



October 2022

We hope all who attended enjoyed the Land Pro LLC Annual Fall Seminar and took away a few nuggets of valuable information. Dan Basse (AgResource Company) is so well versed regarding the global economy and, more specifically, the impact on our agricultural economy. There are many moving parts domestically and militarily, and unfortunately for some in less fortunate countries, there certainly is a growing world food shortage.

Eric Snodgrass (Nutrien), a well noted Atmospheric Scientist, gave a very entertaining and informational presentation regarding global weather and, as I recall, predicted conditions for a very active hurricane season. He was unfortunately correct regarding Hurricane Ian with more to follow, as this is the beginning of the hurricane season.

Dr. Gary Schnitkey (University of Illinois College of ACES) presented the results of a recent mid-year survey from members of the Illinois Society of Professional Farm Managers and Rural Appraisers. The ISPFMRA members, for the most part, felt most cash rents for 2023 will increase 5-10% and land values will continue to increase with perhaps a slowing due to higher interest rates and higher crop production costs.

So far, harvest is off to a good a start with almost ideal weather. Crop yields are good in most areas, with much depending on who got a rain shower needed during critical parts of the plant maturation process. Many farm operators with whom we work, report the corn yields are better than

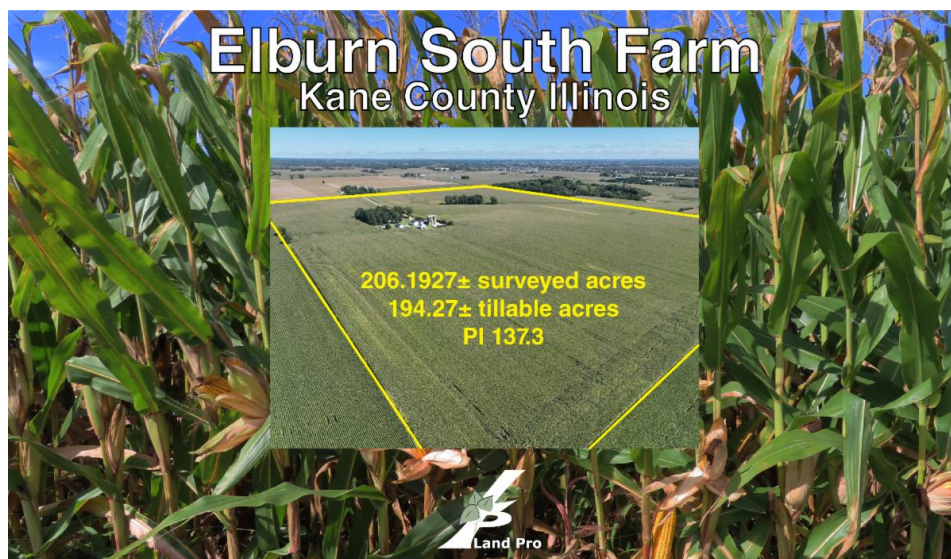
expected. The soybean stems are still with actual soybeans at a harvestable moisture level, but this does not make for an enjoyable harvest because the stems wrap around the intake area of the combine. We could really benefit from a killing frost.

Grain prices still remain relatively strong. Cash bids at Cargill (10.5.22) have corn right out of the field at \$6.66 bushels per acre, and soybeans right out of the field at \$13.50 bushels per acre. There are some challenges with barges on the Mississippi River carrying grain to the Gulf because of low water levels grounding them. Right now, dredges are trying to deepen the channel so the barges can proceed to unload at the Gulf for overseas shipment.

Land prices continue to be strong. The demand for higher quality soils remains very good. Land Pro LLC recently auctioned an 80.94 acre farm in Champaign County, with a successful bid of \$20,600 per acre. A Lee County 139.192 acre farm was also auctioned with a successful bid of \$14,600 per acre. So far, higher interest rates have not diminished sale prices, but we anticipate some potential weakening during 2023 due to increased production costs.

Enjoy the fall colors!

Ray L. Brownfield, ALC AFM
Designated Managing Broker | Owner
Accredited Land Consultant
Accredited Farm Manager
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Elburn South Farm SEALED BID AUCTION

bid deadline: Noon (12:00 pm CT) | October 25, 2022

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 IL Rt 47/I-88 interchange is 2.5 miles southwest of the farm. It is an excellent investment opportunity with potential for future development. For more comprehensive information, visit landprollc.us/auctions or contact Ray L. Brownfield ALC AFM, Designed Agent for Seller.

Request Elburn South Farm Sealed Bid Documents

Land Pro LLC Listings

Colby Farm | NEW PRICE

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



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

UNDER CONTRACT



Section 20 | Brooklyn Township
Lee County IL

UNDER CONTRACT



Coffee Farm

accepted bid: \$20,600/acre
89.94± acres | 81.20± tillable acres | PI 143.9
Section 29 | Brown Township
Champaign County IL

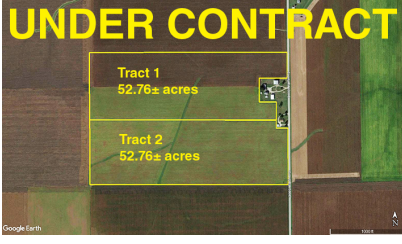
UNDER CONTRACT



Freise Farm

accepted bid: \$16,400/acre (Tract 1 - 75.077± ac)
accepted bid: \$16,400/acre (Tract 2 - 80.328± ac)
PI 140.95
Sections 7 & 8 | Genoa Township
DeKalb County IL

UNDER CONTRACT



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

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



Loraine Township Farm

200.05± acres | 193.53± tillable acres
PI 93.8
Section 35 | Loraine Township
Henry County IL

UNDER CONTRACT



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

UNDER CONTRACT



SOLD



Daniels Trust Farm

\$10,000/acre | closed 9.30.22

80.49± acres | 76.55± tillable acres | PI 122.5

Section 36 | Manhattan Township

Will County IL



Harvey Farm

\$12,300/acre | closed 9.30.22

89.068± acres | 83.00± tillable acres | PI 134.8

Sections 7 & 18 | Big Grove Township

Kendall County IL

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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