



### October 2023

Happy October! I am back after taking a break from the Land Pro LLC September newsletter as we were busy preparing for the 2023 Land Pro LLC Fall Seminar, to date our most successful Fall Seminar. Over 120 folks attended, and all the presentations were outstanding.

Dan Basse gave us a global perspective that can hardly be matched by any other speaker. In short, Dan pointed out that the United States is not the only player in the game as the United States once was the leading exporter of corn and soybeans. Looks like Brazil has moved up to that level on the playing field.

Atmospheric Scientist Eric Snodgrass gave an informative as well as entertaining good look at continued global weather phenomena. Dr. Gary Schnitkey gave a very interesting presentation regarding his Brazil trip.

If economic conditions warrant, Brazil could clear and almost double the hectares (1 hectare = 2.47105 acres) now in corn and soybean production. Currently only 7.8% of Brazil's land is utilized for crop production, and they still lack the viable transportation system to deliver commodities to a port for export on a timely basis. Ships wait for days until they can enter a port for loading. The demurrage costs are high causing, at times, the United States total commodity prices to be

less expensive.

Lastly, my good friend Luke Worrell (ALC AFM), Chair of the Illinois Farmland Values and Lease Trends Committee of the Illinois Society of Professional Farm Managers and Rural Appraisers, shared some interesting facts from sixty-five professional farm managers, rural appraisers, and real estate brokers.

Who is selling land? 65% are estates. Who is buying? 65% are local farmers. Nearly 57% feel land values will remain steady to slightly stronger and 39% feel land will slightly decrease. A base cash rental lease with a flex provision accounts for 93% of the farmland leases.

Harvest is moving along well, but rain is in the forecast in some areas, possibly lasting for several days. That certainly will stop harvest for a little while depending on rainfall amounts. We sure could use the moisture to build our reserve, but not now. We farmers can never be happy.

As of October 8, 2023, the USDA reports 42% corn and 58% of soybeans have been harvested in Illinois. I would venture to say, in the last several days, that number may be up another 20-30%. In some areas the soybeans have all been harvested with many farm operators reporting surprisingly excellent yields surpassing their expectations, even on land of lesser quality soils.

My Class B soil farm in Iroquois County appears to have yielded near 80 bushels per acre of soybeans. Dating myself, but I remember when the typical yield was 35 bushels per acre and when we finally achieved 50 bushels per acre, we felt really good. Now, even 50 bushels per acre can be disappointing.

Great genetics, improved farming practices, and some help from mother nature can make a big difference in yields. The corn yields also appear to be good, and early reports indicate some farms are yielding as good or better than last year.

Land values are still strong in certain areas (Western Illinois and Central Illinois) with some softening in Northern Illinois. I believe with some weakening of commodity prices and continued high interest rates, we will most likely see some market pressure. Keep in mind we reached an all-time market high earlier this year. On average, depending upon quality, the land market from late 2019 to March of 2023 rose 38-48%.

Land Pro LLC has some excellent Class A farmland auctions scheduled for October and November. All of our auctions can be found [here](#).

Be aware of farm operators who may be working long into the night. To those farm operators, stay safe. We need you.

~ Ray

**Ray L. Brownfield, ALC AFM**  
Designated Managing Broker | Owner  
Accredited Land Consultant  
Accredited Farm Manager  
[ray@landprollc.us](mailto:ray@landprollc.us)

---

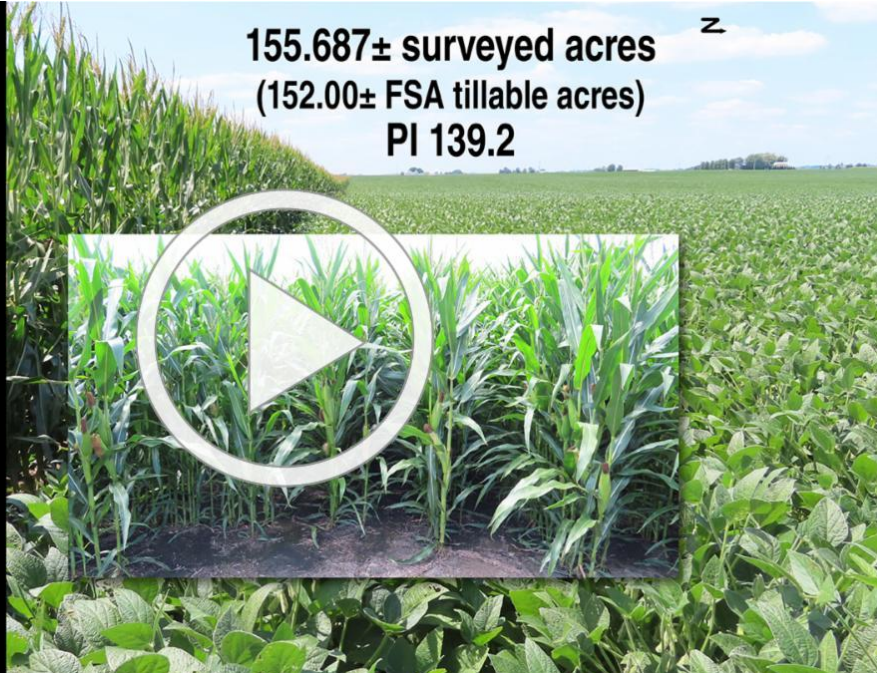
# Donohue Farm Auction

## Donohue Farm



Ray L. Brownfield  
ALC AFM  
Land Pro LLC  
Designated Managing Broker  
630.258.4800  
ray@landprollc.us

155.687± surveyed acres<sup>±</sup>  
(152.00± FSA tillable acres)  
PI 139.2



click [HERE](#) to register for the Donohue Auction

### Donohue Farm

IN-PERSON & LIVE ONLINE LAND AUCTION

Tuesday | October 17, 2023 | 2:00 pm

Hampton Inn | 4115 Holiday Lane | Ottawa, IL 61350

The [Donohue Farm](#) consists of 155.687± surveyed acres of high-quality Class A soils (Harpster, Drummer, Elburn, and Catlin predominant soils). The farm is in Section 21 of Wallace Township (T.34N.-R.3E.) in LaSalle County, Illinois, just 4.2± miles Northwest of the I-80/IL-23 interchange at Ottawa, Illinois. There are no buildings, and the farm lease is open for 2024.

To accommodate all bidders, the farm will be auctioned in-person, as well as live online (phone bids accepted), on Tuesday, October 17, 2023, starting at 2:00 pm from the Hampton Inn, 4115 Holiday Lane, Ottawa, Illinois. Click [here](#) to register for the [Donohue Farm](#) auction.

[Ray L. Brownfield](#) ALC AFM  
Designated Agent for the Seller  
IL Real Estate Managing Broker  
Accredited Land Consultant  
Accredited Farm Manager

## Cramer Farm Auction

# Cramer Farm



Ray L. Brownfield  
ALC AFM  
Land Pro LLC  
Designed Seller's Agent  
630.258.4800  
ray@landprollc.us

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



click [HERE](#) to register for the Cramer Auction

## Cramer Farm

IN-PERSON & LIVE ONLINE LAND AUCTION

Tuesday | November 7, 2023 | 2:00 pm

Pine Hills Golf Course | 1665 N 2501 Road | Ottawa, IL 61350

The [Cramer Farm](#) is being auctioned in two tracts by the choice auction method. The farm consists of 152.904± surveyed acres of high-quality Class A soils (Elburn, Drummer, Flanagan, Flanagan-Catlin predominant soils) and is located in Section 2 of Bruce Township (T.31N.-R.3E.) in LaSalle County, Illinois, just 2.0± miles North of Streator, Illinois. There are no buildings, and the farm lease is open for 2024.

To accommodate all bidders, the [Cramer Farm](#) will be auctioned in-person, as well as live online (phone bids accepted), on Tuesday, November 7, 2023, starting at 2:00 pm from the Pine Hills Golf Course, 1665 N 2501 Road, Ottawa, Illinois.

[Ray L. Brownfield](#) ALC AFM  
Designated Agent for the Seller  
IL Real Estate Managing Broker  
Accredited Land Consultant  
Accredited Farm Manager

---

Land Pro LLC Listings

---

# Craddock Farm



Jason J. Lestina  
ALC AFM  
Land Pro LLC  
IL, IN Managing Broker  
815.546.8276  
jason@landprollc.us



## Craddock Farm NEW PRICE

Productive Class A Soils

The **Craddock 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 Agent for the Seller  
IL Real Estate Managing Broker  
IN Real Estate Managing Broker  
Accredited Land Consultant  
Accredited Farm Manager

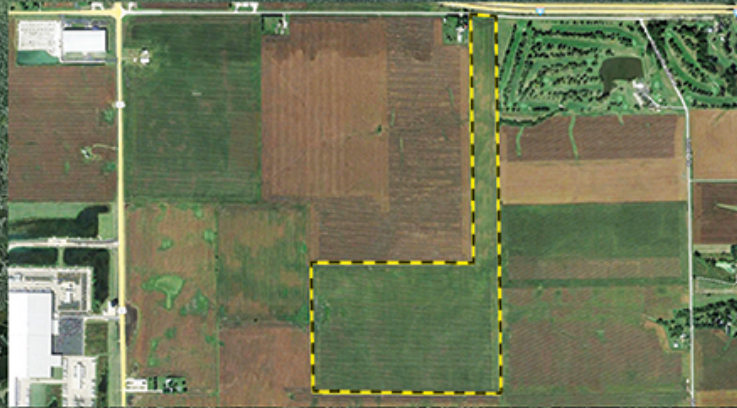
---

**P&L Trust  
Farm  
Tract 3**



Dave Oster  
Land Pro LLC  
Managing Broker  
708.732.3802  
dave@landprollc.us

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



**P&L Trust Farm (Tract 3)  
Class A Soils**

The **P&L Trust Farm** (Tract 3) is located in Section 22, Hall Township, Bureau County, Illinois and contains 144.76± tax acres (144.02± tillable acres). The Productivity Index is 140.4 featuring Drummer, Flanagan, Catlin, Harpster soils. The property is zoned M-1 and is annexed to Spring Valley. There are no buildings and the farm lease is open for 2024.

The **P&L Trust Farm** (Tract 3) is conveniently located just 1.1± miles East/Southeast of I-80/Rt 89 interchange at Ladd/Spring Valley, 14.2± miles East of Princeton, 73.9± miles Northwest of Bloomington, 75.5± miles South of Rockford, 127.0± miles Northeast of Springfield. GPS 41.36421, -89.20023

**Dave Oster**

Designated Agent for the Seller  
IL Real Estate Managing Broker

---

# Heap Seward Farm



Ray L. Brownfield  
ALC AFM  
Land Pro LLC  
Designated Managing Broker  
630.258.4800  
ray@landprollc.us

**HIGH YIELDING**  
66.2301± tax acres  
(63.49± tillable acres)

**PI 126.8**

**Kendall County, Illinois**  
**Seward Township | Section 5**  
**GOOD DRAINAGE**

The [Heap Seward Farm](#) is a high yielding Kendall County, Illinois 66.2301± acre farm (63.49± tillable acres-est) located at the Northeast corner of Grove Road and Van Dyke Road, near Minooka/Shorewood, Illinois.

The farm has good drainage with a Productivity Index of 126.8. The 2022 taxes are \$2,061.20 (\$31.12/ac), there are no buildings, and the zoning is agriculture. The three-year corn yield is 208.0 bushels per acre. The three-year soybean yield is 66.6 bushels per acre. The lease is open for 2024.

The [Heap Seward Farm](#) is 2.0± mi West of the Joliet IL corp limits, 9.9± mi Northwest of Shorewood IL, 14.8± mi Northeast of Morris IL, 49.6± mi Southwest of Chicago IL, 85.2± mi Southeast of Rockford IL, 92.4± mi Northeast of Bloomington IL, 159.0± mi Northeast of Springfield IL. GPS is 41.538636, -88.351497.

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

---

# Cortland Farm



Dave Oster  
Land Pro LLC  
IL Managing Broker  
708.732.3802  
dave@landprollc.us



## 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 Elpasó.

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 Agent for the Seller  
IL Real Estate Managing Broker

# Deer Creek Estates



Jason J. Lestina ALC AFM  
Land Pro LLC  
IL, IN Managing Broker  
815.546.8276  
jason@landprollc.us



**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.

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

## UNDER CONTRACT

**P&L Trust Farm Tract 1**

**20** ANNIVERSARY  
2003 - 2023

Dave Oster  
Land Pro LLC  
Real Estate Managing Broker  
708.732.3802  
dave@landprollc.us

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

**UNDER CONTRACT**

The **P&L Trust Farm** (Tract 1) is located in Section 22, Hall Township, Bureau County, Illinois and contains 118.20± tax acres (115.15± tillable acres). The Productivity Index is 141.4 featuring Drummer, Flanagan, Catlin, Harpster soils. The property is zoned M-1 and is annexed to Spring Valley. The buildings include a shed (120' x 52.5') and a barn. The farm lease is open for 2024.

**Dave Oster**  
Designated Agent for the Seller  
IL Real Estate Managing Broker

**P&L Trust  
Farm  
Tract 2**



Dave Oster  
Land Pro LLC  
Managing Broker  
708.732.3802  
dave@landprollc.us

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

**UNDER CONTRACT**

The **P&L Trust Farm** (Tract 2) is located in Section 15, Hall Township, Bureau County, Illinois and contains 127.00± tax acres (126.77± tillable acres). The Productivity Index is 140.3 featuring Flanagan, Catlin, Drummer soils. The property is zoned for agriculture, there are no buildings, and the farm lease is open for 2024.

**Dave Oster**

Designated Agent for the Seller  
IL Real Estate Managing Broker

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



Dave Oster  
Land Pro LLC  
Managing Broker  
708.732.3802  
dave@landprollc.us

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

**UNDER CONTRACT**

The **P&L Trust Farm** (Tract 3A) is located in Section 15, Hall Township, Bureau County, Illinois and contains 13.00± tax acres (11.40± tillable acres). The

Productivity Index is 141.9 featuring Drummer, Flanagan, Catlin soils. The property is zoned for agriculture, there are no buildings, and the farm lease is open for 2024.

**Dave Oster**

Designated Agent for the Seller  
IL Real Estate Managing Broker

---

## Thinking of Selling FARMLAND?



The Land Pro LLC auction marketing system attracts serious, qualified buyers to every sale, regardless of whether it is a traditional live in-person event or live online. Our specialized expertise will ultimately maximize the sale price of your property, whether by auction or private treaty. Visit [Land Pro LLC Auctions](#) to find out if your property is suited for an auction!

*Professional Land Specialists*

*Ray L. Brownfield, ALC AFM | Designated Managing Broker*

Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 331.999.3490



Land Pro LLC | 2681 US Hwy 34, Oswego, IL 60543 [www.landprollc.us](http://www.landprollc.us)

[Unsubscribe](#) [sandy@landprollc.us](mailto:sandy@landprollc.us)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by [info@landprollc.us](mailto:info@landprollc.us)

