

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

**75.40 +/- SURVEYED ACRES
SATURDAY SEPTEMBER 20, 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:
MARK AND MARY BLANCHFLOWER**

**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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BLANCHFLOWER FARM 75.40 +/- SURVEYED ACRES

OWNER: MARK AND MARY BLANCHFLOWER

LOCATION: Part of the Southeast Quarter of Section 6, T 16N, R 8E (Wyanet Township) Bureau County IL. The farm is bordered on the Northerly side by 1745 North Avenue. Two miles North and One mile West of Wyanet, Illinois.

POSSESSION: LEASED FOR 2025. OPEN TENANCY FOR 2026.

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

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 inquiries 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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BLANCHFLOWER FARM 75.40 SURVEYED ACRES

Tract I: Located in part of the Southeast Quarter of Section 6, T-16N, R-8E, (Wyanet Township) Bureau Co. Illinois.

General Description: There are 75.40 +/- surveyed acres of which 75 +/- is classified as tillable by the Farm Service Agency with the balance being road. No Buildings are included with the parcel.

Soils: The soils on the farm consist of 67A Harpster Silty Clay Loam, 59A Lisbon Silt Loam, 145B Saybrook Silt Loam, 152A Drummer Silt Loam, 564A Waukegan Silt Loam and 154A Flanagan Silt Loam. The productivity index on the farm is calculated to be 133.4. This is a very good producing farm.

Taxes: The 2024 taxes payable in 2025 were \$3,773.46. The permanent parcel number for the farm is 15-06-400-004

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 75.40 +/- 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. Download The Dahl Real Estate App at The App Store or Google Play.

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BLANCHFLOWER LEGAL DESCRIPTION

A part of the SE¼ of Section 6, T16N, R8E of the 4th P.M., Bureau County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only:--

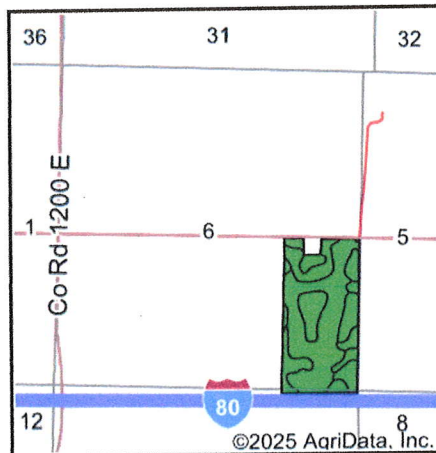
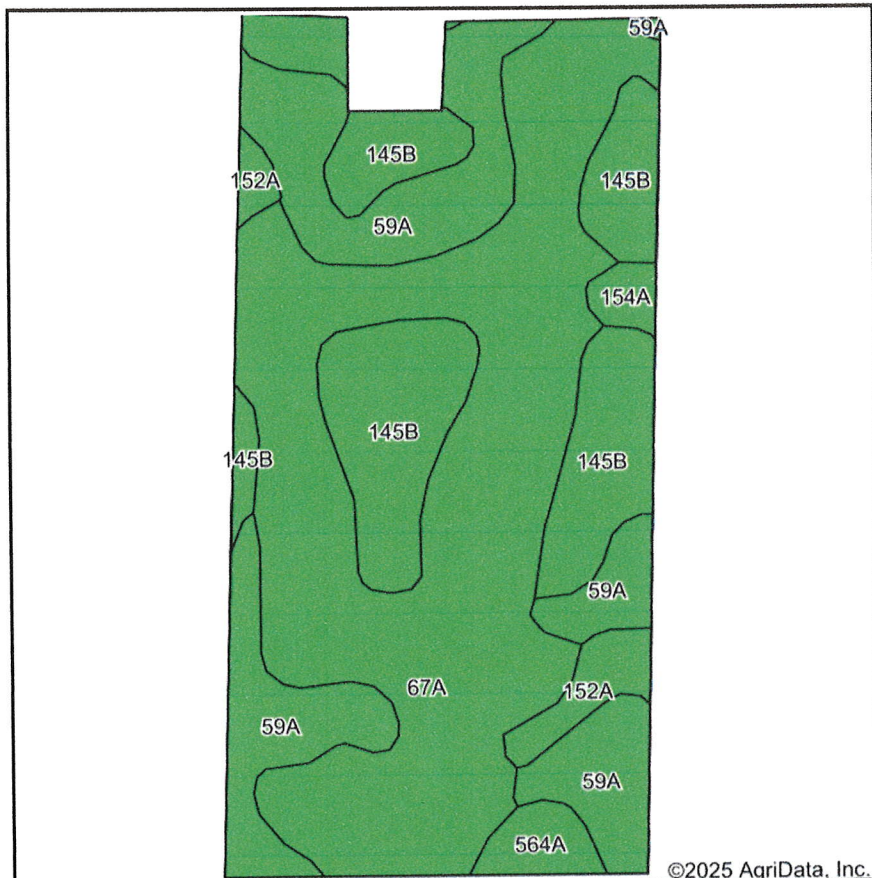
Beginning at an iron rod at the Northeast Corner of the SE¼ of said Section 6; Thence S 00°25'21" E, along the East line of said SE¼, a distance of 2611.90 feet to a right-of-way marker on the North right-of-way line of Interstate #80; Thence S 88°39'36" W, along said North line, a distance of 1283.62 feet to an iron rod; Thence N 00°31'22" W, a distance of 2630.59 feet to the North line of said SE¼; Thence N 89°29'39" E, along said North line, a distance of 324.29 feet to the Northwest corner of a 2 acre tract; Thence S 01°39'39" E, a distance of 303.05 feet to an iron rod; Thence N 89°28'25" E, a distance of 280.00 feet to an iron rod; Thence N 00°31'35" W, a distance of 302.88 feet to the North line of said SE¼. The last three (3) named courses being along the West, South and East sides of said 2 acre tract; Thence N 89°29'39" E, along said North line, a distance of 677.76 feet to the Place of Beginning and containing 75.40 acres, more or less. Subject to the right-of-way of the Public Road along the North side of the above described tract and also subject to all easements of record;

Permanent Index No.: 15-06-400-004

DAHL REAL ESTATE

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Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **6-16N-8E**
 Township: **Wyanet**
 Acres: **74.66**
 Date: **6/16/2025**

Maps Provided By:



Soils data provided by USDA and NRCS.

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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
**67A	Harpster silty clay loam, 0 to 2 percent slopes	36.33	48.7%		**182	**57	**133	79
59A	Lisbon silt loam, 0 to 2 percent slopes	17.01	22.8%		188	59	136	77
**145B	Saybrook silt loam, 2 to 5 percent slopes	16.61	22.2%		**177	**56	**131	76
**152A	Drummer silty clay loam, 0 to 2 percent slopes	2.32	3.1%		**195	**63	**144	74
564A	Waukegan silt loam, 0 to 2 percent slopes	1.53	2.0%		162	53	119	77
154A	Flanagan silt loam, 0 to 2 percent slopes	0.86	1.2%		194	63	144	76
Weighted Average					182.4	57.4	133.4	*n 77.6

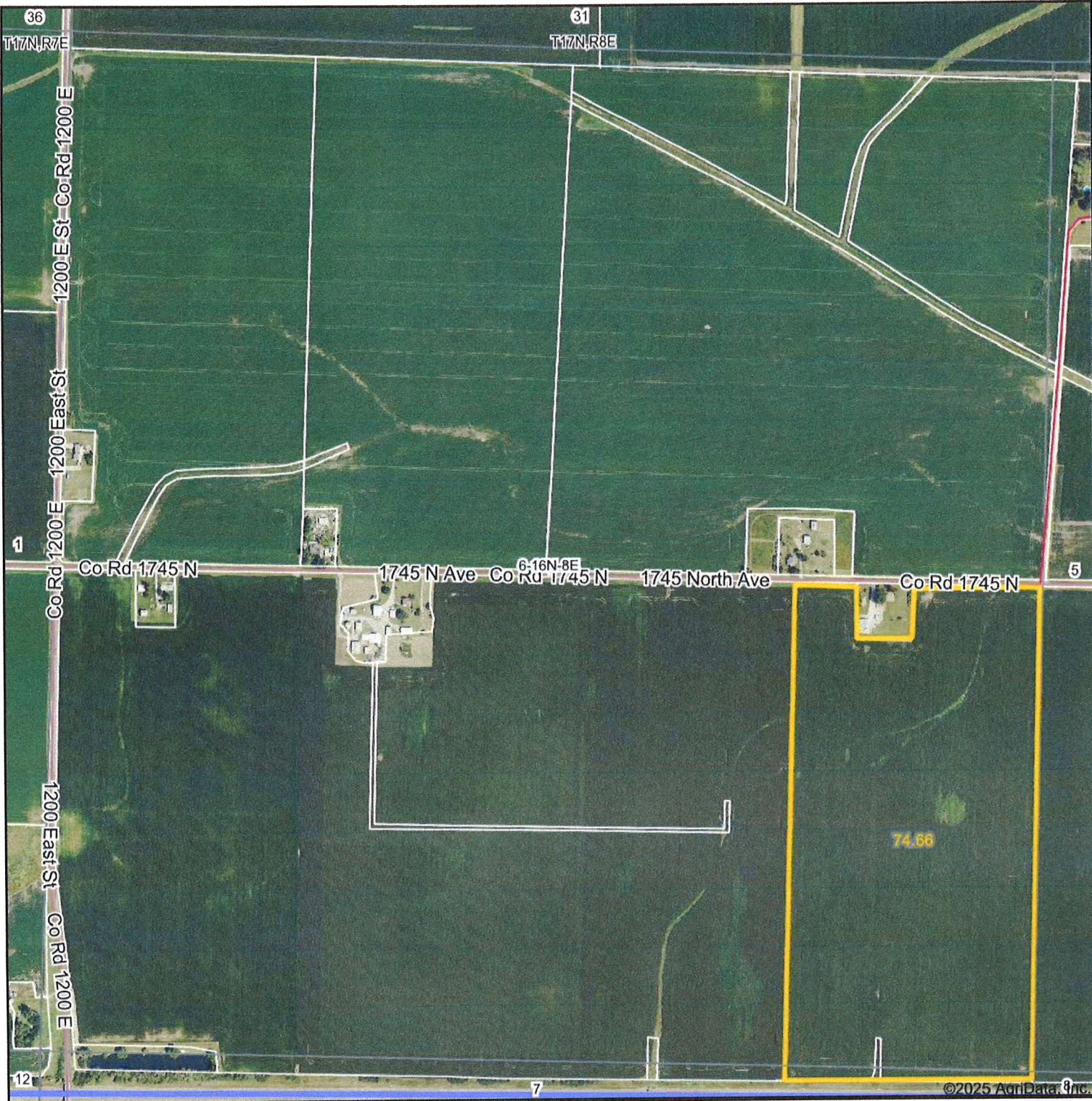
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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>

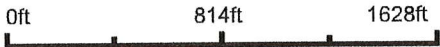
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

Aerial Map



Boundary Center: 41° 23' 53.7, -89° 36' 36.76



6-16N-8E
Bureau County
Illinois



6/16/2025

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 657.6

Max: 667.2

Range: 9.6

Average: 661.3

Standard Deviation: 1.71 ft

0ft 451ft 902ft



6/16/2025

6-16N-8E
Bureau County
Illinois

Boundary Center: 41° 23' 53.7, -89° 36' 36.76

Maps Provided By:



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 **10365**

Tract **11643**

IL011_T11643

Tract Cropland Total: 75.59 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



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10365
Prepared : 6/12/25 1:39 PM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Operator Name : MLW FARMS LLC
CRP Contract Number(s) : None
Recon ID : 17-011-2020-52
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
75.59	75.59	75.59	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	75.59		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.71	0.00	58	
Corn	40.91	0.00	156	19
Soybeans	27.31	0.00	52	0
TOTAL	68.93	0.00		

NOTES

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Tract Number : 11643

Description : Sec 6 Wyand Twp
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 : MARK BLANCHFLOWER, MARY BLANCHFLOWER
Other Producers : None
Recon ID : 17-011-2020-51

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.59	75.59	75.59	0.00	0.00	0.00	0.00	0.0

ILLINOIS
BUREAU
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10365
Prepared : 6/12/25 1:39 PM CST
Crop Year : 2025

Tract 11643 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.71	0.00	58
Corn	40.91	0.00	156
Soybeans	27.31	0.00	52

TOTAL **68.93** **0.00**

NOTES

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[Back](#)

Parcel # 15-06-400-004

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Tax Year 2024 Payable 2025

General Info

Payments & Fees

Tax Districts

Sales History

Property Characteristics

Farmland

Images

Multi-year Summary

Owner Name: BLANCHFLOWER ET AL, MARK

Alt. Parcel Number:	
Site Address:	
Property Use:	0021 - UNIMPROVED FARMLAND
Tax Code:	15007
Section/Lot:	06
Legal Township:	16
Range/Block:	08
Township:	WYANET
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	E1/2 SE (EX PT N SI) D 19-4098

Land:	0
Farm Land:	48,251
Building:	0
Farm Building:	0
Total Assessed Value:	48,251

Total Exemptions:	0
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	Billed	Collected
Taxes:	\$3,773.46	\$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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SELLER: MARK AND MARY BLANCHFLOWER

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