

# **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**

**11.507 +/- SURVEYED ACRES**

**SATURDAY AUGUST 23, 2025**

**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:**

**BARBARA DEBRUHL**

**SALE CONDUCTED BY**

**DAHL REAL ESTATE**

**102 NORTH MAIN – WALNUT, ILLINOIS**

**(815) 379-2447**

**DAHLAUCTION.COM**

**AUCTIONEERS:**

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



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## **BARBARA DEBRUHL FARM 11.507 +/- SURVEYED ACRES**

**OWNER:** BARBARA DEBRUHL

**LOCATION:** Part of the Southwest Quarter of Section 9 T 18N, R 19E Bureau County IL. The farm is on the West Edge of the Village of Ohio, Illinois situated on West Long Street also called 2850 North Avenue .

**POSSESSION:** AVAILABLE TO FARM IN 2026.

**ZONING:** THE FARM IS ZONED AGRICULTURAL BY THE BUREAU COUNTY ZONING COMMISSION.

**GRAIN MARKETS:** LOCAL GRAIN MARKETS ARE LOCATED IN THE OHIO AND AMBOY AREA AS WELL AS ILLINOIS RIVER MARKETS AND STERLING RAIL FACILITY.

**COMMENTS:** The farm is well located in a strong agricultural area with numerous competitive markets for grain. Farmland as well as recreational sales in the Bureau county area have been commanding excellent prices in the past few years and anyone interested in a superior cash grain farm will want to consider purchasing this property.

*Although the information contained in this brochure is considered to be accurate, no representation or warranty to that effect is being made. The information contained herein is subject to verification, and no liability for errors or omissions is assumed. The seller reserves the right to accept or reject any or all offers. All inquires and inspection appointments must be channeled through:*

**DAHL REAL ESTATE  
Darrell R. Dahl – Broker  
102 North Main  
Walnut, IL 61376  
(815) 878-0438**



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## **BARBARA DEBRUHL FARM 11.507 SURVEYED ACRES**

**Tract I:** Located in Section 9, T-18N, R-9E,(Ohio Twp) Bureau Co. Illinois.

**General Description:** There are 11.507 +/- surveyed acres of which 11 +/- is tillable with the balance being road.

**Soils:** The soils on the farm consist of 86B2, 68A+ Sable Silt Loam and 86B Osco Silt Loam. The productivity index on the farm is calculated to be 133.7. Overall this is a very good producing farm.

**Taxes:** The 2024 taxes payable in 2025 were \$614.98. The permanent parcel number for the farm is 04-09-301-008

**Possession:** The farm is leased for 2025 with open tenancy for 2026. Possession will be given following the expiration of the 2025 lease.

### **TERMS AND CONDITIONS**

The farm will be sold on a dollar per acre basis based on 11.507+/- 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 5, 2025. Taxes for 2025 will be provided as a credit to the purchaser based on 2024 taxes. Open tenancy for 2026. 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. Auctioneer and or staff may bid on behalf of others at the sale if necessary. 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 is available at [Dahlauction.com](http://Dahlauction.com). Download The Dahl Real Estate App at The App Store or Google Play.

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## **BARBARA DEBRUHL FARM 11.507 +/- SURVEYED ACRES**

That part of the Southwest Quarter of Section 9, Township 18 North,  
Range 9 East of the Fourth Principal Meridian, described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North 88 degrees 42 minutes 02 seconds East 480.10 feet along the North line of said Southwest Quarter to the Point of Beginning; thence continuing North 88 degrees 42 minutes 02 seconds East 824.05 feet along said North line; thence South 00 degrees 26 minutes 53 seconds East 529.25 feet to a point on the Northerly Right-of-Way line of the former Burlington Northern Railroad; thence South 77 degrees 53 minutes 28 seconds West 841.73 feet along said former Northerly Right-of-Way line; thence North 00 degrees 24 minutes 55 seconds West 687.13 feet to the Point of Beginning, containing 11.507 acres, more or less, and all situated in the Township of Ohio, County of Bureau, State of Illinois.

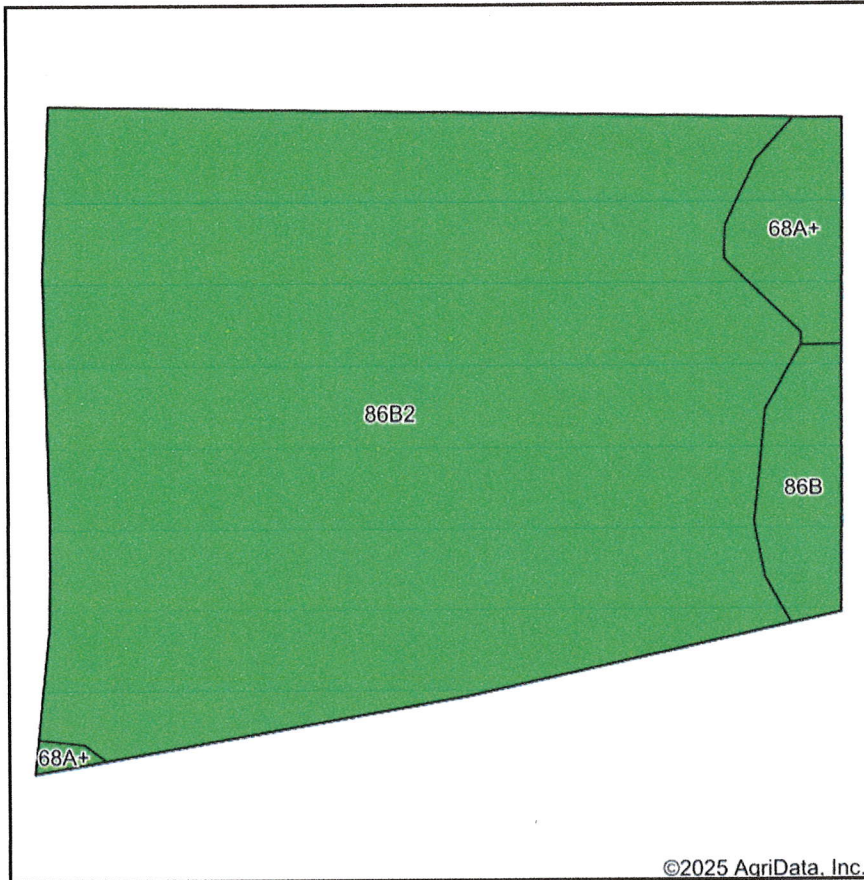
Permanent Index Nos.: 04-09-301-008 and 04-09-301-007

Page 1 of 2

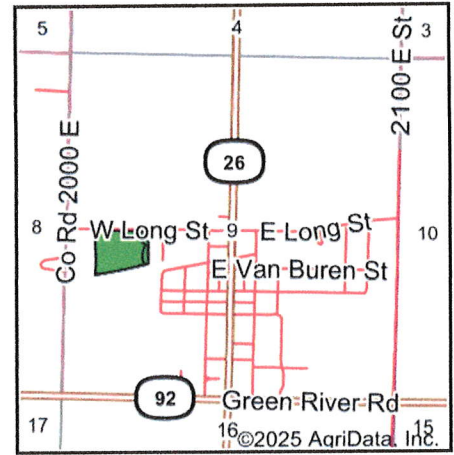
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# Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Bureau**  
 Location: **9-18N-9E**  
 Township: **Ohio**  
 Acres: **11.71**  
 Date: **6/16/2025**

Maps Provided By:



Area Symbol: IL011, Soil Area Version: 22

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
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	10.66	91.0%		**180	**56	**133	65
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	0.54	4.6%		**194	**64	**144	75
**86B	Osco silt loam, 2 to 5 percent slopes	0.51	4.4%		**187	**59	**138	78
Weighted Average					181	56.5	133.7	*n 66

**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: 01-28-2025

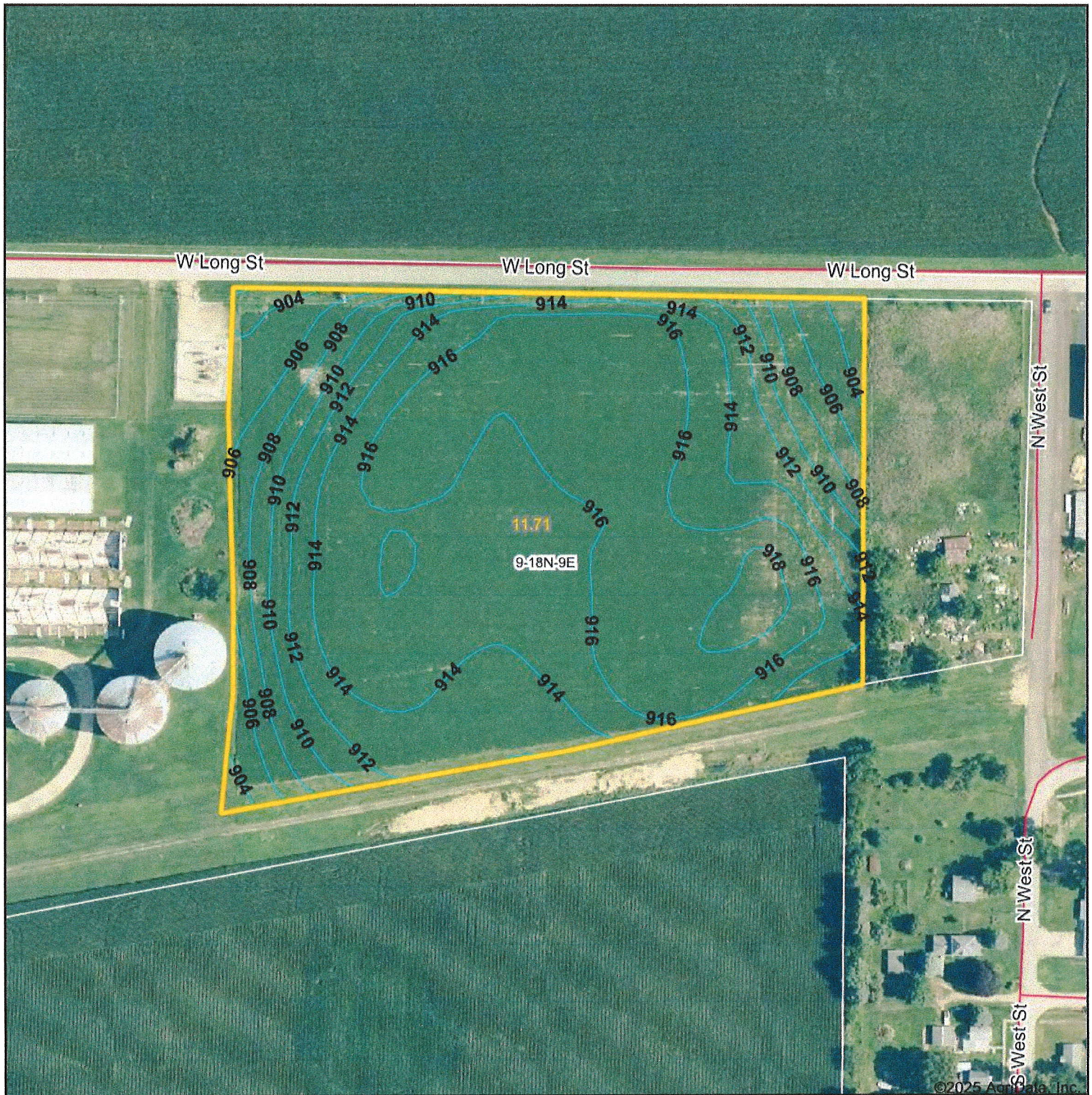
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* 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"



# Topography Contours



Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 903.4

Max: 918.6

Range: 15.2

Average: 913.8

Standard Deviation: 3.48 ft

0ft 205ft 410ft



6/16/2025

**9-18N-9E**  
**Bureau County**  
**Illinois**

Boundary Center: 41° 33' 32.71, -89° 28' 4.74

Maps Provided By:



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



# Aerial Map



Boundary Center: 41° 33' 32.71, -89° 28' 4.74

0ft 828ft 1657ft

**9-18N-9E**  
**Bureau County**  
**Illinois**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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6/16/2025

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





United States  
Department of  
Agriculture

## Bureau County, Illinois



### Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

### Wetland Determination Identifiers

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

2025 Program Year

Map Created March 12, 2025

Farm 2115

Tract 180

IL011\_T180

Tract Cropland Total: 11.71 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

BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 2115

Prepared : 6/13/25 11:15 AM CST

Crop Year : 2025

**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
14.16	11.71	11.71	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	11.71		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	5.60	0.00	191	0
Soybeans	5.60	0.00	43	0
<b>TOTAL</b>	<b>11.20</b>	<b>0.00</b>		

## NOTES

**Tract Number** : 180

**Description** : SEC 9 Ohio  
**FSA Physical Location** : ILLINOIS/BUREAU  
**ANSI Physical Location** : ILLINOIS/BUREAU  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : HELEN W SWANSON ESTATE  
**Other Producers** : None  
**Recon ID** : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
14.16	11.71	11.71	0.00	0.00	0.00	0.00	0.0





## Abbreviated 156 Farm Record

## Tract 180 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	11.71	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	5.60	0.00	191
Soybeans	5.60	0.00	43
<b>TOTAL</b>	<b>11.20</b>	<b>0.00</b>	

## NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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[Back](#)

## Parcel # 04-09-301-008

&lt; &gt;

Tax Year 2024 Payable 2025

[General Info](#)[Payments & Fees](#)[Tax Districts](#)[Sales History](#)[Property Characteristics](#)[Farmland](#)[Images](#)[Multi-year Summary](#)

Owner Name: DEBRUHL, BARBARA L

Alt. Parcel Number:	
Site Address:	
Property Use:	0021 - UNIMPROVED FARMLAND
Tax Code:	04006
Section/Lot:	09
Legal Township:	18
Range/Block:	09
Township:	OHIO
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	OHIO-SST N MID PT NW1/4 SW1/4 (N OF RR) D 2024R03726 NOP

Land:	0
Farm Land:	6,711
Building:	0
Farm Building:	0
Total Assessed Value:	6,711

Total Exemptions:	0
-------------------	---

	Billed	Collected
Taxes:	\$576.58	\$0.00
Fees:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Collection Status:		Pending

[Data Sheet](#)[Assessment Notice](#)[Archived Property Record Card](#)[Farm Record Card](#)[Tax Bill](#)[Statement](#)[Email Sign Up](#)[GIS](#)

Data current as of 06/15/2025 09:00 pm

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[Back](#)

## Parcel # 04-09-301-007

&lt; &gt; Tax Year 2024 Payable 2025

[General Info](#)[Payments & Fees](#)[Tax Districts](#)[Sales History](#)[Property Characteristics](#)[Farmland](#)[Images](#)[Multi-year Summary](#)

Owner Name: DEBRUHL, BARBARA L

Alt. Parcel Number:	
Site Address:	
Property Use:	0021 - UNIMPROVED FARMLAND
Tax Code:	04006
Section/Lot:	09
Legal Township:	18
Range/Block:	09
Township:	OHIO
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	OHIO-SST TR LYG IN MID PT NW1/4 SW1/4 (ADJ. TO RR) D 2024R03726 NOP

Land:	0
Farm Land:	447
Building:	0
Farm Building:	0
Total Assessed Value:	447

Total Exemptions:	0
-------------------	---

	Billed	Collected
Taxes:	\$38.40	\$0.00
Fees:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Collection Status:		Pending

[Data Sheet](#)[Assessment Notice](#)[Archived Property Record Card](#)[Farm Record Card](#)[Tax Bill](#)[Statement](#)[Email Sign Up](#)[GIS](#)

Data current as of 06/15/2025 09:00 pm

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*Auctions and Appraisals*

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## **DISCLAIMER AND ABSENCE OF WARRANTIES**

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**SELLER: BARBARA DEBRUHL**

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