



May 2022

It is said spring is just around the corner and believe me, we are all ready for the corner to disappear. From statistics generated by the USDA on April 25, 2022, the Illinois corn planted was only at 2%, compared to 21% in 2021, with the five-year average being 21% by April 25.

However, with big equipment and long hours, the acres planted can quickly increase. We called many of our farm operators to check on progress and found that moisture conditions are spotty, and some areas are planting especially if the farm is well drained and did not receive large amounts of rainfall.

The soil temperature, in order to facilitate seed germination, must be a minimum of 50 degrees. Recent temperature checks indicate that the soil temperature is around 47 degrees with warmer weather forecast for the second week of May. (Fingers crossed.)

Soybean planting is also behind schedule with only 1% planted in Illinois as of April 25, 2022, compared to 16% this time last year.

The University of Illinois agronomists research indicates that if corn is not planted until May 10, there can be a potential yield loss of eight bushels per acre, if delayed until May 20, a potential yield loss of seventeen bushels per acre, and if delayed until May 30, a potential yield loss of 28 bushels per acre. Research shows soybeans are not quite as weather sensitive regarding potential yield loss from delayed planting.

The commodity markets remain very strong with daily changes up or down 5-

30 cents per bushel or more. According to the USDA, the Brazilian corn crop in most regions has not received significant moisture for the last 30-50 days, Ukraine will suffer a severe reduction in exportable corn and wheat due to the war, and this spring in our midwestern states, due to adverse weather conditions, corn planting progress is only 14% compared to 42% last year, the worst since 2013.

The United States winter wheat crop continues to decline with the USDA reporting 43% is poor to very poor. For sure this year will not likely be a bumper crop, and there continues to be strong demand from China and other countries who depended on a large portion of grain commodities from Ukraine and Brazil for human and livestock consumption. The United States does not have a large surplus of grain to export to other countries as we have had in the past.

What does this mean? Along with avian flu, causing the need to cull approximately 35 million birds, there is no doubt in my mind we will all be paying much more for food this coming winter, directly correlated to the principle of supply and demand.

I believe if these conditions continue, the commodity markets will stay strong through 2022 and most likely into 2023, and perhaps further into the future. We are venturing into uncharted waters as to what I hate to call the perfect storm. But there is a saying by Benjamin Franklin, *out of adversity comes opportunity*.

Even though for us in the Midwestern States where the weather has not been ideal, we will produce a good crop and have the opportunity to sell it at record breaking prices. Yes, inputs are also going up, but we will most likely be okay financially and there are those who will do quite well.

For those who for various reasons are contemplating the sale of their farmland, the price of their land will most likely remain strong even with higher interest rates. On the other side, investors continue to see the stability of a farmland investment and the continued global need for production from this land.

With Memorial Day approaching, please give thanks to all those who gave their lives so that we can continue to prosper and live in the home of the free...the *United States of America*.

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

Eaton Smith Farm
closed: April 28, 2022
322.22± surveyed acres



(300.49± tillable, 10.00 CRP acres)
 Section 10 | Greenfield Township
 Grundy County Illinois
 PI 130.1



Fritsch Farm Auction

closed: April 12, 2022
 1 Tract - \$18,200 per acre
 110.8723± surveyed acres
 111.88± tillable acres
 Section 30 | Little Rock Township
 Kendall County Illinois
 PI 138.5



Dew Farm Auction

closed: April 11, 2022
 \$20,100 per acre
 165.30± surveyed acres
 (159.06± tillable acres)
 Section 9 | Hope Township
 LaSalle County IL
 PI 143.3

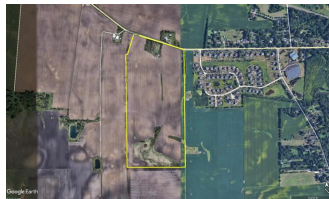
Land Pro LLC Listings



Kendall Township Farm

This property features Class A soils (adequately drained), is a great investment opportunity, 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.



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



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 5th Street. Chip

Brownfield ALC AFM,
Broker

necessary.

Johnston, Broker

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

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