

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

**80 +/- ACRES
SATURDAY OCTOBER 19, 2024**

10:00 AM

**AT THE DAHL AUCTION BUILDINGS
11041 IL HWY 92 WALNUT, IL
(3 Miles West of Walnut on State Route 92)
LIVE AND ONLINE BIDDING**

**SELLER:
IRENE LARSON ESTATE
DIANA VERING, EXECUTOR
EMILY R. VIVIAN,
ATTORNEY FOR THE ESTATEE**

**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

**80 +/- ACRES LEE COUNTY, IL
FARMLAND AND BUILDING SITE**

SATURDAY OCTOBER 19, 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 4 miles Northwest of Ohio, Illinois at the intersection of Easy Road and Rodgers Road.

80 +/- Acres located in the West Half of the Southeast Quarter of Section 28, East Grove Township (T19N R 9E) Lee County, IL. Estimated **P. I. of 109.8** with 73.32 +/- Tillable.

OPEN TENACY FOR 2025

2023 TAX INFORMATION:

PPN 08-20-28-300-001 \$1,997.62

TRACT 1: 77.5 +/- Acres with 73.32 +/- Acres Tillable

TRACT 2: 2.5 +/- Acres with Home, Well House, 2 Car Garage and Older Barn.

TRACT 3: Combination of Tracts 1 and 2.

SELLER: IRENE LARSON ESTATE

DIANA VERING, EXECUTOR

EMILY R. VIVIAN, ATTORNEY FOR THE ESTATE

TERMS OF THE SALE

The farm will be sold on a dollar per acre basis. 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 November 29, 2024. Taxes for 2024 will be provided as a credit to the purchaser based on 2023 taxes. Open tenancy for 2025. A survey will be provided if the tracts sell separately. It will be sold as 80 taxable acres if sold as a whole. 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

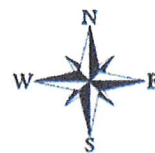
Aerial Map



Boundary Center: 41° 36' 11, -89° 28' 30.77

0ft 612ft 1224ft

28-19N-9E
Lee County
Illinois



Maps Provided By:



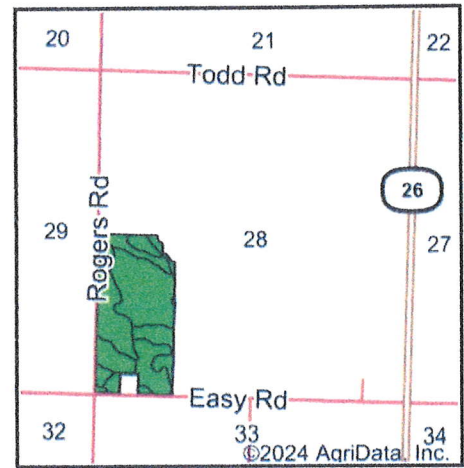
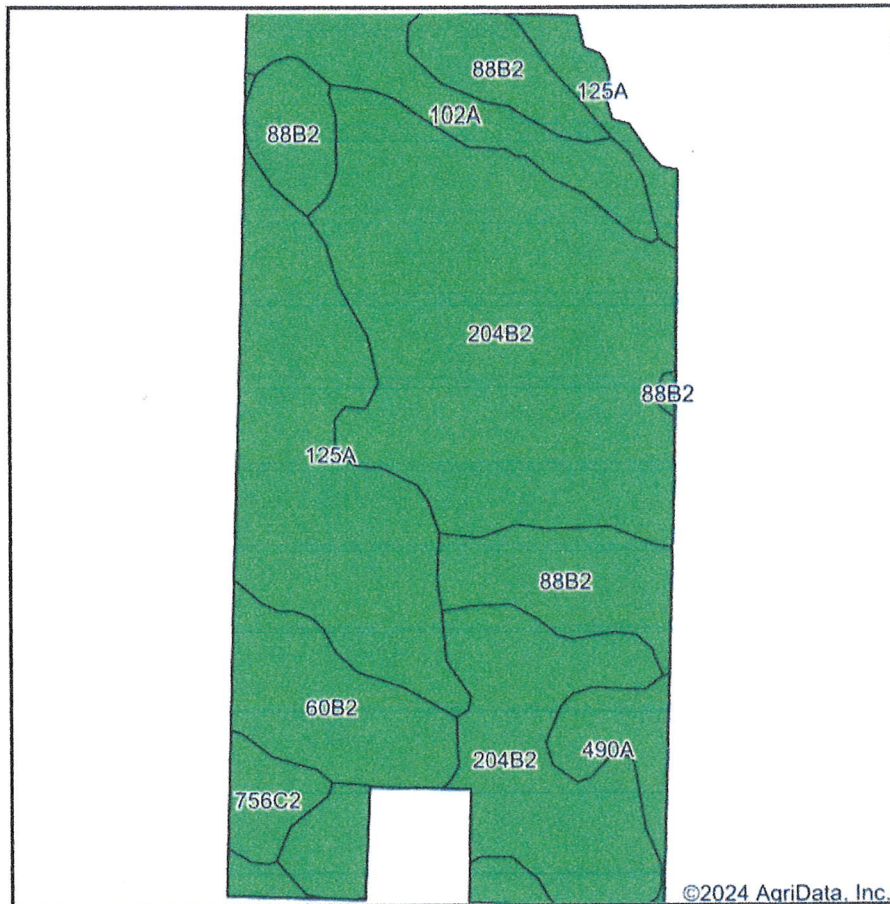
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www.AgrDataInc.com

6/26/2024

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

Soils Map



State: **Illinois**
 County: **Lee**
 Location: **28-19N-9E**
 Township: **East Grove**
 Acres: **73.32**
 Date: **6/26/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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
**204B2	Ayr sandy loam, 2 to 5 percent slopes, eroded	33.84	46.1%		**140	**45	**104	35
**125A	Selma loam, 0 to 2 percent slopes	14.88	20.3%		**176	**57	**129	77
**88B2	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes, eroded	9.16	12.5%		**111	**39	**86	24
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	5.51	7.5%		**151	**49	**112	52
**102A	La Hogue loam, 0 to 2 percent slopes	4.84	6.6%		**162	**52	**121	79
490A	Odell silt loam, 0 to 2 percent slopes	3.41	4.7%		176	56	129	75
**756C2	Wyanet fine sandy loam, 5 to 10 percent slopes, eroded	1.68	2.3%		**142	**47	**106	59
Weighted Average					147.7	48	109.8	*n 48.7

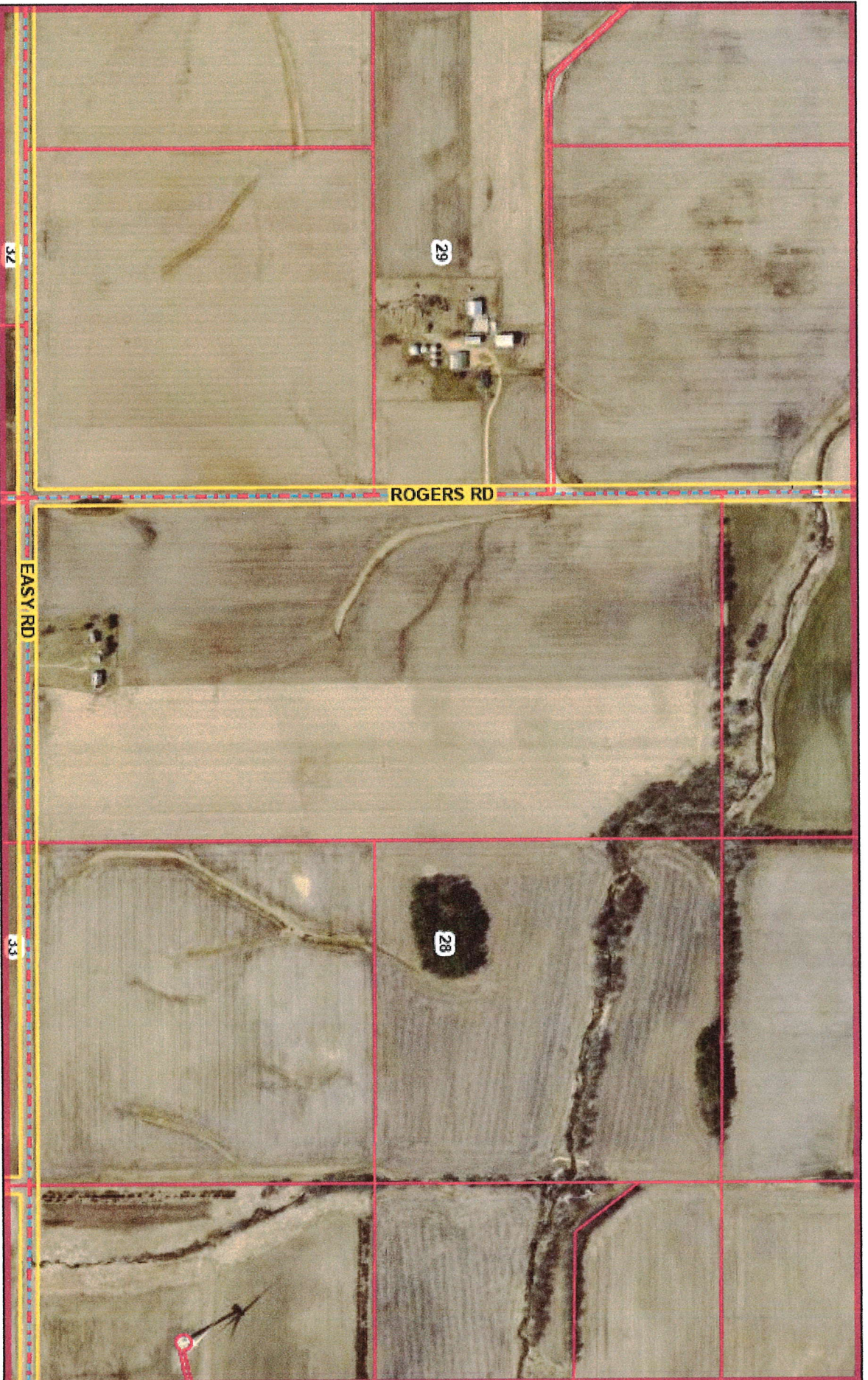
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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"

ArcGIS WebMap



June 26, 2024

Cadastral Layer

Road ROW

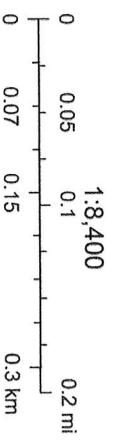


Section Polygons

Parcel Line



Section Line



Esri, HERE, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

ArcGIS WebApp Builder

Property Information

Parcel Number 08-20-28-300-001	Site Address 812 EASY RD OHIO, IL 61349	Owner Name & Address LARSON, IRENE
Tax Year 2023 (Payable 2024) ▼		
Sale Status None		
Property Class 0011 - Improved Farmland	Tax Code 08002 -	Tax Status Taxable
Net Taxable Value 26,704	Tax Rate 7.480600	Total Tax \$1,997.62
		Pay Taxes
Township East Grove	Acres 80.0000	Mailing Address
Abbreviated Legal Description (For reference only; insufficient for use in recorded documents.) SECT/LOT:28 TWP:19 RNG/BLK:009 WH SWQ		

Billing

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/28/2024	\$998.81	\$0.00	\$0.00	\$0.00	\$998.81	Pending Payment		\$0.00
2	09/06/2024	\$998.81	\$0.00	\$0.00	\$0.00	\$998.81	Pending Payment		\$0.00
Total		\$1,997.62	\$0.00	\$0.00	\$0.00	\$1,997.62	\$0.00		\$0.00

Assessments

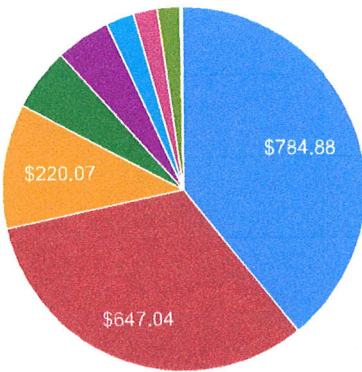
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	6,398	27,844	26,487	217	0	60,946	No

Exemptions						
Exemption Type	Requested Date	Granted Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Owner Occupied	10/22/2001	10/22/2001	3/8/2023		6,000	6,000
Senior Citizen	10/22/2001	10/22/2001	3/8/2023		5,000	2,670
Senior Assessment Freeze	6/23/2023	6/23/2023	6/23/2023		0	25,572

Farmland			
	Land Type	Acres	EAV
	Cropland	72.3100	26,284
	Homesite	1.9700	0
	Non-Ag	2.9800	0
	Other Farmland	2.2100	178
	Waste Contributory	0.5300	25
	Totals	80.0000	26,487
Click to open Farmland Details			

Taxing Bodies

District	Tax Rate	Extension
OHIO CCGSD 17	2.939200	\$784.88
OHIO HIGH CHSD 505	2.423000	\$647.04
LEE COUNTY	0.824100	\$220.07
SVCC SCHOOL DIST 506	0.415800	\$111.04
EAST GROVE TWP RD/BRIDGE	0.365600	\$97.63
EAST GROVE TOWNSHIP	0.186200	\$49.72
OHIO FIRE	0.162500	\$43.39
OHIO PUBLIC LIBRARY DIST	0.150300	\$40.14
E GR-HAM-MAR-SO DIX MTD	0.013900	\$3.71
TOTAL	7.480600	\$1,997.62



- OHIO CCGSD 17
- OHIO HIGH CHSD 505
- LEE COUNTY
- SVCC SCHOOL DIST 506
- EAST GROVE TWP RD/BRIDGE
- EAST GROVE TO...
- OHIO FIRE
- OHIO PUBLIC LIBR...
- E GR-HAM-MAR-S...

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2023	\$1,997.62	\$0.00	\$1,997.62
2022	\$1,970.58	\$1,970.58	\$0.00
2021	\$1,734.60	\$1,734.60	\$0.00

Show 25 More

No Sales History Information

No Genealogy Information

Permits

Permit Number	Issue Date	Status	Description	Value
12495	10/28/2011	ACTIVE	4 FOOT HEIGHT	0.00

No Forfeiture Information

Disclaimer

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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 611
Tract 868

Tract Cropland Total: 73.32 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

LEE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 611

Prepared : 8/2/24 8:52 AM CST

Crop Year : 2024

Operator Name

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	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.60	73.32	73.32	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	73.32		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	36.40	0.00	155	0
Soybeans	36.40	0.00	42	0
TOTAL	72.80	0.00		

NOTES

Tract Number : 868

Description : K 5 SEC 28 EAST GROVE 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 : IRENE E LARSON ESTATE

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.60	73.32	73.32	0.00	0.00	0.00	0.00	0.0

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SELLER: IRENE LARSON ESTATE

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