



### November 2022

So much is happening: harvest completion, weather related issues, interest rates, and land prices. The USDA reports that nationally we are about 76% completed with corn harvest, compared to 73% last year and a five-year average of 64%. This is good news due to a relatively dry fall providing almost ideal harvest conditions. Nationally, the soybean harvest is 88% complete, compared to 78% last year and a five-year average of 78%. Illinois, and most of the corn belt, is at or above the national statistics.

Crop yields vary, depending on the timely amount of rainfall received. We are observing from farms we manage and hearing from other farmers and farm managers, corn yields are good and, in some areas, tremendous. Soybean yields on the other hand are a bit disappointing. I continue to be amazed at the genetic progress we have made over the years regarding corn plant breeding with increasing resistance to stress, insects, and diseases. It seems if we do not achieve 200 bushels per acre or better, it is bad news.

While riding in combines this fall with some of our farm operators, it was not unusual to see the yield monitor showing 240-260 bushels per acre, and at times for a short distance, showing 300 bushels per acre. I remember when that was a national corn yield record!

We are observing soybean yields in the 60-70 bushels per acre range, with some higher. Not too bad, but lower than was hoped. Predicting yields for soybeans is difficult. They are very weather sensitive regarding days of sunlight and August/September rainfall when filling the pods with beans.

Because soybeans are a legume, a low soil pH can have a major effect on yields. The pH (indicates alkalinity and acidity) should be near neutral at 6.5. Soil tests, when taken every four to five years, indicate if applications are needed to correct a low pH. The soil tests also indicate phosphorous and potash availability. This fall, after harvest, is an excellent time to take soil tests.

Now for some not so good news. We enjoyed the dry fall throughout the corn belt, with a summer and fall experiencing less rainfall than normal. *The Washington Post* is quoted as saying, "The Mississippi River is strangled by dry weather." The water levels are at historic lows, and it has been difficult if not impossible to move barges down the river which serves as a highway for 60% of the nation's foreign bound corn and soybeans. The Army Corps of Engineers is dredging 24/7 to deepen the channel to at least a depth of 10' so barges and tows can pass. Much of our fertilizer is also transported upriver to key terminal locations. This entire situation increases costs, which increases basis, which is associated with transportation costs and is taken from the price of grain ultimately paid to the farm producer.

It is not my intent in this newsletter to spread doom and gloom, but there are serious reported weather conditions affecting wheat growing conditions and river transportation. *Bloomberg* reports that almost three quarters of the United States winter wheat crop is in moderate to severe drought conditions according to the USDA. This is a new high based on records going back to the year 2000. Now couple a potential severe decrease in wheat production in the United States with the situation in the Ukraine, who have been major exporters of wheat to Europe and now sharply diminished, and we have a potential global wheat shortage.

What does all of this mean to us in the Midwest? The last report from the USDA indicated corn and soybean total production to be less than earlier expected. Depending on South American production, which is always a wild card, it would seem the old supply and demand theory could prevail supporting firm to even higher corn, soybean, and wheat prices in the foreseeable future. Today, November 1, the downstate cash bid for corn fall delivery is \$6.66 per bushel and fall of 2023 is \$5.86 per bushel. Soybeans for fall delivery are \$14.01 per bushel and next fall are \$13.47 per bushel. Those bids can dramatically change in this very volatile market, but my humble opinion is a trend to stronger markets until there are positive weather and global political trends.

Land prices remain strong, particularly the high quality, well drained Class A farms. We recently auctioned a Class A soils, 80-acre farm in northern Champaign County for \$20,600 per acre. It is well drained and has a Productivity Index of 143.9. Earlier this fall, we auctioned a 105.50-acre farm in Putnam County with a Productivity Index of 145.4. It was auctioned in two tracts with an average auction price of \$20,500 per acre. At the present time, investors and farmers alike are pursuing the high-quality land which does not often come on the market. The lower Class A and high Class B soil farms are usually selling in the \$13,000-\$16,000 per acre range. Again, all depends upon drainage, location, and percentage of tillable acres.

Recently, in southeastern Nebraska, a local farmer paid \$27,400 per acre for 116 acres (not sure if it is irrigated). We have heard and seen some lower quality Class C soil farms, with poor drainage, begin to soften on price. At

some point, escalating interest rates will most likely cause the market to top out and possibly experience some decline. Lots of information to digest.

Hope everyone has a Happy Thanksgiving!

Ray L. Brownfield, ALC AFM  
Designated Managing Broker | Owner  
Accredited Land Consultant  
Accredited Farm Manager  
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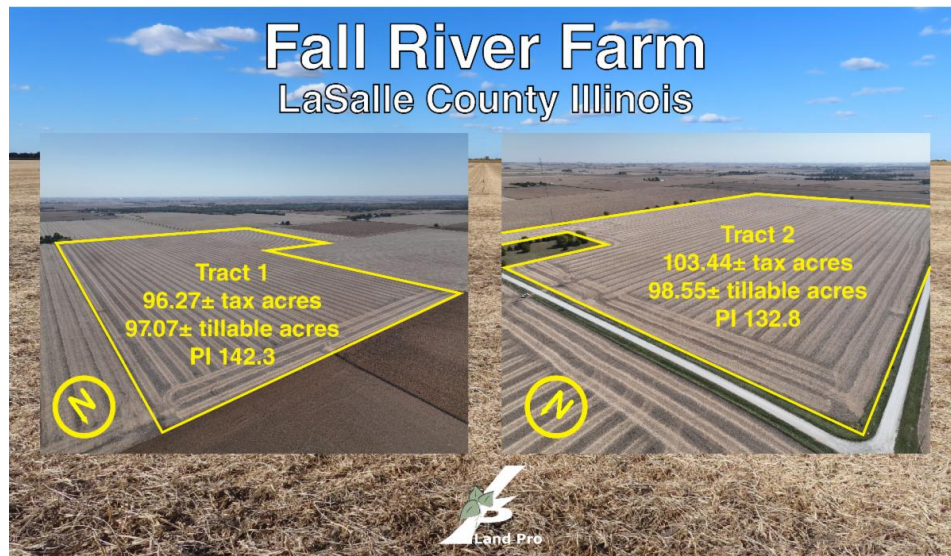
**Seegers Farm**  
**IN-PERSON & LIVE ONLINE**  
**Tuesday | November 15, 2022 | 2:00 pm**  
**Genoa Township | DeKalb County Illinois**

The highly productive 141.677 surveyed acre Seegers farm is mostly tillable, and is well located in northeastern DeKalb County. The farm has frontage on Illinois Route 23 and is located one half mile south of the Genoa Illinois corporate limits, just southwest of the Canadian National/Canadian Pacific Railway, 15.1 miles southwest of Marengo Illinois, 16.2 miles southeast of Belvidere Illinois, and 16.4 miles northeast of DeKalb Illinois.

The Seegers Farm has a Productivity Index of 119.8, and is composed primarily of Parr, Octagon, Elpaso, Danabrook, and Flanagan soils. The lease is open for 2023 and there are two sheds and one corn crib on the property.

The Seegers Farm will be auctioned in-person and live online from the Genoa Veterans Home in Genoa Illinois on November 15, 2022 at 2:00 pm. Please contact [Ray L. Brownfield](#) ALC AFM, Land Pro LLC Listing Broker, with any questions at 630.258.4800. For more comprehensive information, visit [landprollc.us/auctions](http://landprollc.us/auctions).

**Register for the Seegers Farm  
Auction**



**Fall River Farm**  
**IN-PERSON & LIVE ONLINE**  
**Tuesday | November 29, 2022 | 2:00 pm**  
So. Ottawa and Fall River Townships | LaSalle County Illinois

The highly productive Fall River Farm consists of 200.461 surveyed acres and is located three miles south of a major grain delivery point on the Illinois River at Ottawa, Illinois. This great farm investment is being offered for sale in two tracts by the choice auction method.

Tract 1 consists of 97.945 acres with approximately 97.07 tillable acres. The soils are predominantly Drummer silty clay loam, Brenton silt loam and Proctor silt loam with a Productivity Index of 142.3.

Tract 2 is located across North 26<sup>th</sup> Road to the south and consists of 102.516 acres with approximately 98.55 tillable acres. The soils are predominantly Drummer silty clay loam, Bryce silty clay and Clarence silty clay loam with a Productivity Index of 132.8.

Drain tile has been installed on both tracts and tile maps are included in the auction booklet. There are no buildings and the 2023 lease is open. This is a great opportunity to own one or both tracts which will be auctioned on November 29, 2022 at 2:00 pm at the nearby Pine Hills Golf Course.

For more information and to register, visit [landprollc.us/auctions](http://landprollc.us/auctions) or contact or contact Ray L. Brownfield ALC AFM, Designated Managing Broker, at 630.258.4800.

**Register for the Fall River Farm  
Auction**

## Auctions 2023 Preview



### McDonnell Farm

January 26, 2023 | 2:00 pm

80.00 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 acres | Section 10 | PI 126.9

Amboy Township | Lee County Illinois

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

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# Land Pro LLC Listings

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## 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



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## 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

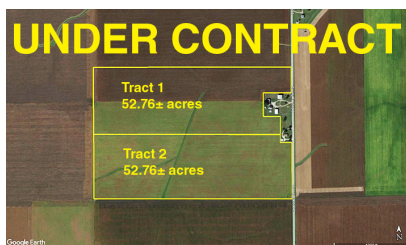


## UNDER CONTRACT



### Kessler Farm

accepted bid: \$14,600/acre  
139.192± acres | 131.33± tillable acres | PI 138.7  
Section 20 | Brooklyn Township  
Lee County IL



### Fairview Centennial Farm

accepted bid: \$17,400/acre (Tract 1 - 52.76± ac)  
accepted bid: \$23,100/acre (Tract 2 - 52.76± ac)  
PI 145.35  
Section 26 | Granville Township  
Putnam County IL



### Sugar Grove 86 Farm

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

## SOLD



### Loraine Township Farm

closed: October 28, 2022  
\$1,575,000  
200.05± acres | 193.53± tillable acres  
PI 93.8 | Section 35 | Loraine Township  
Henry County IL



### Coffee Farm

closed: October 25, 2022  
\$20,600/acre  
89.94± acres | 81.20± tillable acres | PI 143.9  
Section 29 | Brown Township  
Champaign County IL



### Freise Farm

closed: October 20, 2022  
\$16,400/acre (Tract 1 - 75.077± ac)  
\$16,400/acre (Tract 2 - 80.328± ac)  
PI 141.1 & 140.8 | Sections 7 & 8  
Genoa Township | DeKalb 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*

Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 331.999.3490



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