

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

**97.61 +/- TAXABLE ACRE
SATURDAY NOVEMBER 22, 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:
WANGELIN FAMILY**

**SALE CONDUCTED BY
DAHL REAL ESTATE
102 NORTH MAIN – WALNUT, ILLINOIS
(815) 379-2447
DAHLAUCTION.COM**

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

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

WANGELIN FAMILY FARM 97.61 TAXABLE ACRES

OWNER: WANGELIN FAMILY

LOCATION: PART SOUTHEAST QUARTER OF SECTION 36 OF FAIRFIELD
TOWNSHIP BUREAU COUNTY, ILLINOIS.

POSSESSION: AVAILABLE TO FARM IN 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**

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

WANGELIN FAMILY FARM 97.61 TAXABLE ACRES

Tract I: Located in Section 36, T-18N, R-6E, (Fairfield Twp) Bureau Co. Illinois.

General Description: There are 97.61 +/- acres of which 96.92 +/- is classified as tillable with the balance being building site and road. There is a 40X 96 pole shed included in the tract. Of the 96.92 acres considered tillable 15.49 acres are enrolled in a conservation reserve program with a rental rate of \$230.00 per acre and has an expiration date of 09-30-2035. There is an irrigation pivot included with the property but no rights to well or electricity are included in the sale. The well and main service panel are not located on this property.

Soils: The soils on the farm consist of 638A Muskego Muck, 564A Waukegan Silt Loam, 67A Harpster Silty Clay Loam, 152A Drummer Silty Clay Loam, 87B2 Dickinson Sandy Loam and 200A Orio Loam. The productivity index on the farm is calculated to be 121.7. Overall this is a very good producing farm.

Taxes: The 2024 taxes payable in 2025 were \$4161.96. The permanent parcel number for the farm is 01-36-400-003

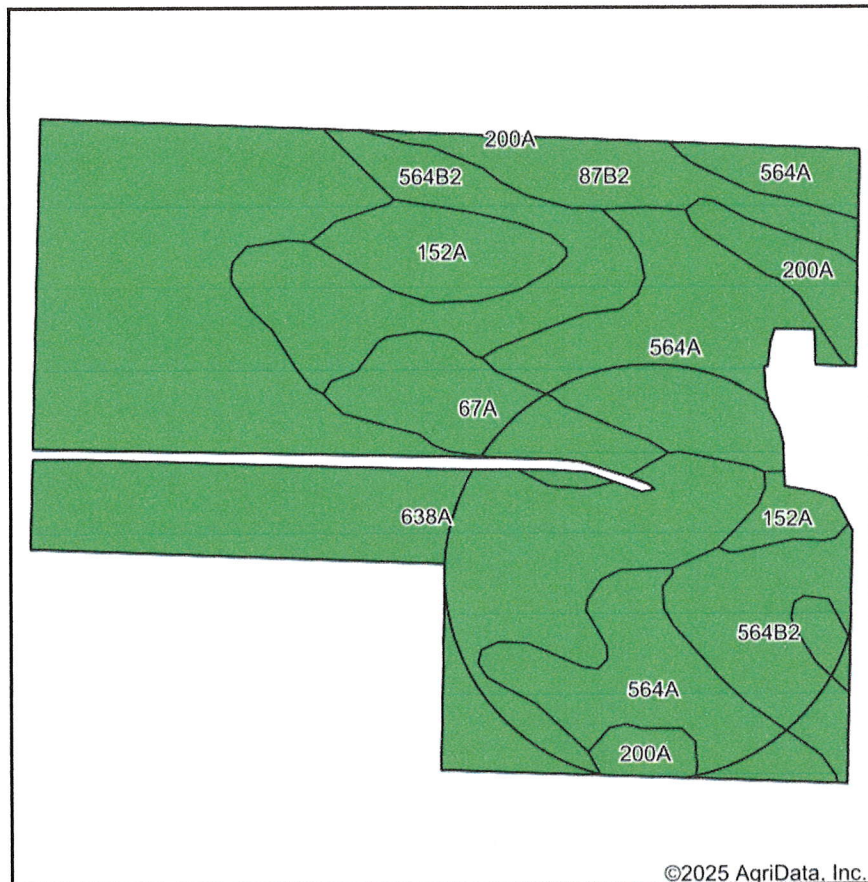
Possession: The farm is leased for 2025 with open tenancy for 2026. Possession will be given following the expiration of the 2025 lease.

TERMS AND CONDITIONS

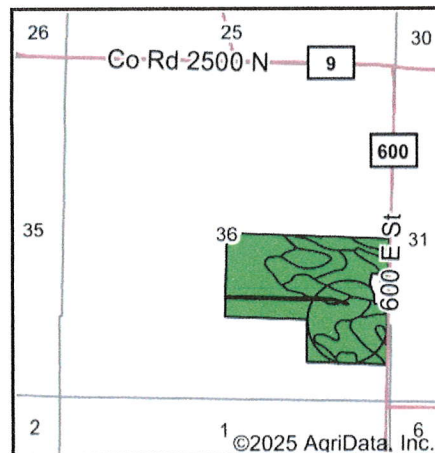
The farm will be sold on a dollar per acre basis based on 97.61 +/- acres. The successful bidder will be required to enter into a standard purchase contract and pay ten percent (10%) down the day of the auction with the balance being due on or before January 15, 2025. Taxes for 2025 will be provided 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.

**DAHL REAL ESTATE
Darrell R. Dahl – Broke**

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **36-18N-6E**
 Township: **Fairfield**
 Acres: **96.92**
 Date: **9/8/2025**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



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
638A	Muskego muck, 0 to 2 percent slopes	42.75	43.9%		169	54	125	80
564A	Waukegan silt loam, 0 to 2 percent slopes	19.92	20.6%		162	53	119	77
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	15.38	15.9%		**154	**50	**113	59
**67A	Harpster silty clay loam, 0 to 2 percent slopes	5.49	5.7%		**182	**57	**133	79
**152A	Drummer silty clay loam, 0 to 2 percent slopes	5.32	5.5%		**195	**63	**144	74
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	4.61	4.8%		**135	**44	**98	40
**200A	Orio loam, 0 to 2 percent slopes	3.45	3.6%		**153	**50	**115	61
Weighted Average					165.2	53.2	121.7	*n 73.1

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"



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 **7362**

Tract **9229**

Tract Cropland Total: 238.31 acres

IL011_T9229_A1

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).

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 622.0

Max: 647.0

Range: 25.0

Average: 629.9

Standard Deviation: 5.77 ft

0ft 467ft 934ft



9/8/2025

36-18N-6E
Bureau County
Illinois

Boundary Center: 41° 30' 4.1, -89° 44' 51.93

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

[Back](#)

Parcel # 01-36-400-003

<

>

Tax Year 2024 Payable 2025

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

Owner Name: WANGELIN, RUTH ANN

Alt. Parcel Number:	
Site Address:	
Property Use:	0011 - Farmland with all buildings
Tax Code:	01008
Section/Lot:	36
Legal Township:	18
Range/Block:	06
Township:	FAIRFIELD
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	N1/2 SE (EX PT E SI) & N1/2 SE SE DOC 13-3524

Land:	0
Farm Land:	45,481
Building:	0
Farm Building:	2,680
Total Assessed Value:	48,161

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

	Billed	Collected
Taxes:	\$4,161.96	\$4,161.96
Fees:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Collection Status:		Collected

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

Data current as of 08/26/2025 09:00 pm

Copyright © 2025 Fike & Fike, Inc. All Rights Reserved.

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 : 7362

Prepared : 9/4/25 8:36 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : 11907
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
241.30	238.31	238.31	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	189.96		0.00		48.35	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	126.06	0.00	185	74
Soybeans	63.90	5.54	58	66
TOTAL	189.96	5.54		

NOTES

Tract Number : 9229

Description : SEC 36 Greenville Twp SEC 31 Fairfield Twp
FSA Physical Location : ILLINOIS/BUREAU
ANSI Physical Location : ILLINOIS/BUREAU
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RUTH ANN WANGELIN ESTATE, RICHARD G WANGELIN IRRV TRUST
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
241.30	238.31	238.31	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 : 7362
Prepared : 9/4/25 8:36 AM CST
Crop Year : 2025

Tract 9229 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	189.96	0.00	48.35	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	126.06	0.00	185
Soybeans	63.90	5.54	58
TOTAL	189.96	5.54	

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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

EXHIBIT A

PARCEL 1:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 36 and the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, all in Township 18 North, Range 6 East of the Fourth Principal Meridian; EXCEPTING THEREFROM a part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 36, Township 18 North, Range 6 East of the Fourth Principal Meridian, described as follows: Commencing at a point 675 feet South of the Northeast corner of said East Half (E 1/2); thence South and along the East line of said East Half (E 1/2), a distance of 400 feet to a point; thence Westerly at an angle of 90 degrees 40 minutes measured counterclockwise from the last described line, a distance of 244 feet to a point; thence Northerly at an angle of 91 degrees 23 minutes measured counterclockwise from the last described line, a distance of 300.25 feet to a point; thence Westerly at an angle of 268 degrees 28 minutes measured counterclockwise from the last described line, a distance of 47 feet to a point; thence North and parallel to the said East line, a distance of 100 feet; thence Easterly at an angle of 90 degrees 31 minutes measured counterclockwise from the last described line, a distance of 300 feet to the Point of Beginning; all situated in the Township of Fairfield, County of Bureau and State of Illinois;

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

DISCLAIMER AND ABSENCE OF WARRANTIES

All information contained in this brochure and related materials are subject terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller nor Dahl Real Estate. The information provided in this brochure is believed to be accurate; however, it is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller nor Dahl Real Estate. All sketches and dimensions in this brochure are approximate. All acreage figures are approximate and have been based on information from the offices of the Bureau County Supervisor of Assessments and the Bureau County FSA office and Surety Agridata mapping software.

SELLER: WANGELIN FAMILY

**SALE CONDUCTED BY:
DAHL REAL ESTATE - WALNUT, ILLINOIS
815 379-2447
ONLINE BIDDING AVAILABLE AT
DAHLAUCTION.COM**