

# **Dahl Real Estate**

*Auctions and Appraisals*

DARRELL R. DAHL  
BROKER/OWNER

102 North Main Street  
Walnut, IL 61376  
815-878-0438

ILLINOIS LICENSED  
REAL ESTATE BROKER  
ILLINOIS CERTIFIED  
GENERAL APPRAISER  
AUCTIONEER

## **PUBLIC AUCTION**

**OFFERED IN 4 TRACTS  
SATURDAY SEPTEMBER 27, 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:  
ATHERTON GRAIN CO. INC.**

**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

**4 TRACTS IN BUREAU COUNTY, ILLINOIS  
SATURDAY SEPTEMBER 27, 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**

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**TRACT 1: School House and Lot (PPN 02-11-428-001) (Route 92 in Normandy, IL)**

**TRACT 2: Vacant Lot to East of School House (PPN 02-11-429-005) ( Route 92 in Normandy, IL)**

**TRACT 3: Vacant Lot Located at 10979 2840 North Avenue Walnut, IL 61376 (PPN 02-11-429-004) (Just South of Route 92 in Normandy, IL)**

**TRACT 4: Farmland currently enrolled in CRP (PPN 02-11-476-003) South of Normandy, IL on 1100 East Street - West Side after Rock River Grain Building)**

**SELLER: ATHERTON GRAIN CO. INC.**

## **TERMS OF THE SALE**

**Tracts 1, 2 and 3** will sell on a total dollar 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 7, 2025. Taxes will be prorated to the day of closing.

**Tract 4** will be sold on a dollar per acre basis based on 39.68 +/- acres. Bid amount will reflect 40 acres but will be adjusted to 39.68 on the actual sales contract. 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. Buyer shall agree to continue the CRP program to the end of its term. Taxes for 2025 will be provided as a credit to the purchaser based on 2024 taxes. Open tenancy for 2026.

For all of the above 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 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**

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ILLINOIS CERTIFIED  
GENERAL APPRAISER  
AUCTIONEER

**ATHERTON GRAIN CO. INC**

**TRACT 1**

## General Information

|                           |                                                                                            |                              |                                |
|---------------------------|--------------------------------------------------------------------------------------------|------------------------------|--------------------------------|
| <b>Owner Name:</b>        | ATHERTON, ROY & ROY A<br>P O BOX 367<br>WALNUT, IL 61376-0367                              | <b>Tax Year:</b>             | 2024                           |
| <b>Location:</b>          |                                                                                            | <b>Property Use:</b>         | 0060 COMMERCIAL WITH BUILDINGS |
| <b>Township:</b>          | GREENVILLE                                                                                 | <b>Tax Code:</b>             | 02001                          |
| <b>Subdivision:</b>       |                                                                                            | <b>Tax Bill #:</b>           | 24593                          |
| <b>Sec/Lot:</b>           | 11                                                                                         | <b>Alternate Parcel #:</b>   | 369A                           |
| <b>Legal Township:</b>    | 18                                                                                         | <b>Assessment Type:</b>      | Locally Assessed               |
| <b>Range/Blk:</b>         | 07                                                                                         | <b>State Assessed Value:</b> | 0                              |
| <b>Zoning:</b>            |                                                                                            | <b>TIF Base Value:</b>       | 0.00                           |
| <b>Legal Description:</b> | NORMANDY<br>L 1-2-3-4-5 & ADJ. STREET BLK 1<br>& PT VAC ALLEY & PT VAC 2ND ST<br>1 (IRREG) | <b>Acres:</b>                |                                |
|                           |                                                                                            | <b>Homesite:</b>             | 1.200                          |
|                           |                                                                                            | <b>Other Taxable:</b>        | 0.000                          |
|                           |                                                                                            | <b>Non Taxable:</b>          | 0.000                          |
|                           |                                                                                            | <b>Total:</b>                | 1.200                          |
|                           |                                                                                            | <b>Year Begin:</b>           |                                |
|                           |                                                                                            | <b>Split/Combined From:</b>  |                                |
|                           |                                                                                            | <b>Year Retired:</b>         |                                |
|                           |                                                                                            | <b>Split/Combined Into:</b>  |                                |

## Valuations

|                       | Local<br>Assessed | Supervisor<br>Assessed | Equalized | Board of Review<br>Assessed | Equalized |
|-----------------------|-------------------|------------------------|-----------|-----------------------------|-----------|
| <b>Land:</b>          | 10,279            | 10,279                 | 11,035    | 11,035                      | 11,035    |
| <b>Farm Land:</b>     | 0                 | 0                      | 0         | 0                           | 0         |
| <b>Building:</b>      | 310               | 310                    | 333       | 333                         | 333       |
| <b>Farm Building:</b> | 0                 | 0                      | 0         | 0                           | 0         |
|                       | 10,589            | 10,589                 | 11,368    | 11,368                      | 11,368    |

## Exemptions

|                             |       |
|-----------------------------|-------|
| <b>1977 Base Value:</b>     | 2,690 |
| <b>Senior Freeze Base :</b> | 0     |

| Description | Effective Date | Expires | Qualifying % | Base Amount | Annualized | Amount |
|-------------|----------------|---------|--------------|-------------|------------|--------|
|-------------|----------------|---------|--------------|-------------|------------|--------|

## Notes

| Date       | Description                                                       |
|------------|-------------------------------------------------------------------|
| 05/21/2019 | PT VAC ALLEY & VAC 2ND ST ADDED PER ORDINANCE 9/15/2018 D 18-3918 |

## Other Addresses

| Notice Address                                                | Tax Bill Address                                              |
|---------------------------------------------------------------|---------------------------------------------------------------|
| ATHERTON, ROY & ROY A<br>P O BOX 367<br>WALNUT, IL 61376-0367 | ATHERTON, ROY & ROY A<br>P O BOX 367<br>WALNUT, IL 61376-0367 |

2024 Taxes (Payable 2025)

|                      |        |                 |         |
|----------------------|--------|-----------------|---------|
| Taxes:               | 891.98 | Tax Rate:       | 7.84635 |
| Delinquent Interest: | 0.00   | Payment Status: | Pending |
| Fees:                | 0.00   |                 |         |
| Forfeiture Interest: | 0.00   |                 |         |

Payments

| Date       | Payor                 | Taxes  | Interest | Fees | Total  |
|------------|-----------------------|--------|----------|------|--------|
| 07/10/2025 | ATHERTON, ROY & ROY A | 445.99 | 0.00     | 0.00 | 445.99 |

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## Parcel # 02-11-428-001

&lt; &gt;

Tax Year 2024 Payable 2025

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

Owner Name: ATHERTON, ROY &amp; ROY A

|                     |                                                                                   |
|---------------------|-----------------------------------------------------------------------------------|
| Alt. Parcel Number: |                                                                                   |
| Site Address:       |                                                                                   |
| Property Use:       | 0060 - COMMERCIAL WITH BUILDINGS                                                  |
| Tax Code:           | 02001                                                                             |
| Section/Lot:        | 11                                                                                |
| Legal Township:     | 18                                                                                |
| Range/Block:        | 07                                                                                |
| Township:           | GREENVILLE                                                                        |
| Subdivision:        |                                                                                   |
| Zoning:             |                                                                                   |
| Mobile ID #:        |                                                                                   |
| Legal Description:  | NORMANDY L 1-2-3-4-5 & ADJ. STREET BLK 1 & PT VAC ALLEY & PT VAC 2ND ST 1 (IRREG) |

|                       |        |
|-----------------------|--------|
| Land:                 | 11,035 |
| Farm Land:            | 0      |
| Building:             | 333    |
| Farm Building:        | 0      |
| Total Assessed Value: | 11,368 |

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

|                    | Billed   | Collected |
|--------------------|----------|-----------|
| Taxes:             | \$891.98 | \$445.99  |
| Fees:              | \$0.00   | \$0.00    |
| Interest:          | \$0.00   | \$0.00    |
| Collection Status: |          | Pending   |

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Data current as of 07/28/2025 09:00 pm

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DARRELL R. DAHL  
BROKER/OWNER

102 North Main Street  
Walnut, IL 61376  
815-878-0438

ILLINOIS LICENSED  
REAL ESTATE BROKER  
ILLINOIS CERTIFIED  
GENERAL APPRAISER  
AUCTIONEER

**ATHERTON GRAIN CO. INC**

**TRACT 2**

## General Information

**Owner Name:** ATHERTON GRAIN CO INC  
P O BOX 366  
WALNUT, IL 61376-0366

**Tax Year:** 2024  
**Property Use:** 0030 RESIDENTIAL UNIMPROVED  
**Tax Code:** 02001  
**Tax Bill #:** 24578  
**Alternate Parcel #:** 372  
**Assessment Type:** Locally Assessed  
**State Assessed Value:** 0  
**TIF Base Value:** 0.00

**Location:**

**Township:** GREENVILLE

**Subdivision:**

**Sec/Lot:** 11

**Legal Township:** 18

**Range/Blk:** 07

**Zoning:****Acreage:**

**Homesite:** 0.720

**Other Taxable:** 0.000

**Non Taxable:** 0.000

**Total:** 0.720

**Legal Description:**

NORMANDY  
L 1-5 & 6 & ADJ. STREET  
& PT VAC ALLEY & PT VAC 2ND ST  
(IRREG)

**Year Begin:**

**Split/Combined From:**

**Year Retired:**

**Split/Combined Into:**

## Valuations

|                       | Local<br>Assessed | Supervisor<br>Assessed | Equalized | Board of Review<br>Assessed | Equalized |
|-----------------------|-------------------|------------------------|-----------|-----------------------------|-----------|
| <b>Land:</b>          | 3,376             | 3,376                  | 3,624     | 3,624                       | 3,624     |
| <b>Farm Land:</b>     | 0                 | 0                      | 0         | 0                           | 0         |
| <b>Building:</b>      | 0                 | 0                      | 0         | 0                           | 0         |
| <b>Farm Building:</b> | 0                 | 0                      | 0         | 0                           | 0         |
|                       | 3,376             | 3,376                  | 3,624     | 3,624                       | 3,624     |

## Exemptions

**1977 Base Value:** 100  
**Senior Freeze Base :** 0

| Description | Effective Date | Expires | Qualifying % | Base Amount | Annualized | Amount |
|-------------|----------------|---------|--------------|-------------|------------|--------|
|-------------|----------------|---------|--------------|-------------|------------|--------|

## Notes

| Date       | Description                                                          |
|------------|----------------------------------------------------------------------|
| 05/22/2019 | PT VAC ALLEY & PT VAC 2ND ST ADDED PER ORDINANCE 9/15/2018 D 18-3918 |

## Other Addresses

**Notice Address**

ATHERTON GRAIN CO INC  
P O BOX 366  
WALNUT, IL 61376-0366

**Tax Bill Address**

ATHERTON GRAIN CO INC  
P O BOX 366  
WALNUT, IL 61376-0366

**2024 Taxes (Payable 2025)**

|                      |        |                 |         |
|----------------------|--------|-----------------|---------|
| Taxes:               | 284.36 | Tax Rate:       | 7.84635 |
| Delinquent Interest: | 0.00   | Payment Status: | Pending |
| Fees:                | 0.00   |                 |         |
| Forfeiture Interest: | 0.00   |                 |         |

**Payments**

| Date       | Payor                 | Taxes  | Interest | Fees | Total  |
|------------|-----------------------|--------|----------|------|--------|
| 07/10/2025 | ATHERTON GRAIN CO INC | 142.18 | 0.00     | 0.00 | 142.18 |

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## Parcel # 02-11-429-005

&lt; &gt;

Tax Year 2024 Payable 2025

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

Owner Name: ATHERTON GRAIN CO INC

|                     |                                                                         |
|---------------------|-------------------------------------------------------------------------|
| Alt. Parcel Number: |                                                                         |
| Site Address:       |                                                                         |
| Property Use:       | 0030 - RESIDENTIAL UNIMPROVED                                           |
| Tax Code:           | 02001                                                                   |
| Section/Lot:        | 11                                                                      |
| Legal Township:     | 18                                                                      |
| Range/Block:        | 07                                                                      |
| Township:           | GREENVILLE                                                              |
| Subdivision:        |                                                                         |
| Zoning:             |                                                                         |
| Mobile ID #:        |                                                                         |
| Legal Description:  | NORMANDY L 1-5 & 6 & ADJ. STREET & PT VAC ALLEY & PT VAC 2ND ST (IRREG) |

|                       |       |
|-----------------------|-------|
| Land:                 | 3,624 |
| Farm Land:            | 0     |
| Building:             | 0     |
| Farm Building:        | 0     |
| Total Assessed Value: | 3,624 |

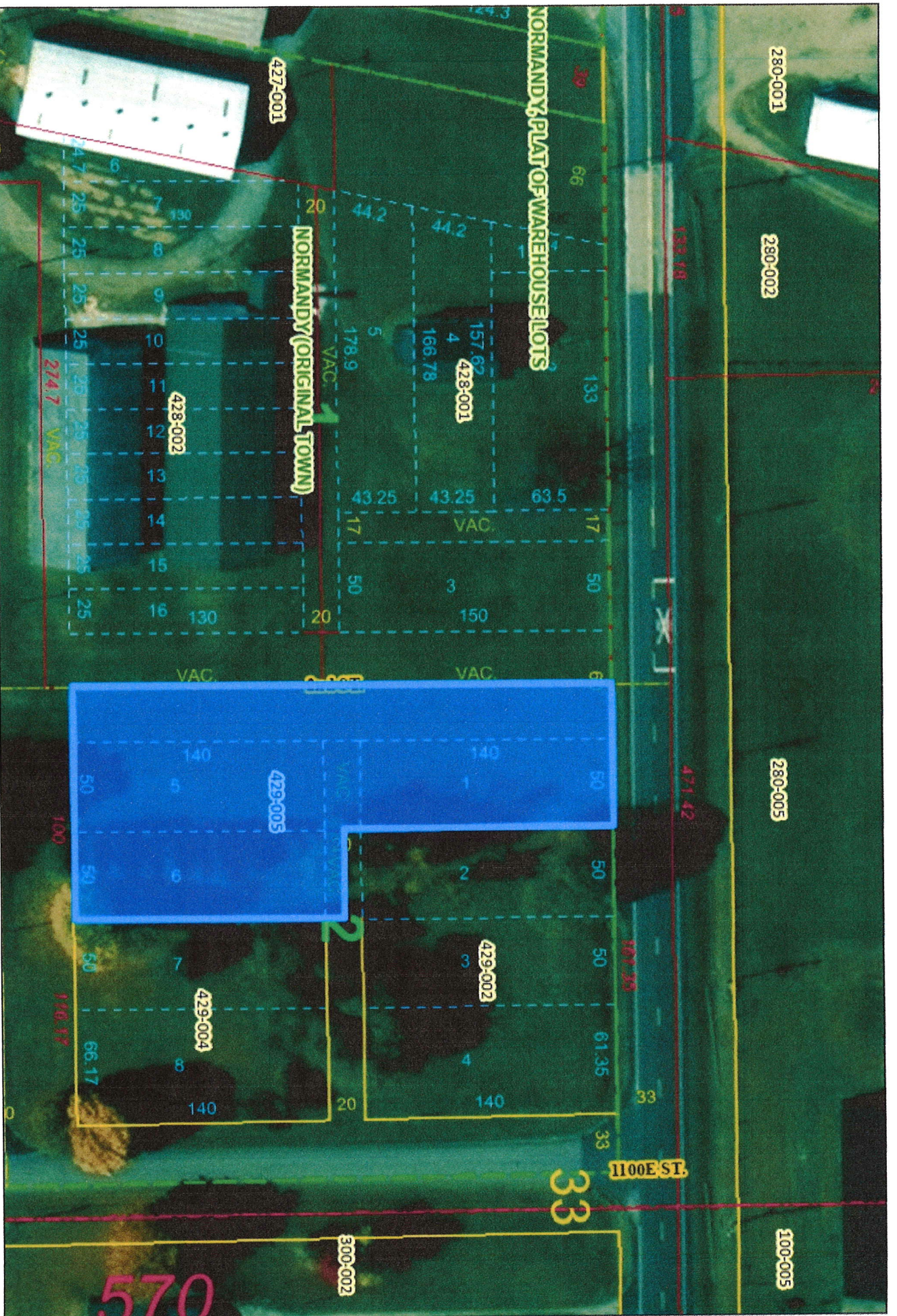
|                   |   |
|-------------------|---|
| Total Exemptions: | 0 |
|-------------------|---|

|                    | Billed   | Collected |
|--------------------|----------|-----------|
| Taxes:             | \$284.36 | \$142.18  |
| Fees:              | \$0.00   | \$0.00    |
| Interest:          | \$0.00   | \$0.00    |
| Collection Status: |          | Pending   |

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Data current as of 07/28/2025 09:00 pm

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Web Print: 07/29/2025



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BROKER/OWNER

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Walnut, IL 61376  
815-878-0438

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ILLINOIS CERTIFIED  
GENERAL APPRAISER  
AUCTIONEER

**ATHERTON GRAIN CO. INC**

**TRACT 3**

## General Information

|                        |                                                       |                              |                             |
|------------------------|-------------------------------------------------------|------------------------------|-----------------------------|
| <b>Owner Name:</b>     | ATHERTON GRAIN<br>10874 IL HWY 92<br>WALNUT, IL 61376 | <b>Tax Year:</b>             | 2024                        |
|                        |                                                       | <b>Property Use:</b>         | 0030 RESIDENTIAL UNIMPROVED |
|                        |                                                       | <b>Tax Code:</b>             | 02001                       |
|                        |                                                       | <b>Tax Bill #:</b>           | 23563                       |
|                        |                                                       | <b>Alternate Parcel #:</b>   | 372A                        |
| <b>Location:</b>       | 10979 2840 N AVE.<br>WALNUT                           | <b>Assessment Type:</b>      | Locally Assessed            |
| <b>Township:</b>       | GREENVILLE                                            | <b>State Assessed Value:</b> | 0                           |
| <b>Subdivision:</b>    |                                                       | <b>TIF Base Value:</b>       | 0.00                        |
| <b>Sec/Lot:</b>        | 11                                                    | <b>Acreage:</b>              |                             |
| <b>Legal Township:</b> | 18                                                    | <b>Homesite:</b>             | 0.000                       |
| <b>Range/Blk:</b>      | 07                                                    | <b>Other Taxable:</b>        | 0.000                       |
| <b>Zoning:</b>         |                                                       | <b>Non Taxable:</b>          | 0.000                       |
|                        |                                                       | <b>Total:</b>                | 0.000                       |

|                           |                             |                             |
|---------------------------|-----------------------------|-----------------------------|
| <b>Legal Description:</b> | <b>Year Begin:</b>          | <b>Year Retired:</b>        |
| NORMANDY                  |                             |                             |
| L 7-8 BLK 2               | <b>Split/Combined From:</b> | <b>Split/Combined Into:</b> |
| (116.17 X 140)            |                             |                             |
| D14-2816                  |                             |                             |

## Valuations

|                | <u>Local</u><br><u>Assessed</u> | <u>Supervisor</u><br><u>Assessed</u> | <u>Equalized</u> | <u>Board of Review</u><br><u>Assessed</u> | <u>Equalized</u> |
|----------------|---------------------------------|--------------------------------------|------------------|-------------------------------------------|------------------|
| Land:          | 1,381                           | 1,381                                | 1,483            | 1,483                                     | 1,483            |
| Farm Land:     | 0                               | 0                                    | 0                | 0                                         | 0                |
| Building:      | 0                               | 0                                    | 0                | 0                                         | 0                |
| Farm Building: | 0                               | 0                                    | 0                | 0                                         | 0                |
|                | <u>1,381</u>                    | <u>1,381</u>                         | <u>1,483</u>     | <u>1,483</u>                              | <u>1,483</u>     |

## Exemptions

|                             |       |
|-----------------------------|-------|
| <b>1977 Base Value:</b>     | 5,910 |
| <b>Senior Freeze Base :</b> | 0     |

| <u>Description</u> | <u>Effective Date</u> | <u>Expires</u> | <u>Qualifying %</u> | <u>Base Amount</u> | <u>Annualized</u> | <u>Amount</u> |
|--------------------|-----------------------|----------------|---------------------|--------------------|-------------------|---------------|
|--------------------|-----------------------|----------------|---------------------|--------------------|-------------------|---------------|

## Notes

| <u>Date</u> | <u>Description</u> |
|-------------|--------------------|
| 05/20/2009  | yb 1959 2s 624     |

## Sales

| <u>Date</u> | <u>Sale Price</u> | <u>Document Number</u> | <u>Qualified</u> | <u>Prior Year</u> | <u>% Assessed</u> |
|-------------|-------------------|------------------------|------------------|-------------------|-------------------|
| 08/07/2014  | 2,500             | DOC 14-2816            | No               | 24,696            | 987.84            |

## Other Addresses

|                       |                         |
|-----------------------|-------------------------|
| <b>Notice Address</b> | <b>Tax Bill Address</b> |
| ATHERTON GRAIN        | ATHERTON GRAIN          |
| 10874 IL HWY 92       | 10874 IL HWY 92         |
| WALNUT, IL 61376      | WALNUT, IL 61376        |

**2024 Taxes (Payable 2025)**

|                      |        |                 |         |
|----------------------|--------|-----------------|---------|
| Taxes:               | 116.36 | Tax Rate:       | 7.84635 |
| Delinquent Interest: | 0.00   | Payment Status: | Pending |
| Fees:                | 0.00   |                 |         |
| Forfeiture Interest: | 0.00   |                 |         |

**Payments**

| Date       | Payor                 | Taxes | Interest | Fees | Total |
|------------|-----------------------|-------|----------|------|-------|
| 07/10/2025 | ATHERTON GRAIN CO INC | 58.18 | 0.00     | 0.00 | 58.18 |

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## Parcel # 02-11-429-004

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Tax Year 2024 Payable 2025

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Owner Name: ATHERTON GRAIN

|                     |                                              |
|---------------------|----------------------------------------------|
| Alt. Parcel Number: |                                              |
| Site Address:       | 10979 2840 N AVE., WALNUT                    |
| Property Use:       | 0030 - RESIDENTIAL UNIMPROVED                |
| Tax Code:           | 02001                                        |
| Section/Lot:        | 11                                           |
| Legal Township:     | 18                                           |
| Range/Block:        | 07                                           |
| Township:           | GREENVILLE                                   |
| Subdivision:        |                                              |
| Zoning:             |                                              |
| Mobile ID #:        |                                              |
| Legal Description:  | NORMANDY L 7-8 BLK 2 (116.17 X 140) D14-2816 |

|                       |       |
|-----------------------|-------|
| Land:                 | 1,483 |
| Farm Land:            | 0     |
| Building:             | 0     |
| Farm Building:        | 0     |
| Total Assessed Value: | 1,483 |

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

|                    | Billed   | Collected |
|--------------------|----------|-----------|
| Taxes:             | \$116.36 | \$58.18   |
| Fees:              | \$0.00   | \$0.00    |
| Interest:          | \$0.00   | \$0.00    |
| Collection Status: |          | Pending   |

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REAL ESTATE BROKER  
ILLINOIS CERTIFIED  
GENERAL APPRAISER  
AUCTIONEER

**ATHERTON GRAIN CO. INC**

**TRACT 4**

## General Information

**Owner Name:** ATHERTON GRAIN CO INC  
P O BOX 366  
WALNUT, IL 61376-0366

**Tax Year:** 2024  
**Property Use:** 0021 UNIMPROVED FARMLAND  
**Tax Code:** 02003  
**Tax Bill #:** 24582  
**Alternate Parcel #:** 80B1  
**Assessment Type:** Locally Assessed  
**State Assessed Value:** 0  
**TIF Base Value:** 0.00

**Location:**

**Township:** GREENVILLE  
**Subdivision:**  
**Sec/Lot:** 11  
**Legal Township:** 18  
**Range/Blk:** 07  
**Zoning:**

**Acreage:**  
**Homesite:** 0.000  
**Other Taxable:** 38.100  
**Non Taxable:** 1.580  
**Total:** 39.680

**Legal Description:**

SE SE (E OF RR)

**Year Begin:** 2018**Split/Combined From:**

02-11-476-001

**Year Retired:****Split/Combined Into:**

## Valuations

|                       | Local<br>Assessed | Supervisor<br>Assessed | Equalized | Board of Review<br>Assessed | Equalized |
|-----------------------|-------------------|------------------------|-----------|-----------------------------|-----------|
| <b>Land:</b>          | 0                 | 0                      | 0         | 0                           | 0         |
| <b>Farm Land:</b>     | 16,906            | 16,906                 | 16,906    | 16,906                      | 16,906    |
| <b>Building:</b>      | 0                 | 0                      | 0         | 0                           | 0         |
| <b>Farm Building:</b> | 0                 | 0                      | 0         | 0                           | 0         |
|                       | 16,906            | 16,906                 | 16,906    | 16,906                      | 16,906    |

## Farmland

| Soil Type | Use            | Acres  | PI  | Value/Acre | Influence | Flood | Assessed               |
|-----------|----------------|--------|-----|------------|-----------|-------|------------------------|
| 290B2     | CR             | 2.010  | 100 | 417.79     | 1.0000    | 1.00  | 840                    |
| 3210L     | CR             | 24.620 | 111 | 515.56     | 1.0000    | 1.00  | 12,693                 |
| 564B2     | CR             | 3.240  | 101 | 428.03     | 1.0000    | 1.00  | 1,387                  |
| 8638A     | CR             | 6.330  | 110 | 506.17     | 1.0000    | 1.00  | 3,204                  |
| 3210L     | NON AG         | 0.730  | 111 | 0.00       | 0.0000    | 1.00  | 0                      |
| 564B2     | NON AG         | 0.400  | 101 | 0.00       | 0.0000    | 1.00  | 0                      |
| 8638A     | NON AG         | 0.450  | 110 | 0.00       | 0.0000    | 1.00  | 0                      |
| 290B2     | OTHER FARMLANI | 1.230  | 100 | 417.79     | 0.1667    | 1.00  | 86                     |
| 564B2     | OTHER FARMLANI | 0.670  | 101 | 428.03     | 0.1667    | 1.00  | 48                     |
|           |                | 39.680 |     |            |           |       | 18,258                 |
|           |                |        |     |            |           |       | 1,352                  |
|           |                |        |     |            |           |       | Adjusted Total: 16,906 |

**Drainage Debasement:****Adjusted Total:**

## Exemptions

**1977 Base Value:** 88  
**Senior Freeze Base :** 0

| Description | Effective Date | Expires | Qualifying % | Base Amount | Annualized | Amount |
|-------------|----------------|---------|--------------|-------------|------------|--------|
|-------------|----------------|---------|--------------|-------------|------------|--------|

## Notes

| Date       | Description                                                                                                                                  |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 01/17/2019 | NAME AFFIDAVIT FOR ATHERTON GRAIN CO, INC 11/9/2018 D 18-4346                                                                                |
| 02/01/2019 | 5.3 AC SPLIT TO 02-11-476-002 11/1/2018 D 18-4205 \$5,100,000 INC 02-11-280-001, 02-11-280-002, 02-11-427-001, 02-11-428-002 & 02-11-431-004 |

## Drainage

| Name               | Acres | Base Taxes | Yearly Factor | Adjusted Tax |
|--------------------|-------|------------|---------------|--------------|
| GREEN RIVER3-white | 0.00  | 149.86     | 1.50600       | 225.69       |
|                    |       |            |               | 225.69       |

## Other Addresses

Notice Address

ATHERTON GRAIN CO INC  
P O BOX 366  
WALNUT, IL 61376-0366

Tax Bill Address

ATHERTON GRAIN CO INC  
P O BOX 366  
WALNUT, IL 61376-0366

## 2024 Taxes (Payable 2025)

|                      |          |                 |         |
|----------------------|----------|-----------------|---------|
| Taxes:               | 1,552.20 | Tax Rate:       | 7.84635 |
| Delinquent Interest: | 0.00     | Payment Status: | Pending |
| Fees:                | 0.00     |                 |         |
| Forfeiture Interest: | 0.00     |                 |         |

## Payments

| Date       | Payor                 | Taxes  | Interest | Fees | Total  |
|------------|-----------------------|--------|----------|------|--------|
| 07/10/2025 | ATHERTON GRAIN CO INC | 776.10 | 0.00     | 0.00 | 776.10 |

- . 37.43 acres of wetland restoration, non-flood plain
- . Term – expires 09-30-2035
- . Annual payment - \$5504

[Back](#)

## Parcel # 02-11-476-003

&lt;

&gt;

Tax Year 2024 Payable 2025

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

Owner Name: ATHERTON GRAIN CO INC

|                     |                            |
|---------------------|----------------------------|
| Alt. Parcel Number: |                            |
| Site Address:       |                            |
| Property Use:       | 0021 - UNIMPROVED FARMLAND |
| Tax Code:           | 02003                      |
| Section/Lot:        | 11                         |
| Legal Township:     | 18                         |
| Range/Block:        | 07                         |
| Township:           | GREENVILLE                 |
| Subdivision:        |                            |
| Zoning:             |                            |
| Mobile ID #:        |                            |
| Legal Description:  | SE SE (E OF RR)            |

|                       |        |
|-----------------------|--------|
| Land:                 | 0      |
| Farm Land:            | 16,906 |
| Building:             | 0      |
| Farm Building:        | 0      |
| Total Assessed Value: | 16,906 |

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

|                    | Billed     | Collected |
|--------------------|------------|-----------|
| Taxes:             | \$1,552.20 | \$776.10  |
| 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](#)

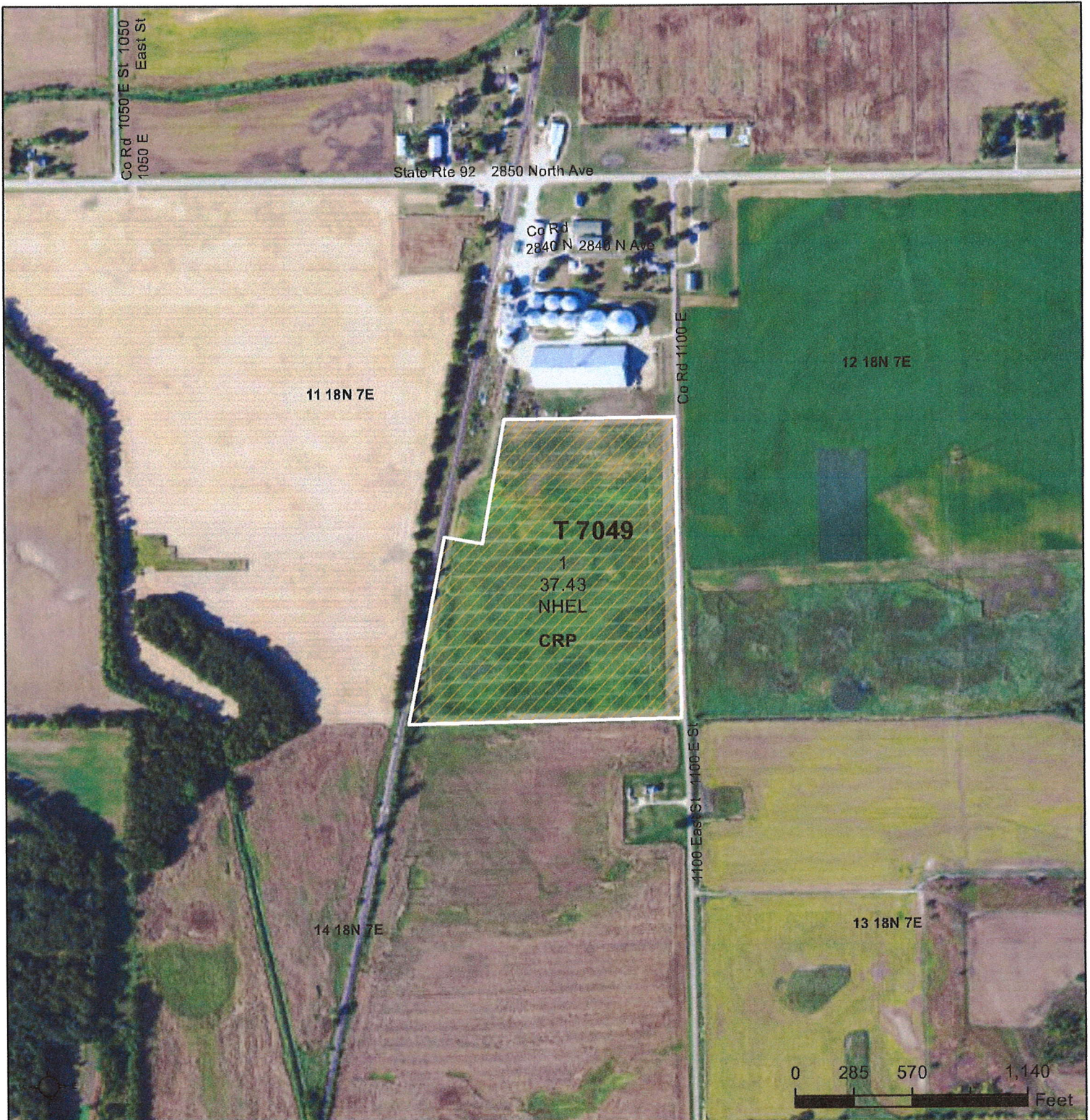
Data current as of 07/28/2025 09:00 pm

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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 3196

Tract 7049

IL011\_T7049

Tract Cropland Total: 37.43 acres

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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 : 3196

Prepared : 7/24/25 5:06 PM CST

Crop Year : 2025

Operator Name : ATHERTON GRAIN CO

CRP Contract Number(s) : 11834

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 |
|--------------------|--------------------|------------------------|------|----------------|------|-------|-----------|----------------------|------------------|
| 37.43              | 37.43              | 37.43                  | 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               | 0.00                   |      | 0.00           |      | 37.43 | 0.00      | 0.00                 | 0.00             |

## Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None           | CORN       | None                |

## DCP Crop Data

| Crop Name    | Base Acres  | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|-------------|-----------------------------|-----------|-----|
| Corn         | 0.00        | 31.40                       | 0         |     |
| <b>TOTAL</b> | <b>0.00</b> | <b>31.40</b>                |           |     |

## NOTES

|  |
|--|
|  |
|--|

Tract Number : 7049

Description : Sec 11 Greenville Township

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 : ATHERTON GRAIN CO

Other Producers : None

Recon ID : None

## Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | EWP   | WRP  | GRP                  | Sugarcane |
|--------------------|--------------------|------------------------|----------------|-------|------|----------------------|-----------|
| 37.43              | 37.43              | 37.43                  | 0.00           | 0.00  | 0.00 | 0.00                 | 0.0       |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP   | MPL  | DCP Ag. Rel Activity | SOD       |
| 0.00               | 0.00               | 0.00                   | 0.00           | 37.43 | 0.00 | 0.00                 | 0.00      |

ILLINOIS

BUREAU

Form: FSA-156EZ

United States Department of Agriculture  
Farm Service Agency

FARM : 3196

Prepared : 7/24/25 5:06 PM CST

Crop Year : 2025

## Abbreviated 156 Farm Record

Tract 7049 Continued ...

## DCP Crop Data

| Crop Name    | Base Acres  | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|-------------|-----------------------------|-----------|
| Corn         | 0.00        | 31.40                       | 0         |
| <b>TOTAL</b> | <b>0.00</b> | <b>31.40</b>                |           |

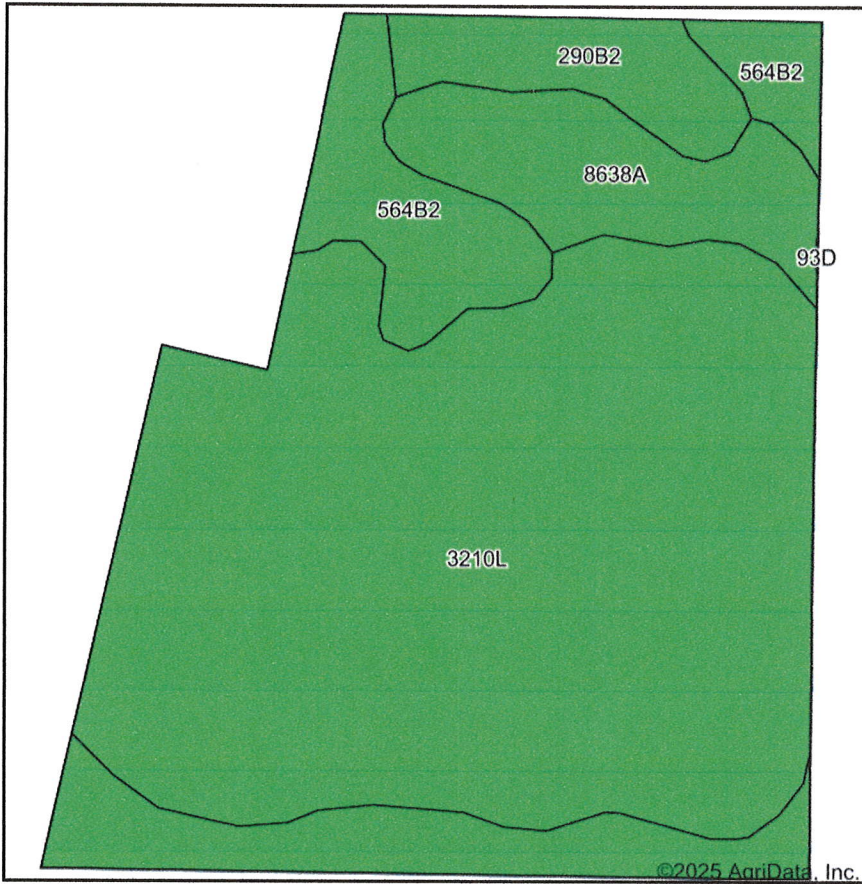
## NOTES

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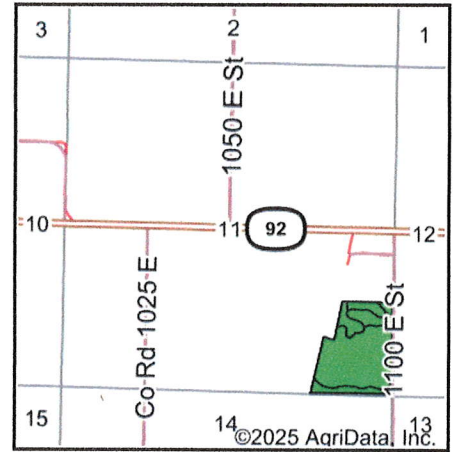
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# Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Bureau**  
 Location: **11-18N-7E**  
 Township: **Greenville**  
 Acres: **37.43**  
 Date: **7/29/2025**

Maps Provided By:  
  
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Area Symbol: IL011, Soil Area Version: 22

| Code             | Soil Description                                                    | Acres | Percent of field | II. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management | *n NCCPI Soybeans |
|------------------|---------------------------------------------------------------------|-------|------------------|-------------------------------------|-----------|---------------|------------------------------------------------|-------------------|
| **3210L          | Lena muck, 0 to 2 percent slopes, frequently flooded, long duration | 25.50 | 68.1%            |                                     | **85      | **28          | **63                                           | 14                |
| 8638A            | Muskego muck, 0 to 2 percent slopes, occasionally flooded           | 6.61  | 17.7%            |                                     | 169       | 54            | 125                                            | 87                |
| **564B2          | Waukegan silt loam, 2 to 5 percent slopes, eroded                   | 3.32  | 8.9%             |                                     | **154     | **50          | **113                                          | 59                |
| **290B2          | Warsaw silt loam, 2 to 5 percent slopes, eroded                     | 2.00  | 5.3%             |                                     | **153     | **49          | **113                                          | 58                |
| Weighted Average |                                                                     |       |                  |                                     | 109.6     | 35.7          | 81.1                                           | *n 33.2           |

**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 II. Soils EFOTG

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

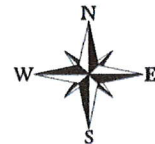
# Aerial Map



Boundary Center: 41° 33' 25.13, -89° 38' 59.27

0ft 328ft 657ft

**11-18N-7E**  
**Bureau County**  
**Illinois**

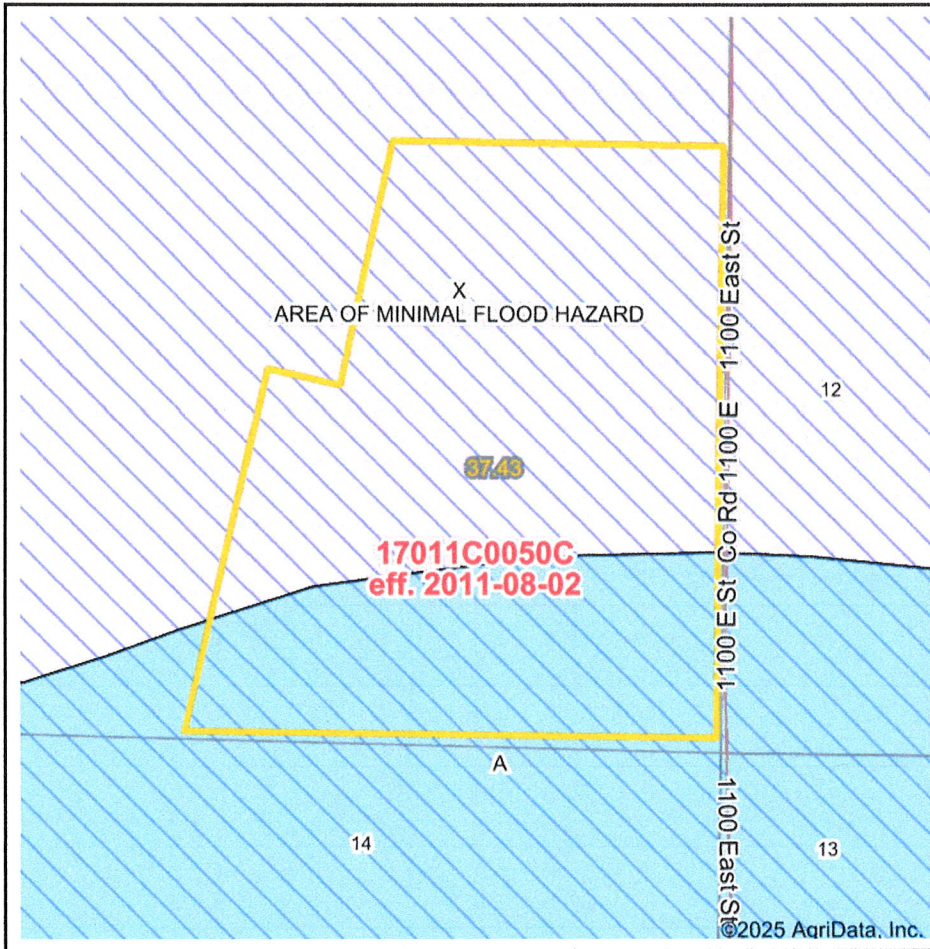


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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7/29/2025

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

# FEMA Report



Map Center: 41° 33' 24.11, -89° 38' 58.71  
 State: IL Acres: 37.43  
 County: Bureau Date: 7/29/2025  
 Location: 11-18N-7E  
 Township: Greenville

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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| Name          | Number | County | NFIP Participation | Acres | Percent |
|---------------|--------|--------|--------------------|-------|---------|
| Bureau County | 170729 | Bureau | Regular            | 37.43 | 100%    |
| Total         |        |        |                    | 37.43 | 100%    |

| Map Change | Date | Case No. | Acres | Percent |
|------------|------|----------|-------|---------|
| No         |      |          | 0     | 0%      |

| Zone  | SubType                      | Description                 | Acres | Percent |
|-------|------------------------------|-----------------------------|-------|---------|
| X     | AREA OF MINIMAL FLOOD HAZARD | Outside 500-year Floodplain | 25.24 | 67.4%   |
| A     |                              | 100-year Floodplain         | 12.19 | 32.6%   |
| Total |                              |                             | 37.43 | 100%    |

| Panel       | Effective Date | Acres | Percent |
|-------------|----------------|-------|---------|
| 17011C0050C | 8/2/2011       | 37.43 | 100%    |
| Total       |                | 37.43 | 100%    |



Enter Map Title...  
Web Print: 07/29/2025



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**SELLER: ATHERTON GRAIN CO. INC**

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