2023	\$0.00
2	09/01/2023	\$3,960.60	\$0.00	\$0.00	\$473.58	\$4,434.18	\$4,434.18	5/30/2023	\$0.00
Total		\$7,921.20	\$0.00	\$0.00	\$947.16	\$8,868.36	\$8,868.36		\$0.00

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	3,768	27,260	63,679	0	0	94,707

No Exemptions**Farmland**

Land Type	Acres	EAV
Cropland	153.6900	63,679
Homesite	1.3200	0
Non-Ag	4.0900	0
Totals	159.1000	63,679

[Click to open Farmland Details](#)

Disclaimer

[Click here to view or pay 2023 taxes \(payable in 2024\) for parcel number: 09-19-21-100-003](#)

Property Information

Parcel Number 09-19-21-100-003	Site Address 268 INDIAN HEAD RD HARMON, IL 61042	Owner Name & Address HIGGINS FAMILY FARM LLC 3215 JASMINE CT CRYSTAL LAKE, IL, 60012
Tax Year 2022 (Payable 2023) ▼		
Sale Status None		
Property Class 0027 - Wind Farm	Tax Code 09001 -	Tax Status Taxable
Net Taxable Value 800,681	Tax Rate 8.363900	Total Tax \$66,973.52
Township Hamilton	Acres 0.9000	Mailing Address

Abbreviated Legal Description (For reference only; insufficient for use in recorded documents.)
SEC21 TWP19 RNG8 LEASED AREA ON PARCEL 09-19-21-100-002 TURBINES C1 & C2

Billing

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/23/2023	\$33,484.08	\$0.00	\$0.00	\$2.68	\$33,486.76	\$33,486.76	6/22/2023	\$0.00
2	09/01/2023	\$33,484.08	\$0.00	\$0.00	\$2.68	\$33,486.76	\$33,486.76	8/28/2023	\$0.00
Total		\$66,968.16	\$0.00	\$0.00	\$5.36	\$66,973.52	\$66,973.52		\$0.00

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	8,007	792,674	0	0	0	800,681

No Exemptions

No Farmland Information

Dahl Real Estate

Auctions and Appraisals

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BROKER/OWNER

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Walnut, IL 61376
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GENERAL APPRAISER
AUCTIONEER

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SELLER: HIGGINS FAMILY FARM LLC

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ONLINE BIDDING AVAILABLE AT
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