



The Hughes Farm

Virtual Live Online Auction



Thursday, February 20th | 10 am
90.02 +/- Acres | Offered in 1 Tract
LaSalle County | Wallace Township

 **First Mid**
AG SERVICES

Broker | Michael Bernhard
815-936-9878
mbernhard@firstmid.com
125 Mooney Dr. Suite 4
Bourbonnais, IL 60914



Des. Managing Broker & Auctioneer
David Klein
800-532-5263
dklein@firstmid.com
#6 Heartland Drive Ste A
Bloomington, IL 61704
License # 471.000414
License # 441.001928



Appraisals | Auctions | Brokerage | Crop Insurance | Farm Management

The Hughes Farm | LaSalle County | Farmland Auction

General Information

- SELLER:** Paul Hughes & Jim Hughes
- DESCRIBED AS:** The East ½ of the Southwest ¼ and 10 acres in the West ½ of the Southwest ¼ lying north of Interstate 80, Township 34 North, Range 3 East of the 3rd Principal Meridian, LaSalle County, IL containing 90 acres more or less **subject to final survey**. PIN: 13-31-300-004, 13-31-300-002
- LOCATION:** Located approximately 4.0 miles west of Ottawa, Illinois and approximately 5 miles northeast of Utica, Illinois. From E 12th Road, follow the frontage road along I-80 to the building site. The building site and land east of the grain bins is what is being auctioned. The land north of the buildings and to the west is not part of the farm.
- TIME AND PLACE OF AUCTION:** **10:00 AM – February 20, 2025**
Virtual Live Online Auction
- BUILDINGS:** This farm contains several buildings. A 36' X 50' Quonset shed, 34' X 45' barn, 12,000 bushel bin and 7,000 bushel bin. See pictures in the brochure.
- ONLINE BIDDING:** Prebid anytime from February 10th to February 20th, 10:00 AM at <https://firstmidag.bidwrangler.com> or download the First Mid Ag App from the App store on your mobile device! Virtual live online bidding begins at 10:00 AM February 20th.
- ATTORNEY FOR SELLER:** **Jack Cantlin– Cantlin Law Firm**
760 Etna Road
Ottawa, IL 61350
815-433-1568
- AGENCY:** Michael Bernhard, Broker, and David Klein, Designated Managing Broker, are designated agents with First Mid Ag Services, a Division of First Mid Wealth Management, which entered into an agreement to provide certain real estate services and represent only the Seller in this transaction. As a result, the above-named brokers will not be representing any buyers in this transaction. This notice of no-agency is being provided as required by state law.



Disclosures and Disclaimer: The information provided is believed to be accurate and representative. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the auction company. All information contained in all related materials is subject to the terms and conditions outlined in the purchase agreement. Each potential bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained here is believed to be accurate but is subject to verification by all parties relying on it. All sketches and dimensions are approximate. By bidding on the real estate, the Buyer agrees that Buyer has had ample opportunity to inspect the property. This sale may not be recorded and/or videotaped without the permission of the auctioneer. Seller and Seller's agent disclaim any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of this property for sale. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. **All announcements day of sale will take precedence over printed material.** The Auction Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Announcements will be allowed on auction day ONLY with prior approval from First Mid Ag Services. While this farm is being offered with reserve, we do anticipate a sale of the property.

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Terms & Conditions

SALE METHOD:

Registrations for bidders are due at 10:00 am on the day of the auction. All bidding is on a "per-acre" basis using real estate tax acres. All bidders will have the opportunity to raise their bids at an auction on February 20, 2025, to determine the final high bidder through online bidding.

**This is a one tract auction and will be based on surveyed acres, yet to be completed.
No Buyer's Premium is being charged.**



Online bidding is conducted at <https://firstmidag.bidwrangler.com/ui> or download the First Mid Ag App from the App store on your mobile device! Please register online by 5 pm on December 2nd.

CONTRACT:

Buyer will enter into a contract on date of sale with 10% down and balance due on or before 30 days after the auction. Title policy in amount of sale price to be furnished to the respective Buyer(s) by Seller. All property will be sold "as is, where is." Bidding is calculated by your bid price times the acres being sold and subject to Seller's confirmation.

FINANCING:

Bidding is not conditional upon financing, or any buyer or lender inspections. Be certain you have arranged financing, if needed, and are capable of paying cash at closing.

TITLE:

Title policy in the amount of the sale price, subject to standard and usual exceptions, to be furnished by the Seller to the Buyer.

LEASE:

Current farmland lease has been terminated, ending February 28, 2025.

POSSESSION:

Seller shall retain the 2024 crop income/cash rent and/or government payments and pay all related expenses associated with the 2024 crop. Any Conservation Reserve Program Contract(s) shall be assigned to Buyer. Buyer shall agree to continue to honor any existing government agricultural program and conservation contracts affecting the real estate and indemnify and hold harmless Seller for any damage. Seller may sustain by reason of any failure of Buyer to keep or perform any of the covenants and obligations provided to be kept or performed under the terms and conditions of any such contracts by Seller.

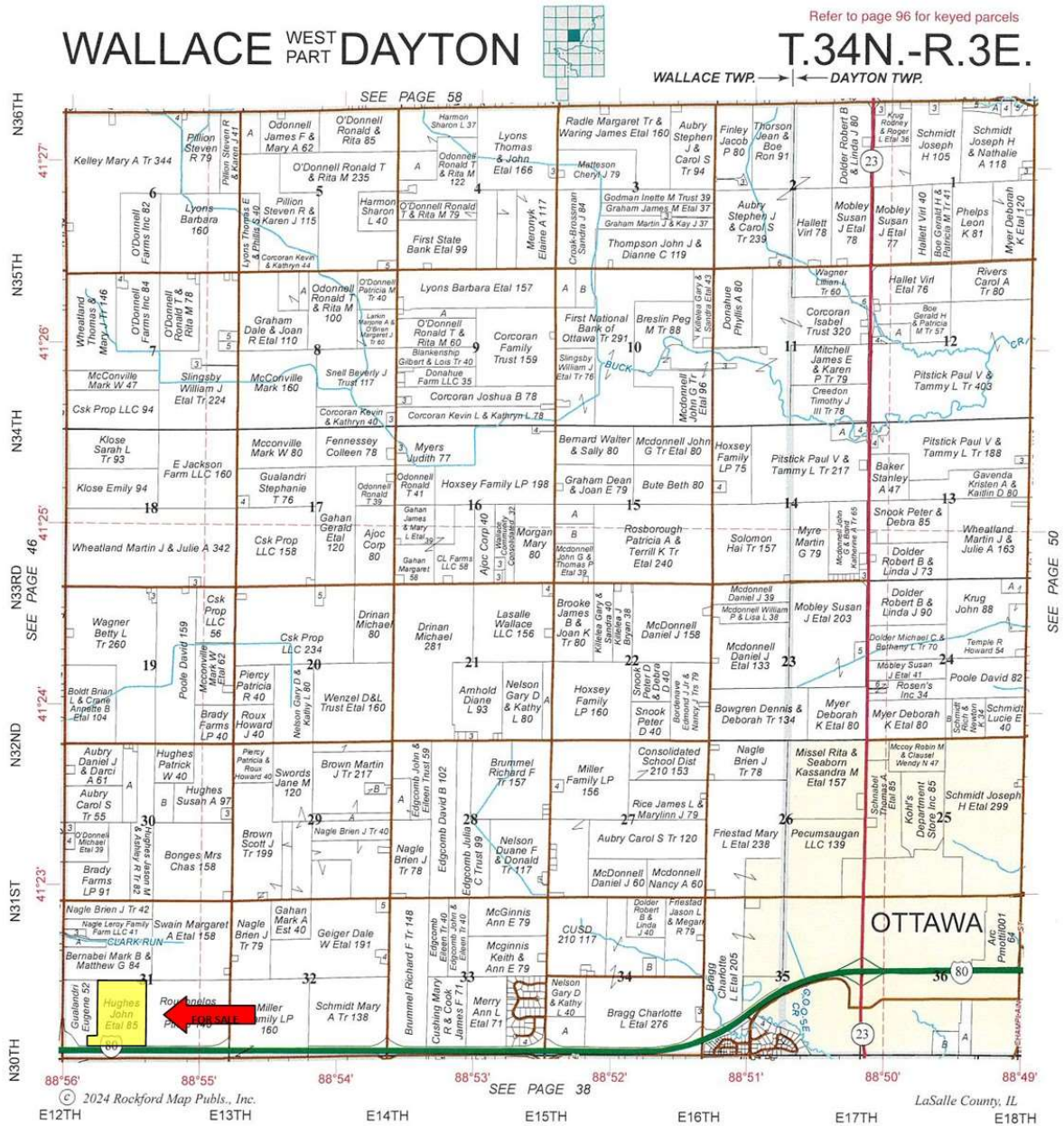
MINERAL RIGHTS: The owner's remaining interest, if any, will be conveyed with the land.

REAL ESTATE TAX: 2023 real estate taxes payable in 2024 have been paid by Seller. The estimated 2024 real estate taxes and payable in 2025 shall be paid by Seller, by a credit at closing, based upon the most recent real estate tax information available at closing. Any estimated real estate taxes not yet due but paid by the Seller shall be as a credit to the Buyer(s) at closing, based upon the most recent real estate tax information available. 2025 and all future years' real estate taxes, to be paid by the Buyer(s).



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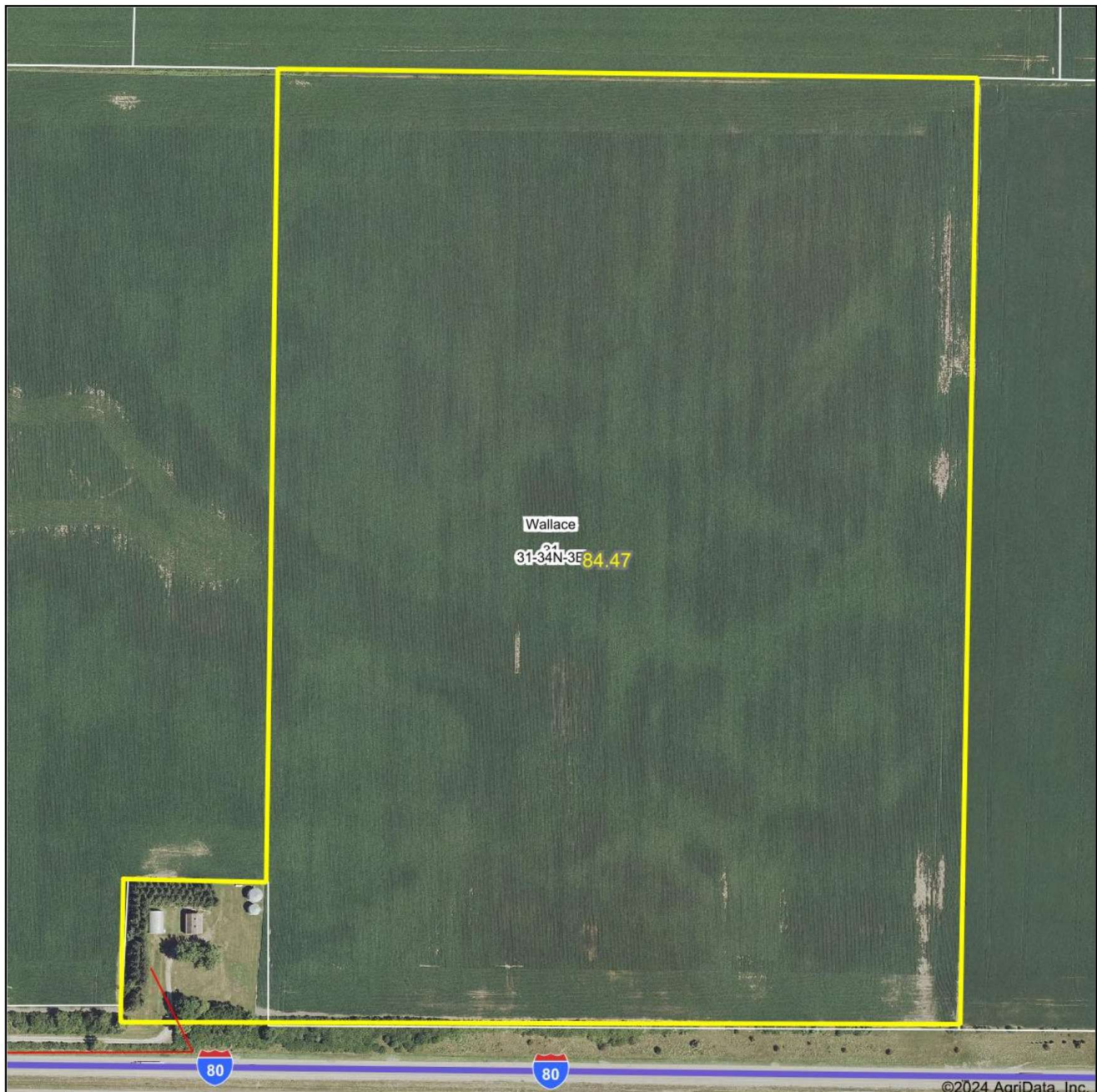
Area Map



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Aerial Map

Aerial Map



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Map Center: 41° 22' 17.81, -88° 55' 36.13

0ft 361ft 722ft

31-34N-3E
LaSalle County
Illinois



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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11/14/2024

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

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FSA Tract Map



United States
Department of
Agriculture

La Salle County, Illinois



Common Land Unit	
Non-Cropland	Conservation Reserve Program
clu_classification_code	
Cropland	Tract Boundary
street100k_1_0_utm	

Wetland Determination Identifiers

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

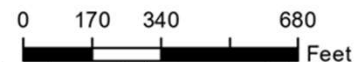


2025 Program Year

Map Created December 17, 2024

Farm **14035**

Tract **49455**

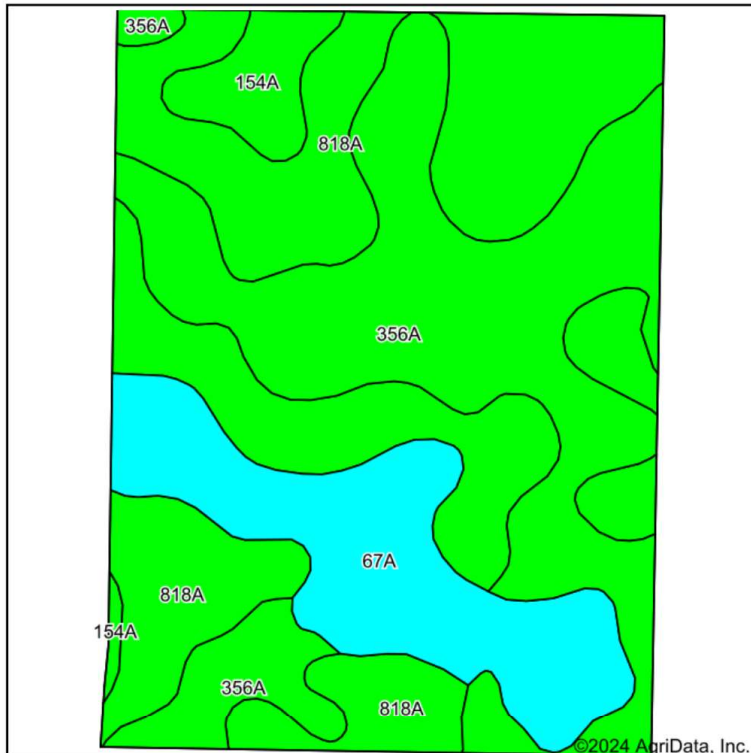


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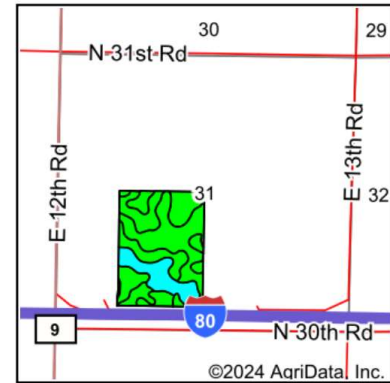
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Soil Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **LaSalle**
 Location: **31-34N-3E**
 Township: **Wallace**
 Acres: **81.61**
 Date: **11/14/2024**

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Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
818A	Flanagan-Cattin silt loams, 0 to 3 percent slopes	35.35	43.3%		Somewhat poorly drained	190	61	75	141
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	29.06	35.6%		Poorly drained	**195	**63	**66	**144
**67A	Harpster silty clay loam, 0 to 2 percent slopes	14.01	17.2%		Poorly drained	**182	**57	**68	**133
154A	Flanagan silt loam, 0 to 2 percent slopes	3.19	3.9%		Somewhat poorly drained	194	63	77	144
Weighted Average						190.6	61.1	70.7	140.8

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

81.61 Tillable Acres

140.8 Average Soil PI

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Additional Information

Real Estate Tax Information

Parcel #	Tax Acres	Total Assessment	2023 Taxes Paid 2024
13-31-301-000	62.22	\$46,831	\$3,896.82
13-31-303-000	27.80	\$23,972	\$1,994.72

Wallace Grade School, Ottawa High School, Wallace Fire, Library, Roads & multi township.
Illinois Valley Community College
 Farm Building \$4,440, Farmland \$66,363. Tax Rate 8.32101

FSA Information

FSA #	14035
TRACT #	49455
HEL (Highly Erodible) STATUS	NHEL: No agricultural commodity planted on undetermined fields.
WETLAND STATUS	Wetlands determination not complete.
FSA FARMLAND ACRES	84.40
DCP CROPLAND ACRES	81.78
CORN BASE ACRES	56.54
PLC YIELD CORN	168
SOYBEAN BASE ACRES	23.97
PLC YIELD SOYBEANS	52
WHEAT BASE ACRES	1.19
PLC YIELD WHEAT	54
CORN PROGRAM ELECTION	ARC County
SOYBEAN PROGRAM ELECTION	ARC County
WHEAT PROGRAM ELECTION	ARC County

Source: LaSalle Co. USDA Office.

Farm Location

Physical Address: 3012 E 12th Rd. Ottawa, IL 61350
Latitude: 41.372076 Longitude -88.925599

Details of Farm Buildings



Farm Buildings

- 8 ring 12,000 bushel grain bin with stirrators, burner, and fan
- 7 ring 7,000 bushel bin fan only
- 36' X 50' Quonset shed with 15' wide door by 10' tall
- 34' X 45' Barn
- Propane tank
- Electric service to the property
- Access to buildings and land from East 12th Road via frontage road along I-80

Yield history from Tenant

Year	Corn	Soybeans
2017	264	67
2018	214	72
2019		51
2020	215	
2021		61
2022	241	
2023		71
2024	257	