



June 2022

Welcome to June, my favorite time of the year. Mostly sunny skies, short sleeved shirt weather, crops growing, kids out of school, county fairs starting up, and the beginning of another crop year on the farm.

Over the Memorial Day weekend, I spent some time back at my family farm in east Central Illinois near the small town of Thawville. Traditionally, over the years, the consolidated school system (Roberts-Thawville) celebrates an alumni banquet and get together of those who attended the schools from their beginning until 1973 when a larger consolidation became necessary. We had a great time renewing friendships and celebrating our oldest alumnus, a very successful local hog farmer and my Sunday school teacher who will turn 103 this year.

We have not met since 2017 (in part due to COVID), so the turnout of 142 people was great. I should mention the high school enrollment rarely exceeded 125 students. The next day we had a Celebration of Life for our music teacher who was a great influence in our lives for many years, and on Memorial Day I participated with the local American Legion, as a part of the Color Guard, paying honor and respect to those who gave their lives for our continued freedom. This was a very special weekend for me that brought back wonderful memories, but also a great appreciation to be born and raised in a rural environment of such loyal and giving people.

Okay, what's happening in agriculture. Well, the USDA states in their May 31 report, United States wide, 86% of the corn was planted, compared to 94% in 2021, with the five-year average at 87%. As for Illinois, 89% of the corn was planted compared to 94% in 2021, with a five-year average of 84%. I would say by now, with mostly favorable weather, all the corn has been planted. We have great genetics, but much of this corn was late planted, so

we shall see if we have the right growing season to produce the needed crop to satisfy the demand.

As for soybeans, the USDA May 31 report indicates only 66% of the soybeans were planted, compared to 83% in 2021, but the five-year average is 67%. In Illinois, 75% of the soybeans were planted, compared to 88% in 2021, with the five-year average at 84%. I do know many acres of earlier planted soybeans had to be torn up (because of emergence problems) and replanted due to heavy rains on soils which crusted over. By now it is most likely all soybeans have been planted, but like some of the corn, has gotten a slow start for this growing season.

Weather conditions, as is usually the case, have been very spotty, with some areas too dry and others too wet. Northern and northwestern Illinois had a very dry fall, winter, and spring and are experiencing some drought conditions. I think recent rains, for the time being, may have resolved that issue. But anytime we want to complain about weather, think of those farmers in California where I saw reported the other day, 98% of the entire state is experiencing severe to critically extensive drought, which continues to persist.

A question I get asked frequently is what is happening to land prices now and in the future. At the present time, fundamentally not too much has changed. Grain prices still remain high with some daily fluctuations, interest rates have increased, but are not exorbitant. There has been limited farm sale activity, which is not uncommon for this time of year, but that appears about to change. The farm newspaper ads are now showing a fair number of auction sales scheduled for June. We will be closely monitoring these sales to see if the buyer pricing trend will remain strong. (The July newsletter will give some more insight after these auctions take place.)

There seems to be more concerns and greater uncertainty regarding 2023. It might be good if consideration is being given, for whatever reasons, to sell the farm, to start doing some planning now to establish a sale plan for later this summer or fall. Whether sale by auction or by a private treaty listing, to do it in your best interests for success, much planning and work goes into the entire process well before the farm is presented to the market.

Give Land Pro LLC a call to find out if we can be of assistance in the planning process with you and family members. There is no cost or obligation for this service.

Enjoy June and God bless you, your family, and this great country we live in... the United States of America!

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



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

Land Pro LLC Listings



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

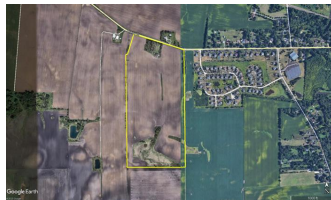


Kendall Township Farm

Great Investment Opportunity

This property features Class A soils (adequately drained) and has excellent location for future development.

66.4969± surveyed acres (63.73± tillable), PI 135.2, Kendall Township, Section 17, Kendall County IL Immanuel, Ament Road frontage. Ray L. Brownfield ALC AFM, 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.



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

Survey available. Sections 23 & 26,
Sugar Grove Township, T.38N.-R.7E.,
Kane County IL. Adjacent to Aurora
IL corp limits. Dave Oster, Broker

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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