



**PROPERTY
SERVICES**

LAND AUCTION

169.35± Acres (in 2 tracts) – Iroquois County, IL

October 2nd, 2025 @ 10:00AM Central Time



Virtual Online-Only Auction

Registration by October 2nd, 2025

9:00AM Central Time

LOCATIONS

Tract #1: 92.35± Acres - Milks Grove Township, Iroquois Co, IL

Tract #2: 77.00± Acres - Ashkum Township, Iroquois Co, IL

ROBERT J. WARMBIR
Designated Managing Broker/Auctioneer
License #471.021140/441.002377

815.693.4063
rob@rwpropertyservice.com
rwpropertyservice.com



**PROPERTY
SERVICES**

LAND AUCTION

Iroquois County, IL

**CONTACT
US TODAY!**

Total Acres

169.35±

Total Tillable Acres

161.40±

Taxes

2024 payable in 2025

\$7,269.32

PIN's

08-07-400-010 & 08-34-400-004

Lease

Open for the 2026 crop year

TRACT #1



TRACT #2



The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.

TRACT #1



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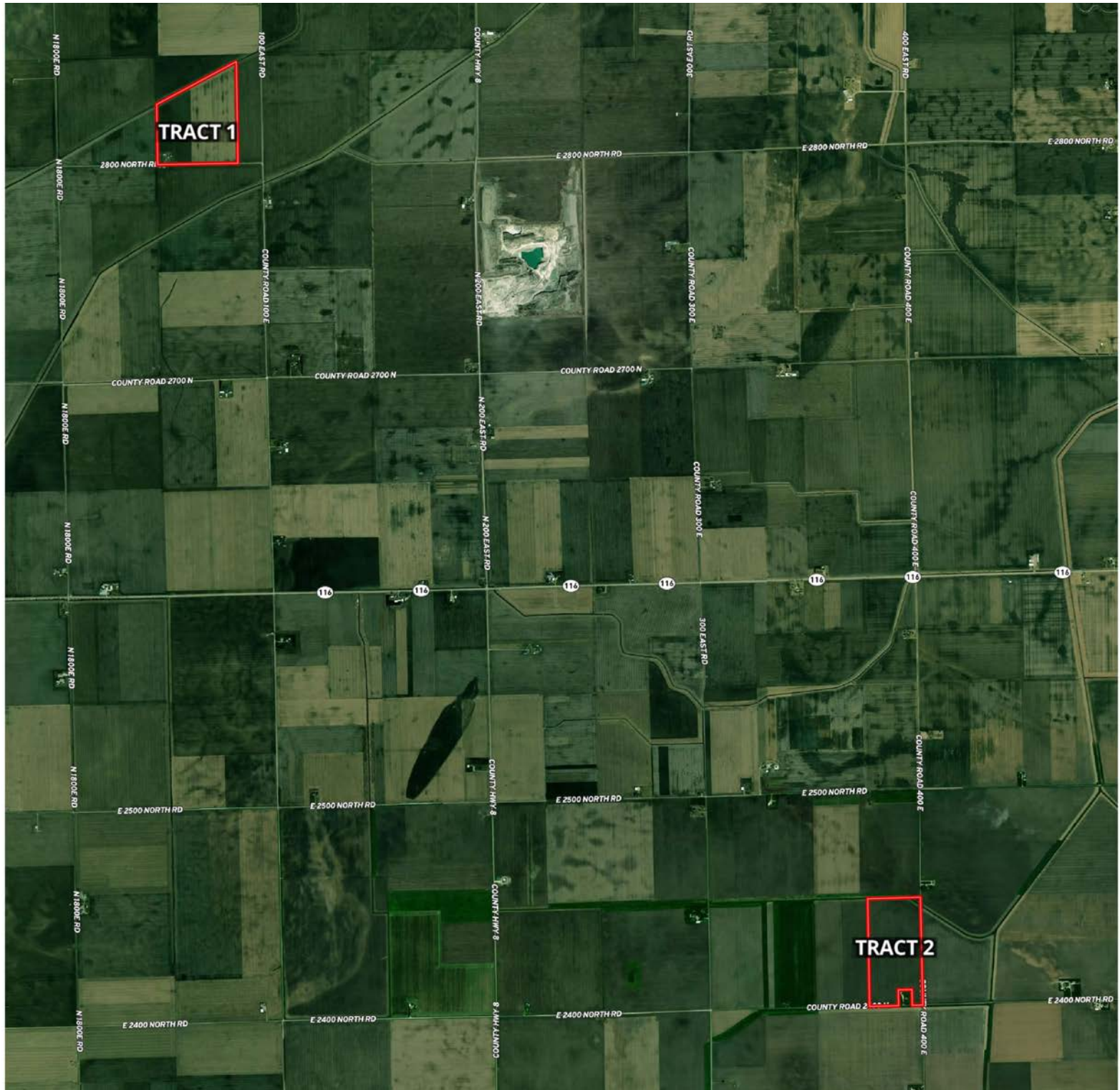


**PROPERTY
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LAND AUCTION

Iroquois County, IL

Aerial Map



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TRACT #1



Total Surveyed Acres

92.35±

FSA Tillable Acres

85.64±

P.I.

130.3

PIN

08-07-400-010

Property Taxes

2024 payable in 2025

\$4,192.12

Location

S7, T28N, R10E
Milks Grove Township,
Iroquois County, IL

Electric and well on site

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TRACT #1

92.35± Total Surveyed Acres

Building Site Information

Address

050 E. 2800 North Rd.,
Clifton, IL 60927

Toolshed

64' X 48'

2 walkthrough doors

One garage door. 18' X 8.5'

One sliding door. 24' X 14'

Brock Grain Bin

11,000 Bushels Flat

Roof vents

Electric unload

Spreader

30'D X 20'H

Crib

60' X 30'

Metal Roof and Sides



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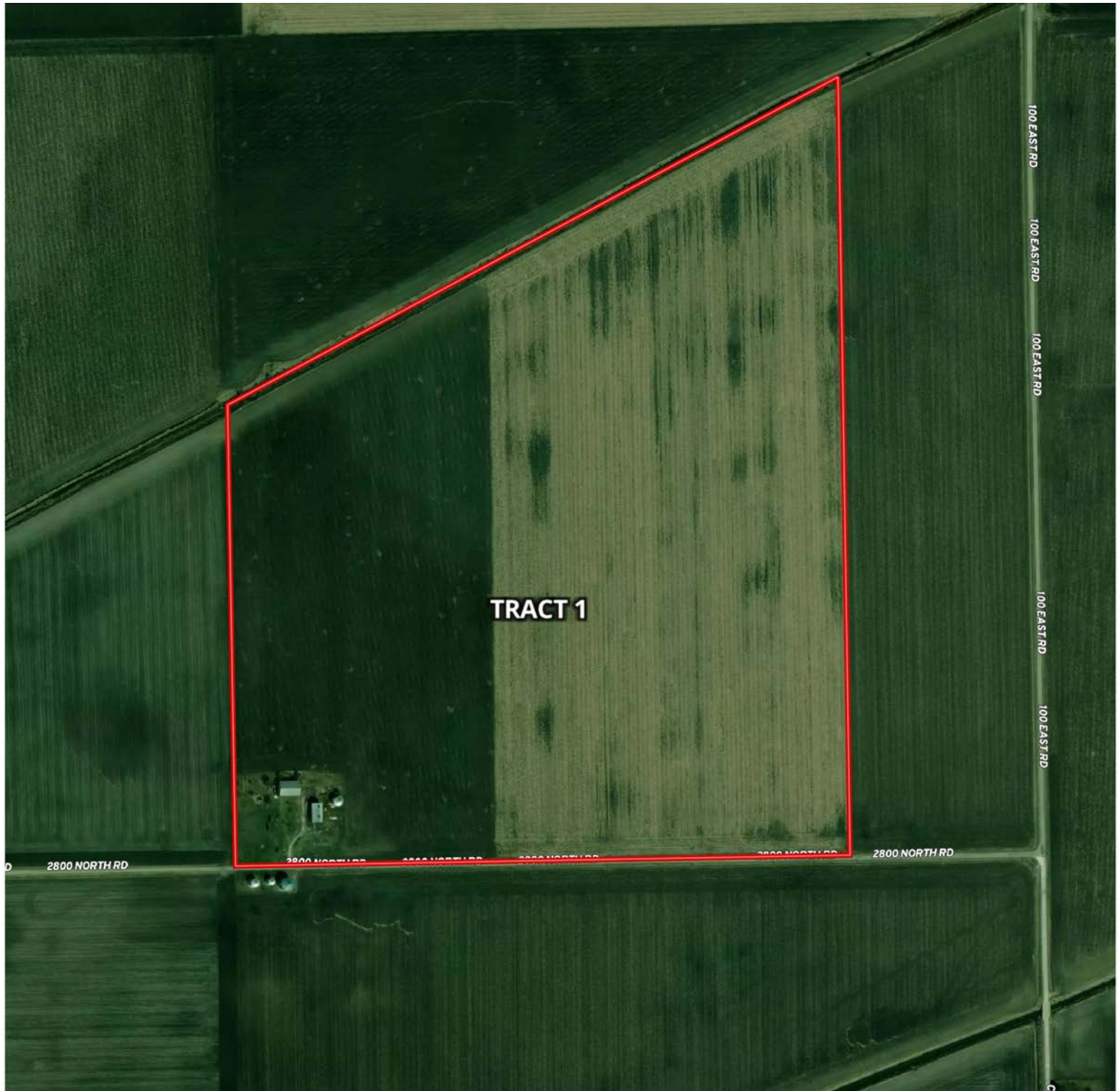


**PROPERTY
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TRACT #1

92.35± Total Surveyed Acres

Aerial Map



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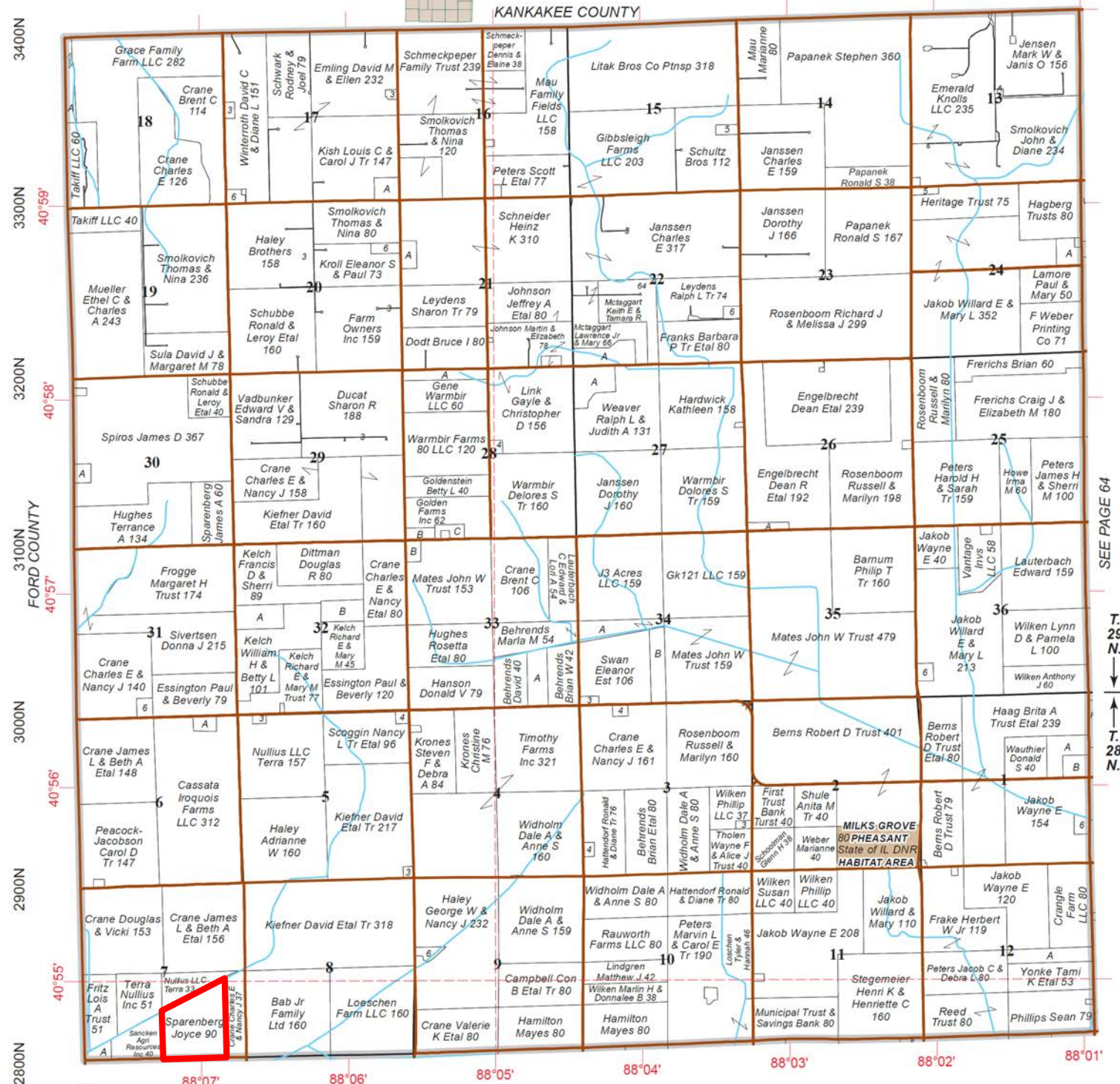
TRACT #1

Plat Map

MILKS GROVE



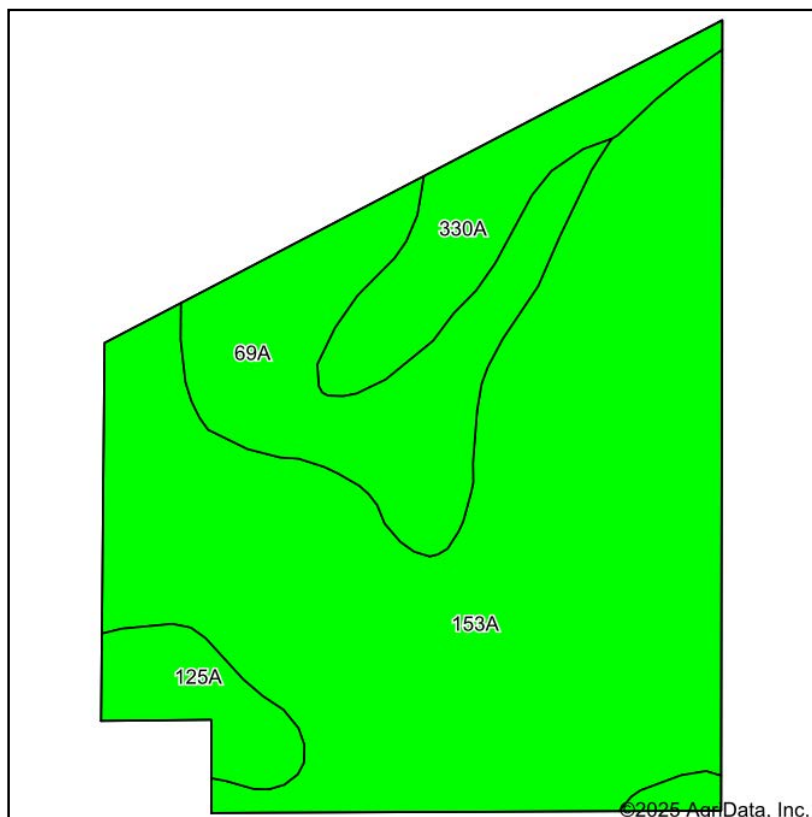
T.28-29N.-R.10E.



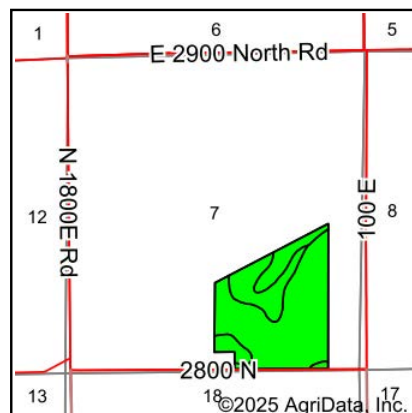
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Iroquois**
 Location: **7-28N-10E**
 Township: **Milks Grove**
 Acres: **85.64**
 Date: **8/10/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL075, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall
**153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	58.10	67.8%		**132	74
**69A	Milford silty clay loam, 0 to 2 percent slopes	14.88	17.4%		**128	66
**330A	Peotone silty clay loam, 0 to 2 percent slopes	7.80	9.1%		**123	64
**125A	Selma loam, 0 to 2 percent slopes	4.86	5.7%		**129	77
Weighted Average					130.3	*n 71.9

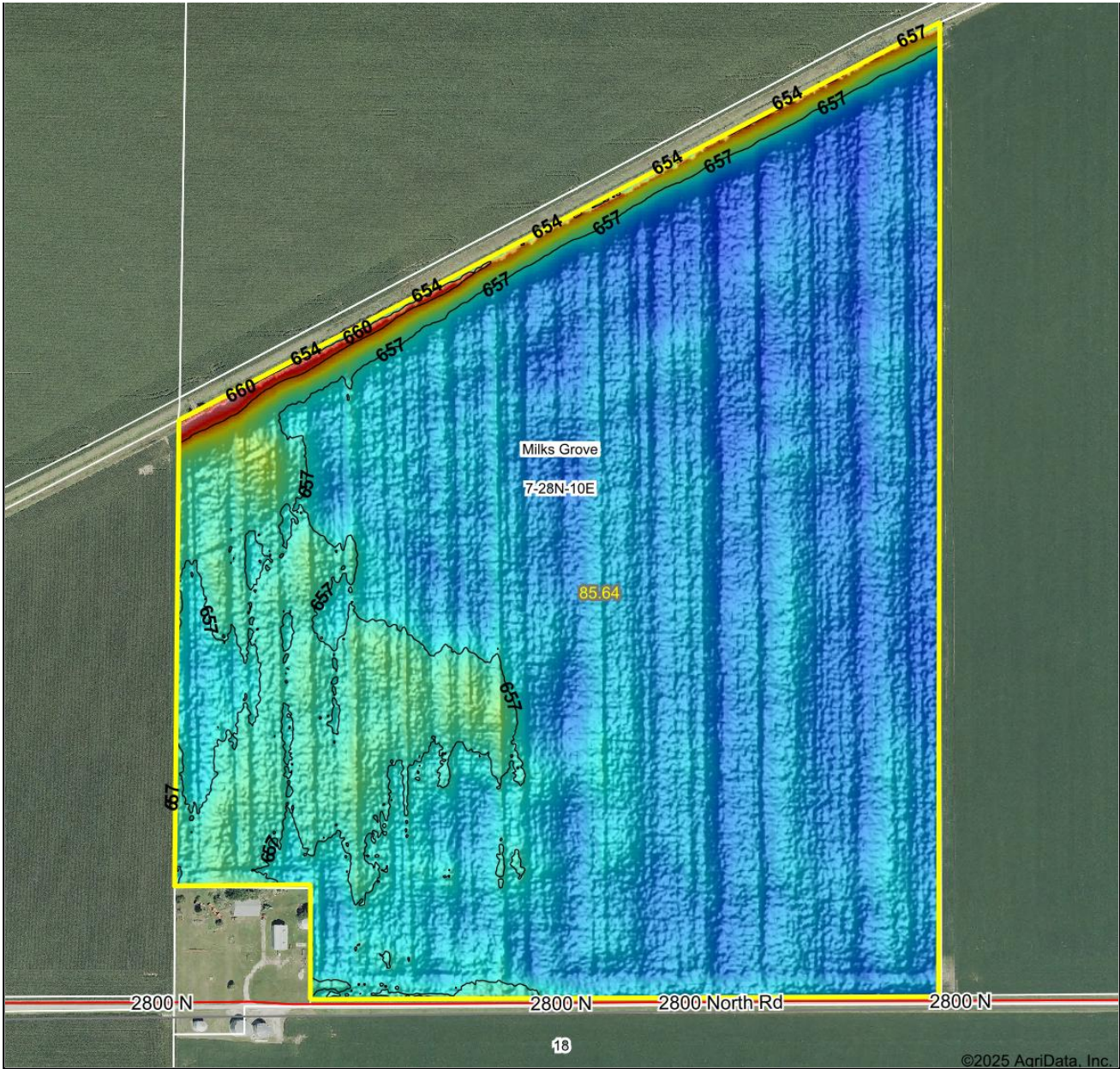
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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 Hillshade



Low

Elevation

High





Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 654.6

Max: 663.0

Range: 8.4

Average: 656.4

Standard Deviation: 0.79 ft

0ft

405ft

811ft



7-28N-10E

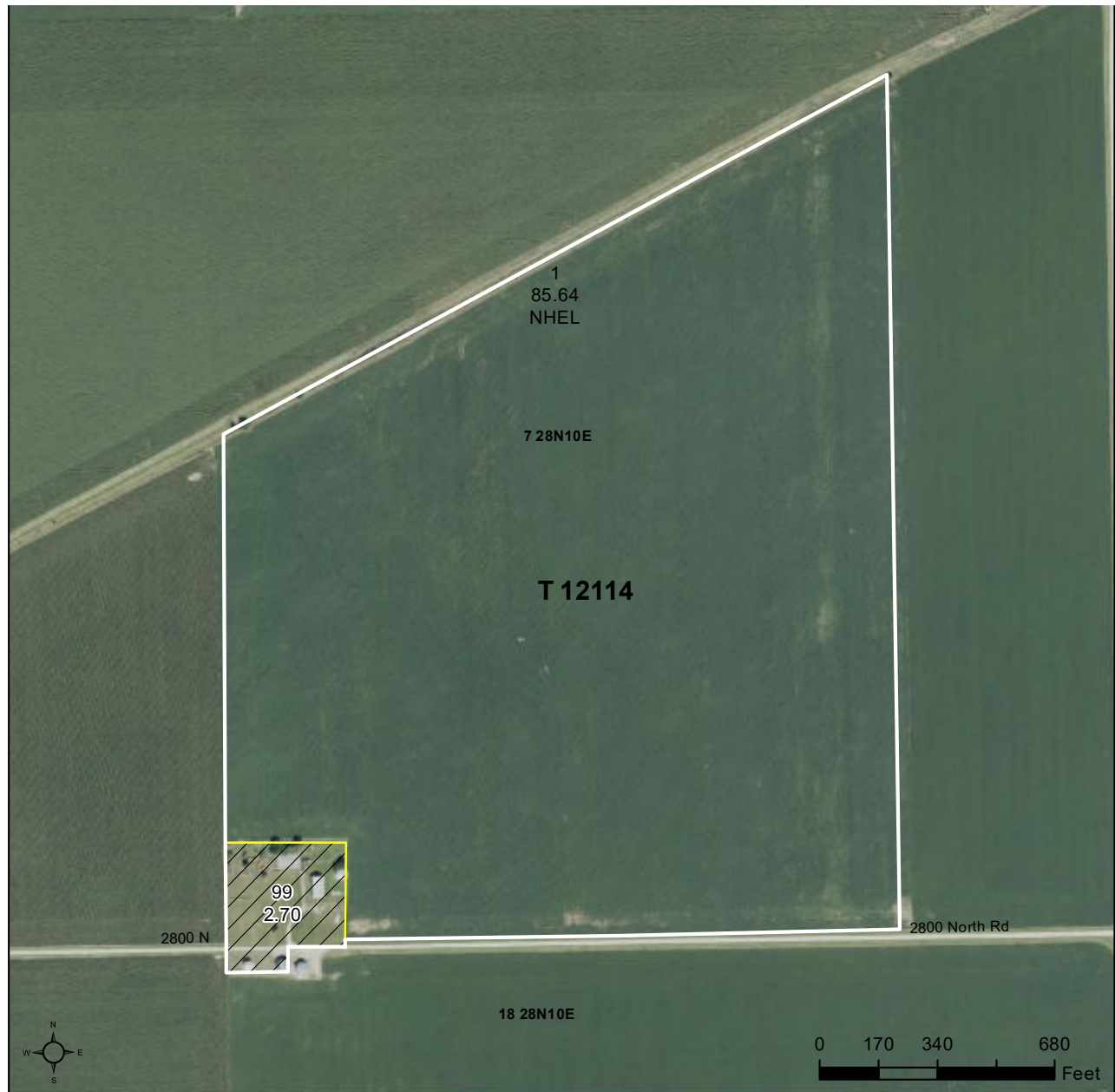
Iroquois County

Illinois

8/10/2025

Boundary Center: 40° 54' 48.8, -88° 7' 3.01

FSA Map



Legend

-  Tract Boundary
-  Non-Cropland
-  Cropland
-  CRP

Wetland Determination Identifiers

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

Producer / Share:

Tract Cropland Total: 85.64 acres

2025 Program Year

Map Created November 13, 2024

Farm 13512

Tract 12114

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).



Total Taxable Acres

77.00±

FSA Tillable Acres

75.76±

P.I.

129.6

PIN

08-34-400-004

Property Taxes

2024 payable in 2025

\$3,077.20

Location

S34, T28N, R10E
Ashkum Township,
Iroquois County, IL



TRACT #2

77± Total Taxable Acres





TRACT #2

77± Total Taxable Acres

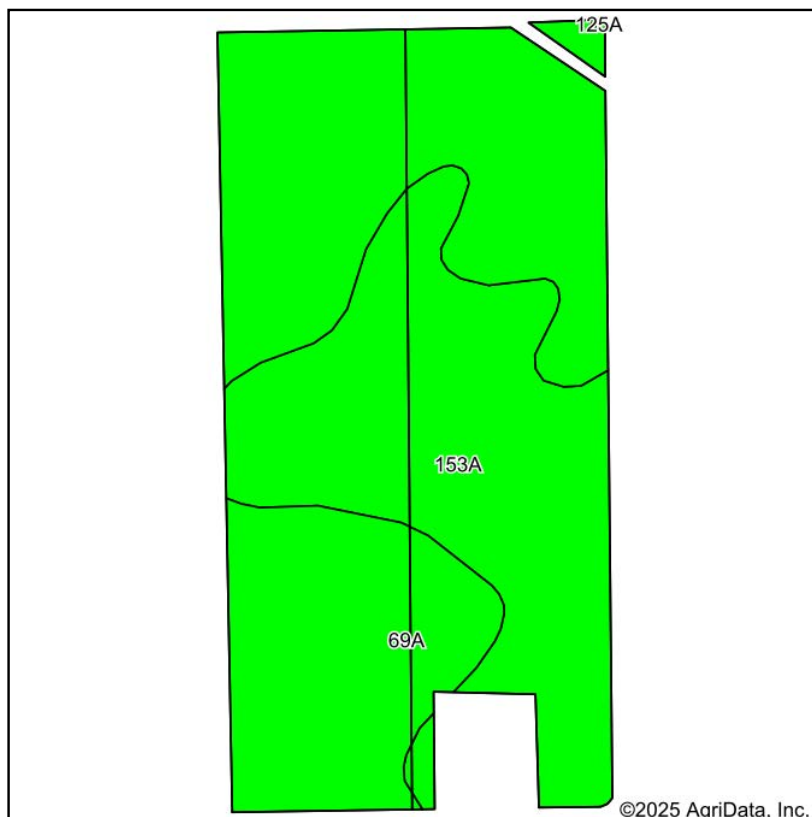
Aerial Map



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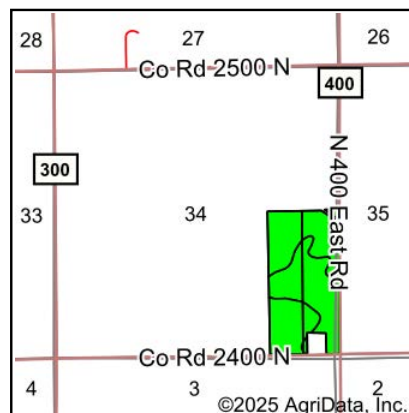
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Iroquois**
 Location: **34-28N-10E**
 Township: **Ashkum**
 Acres: **75.76**
 Date: **7/24/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL075, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management	*n NCCPI Overall
**69A	Milford silty clay loam, 0 to 2 percent slopes	44.83	59.2%		**128	66
**153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	30.93	40.8%		**132	74
Weighted Average					129.6	*n 69.3

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:
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** 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"



**PROPERTY
SERVICES**

TRACT #2

Topography Hillshade



Low Elevation High



Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 649.3

Max: 658.6

Range: 9.3

Average: 655.5

Standard Deviation: 0.33 ft

0ft 435ft 870ft



7/24/2025

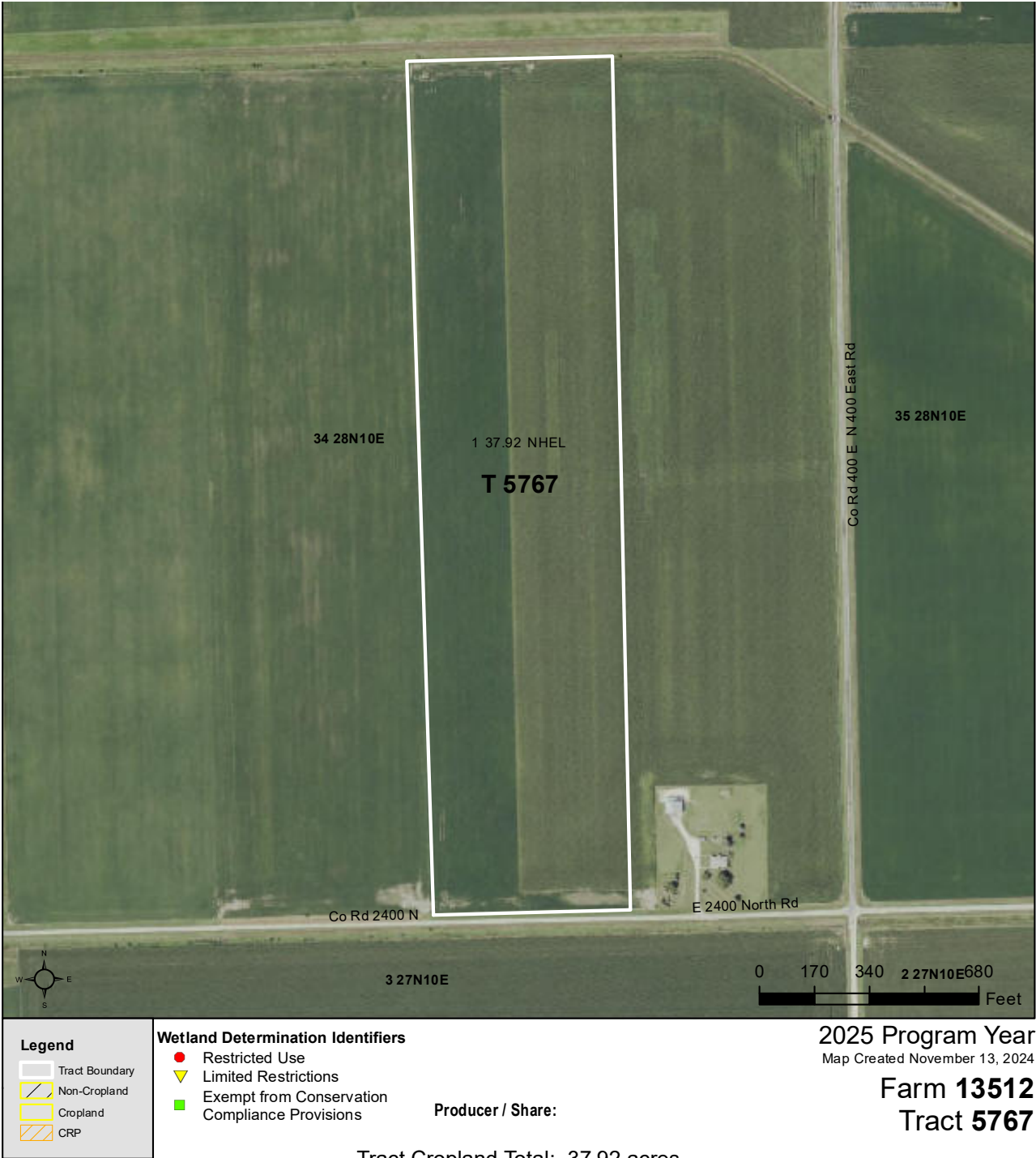
34-28N-10E
Iroquois County
Illinois

Boundary Center: 40° 51' 23.49, -88° 3' 18.51

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FSA Map #1



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FSA Map #2



Legend

-  Tract Boundary
-  Non-Cropland
-  Cropland
-  CRP

Wetland Determination Identifiers

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

Producer / Share:

Tract Cropland Total: 37.26 acres

2025 Program Year

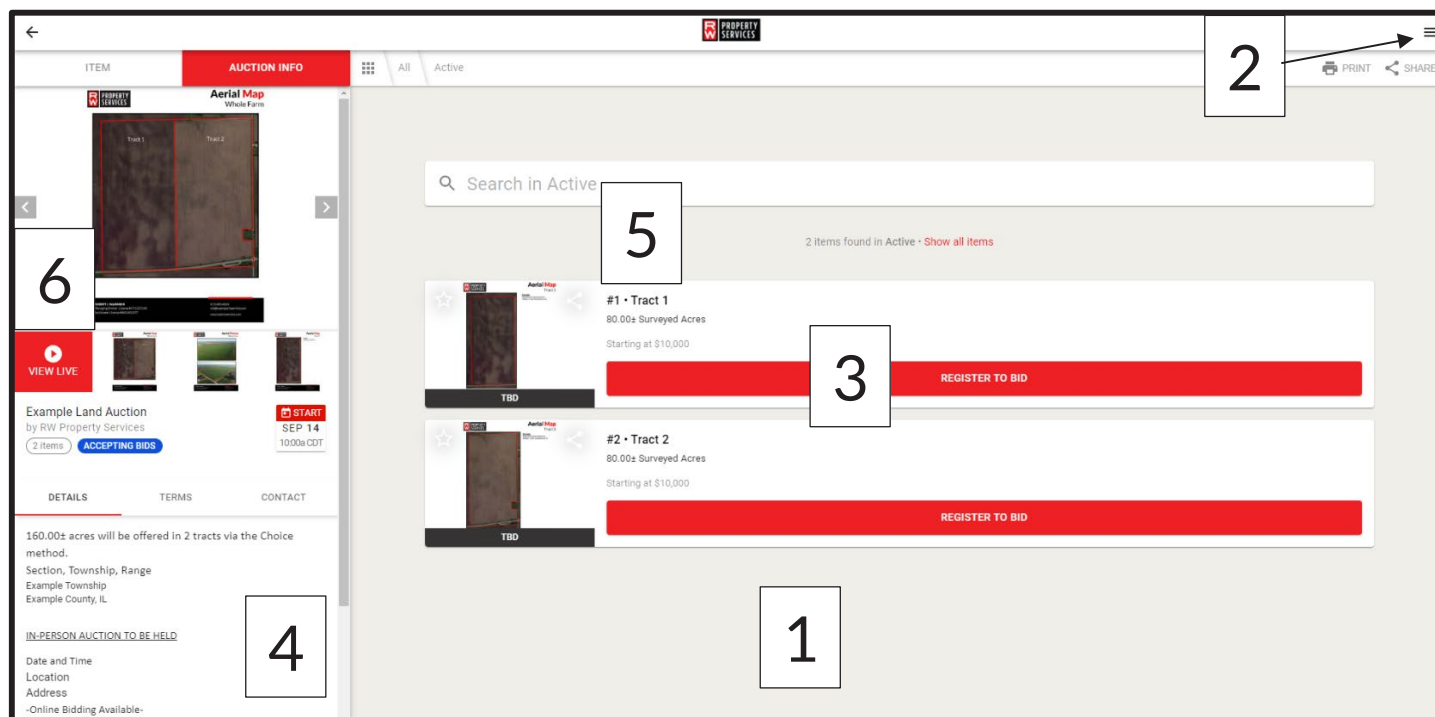
Map Created November 13, 2024

Farm 13512

Tract 5768

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Navigating the Bidding Platform



1. Desktop Auction Platform
2. Account Information
 - Must be signed in to register and bid.
3. Registration/Prebid/Bid Button
 - Must be registered to bid at the auction.
 - Do not have to be registered to view auction.
 - Once registered and signed in, this turns into the "Prebid/Bid" button.
4. General Farm Information
5. Tract Information
 - Each tract has a documents section with all relevant information pertaining to the auction and each individual tract.
6. Live Auction Viewing
 - Must click on "View Live" to view the auction.
 - Auction goes live approximately 15 minutes before scheduled start time.
 - Do not have to be registered to view auction.

Sparenberg Farm Auction Terms and Conditions

Procedure. This is a two-tract auction offered in a live virtual online auction format. Both tracts will be offered by the “Choice” auction method. The “Choice” method allows the high bidder to choose which tract(s) they would like to purchase. If there is a remaining tract after the high bidder decides, the remaining tract will be offered with an additional round of bidding. Tracts will not be combined at the end. Bids will be taken online only. If you are bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

Registration. All bidders are required to be registered on or before 9AM CT on October 2, 2025.

Financing. Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices. The successful bidder(s) will sign a purchase and sale agreement immediately following the close of bidding. **The purchase price will be calculated by multiplying the surveyed acres on Tract 1 and the taxable acres on Tract 2 by the accepted per acre bid. Seller reserves the right to accept or reject any or all bids for any and all reasons.**

Tract 1 – 92.35 Surveyed Acres
Tract 2 – 77.00 Taxable Acres

Down Payment. A ten percent (10%) earnest money deposit of the total purchase agreement price will be due immediately after a purchase and sale agreement is signed by all parties to the transaction. The down payment may be paid in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the gross sale price is due at closing.

Closing. Closing shall take place on or before October 31, 2025.

Possession/Lease

Possession will be granted at closing subject to the expiring 2025 lease which has been terminated by Seller. Lease is open for the 2026 crop year. Seller will receive 100% of the 2025 crop year income.

Title. Seller shall provide an Owner's Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer(s).

Real Estate Taxes and Assessments. Seller will credit to Buyer(s) at closing, the 2025 real estate taxes, payable in 2026, based upon the most recent real estate tax information available. The 2026 real estate taxes payable in 2027, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Mineral Rights. All mineral rights owned by the Seller will be conveyed at closing.

Agency. RW Property Services LLC and its representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties. All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer before and during the auction will take precedence over any previously printed material or any other oral statements made. The property is being sold on an “AS-IS, WHERE-IS, WITH ALL FAULTS” basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by the Seller, RW Property Services LLC, or its representatives. Each potential bidder is responsible for conducting its own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, RW Property Services LLC, or its representatives. All sketches and dimensions are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The Seller, RW Property Services LLC, and its representatives reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. With the permission of RW Property Services LLC, this sale may be recorded and/or videoed. Seller, RW Property Services LLC, and its representatives disclaim any and all responsibility for bidder's safety during any physical inspection of the property. All decisions of the auctioneer are final. Neither the auctioneer nor the online bidding software and service provider shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Sellers. Barbara Quinn, Jeff Sparenberg, & Kevin Sparenberg
Attorney. Kay Johnson, Johnson & Devine

Robert J. Warmbir, ALC AFM
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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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Company **Services**

Farmland Management

Farmland Real Estate

Appraisal Services

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