



August 2022

Welcome to the “Dog Days of Summer” as my dad always said this time of year. Never really asked him what that meant, but I envisioned a sometimes-temperamental dog panting with mouth open due to high humidity and high temperatures. Of course, that was before air conditioning and to cool us down a little, we would take a ride in the evening with all the car windows down. Ah, the good old days. But I was gently reminded that humidity and heat are what made the corn grow.

Actually, for the most part, we have had a nice summer so far. In some areas we got off to a delayed planting in late spring, and then some early hot weather and a need for some rain, but in most areas, the rains did come. With the super genetics in the corn and soybeans helping to develop the needed plant vigor when stressed, the crop in most areas of Illinois is looking great.

The pollination period is critical when lower temperatures and adequate moisture are conducive to a successful pollination process. For the most part, all went well, and we are now in the corn's brown silk stage, indicating the process is complete.

The next step in the growing process is to closely monitor potential insect and disease problems. Most farm operators have recently sprayed fungicides on the corn to mitigate some potential disease problems. August is a critical time for soybeans when they are flowering, setting pods, and adding growth. Adequate moisture and moderate temperatures can make a big difference in yield potential.

The USDA published a report in July indicating the 2022 national corn

yield average could be 177 bushels per acre, however, private reports suggest 174-176 bushels per acre. As for soybeans, the USDA suggests 51.5 bushels per acre, with private reports suggesting 50-51.5 bushels per acre.

The commodity markets remain relatively strong with some sharp yo-yo up and down price movements due to crop reports, export reports, and continued global political uncertainty. Provoking China, our major importer of primarily soybeans, is not conducive to short-term and long-term positive price movements. Thank goodness some grain is again moving from the Ukraine to other countries with a ship most recently bound for Lebanon.

Land values continue to remain stable to strong. So far, the rise in interest rates has had little effect on buyer demand for farmland. We closely monitor most all auctions taking place in the areas we cover in our real estate business. To date, all have been at excellent price levels, but a word of caution-**NO TWO FARMS ARE ALIKE**.

We did observe a recent auction with a relatively high Productivity Index (140). It did not sell at the level we would have expected, but after further analysis, it was poorly drained. The boundary configuration was not the desired square or rectangular shape, and it was divided into two tracts. Buyers can be very selective and will not pay a premium price for poorly drained land.

Recently, we had two listings go under contract. One is a Class A soil farm in Kendall County and was on the market less than ten days, and the other a Class B farm in Will County was on the market for just over one month.

We have three auctions scheduled, with more coming. The first auction will be in-person and live online on September 14 at 2:00 pm (105.52 well drained acres, with a PI of 145.4 in Putnam County IL). Two auctions will be live online only with the first on September 20 at 10:00 am (155.405 acres, PI 140.9, well drained, DeKalb County IL) and the second on October 4 at 10:00 am (139.192 acres, PI 138.7, well drained, Lee County, IL). Marketing information for all auctions will be forthcoming. If you or someone you know may have an interest in these farms, please contact [me](#).

The 2022 Land Pro LLC Fall Seminar, *Adversity creates Opportunity*, is on Wednesday, September 7, 2022 at Jennifer's Garden in Morris Illinois. Speakers include Dan Basse (AgResource Company), Eric Snodgrass (Nutrien), Gary Schnitkey (University of Illinois ACES), and Ray Brownfield (Land Pro LLC). We would like to thank Compeer and pinion/DIGS for sponsoring the fall seminar. Please register by August 31, 2022 at landprollc.us/seminar/2022-fall-seminar.

See you in September!

Ray L. Brownfield, ALC AFM

Land Pro LLC Listings



Loraine Township Farm New Listing

This 200-acre contiguous farm, north of Atkinson Illinois, is located in a drainage district. It is a flat farm that also has some surface drainage ditches running through it. Included is a 25,000± bushel grain bin with dryer. Nicely priced for a contiguous farm of this size.

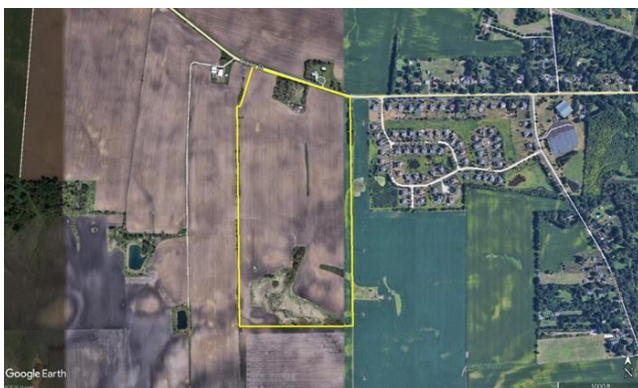
Located in Section 35 of Loraine Township in Henry County Illinois. Chip Johnston, Broker



Colby Farm Come see the Beauty in Southern Bureau County!

This is a nice combination farm located in Bureau County Illinois that has a mix of tillable acres with pasture/timber acres and a barn. (Four-acre homesite not included in the sale.) 115.02± acres (78.89± tillable acres) PI 121.7 (Rozetta, Greenbush predominant soils).

Barn. Section 13, Indiantown Township, Bureau County Illinois. Chip Johnston, Broker



Sugar Grove 86 Farm

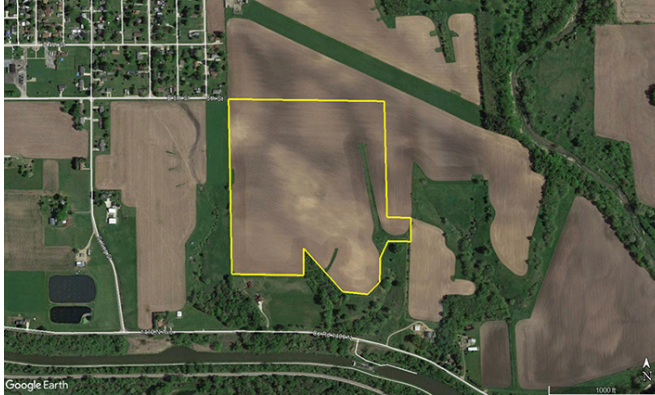
This 86-acre property lies in the path of progress and is situated near infrastructure facilities allowing for the future development of single-family homes. The gently rolling south facing slope could easily accommodate the development of a community solar farm and other green initiatives. Seller is

willing to subdivide, if necessary. 86.869± acres (74.00± tillable). Subdivision Concept Plan available. Survey available. Sections 23 & 26, Sugar Grove Township, T.38N.-R.7E., Kane County IL. Adjacent to Aurora IL corp limits. Dave Oster, Broker



Hudson Lakes Property
Future Residential Development
231 single-family units

141.29± acres (10.00 acres to be donated to school to the north), annexed to Yorkville IL, platted for subdivision. Kendall Township, Section 10, Kendall County IL \$5,474.62 (2021 taxes) PI 124.0 (Saybrook, La Rose, Elpaso soils). Dave Oster, Broker



Larson Farm

The farm is adjacent to Wyanet Illinois. It is mostly all tillable and lends itself to many opportunities. If you are in the market to invest in a smaller farm, this is the one! 50.44± tax acres (48.92± tillable acres). PI 116.1. Section 21, Wyanet Township, Bureau County IL. Access from Fifth Street. Chip Johnston, Broker



Ashley Road 70
Future Development Potential

70.00± acres (65.00± tillable acres-est). Annexed to Yorkville IL. PI 132.6, Section 10, no buildings, Kendall Township, Kendall County Illinois. Dave Oster, Broker

UNDER CONTRACT



Daniels Trust Farm

80.49± acres | 76.55± tillable acres | PI 122.5
Section 36 | Manhattan Township | Will County IL

Heap Farm

75.04± acres | 72.17 tillable acres | PI 134.2
Section 2 | Lisbon Township | Kendall County IL



Kendall Township Farm
66.4969± acres (future development potential)
No buildings. PI 135.2
Section 17 | Kendall Township | Kendall County IL

2022 Land Pro Fall Seminar



Registration is now open for the 2022 Land Pro Fall Seminar, Adversity creates Opportunity. Speakers include Dan Basse (AgResource Company, Gary Schnitkey (University of Illinois ACES), Eric Snodgrass (Nutrien), and Ray Brownfield (Land Pro LLC). The seminar will be held on Wednesday, September 7, 2022 (12:00-5:00 pm) at Jennifer's Garden in Morris Illinois. Register at landprollc.us/seminar/2022-fall-seminar.

Thinking of Selling?



The Land Pro 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

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