



September 2022

This is the time of year we begin thinking about potential crop yields and growing conditions leading to harvest. Weather is the key factor followed by insect and disease pressure, which also closely relates to weather conditions. The National Integrated Drought Information System (NIDIS) recently reported 54% of the United States is abnormally dry, or worse, with 229 million acres experiencing drought. The top 18 corn growing states all report lack of moisture conditions which comprise 27% of corn production and 20% of soybean production and are experiencing various levels of drought. Texas tops the list followed by in order of significance, Kansas, Nebraska, Colorado, South Dakota, Iowa, Missouri, Wisconsin, Minnesota, Tennessee, Illinois, Kentucky, Pennsylvania, and Michigan.

Now let's boil this down to what was just published by *Pro Farmer* who annually conduct a crop tour in August to collect estimated yield data based on a myriad of field samples in the twelve key corn and soybean production states. A shocker for sure regarding corn. Corn estimated yield for 2022 is 168.1 bushels per acre and soybeans, not as shocking, at 51.7 bushels per acre.

In prospective, the USDA published that the actual average annual corn yield for 2021 was 177 bushels per acre and soybean yield was 51.4 bushels per acre. The most recent USDA estimated 2022 corn yield is 175.4 bushels per acre and soybeans 51.9 bushels per acre. To quote the *Pro Farmer* report, Iowa corn came in at 190 bushels per acre, and soybeans at 60 bushels per acre, but had much variability throughout the state. Illinois corn at 190 bushels per acre, and soybeans at 64

bushels per acre. It was reported that Illinois lacked the "WOW" factor to produce superior yields.

Our observations regarding farms managed by Land Pro LLC mirror the *Pro Farmer* report. We are observing "tip back" on the ear of corn and the corn ear row count may be 12-14, when we hope to see at least 16-18. The soybeans look pretty good, with the recent rains adding to pod fill, but we are now hearing of sudden death syndrome, so we shall see when the combines with yield monitors roll through the fields for the actual yields.

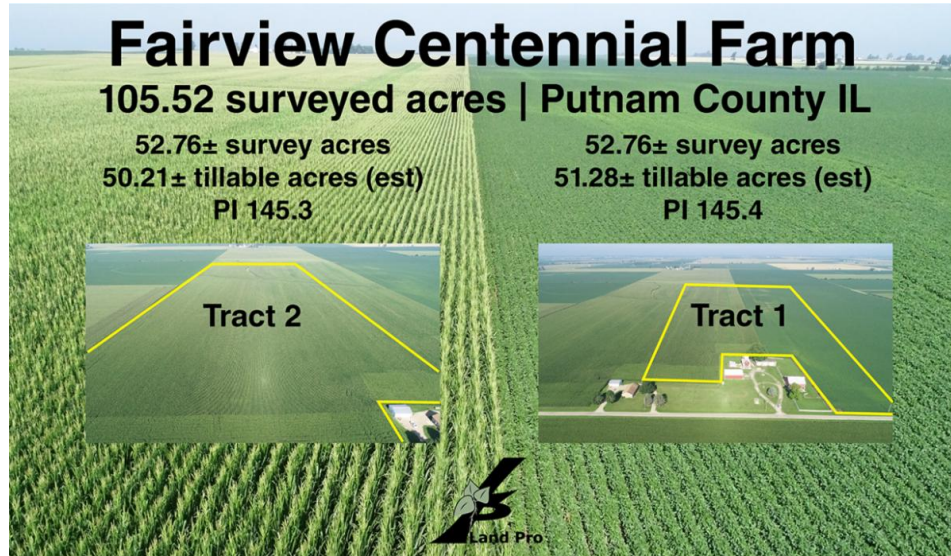
What does this all mean regarding potential commodity prices for the foreseeable future? Europe and parts of Asia, including China, are experiencing drought conditions at historic record levels. South America at the present time appears okay, but we know that can change. We have experienced over the past eighteen months higher commodity prices due to many factors, but with weather conditions potentially affecting crop production and assuming demand remains relatively good, we may experience a continued volatile, but strong commodity market well in to 2023, and perhaps longer. No doubt due to supply issues and increased production costs, farm inputs will continue to be at higher levels. However, farm returns most likely will remain good and farmland will continue to be in strong demand causing farm sale prices to remain stable to strong.

I am very excited regarding our September 7, 2022 Seminar (*Adversity Creates Opportunity*) featuring Dan Basse (AgResource Company), who will present a global prospective on the current and future agricultural economy, Eric Snodgrass (Atmospheric Scientist with Nutrien) will speak on weather conditions (climate change) and the effect on future crop production, and Gary Schnitkey (University of Illinois ACES) will present current information regarding Illinois Farmland. All are invited to the 2022 Land Pro LLC Fall Seminar which is offered free of charge. Visit landprollc.us/seminar/2022-fall-seminar to register.

Land Pro LLC has some excellent farmland auctions scheduled in September and October with more to come in November. These are exciting times!

Happy Labor Day!

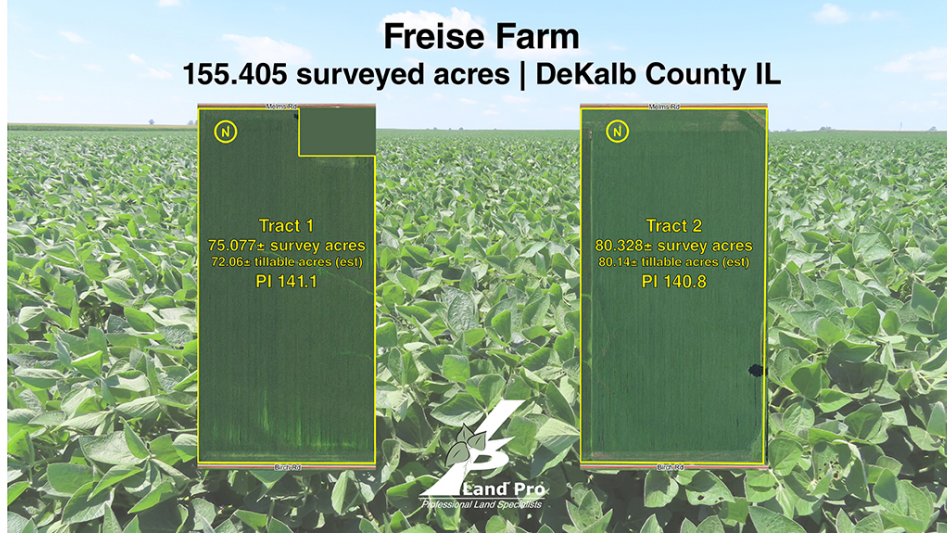
Ray L. Brownfield, ALC AFM
Designated Managing Broker | Owner
Accredited Land Consultant
Accredited Farm Manager
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Fairview Centennial Farm
IN-PERSON and LIVE ONLINE
High Quality. Well Drained.

This 105.52 surveyed acre, high-quality farm, which is mostly all tillable, is presented by Ray L. Brownfield, Designated Managing Broker and Owner of Land Pro LLC in Oswego Illinois. This farm has been in the family for over one hundred years, and is located in Granville Township, Putnam County Illinois. It is well located on the all-weather oil chip County Road 1500 East, just 2¾ miles south of Standard Illinois and State Route 71 and one mile east of State Route 89. This is one of the best Class A soil farms we have had the opportunity to market with a Productivity Index of 145.4, composed of two of the best soils in Illinois, Muscatune and Sable. (By comparison a Productivity Index of 147 is nearly perfect.) The farm is well drained, has no buildings, and the lease is open for 2023. This is a great investment opportunity for a farm that may not be available to purchase for many years to come. It will be auctioned, IN-PERSON & LIVE ONLINE, on September 14, 2:00 pm at the Putnam County Community Center in Standard Illinois.

**Register for the Fairview Centennial Farm
Auction**



Freise Farm

LIVE ONLINE ONLY

Well Drained. Class A Soils.

This high quality 155.405 surveyed acre farm, mostly all tillable, is presented by Ray L. Brownfield, Designated Managing Broker and Owner of Land Pro LLC in Oswego Illinois. This very productive farm is well located in Genoa Township in northern DeKalb County Illinois in an area well known for productive farming operations and tremendously good Class A soils. The Productivity Index average is 140.95, primarily made up of Flanagan and Danabrook Silt Loam. (By comparison the Productivity Index of 147 is nearly perfect.) The Freise Farm is located on all weather blacktop Melms Road on the north and Birch Road on the south. It is just two miles north of Genoa Illinois, two miles west of State Highway 23, and Interstate 90 is approximately 10 miles to the north. The farm is well drained with two main tile lines, along with gently sloping topographical roll to contribute to natural drainage. There are no buildings, and the lease is open for 2023. This is an excellent investment opportunity being offered in two tracts by the "Choice" auction method (live online only) on September 20, 2022. For more auction details contact Ray Brownfield, ALC AFM, Designated Listing Broker for Land Pro LLC at 630.258.4800 or visit landprollc.us/auctions.

**Register for the Freise Farm
Auction**



Coffee Farm

LIVE ONLINE ONLY

Class A Soils. Excellent Investment Opportunity.

This 80.94 surveyed acre farm, which is nearly all tillable, is presented for sale by Ray L. Brownfield, Designated Managing Broker and Owner of Land Pro LLC in Oswego Illinois. The Coffee Farm is located in Brown Township, Champaign County Illinois. It is well located at the intersection of County Road 3100 N and County Road 200 E, both all-weather blacktop roads. It is a Class A soil farm with an average Productivity Index of 143.9 composed primarily of Drummer and Brenton soils. (By comparison, a Productivity Index of 147 is nearly perfect.) The Lotus Special Drainage District 20" tile and a large main tile run through the farm providing on-farm drainage. A tile map is available in the auction booklet which is available from the Land Pro LLC website. This is an excellent farm investment with a three-year corn average of 204 bushels per acre. Please contact Ray Brownfield ALC AFM, Listing Broker for Land Pro LLC, with any questions at 630.258.4800. For more comprehensive information, visit landprollc.us/auctions.

**Register for the Coffee Farm
Auction**

Kessler Farm

Lee County IL

80.94± survey acres
81.20± FSA tillable acres
PI 143.9



Kessler Farm

LIVE ONLINE ONLY

This high-quality Class A soil farm (primarily Catlin, Elpaso, Flanagan, Muscatune silt loams) has good natural drainage that is supplemented by field tile and contains 139.192 surveyed acres (131.33 tillable acres) with a PI of 138.7. The farm lease is open for 2023. The Kessler Farm is located on Brooklyn Road, just north of Tower Road, .25 miles west of Highway 251, and 3.5 miles southwest of Compton Illinois. Please contact Ray Brownfield ALC AFM, Listing Broker for Land Pro LLC, with any questions at 630.258.4800. For more comprehensive information, visit landprollc.us/auctions.

**Register for the Kessler Farm
Auction**

Land Pro LLC Listings

Loraine Township Farm

This 200-acre contiguous farm, north of Atkinson Illinois, is located in the Green River Special Drainage District. It is a flat farm that also has some surface drainage ditches. Included is a 25,000± bushel grain bin with dryer. Nicely priced for a contiguous farm of this size. Located in Section 35 of Loraine Township in Henry County Illinois. Chip Johnston, Broker



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



Sugar Grove 86 Farm

Future Development Potential

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

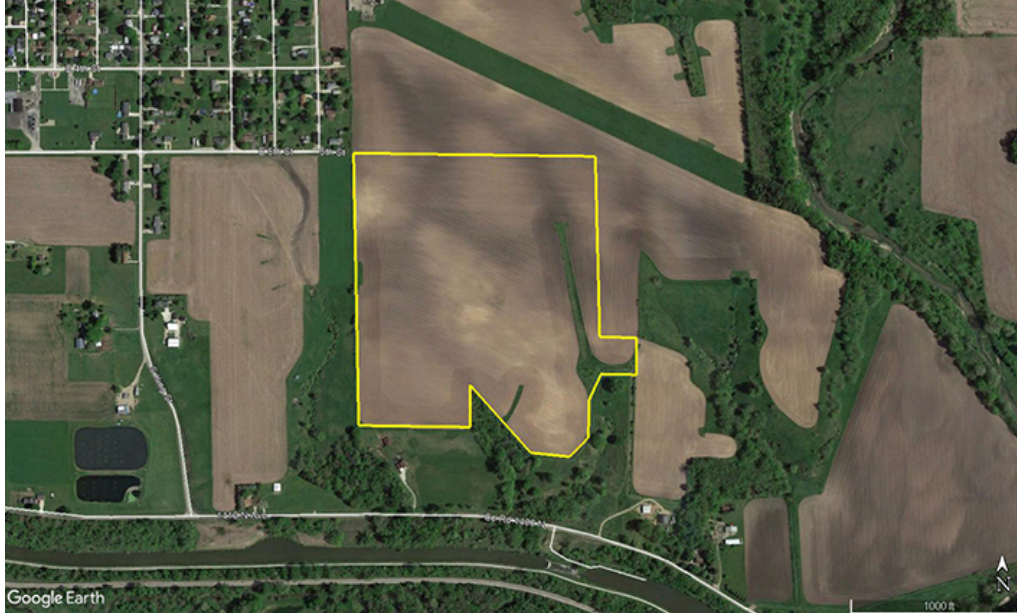
231 single-family units

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, 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 IL. Access from Fifth Street. Chip Johnston, Broker



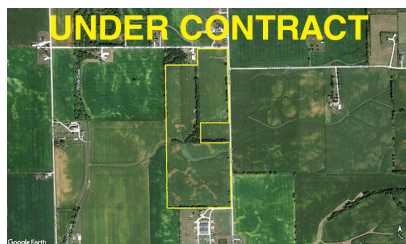
Ashley Road 70

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



Harvey Farm

89.068± acres | 73.00± tillable acres | PI 134.8
Sections 7 & 18 | Big Grove Township
Kendall County Illinois



Daniels Trust Farm

80.49± acres | 76.55± tillable acres | PI 122.5
Section 36 | Manhattan Township | Will 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

2022 Land Pro Fall Seminar



The 2022 Land Pro LLC Fall Seminar, *Adversity Creates Opportunity*, will be held on Wednesday, September 7, 2022 (12:00-5:00 pm) at Jennifer's Garden in Morris Illinois. Speakers include Dan Basse (AgResource Company), Eric Snodgrass (Nutrien), Gary Schnitkey (University of Illinois ACES), and Ray Brownfield (Land Pro LLC).

Register for the 2022 Land Pro LLC Fall Seminar

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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