

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

114.84 +/- ACRES

SATURDAY NOVEMBER 9, 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:

CINDY LOU PORTER

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

114.84 +/- ACRES

**PRIME LEE COUNTY, ILLINOIS FARMLAND
WITH WIND TURBINE INCOME**

SATURDAY NOVEMBER 9, 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 miles Northwest of Walnut, Illinois with access from Eakle Road and County Line Road. Address is 116 Eakle Road Walnut, IL 61376
114.84 +/- Acres located in the South Half of the South Half of Section 30, Hamilton Township (T19N R 8E) Lee County, Illinois. Estimated **P. I. of 127.9** with 109.33 +/- Tillable. **OPEN TENACY FOR 2025**

INCOME FROM THREE WIND TURBINES ON SITE

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

2023 TAX INFORMATION:

PPN 09-19-30-400-004 The following information is Estimated after split from existing tract: Real Estate Tax - \$4,010 Drainage Tax: \$770

PPN 09-19-30-400-005 Land leased to Wind Turbine Company, 1.88 acres MOL. Taxes are the responsibility of the Wind Turbine Company.

SELLER: CINDY LOU PORTER

TERMS OF THE SALE

The farm will be sold on a dollar per acre basis based on 114.84+/- 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 19, 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 Dahlauktion.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

PUBLIC AUCTION

PAST AND PROJECTED WIND TURBINE PAYMENTS FOR THE PORTER FARM

THREE WIND TURBINES ON SUBJECT TRACT COMBINED
HISTORICAL INCOME :

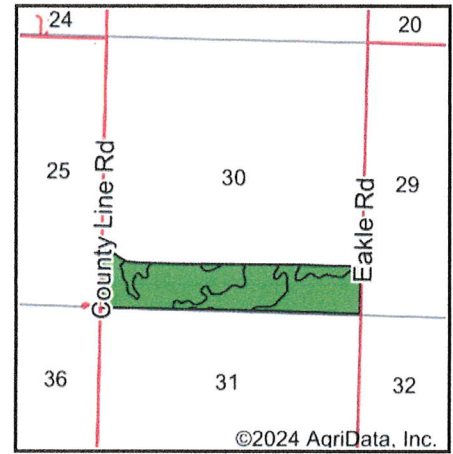
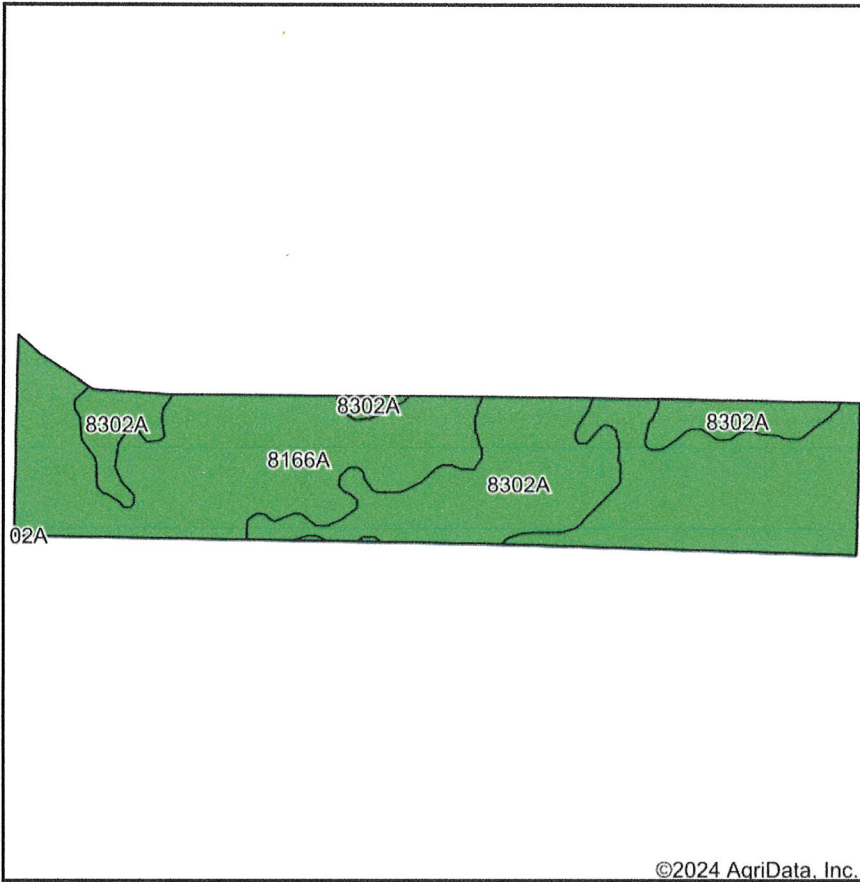
2022	-	\$39,735.60
2023	-	\$40,530.31
2024	-	\$41,340.92

THREE WIND TURBINES ON SUBJECT TRACT COMBINED
PROJECTED INCOME FOR 2025 AND 2026

2025	-	\$42,170.02
2026	-	\$43,013.42

FIRST FULL PAYMENT WAS IN 2020 AFTER THE
COMPLETION OF CONSTRUCTION

Soils Map



State: **Illinois**
 County: **Lee**
 Location: **30-19N-8E**
 Township: **Hamilton**
 Acres: **109.33**
 Date: **9/18/2024**

Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL 103, 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
**8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	74.18	67.8%		**177	**60	**133	66
**8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	35.15	32.2%		**157	**51	**117	75
Weighted Average					170.6	57.1	127.9	*n 68.9

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"

Aerial Map



©2024 AgriData, Inc.

Boundary Center: 41° 36' 3.7, -89° 37' 19.29

0ft 831ft 1663ft

30-19N-8E
Lee County
Illinois



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008

9/18/2024

Topography Contours



©2024 AgriData, Inc.

Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 641.5

Max: 653.0

Range: 11.5

Average: 645.5

Standard Deviation: 1.08 ft

0ft 831ft 1662ft



9/18/2024

30-19N-8E
Lee County
Illinois

Boundary Center: 41° 36' 3.7, -89° 37' 19.29

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

NORTHWEST CORNER OF
THE SOUTH HALF OF
SECTION 30-29-8
FIND. PIN W/CAP
PER MDL REC. 2017002255

[illegible]

Spurred by *Man, Think!*, this ... day of 2024.

DATE	BY	REMARKS
		DESIGNED
		DRAWN
		1. JK
		REVIEWED
		JBR
		APPROVED
		JBR

WILLETT HOFMANN
ASSOCIATES INC.
DESIGNERS, ARCHITECTS, LAND SURVEYORS
800 EAST 2ND STREET, SUITE 1, AUSTIN, TX 78701
TEL: 512-381-4411 FAX: 512-381-4411

PHASE		WH
☒ PRELIM	☐ FINAL	1
☐ PERMIT	☐ CONST	
☐ BID	☐ _	
		DATE

1) RECORDED DIMENSION

_____ BOUNDARY OF PROPERTY SURVEYED
 _____ EXISTING PROPERTY LINE
 - - - - - EXISTING SECTION LINE
 _____ RIGHT OF WAY LINE
 _____ EDGE OF PAVEMENT
 * - * - * EXISTING FENCE
 ~~~~~ VEGETATION LINE  
 ■ FOUND SURVEY MONUMENT IN PLACE  
 ○ SET 5/8" REBAR  
 ● SET P.A. NAIL

ILLINOIS

LEE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

FARM : 777

Prepared : 9/12/24 1:44 PM CST

Crop Year : 2024

## Abbreviated 156 Farm Record

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 |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 276.16             | 247.60             | 247.60                 | 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               | 247.60                 | 0.00           |      |      | 0.00 | 0.00      | 0.00                 | 0.00             |

## Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | CORN       | None                |

## DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|-----------|------------|-----------------------------|-----------|-----|
| Corn      | 246.40     | 0.00                        | 149       | 0   |

**TOTAL** 246.40 0.00

## NOTES

Tract Number : 1099

Description : K 1 SEC 30 Hamilton twp

FSA Physical Location : ILLINOIS/LEE

ANSI Physical Location : ILLINOIS/LEE

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : DALE I AND SHIRLEY M MAGNUSON TRUST

Other Producers :

Recon ID : None

## Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP  | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 276.16             | 247.60             | 247.60                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.0       |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD       |
| 0.00               | 0.00               | 247.60                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00      |



ILLINOIS

LEE

Form: FSA-156EZ

United States Department of Agriculture  
Farm Service Agency

FARM : 777

Prepared : 9/12/24 1:44 PM CST

Crop Year : 2024

## Abbreviated 156 Farm Record

Tract 1099 Continued ...

## DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Corn         | 246.40        | 0.00                        | 149       |
| <b>TOTAL</b> | <b>246.40</b> | <b>0.00</b>                 |           |

## NOTES

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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 777**  
**Tract 1099**

Tract Cropland Total: 247.60 acres

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**SELLER: CINDY LOU PORTER**

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