



December 2022

Hope everyone had a great Thanksgiving. My wife and I headed to our family farm in Iroquois County and enjoyed some nice quiet time with family and friends. It was good to look over harvested fields that produced great yields. I recently read that the USDA is projecting an average Illinois corn yield of 210 bushels per acre.

Overall, on farms that Land Pro LLC manages, the corn yields were very good, even on poorer quality soils, so it may be that the USDA projected Illinois corn yield could be fairly accurate. The soybean yields were good, but not as good as earlier expected. It has been a good year regarding high commodity prices and yields. Higher input costs started to be experienced this fall with fertilizer, fuel, and machinery costs. Most cash rents have been increased and the use of "flex" rents is becoming more a part of doing business.

In this world of constant and sometimes volatile change, it is important that we remain well informed and cognizant of what could have an impact on our business and our lives.

Potential Rail Strike. Over 40% of our freight, including grain, fertilizer, lumber, vehicles, and many other items we rely on are shipped by rail. All of this comes to a standstill, including long distance and commuter service, unless a strike that is scheduled for December 9, 2022 is averted. It sounds as if Congress is planning to intervene because of the dire consequences to our already fragile economy. It is my hope our elected officials can put aside their polarized agendas and act responsibly for the best interests of this country. It is hard for me to believe they will not seek an amicable settlement.

River Depth Levels. Because of a relatively dry spring, summer, and fall, all the

major rivers are at record low levels. From an American Barge Line report, the Mississippi River level (at Memphis, Tennessee) is at about 10.76 feet, a record low level surpassing the low level reported in 1988. To avoid hanging up, barge lines need to decrease loads by 25-30%. The consequence of this means the cost to deliver goods, such as fertilizer, grain, fuel, and many other items will be passed on to the consumer, and the availability of these materials will be sharply impacted.

Ukraine. The outlook for Ukrainians is that they are facing a very cold winter in dire conditions. *Pro Farmer* reports that only 3.8 million hectares of winter wheat were planted compared to 6.2 million hectares in 2021. Less planted hectares will result in a severe shortage of wheat originated food products in Europe and other importing countries. But this unfortunate situation does somewhat strengthen the United States wheat market, for potential expanded exports.

Brazil. For the last twenty-five years (or longer), I heard about Brazil and the impact it will have on American agriculture because of the many hectares of fertile land that can be brought into agricultural production. And that is basically true. But politically they struggle with a uniform plan to become a world agricultural power. I have visited Brazil and the truckers' union, which hauls most all grain and produce to ports for export, is government controlled. Currently, there is very small-sized rail system. The road system is being improved.

Brazil which was, and is, a major soybean producer, is now increasing their corn acreage, but their current production far exceeds their grain storage capacity as reported by *Pro Farmer*. Are they a major threat to our commodity prices? Yes, to some degree, but not nearly what they could be. Adding to this, Brazil just elected a past president who goes by Lula, a left-wing politician who has served some time in jail.

But, above all, it is important that we all understand the importance of the Amazon which in Brazil contains approximately 840 million acres of rainforest. Research indicates that this is the largest above ground carbon storage in the world. As reported in a recent article in the *Daily Herald* (a reprint of an article by Terrance McCoy of *The Washington Post*), deforestation of the rainforest is at about 18%, which, more than likely, is for agricultural development. Terrance McCoy reports that for years scientists have been warning that the Amazon is speeding toward a tipping point that could occur when deforestation and global warming trigger an irreversible cascade of climatic forces killing what remains of the rainforest.

We hear so much how the farming industry must work to preserve the carbon footprint. Billions of dollars may come from the USDA to support these programs, which may for the most part be good. But I never hear anything from our politicians or special interest groups about what is happening in Brazil. This large body of forested land in Brazil plays a practical role in keeping our entire planet healthy by absorbing carbon dioxide and releasing the oxygen that we and all plant life depend upon for survival.

China. Whether we like or strongly dislike China, economically we need China for import of our corn and soybeans. Because of another severe outbreak of Covid, the communist government is threatening another lockdown which basically means little or no work. Like it or not, we are

dependent on their trade and their economy for consumption of our products and their derivatives. The grain trade is watching this situation very closely regarding future exports to China.

On a positive note, the farm real estate market remains very firm to strong. In most cases, auctions are bringing the most dollars per acre. Land Pro LLC has been very successful when utilizing the hybrid auction (live online as well as in person at a local site). Using the hybrid auction method, bidder participation has been much better as opposed to a live online only auction. High Class A soil farms, that are well drained, are selling in the \$18,000-\$20,000 per acre range, and in certain geographic areas, they are selling for over \$20,000 per acre. A lower Class A, high Class B farm may sell in the \$13,000-\$17,000 per acre range. We see a continuing strong market into 2023 as there still appears to be cash coming to the market for farmland.

All of us at Land Pro LLC wish everyone a very happy and safe holiday season!

Ray L. Brownfield, ALC AFM
Designated Managing Broker | Owner
Accredited Land Consultant
Accredited Farm Manager
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2023 Auctions Preview

McDonnell Trust Farm
January 26, 2023 | 2:00 pm
77.857± surveyed acres | Section 14 | PI 143.5
Dayton Township | LaSalle County Illinois
[Ray L. Brownfield](#) ALC AFM, Designated Managing Broker



Hull Farm
February 14, 2023 | 2:00 pm
77.04± tax acres | Section 10 | PI 126.9
Amboy Township | Lee County Illinois
[Ray L. Brownfield](#) ALC AFM, Designated Managing Broker



Land Pro LLC Listings

[Elburn South Farm](#)

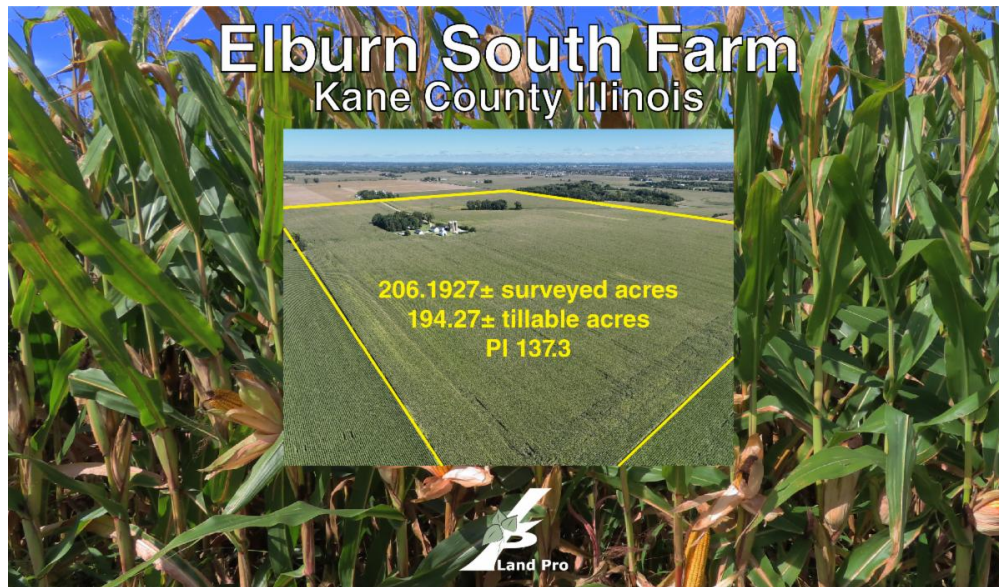
High Quality. Class A Soils. Well Drained.

The Elburn South Farm is a 206.1927± surveyed acre high quality Class A soil farm with a Productivity Index of 137.3. It contains 194.27± tillable acres which are leased for 2023 at a very attractive cash rental rate. There is a set of farm buildings along with a 3-bed, 2-bath home that is rented through the end of 2022.

The location is excellent with Hughes Road frontage on the north side and Bunker Road frontage on the east side, only 1.5 miles southeast of Elburn, 6.8 miles west of Batavia, 7.3 miles southwest of Geneva, 11.7 miles northwest of St. Charles, and 47.0 miles west of Chicago. The Illinois Route 47/I-88

interchange is only 2.5 miles southwest of the farm. It is an excellent investment opportunity with potential for future development.

[Ray L. Brownfield](#), ALC AFM 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



[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, PI 124.0 (Saybrook, La Rose, Elpaso soils). [Dave Oster](#), Broker



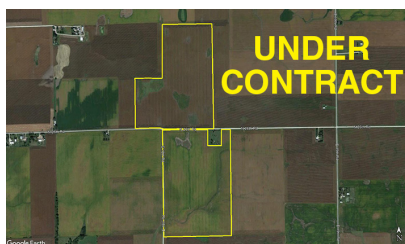
Ashley Road 70

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



Fall River Farm

accepted bid: \$15,300/ac (Tract 1 - 97.945± ac)

accepted bid: \$13,000/ac (Tract 2 - 102.516± ac)

Tract 1 - PI 142.3 | Tract 2 - PI 132.8

Sections 24, 9,30 | So. Ottawa, Fall River Townships
LaSalle County IL

Seegers Farm

UNDER CONTRACT



accepted bid: \$10,100/acre
141.677± acres | 139.79± tillable acres | PI 119.8
Section 32 | Genoa Township
DeKalb County IL

UNDER CONTRACT



Sugar Grove 86 Farm

86.87± acres (future development potential)
No buildings. PI 133.4
Sections 23 & 26 | Sugar Grove Township
Kane County IL

UNDER CONTRACT



Kendall Township Farm

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

SOLD

SOLD



Heap farm

closed: December 1, 2022
\$14,500/acre
75.0399± surveyed acres | 72.17± tillable acres
PI 134.2 | Section 2 | Lisbon Township
Kendall County IL

SOLD



Fairview Centennial Farm

closed: November 10, 2022
\$17,400/acre (Tract 1 - 52.76± ac)
\$23,100/acre (Tract 2 - 52.76± ac)
Tract 1 - PI 145.40 | Tract 2 - PI 145.3
Section 26 | Granville Twp | Putnam County IL

SOLD



Kessler Farm

closed: November 4, 2022
\$14,600/acre
139.192± acres | 131.33± tillable acres | PI 138.7
Section 20 | Brooklyn Township
Lee County IL

Thinking of Selling?

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

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