



July 2022

I hope everyone had a great 4th of July. The weather was great, and we even got some much-needed rain in many areas. Unfortunately, a family tradition of celebrating our freedom was tragically marred by the senseless shooting of innocent bystanders on the 4th as they prepared for the Highland Park Illinois annual parade. Please take a minute to remember those who are impacted by this heinous act.

Speaking of rain, the commodity markets have reacted very negatively, taking a strong bearish position, with July 5th cash grain prices dropping to much lower levels. Downstate in Illinois, cash corn for harvest delivery is bid at \$5.56 per bushel and soybeans for harvest delivery at \$12.95 per bushel. My guess is many farm operators took advantage of the recent bullish market and forward contracted at least 10-20% of their 2022 crop for sale and delivery after harvest.

This is a very volatile market, and it will not be surprising to see major price swings up and down for quite some time. And keep in mind we have many days to go before this crop is in the bin, so to speak. Frankly, I would rather get the rain now at critical growth stages, adding to better crop yield potential, and take a hit on the current grain markets, with potentially stronger markets in the future.

The farm real estate market still remains strong with highly productive farms selling at very high levels. With certain farms that have a Productivity Index exceeding 140, we are hearing they are selling at \$20,000 per acre. It is not uncommon for Class A farms with good drainage and highly tillable acres to sell at \$15,000 per acre or higher.

Nobody can predict how long these sale price levels will exist. The first to adjust downward usually is the less productive land which rode up on the coattails of the high-quality land. The high-quality land could see some adjustment as well, but my guess is moderately. But as Mark Twain said, "Buy land. They're not making it anymore."

We are happy to report that early this fall we will be auctioning an extremely high-quality farm in Putnam County (PI 145.3), and another Class A farm in DeKalb County (PI of 140.9). Also to be auctioned this fall is a Class A farm in Lee County (PI of 138.7) and a high quality Class B farm (PI of 123.8) in Ford County. More information, as it is available, will be on the [Land Pro LLC](#) website.

The 2022 Land Pro Fall Seminar, *Adversity creates Opportunity*, will be presented on September 7, 2022 at Jennifer's Garden in Morris Illinois. Speakers include Dan Basse (AgResource Company), Gary Schnitkey (University of Illinois ACES), and Eric Snodgrass (Nutrien). Registration is now open at landprollc.us/2022-fall-seminar.

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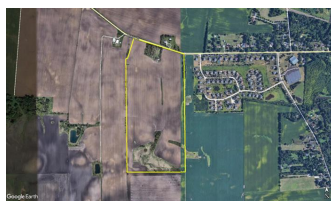
Land Pro LLC Listings



Colby Farm | NEW LISTING

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



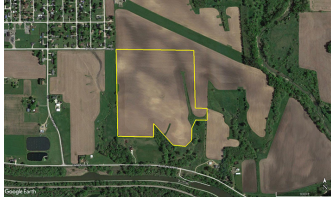
Sugar Grove 86 Farm

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 Illinois. Access from Fifth Street. Chip Johnston, Broker

UNDER CONTRACT



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



Ashley Road 70
 70.00± acres (future development potential)
 Annexed to Yorkville IL. No buildings. PI 132.6
 Section 10 | 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,

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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