



### November 2023

Had a chance recently to do some pheasant hunting in South Dakota with high daytime temperatures of 25 degrees and winds out of the northwest at 15-20 miles per hour. This brought up the question, "Why am I doing this?" It also brought back some memories, as a young boy, when my Dad took me out hunting on our Iroquois County farm in the dead of winter, with my trusty little 410 shotgun and clothing of the day which consisted of a mackinaw coat, an ear flaps hat, heavy wool socks, leather shoes inside five buckle rubber boots, and cotton lined gloves. Talk about cold, but I was proud to hunt with my Dad.

Weather conditions have been decent to finish harvest and perform some fertilizer application and tillage for the 2024 crop. Overall, there are some surprisingly good crop yields in Illinois considering the lack of timely rainfall during the growing season. Thank goodness for superior genetics and technology that have been developed over the last ten years.

Barring any adverse weather conditions or totally unforeseen conditions that can cause erratic commodity markets, it appears we may trade at current price levels. On November 9, 2023, the USDA issued their *WASDE Report* for 2023/2024 crop production. They raised the national average corn yield to 174.9 bushels per acre (up two bushels per acre) and the soybean national average to 49.9 bushels per

acre, a slight increase from the October projections. The big surprise was the ending stocks of corn at 2.156 billion bushels which was less than expected.

Jerry Gidel (Midwest Research) says China is likely to look to the United States for more corn because of reduced South American supplies resulting from inclement weather issues. Our lower prices have prompted stronger sales and continued lower exports from Ukraine. Jerry also says the carryover of 245 million bushels of soybeans is extremely tight and China likely posted (for export to them) 1.7 million tons of soybean for purchase.

There is growing concern regarding China's weather conditions. Hallie Gu (*Bloomberg*) reports cold snaps are hitting China's northeastern region disrupting the harvest of corn and other grains. Extreme weather patterns from heavy rains to scorching temperatures have battered producing regions, damaging quality and yields. No question in my mind that even though the United States and China have very opposing political philosophies, we need each other.

Dominique Patton (*Reuters*) reports that dozens of United States agricultural representatives gathered in Beijing to bolster our farm trade with China. Recently China booked its largest single-day United States soybean purchase in the last three months, which was reported to be 600,000 metric tons for delivery between December and March. But a word of caution, China has fallen well behind the normal pace.

Besides deteriorating relations with China, there is the very serious result. The USDA reports imports to China from Brazil increased 18% in the first nine months of 2023, compared to an 8% increase from the United States. It is also reported that four million tons of Brazilian corn has reached China, with more on the way. There are so many moving parts in a global economy, with a changing climate, I sure am not smart enough to predict commodity prices. Continued volatility seems to be increasing.

But what about South America? *Ag Web* recently published an interesting article about agriculture from which the following information was gleaned.

1. Planting and/or harvest happens almost year-round because of its lengthy north/south axis. For soybean production, the Brazil to Argentina growing regions span 2,100 miles vs. a 1,000-mile growing region in the United States (Fargo, ND to Jackson, MS).
2. Most of their second crop corn (called safrinha) is exported and directly competes with the United States corn crop.
3. Mato Grasso, the highest producing state in Brazil, produces nearly 10% of the world's soybeans, equivalent to Illinois and Iowa's production combined. The states of Parana and Rio Grande do Sul in southern Brazil have different weather patterns and may offset poorer weather in Mato Grasso, adding to more overall production from Brazil.
4. National Yield Comparisons

	United States	Argentina	Brazil
Soybeans*	49.5	57.0	52.0
Corn*	173.0	135.9	90.0
*bushels per acre			

Even with interest rates at least 5% higher than 2022 and commodity prices down at least \$1.00-\$2.00 per bushel, the market is staying surprisingly very firm to strong, particularly for high quality farms that have a Productivity Index of 142 or higher and are well drained.

Recently, Land Pro LLC auctioned 152 acres south of Ottawa, Illinois (PI of 143 and well drained) that generated an accepted bid of \$19,700 per acre. There were also some recent successful farmland auctions in western Illinois that brought accepted bids of over \$20,000 per acre.

The buyers are usually neighboring farmers who know that the farm being sold may not come back on the market during their lifetime. But a word of caution. There are fewer bidders, and they are very selective. If a farm has any drainage issues, an irregular shape, and/or is 10% or more non-tillable, the price will reflect any deficiencies and the seller may be very disappointed with the resulting bid.

Class B soil farms (Productivity Index of 117-132) are experiencing some downward sale price pressure. There have been some no sales recently due to different circumstances, mainly poor drainage and/or a lower Productivity Index and a seller's expectation of capturing a much higher price based on market values of a year ago.

The market is not crashing but maybe adjusting some, so if consideration is being given to selling a farm, it would be good to obtain a market analysis, which is a complimentary service that Land Pro LLC offers landowners.

Lastly, your bundle of rights as a landowner is being seriously threatened. Basically, we have always felt our land is private and people (excluding a known friend, neighbor, or relative) cannot trespass without permission, including any government entity. From the *Farm Journal Media* article (10.31.23), the Commonwealth of Virginia Fourteenth Judicial Court ruled:

*The Supreme Court of Virginia reiterated the rule established in 1984, "The government's intrusion upon open fields is not one of those "unreasonable searches" proscribed by the text of the Fourth Amendment". Here is the real buster. The special protection by the Fourth Amendment to the people in their 'persons, houses, papers, and effect' is not extended to the open fields." Now this is the part for which we should be greatly alarmed. "An individual may not legitimately demand privacy for activities conducted out of doors in fields, except in the area immediately surrounding the home." So far, this ruling is for Virginia.*

Land Pro LLC wishes everyone a bountiful and Happy Thanksgiving!

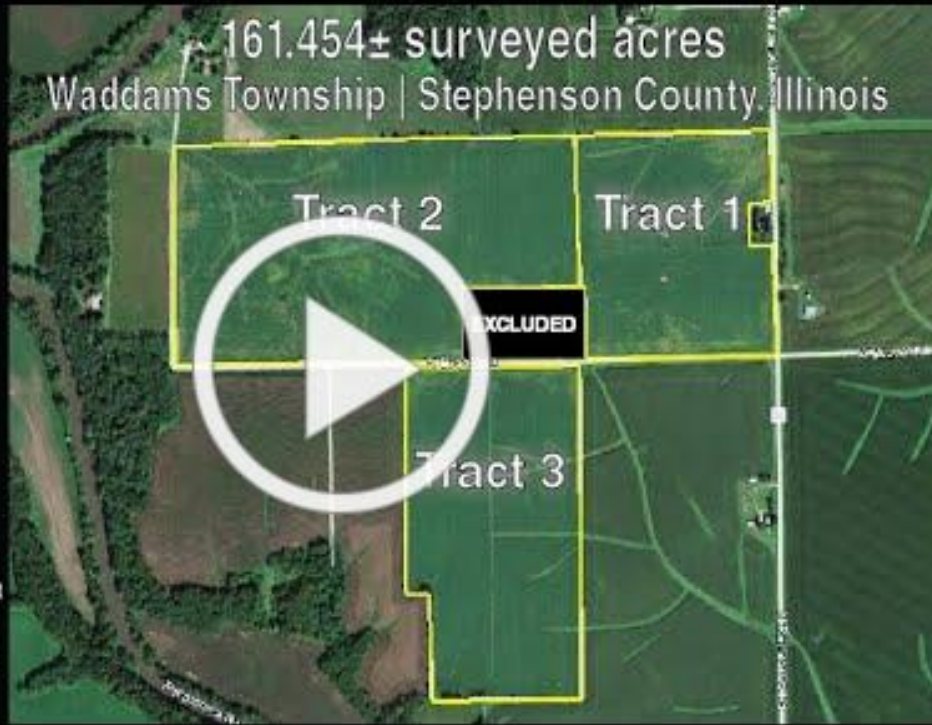
~ Ray

**Ray L. Brownfield, ALC AFM**  
Designated Managing Broker | Owner  
Accredited Land Consultant  
Accredited Farm Manager

# Lubenow Farm



Ray L. Brownfield  
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click [HERE](#) to register for the Lubenow Auction

## Lubenow Farm

IN-PERSON & LIVE ONLINE LAND AUCTION

Tuesday | November 28, 2023 | 1:00 pm

Lena Community Center | 497 Lions Drive | Lena, IL 61350

The [Lubenow Farm](#) is a highly productive 161.454± surveyed acre farm with 153.33± tillable acres in Sections 28, 29, & 32 of Waddams Township in Stephenson County, Illinois. Great location just 7.4 miles East of Lena, Illinois. There are no buildings, and the farm lease is open for 2024. This farm investment is being offered for sale in three tracts by the choice auction method.


- Tract 1 is most of the Southwest Quarter of the Southwest Quarter of Section 28 and consists of 38.328± surveyed acres with approximately 35.58± tillable acres and has a PI of 117.4.
- Tract 2 is most of the South half of the Southeast Quarter of Section 29 and consists of 73.039± surveyed acres with approximately 70.30± tillable acres and has a PI of 109.1.
- Tract 3 is part of the East half of the Northeast Quarter of Section 32 and consists of 50.087± surveyed acres with approximately 47.45± tillable acres and has a PI of 116.4.

The [Lubenow Farm](#) is located 7.4 miles East of Lena, 10.5 miles Northwest of Freeport, 17.7 miles Southwest of Monroe, WI, 18.1 miles Northeast of Stockton, 36.0 miles Northwest of Rockford, 89.7 miles Northeast of Moline, 106.0 miles Northwest of Ottawa, 125.0 miles Northwest of Chicago, 171.0 miles Northwest of Bloomington. GPS 42.38734, -89.71049.

This is a great opportunity to own one or all three tracts which will be auctioned on Tuesday, November 28, 2023 at 1:00 pm at the Lena Community Center | 497 Lions Drive | Lena, IL 60148. Register for the [Lubenow Farm Auction](#) today!

**Ray L. Brownfield** ALC AFM  
Designated Seller's Agent  
IL Real Estate Managing Broker  
Accredited Land Consultant  
Accredited Farm Manager

## Land Pro LLC Listings



**Foley Trust Farm**

**135.75± tax acres**  
Selby Township | Section 16 | Bureau County, Illinois  
130.21± tillable acres | PI 130.3

**20** ANNIVERSARY  
2003 - 2023

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Morton building

FAA Registered airstrip

The graphic features a black vertical sidebar on the left with the farm name and anniversary logo. The main area shows a large red and white Morton building and a long, straight green airstrip in a field. Text overlays provide key statistics and labels for the images.

### Foley Trust Farm

Two Morton Buildings | Airplane Hangar

The [Foley Trust Farm](#) is a unique 135± acre farm in Bureau County, Illinois that features an FAA registered lighted one-half mile airstrip that runs East to West. The property also has two nice Morton buildings and an airplane hangar along with 130± tillable acres in Section 16 of Selby Township and has a PI of 130.3 (Birkbeck, Catlin, Muscatune, Radford predominant soils).

Great location just 5.5 miles East of the I-180 and US Hwy 6 interchange near Princeton, 5.9 miles Northwest of DePue, 7.3 miles East of Princeton, 29.0 miles West of Ottawa, 54.9 miles North of Peoria, 82.3 miles Southwest of Rockford, 106.0 miles Southwest of Chicago. GPS 41.37729, -89.34928

To find out if the [Foley Trust Farm](#) is the farm for you, contact:

**Chip Johnston**  
Designated Seller's Agent

# Cradduck Farm



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## Cradduck Farm

Productive Class A Soils

The **Cradduck Farm** consists of 69.017± surveyed acres of quality, productive soils well located adjacent to I-39 and just south of Rt. 30, in Willow Creek Township, Lee County, Illinois. The 67.42± tillable acres have a Productivity Index (PI) of 133.4 with predominant soils of Catlin, Wyanet, Flanagan, and Blackberry. The farm's eastern boundary is I-39, Mittan Road forms the southern boundary, and the western boundary is German Road.

**Jason Lestina** ALC AFM  
Designated Seller's Agent  
IL Real Estate Managing Broker  
IN Real Estate Managing Broker  
Accredited Land Consultant  
Accredited Farm Manager

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# Cortland Farm

20<sup>th</sup> ANNIVERSARY  
2003 - 2023

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## Cortland Farm

*Future Residential Development  
Annexed to Cortland, Illinois  
Platted for Subdivision*

The **Cortland Farm** located in Section 17 of Cortland Township and contains 56.64± surveyed acres (53.69± tillable acres). The soils have a PI of 138.2 and are comprised mostly of Danabrook and Elpaso.

The 2022 real estate taxes were \$2,988.90 (\$52.77/ac), there are no buildings, the property is multi-zoned, is annexed to Cortland, Illinois, and is adjacent to DeKalb, Illinois.

### Dave Oster

Designated Seller's Agent  
IL Real Estate Managing Broker

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# Deer Creek Estates



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## Deer Creek Estates

*Future Residential Development  
Platted for Subdivision*

This good-quality 47-acre Will County property is well located just west of US Hwy 53 and south of River Road in Wilmington, Illinois, adjacent to United States Cold Storage. The farm is annexed into the city of Wilmington and is preliminary platted for residential and residential townhouses. Sewer and water are on site.

The property is situated near distribution and transportation hubs only 5 miles from the CenterPoint Intermodal facility, 3 miles east of Interstate 55, and 17 miles west of Interstate 57.

**Deer Creek Estates** is ready to be developed with the ability to attract an array of buyers with both single and multi-family options.

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**UNDER CONTRACT**

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# Heap Seward Farm



66.1755± surveyed acres  
(63.49 tillable acres)

PI 126.8

## Cramer Farm



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152.904± surveyed acres  
Bruce Township | Section 2 | LaSalle County, Illinois



Tract 2  
76.373±  
surveyed acres  
74.9±  
tillable acres  
PI 142.6

Tract 1  
76.531±  
surveyed acres  
75.15±  
tillable acres  
PI 143.0

# Donohue Farm



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155.687± surveyed acres  
(152.00± FSA tillable acres)  
PI 139.2



# P&L Trust Farm Tract 1



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118.20± tax acres  
(115.13± FSA tillable acres)  
PI 141.4



**P&L Trust  
Farm  
Tract 2**



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**127.00± tax acres (est)  
(126.77± FSA tillable acres)  
PI 140.3**



**P&L Trust  
Farm  
Tract 3**



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**144.76± tax acres  
(144.02± FSA tillable acres)  
PI 140.4**



**P&L Trust  
Farm  
Tract 3A**



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**13.00± tax acres  
(11.40± FSA tillable acres)  
PI 141.9**

**UNDER CONTRACT**



## On The Horizon

### DeKalb County, Illinois

64.3503 surveyed acres (63.48 FSA acres) | PI 135.9 | no buildings

### Kane County, Illinois

50.217 surveyed acres (49.55 FSA acres) | PI 138.8 | no buildings

### Lee County, Illinois

320.00 tax acres (320.08 FSA acres) | PI 134.4 | no buildings

## Thinking of Selling FARMLAND?



The Land Pro LLC land brokerage marketing system attracts serious, qualified buyers to every sale, regardless of whether it is an auction or a traditional exclusive listing. Our specialized expertise ultimately maximizes your property's sale price. To find out if your property is suited for an auction or a traditional exclusive listing, visit [www.landprollc.us](http://www.landprollc.us)!

*Professional Land Specialists*

*Ray L. Brownfield, ALC AFM | Designated Managing Broker*  
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Land Pro LLC | 2681 US Hwy 34, Oswego, IL 60543 [www.landprollc.us](http://www.landprollc.us)

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