

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

**192.62 SURVEYED ACRES
SATURDAY NOVEMBER 15, 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**

**VON HOLTEN FARM
RON VON HOLTEN,
JEANNETTE FAIRBANKS AND
CAROLYN MAYNARD - SELLERS**

**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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VON HOLTEN FARM 192.62 +/- SURVEYED ACRES

LOCATION: PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN CONTAINING 192.62 +/- ACRES.

ZONING: THE FARM IS ZONED AGRICULTURAL BY THE LEE 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 land sales in the Lee 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) 379-2447**

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VON HOLTEN FARM 192.62 +/- SURVEYED ACRES

General Description: There are 192.62 +/- surveyed acres of which 184.9 +/- acres are considered tillable with the balance road and drainage ditch. The farm is bordered by Indian Head Road on the Westerly Side. There has been a significant amount of tile placed in service in the past few years and maps are available.

Soils: The soils on the farm consist of 8492 Normandy Loam, 8302 Ambraw Loam, 8166A Cohoctah Loam, 8404A Titus Silty Clay Loam, 7073 Ross Silt Loam and 125A Selma Loam. The productivity index on the farm is calculated to be 123.2. Overall this is a very good producing farm.

Past Yields 2020 – 2024 Yields were 220-244 bushels in Continuous Corn. Documentation is available.

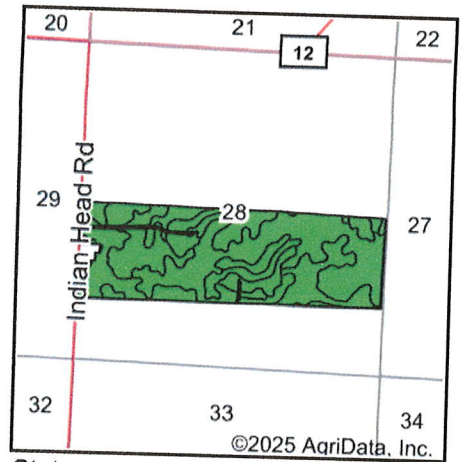
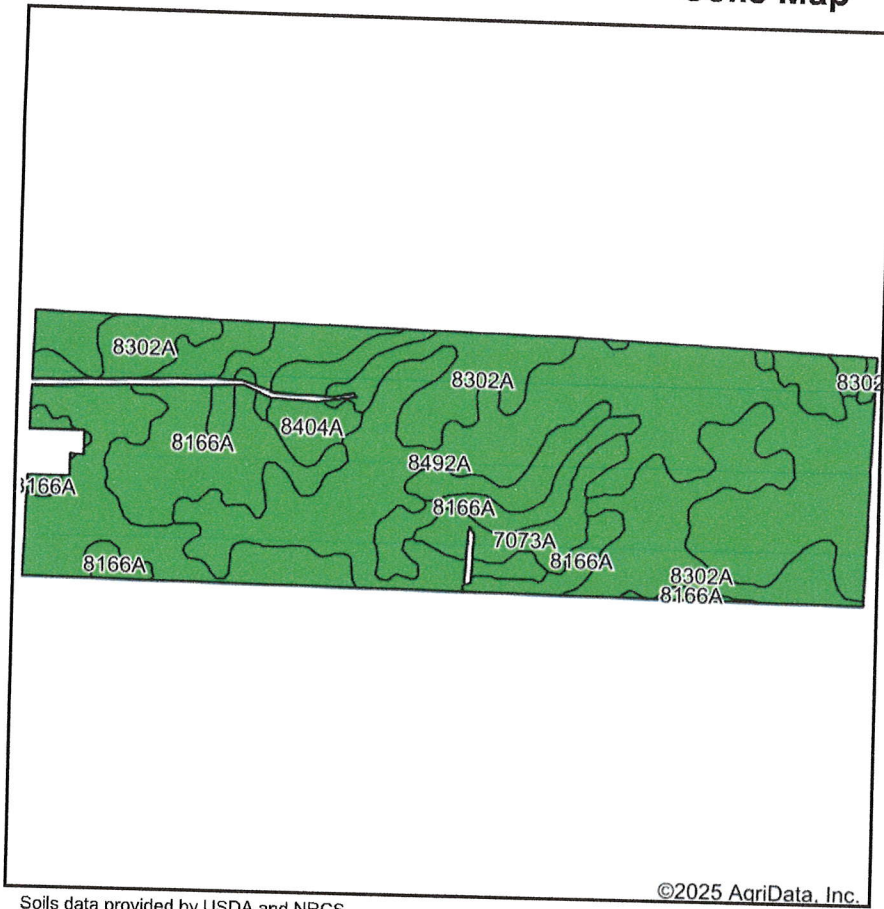
Taxes: The 2024 taxes payable in 2025 were \$11, 437.60 which included building site that is not part of this auction. The 2024 taxes payable in 2025 on farmland only are estimated at \$6,965. The permanent parcel number for the farm is 09-19-28-300-001.

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 192.62 +/- 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 January 15 2026.. 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 available at Dahlauction.com. Download The Dahl Real Estate App at The App Store or Google Play.

Soils Map



State: **Illinois**
 County: **Lee**
 Location: **28-19N-8E**
 Township: **Hamilton**
 Acres: **184.96**
 Date: **8/20/2025**

Maps Provided By:

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Area Symbol: IL103, 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
**8492A	Normandy loam, 0 to 2 percent slopes, occasionally flooded	66.28	35.8%		**165	**53	**122	72
**8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	61.34	33.2%		**157	**51	**117	75
**8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	37.75	20.4%		**177	**60	**133	66
**8404A	Titus silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.59	4.1%		**158	**52	**118	43
**7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	6.98	3.8%		**185	**60	**137	78
**125A	Selma loam, 0 to 2 percent slopes	5.02	2.7%		**176	**57	**129	77
Weighted Average					165.6	54.1	123.2	*n 70.9

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"

Aerial Map



Boundary Center: 41° 36' 16.45, -89° 35' 0.65



28-19N-8E
Lee County
Illinois



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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8/20/2025

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



United States
Department of
Agriculture

Whiteside County, Illinois

All Non-Irrigated
All for Grain
Unless Noted on Map

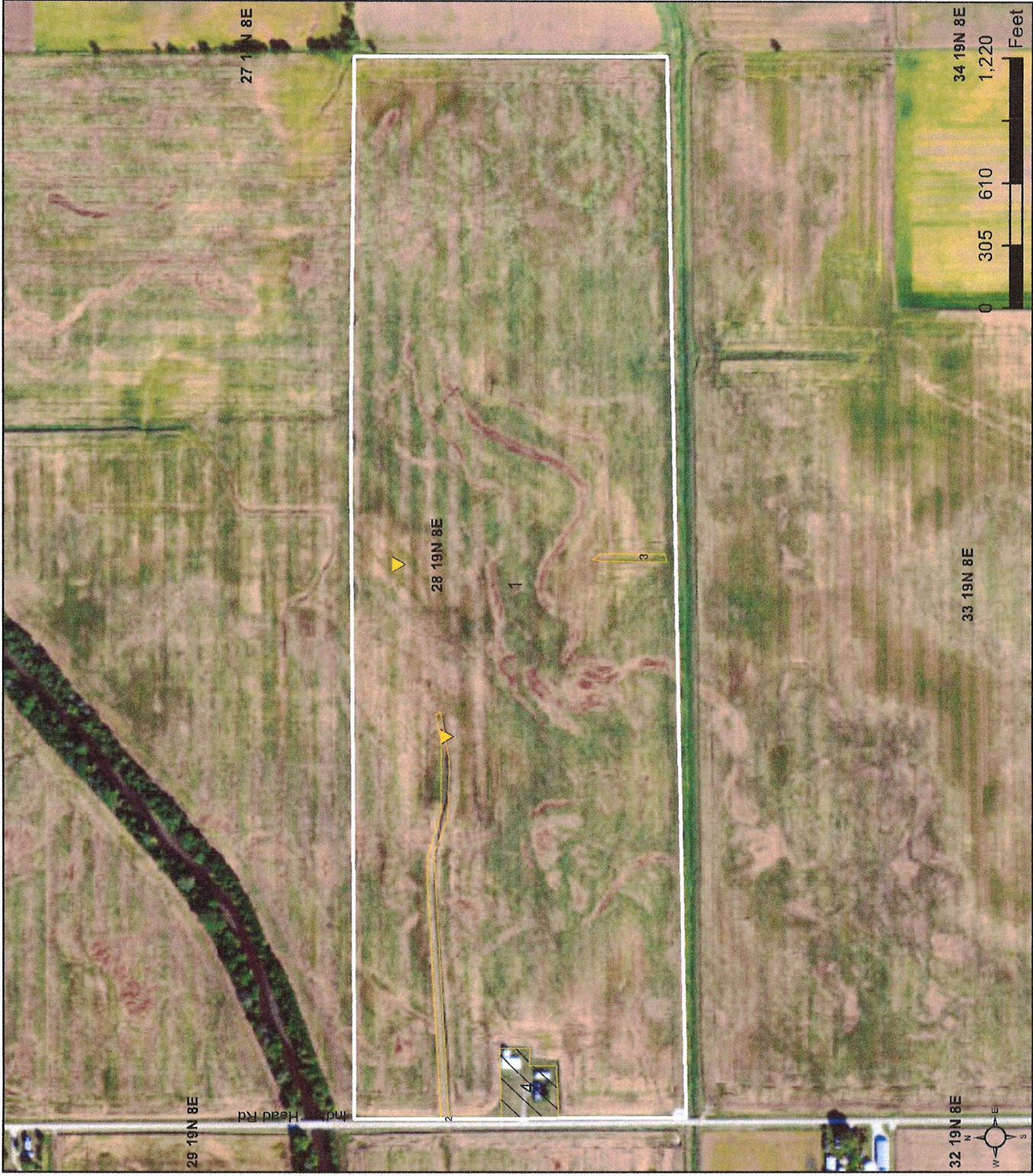
Map Created January 13, 2025

Farm 9153
Tract 7159

2025 Program Year

CLU	Acres	HEL	Crop
1	184.96	NHEL	
2	1.65	NHEL	
3	0.3	NHEL	
4	1.91	UHEL	NC

Page Cropland Total: 186.91 acres



Tract Boundary	
Common Land Unit cropland_indicator_3CM	
	Cropland
	Non-Cropland
	CRP

Wetland Determination Identifiers	
	Restricted Use
	Limited Restrictions
	Exempt from Conservation
	Compliance Provisions

USDA 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 the NAI imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Property Information

Parcel Number 09-19-28-300-001	Site Address 132 INDIAN HEAD RD WALNUT, IL 61376	Owner Name & Address VON HOLTEN, ELMER PAUL 132 INDIANHEAD RD WALNUT, IL, 61376
Tax Year 2024 (Payable 2025) ▼		
Sale Status None		
Property Class 0011 - Improved Farmland	Tax Code 09001 -	Tax Status Taxable
Net Taxable Value 125,795	Tax Rate 8.856300	Total Tax \$11,437.60
Township Hamilton	Acres 197.2600	Mailing Address VON HOLTEN, ELMER 132 INDIAN HEAD RD WALNUT, IL, 61376-0000
Abbreviated Legal Description (For reference only; insufficient for use in recorded documents.) SECT/LOT:28 TWP:19 RNG/BLK:008 N 197.26 A SH		

Billing

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/27/2025	\$5,064.91	\$0.00	\$0.00	\$653.89	\$5,718.80	\$5,718.80	6/25/2025	\$0.00
2	09/05/2025	\$5,064.91	\$0.00	\$0.00	\$653.89	\$5,718.80	\$5,718.80	6/25/2025	\$0.00
Total		\$10,129.82	\$0.00	\$0.00	\$1,307.78	\$11,437.60	\$11,437.60		\$0.00

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
DOR Equalized	2,979	44,052	86,303	3,461	0	136,795	No

ILLINOIS
WHITESIDE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9153

Prepared : 8/21/25 9:44 AM CST

Crop Year : 2025

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : 2020-17-103-0000772
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
188.82	186.91	186.91	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	186.91		0.00		0.00	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	185.50	0.00	159	0
TOTAL		185.50	0.00	

NOTES

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Tract Number : 7159

Description : Lee County, Hamilton Twp Sec 28
FSA Physical Location : ILLINOIS/LEE
ANSI Physical Location : ILLINOIS/LEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ELMER VONHOLTEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
188.82	186.91	186.91	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	186.91	0.00	0.00	0.00	0.00	0.00

ILLINOIS
WHITESIDE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9153
Prepared : 8/21/25 9:44 AM CST
Crop Year : 2025

Tract 7159 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	185.50	0.00	159
TOTAL	185.50	0.00	

NOTES

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PLATON

[illegible]

DAHL REAL ESTATE
BOUNDARY SURVEY
LEE COUNTY, ILLINOIS
FIELDWORK COMPLETED 08-18-2023

PHASE ☐ PRELIM ☒ FINAL ☐ PERMIT ☐ BID ☐ _____	MHA No. 1712025		SHEET No. 1
	DATE 09-20-25		

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**VON HOLTEN FARM
RON VON HOLTEN,
JEANNETTE FAIRBANKS AND
CAROLYN MAYNARD- SELLERS**

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