

Donohue Farm Auction

CLASS A SOILS

LaSalle County Illinois

IN-PERSON & LIVE ONLINE

October 17, 2023

2:00 pm

155.687± surveyed acres

register: landprollc.us/auctions

**auction location
Hampton Inn
4115 Holiday Lane
Ottawa, IL 61350**

8.28.23

Rob Warmbir, Auctioneer
RW Property Services, LLC
IL License 441.002377
rwproperty.com



Ray L. Brownfield ALC AFM
Land Pro LLC
Designated Managing Broker | Owner
630.258.4800 | landprollc.us

Donohue Farm

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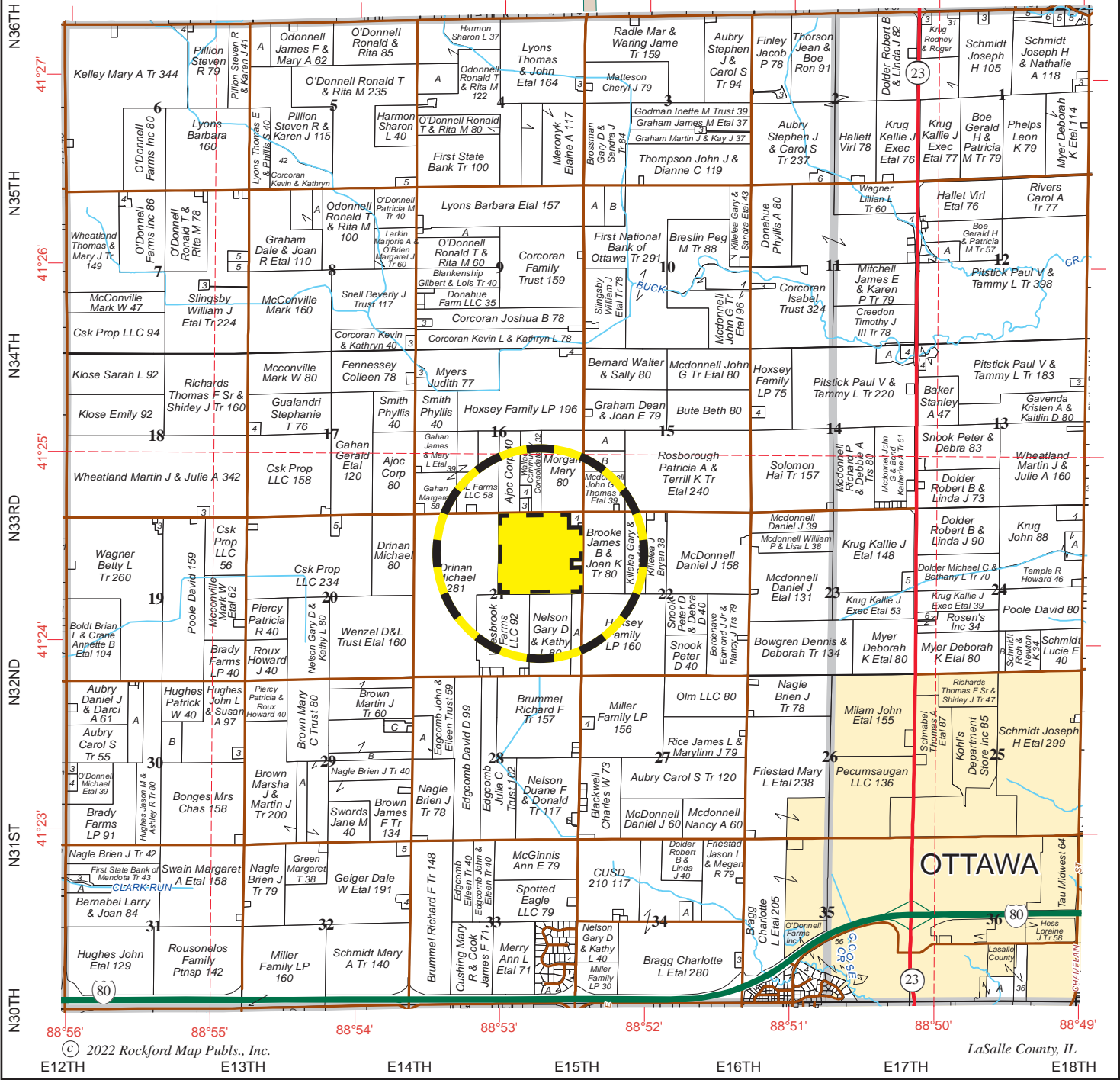
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WALLACE WEST DAYTON PART

T.34N.-R.3E.

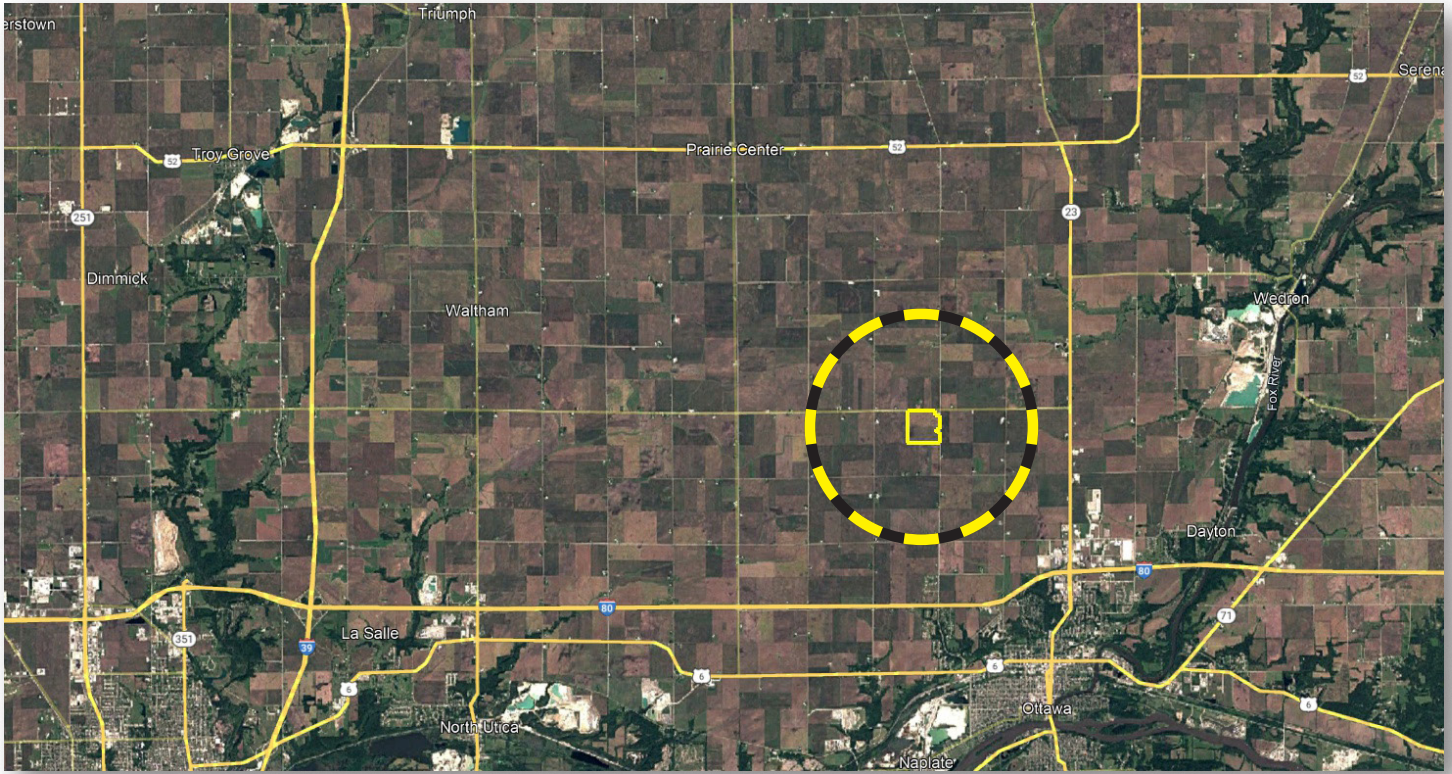
WALLACE TWP. ← DAYTON TWP.



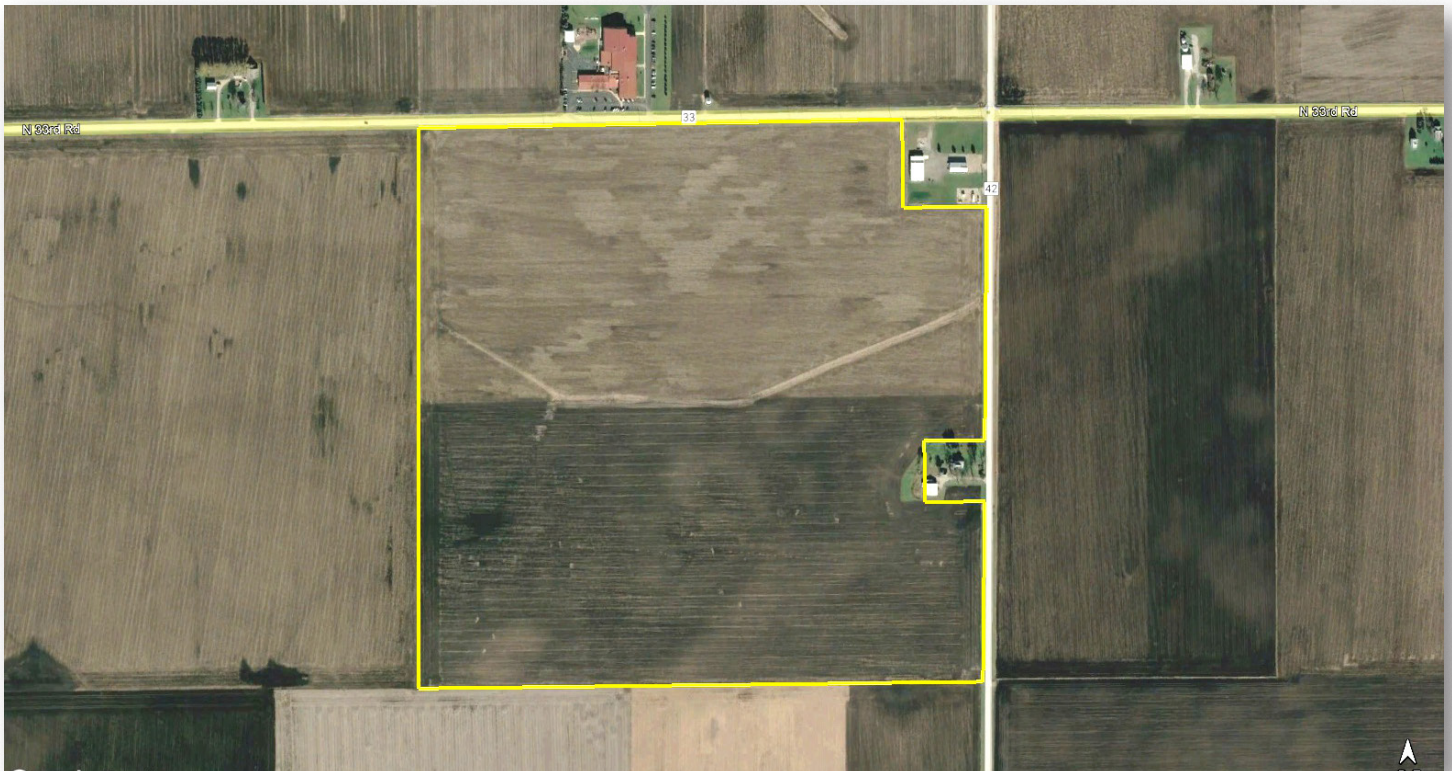
© 2022 Rockford Map Publs., Inc.
 LaSalle County, IL
 E12TH E13TH E14TH E15TH E16TH E17TH E18TH



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Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



HIGH QUALITY. CLASS A SOILS.
IN-PERSON & LIVE ONLINE

auction location:
Hampton Inn | 4115 Holiday Lane | Ottawa, IL 61350
Tuesday | October 17, 2023 | 2:00 pm
register: landprollc.us/auctions

acreage	155.687± survey acres (152.00± FSA tillable acres)
description	most of the NE¼ of Section 21, T.34N.-R.3E., Wallace Township, LaSalle County IL
soils	Productivity Index - 139.2 (Drummer, Harpster, Elburn, Catlin predominant soils)
taxes (2022)	\$9,324.46 (\$59.89/ac) (includes taxes for buildings that have been removed)
PIN	13.21.205.000, 13.21.206.000, 13.21.207.000, 13.21.209.000 Wallace 2 Drainage District
buildings	none
farm lease	open for 2024
soil test	Grainco FS October 19, 2018
easements	pipelines
frontage	N 33 rd Road, E 15 th Road

Soil Test
Grainco FS | October 19, 2018
North 77 acres

av pH - 6.8
 av P - 60
 av K - 263

Soil Test
Grainco FS | October 19, 2018
South 75 acres

av pH - 6.3
 av P - 44
 av K - 213

Donohue Farm
Yield History

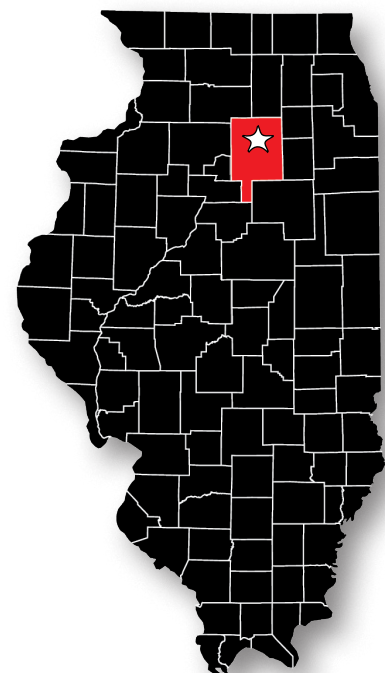
	Corn	Soybeans
2022	233	67
2021	182	57
2020	203	64
2019*	prevent plant	44
2018	227	69
AVG	211	60

* large amount of rainfall

source: APH records

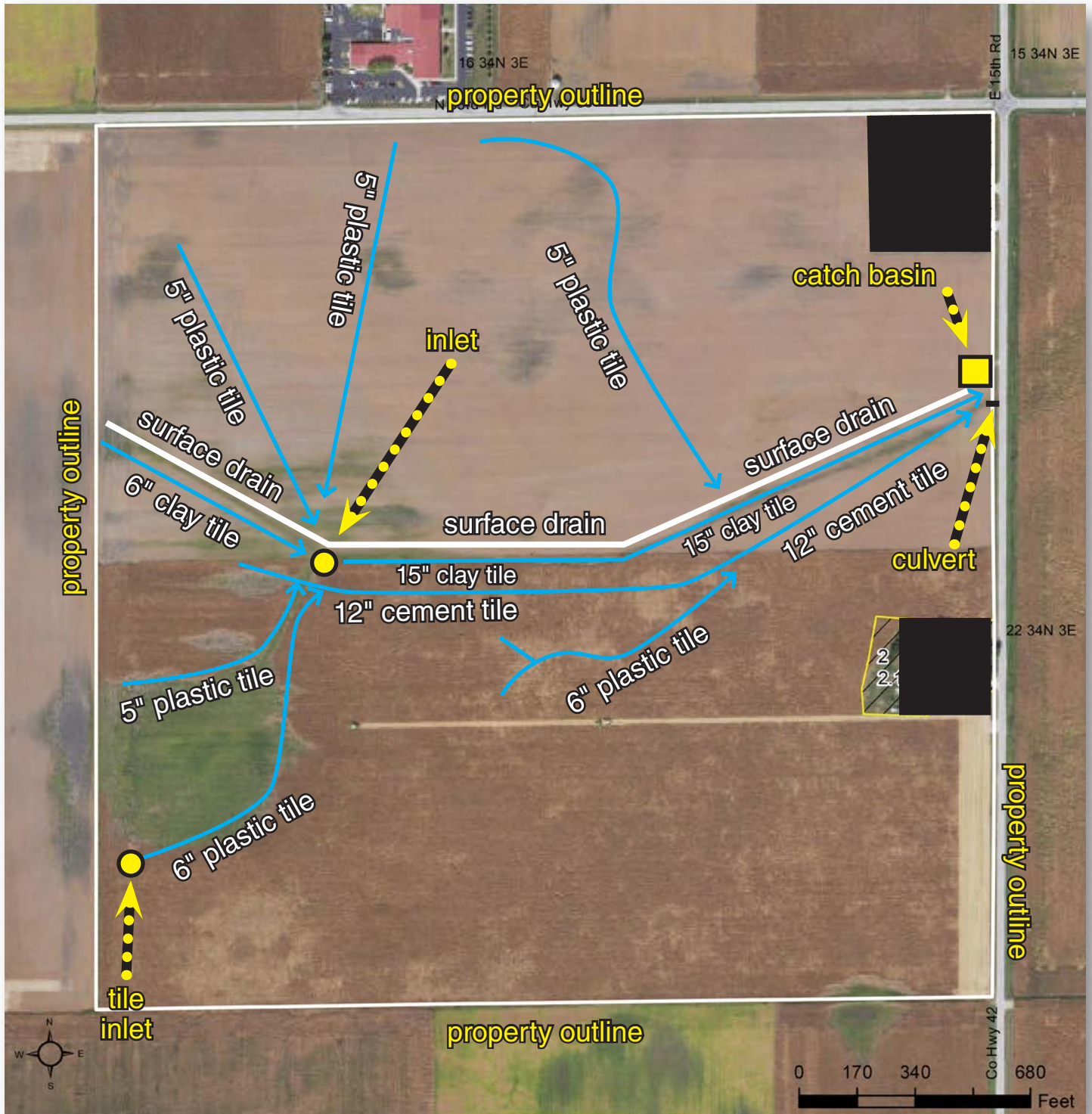
FSA
Farm 3863 | Tract 2113

Commodity	Base Acres	County Yield
Corn (PLC)	83.10	175
Soybeans (ARC-CO)	68.90	49

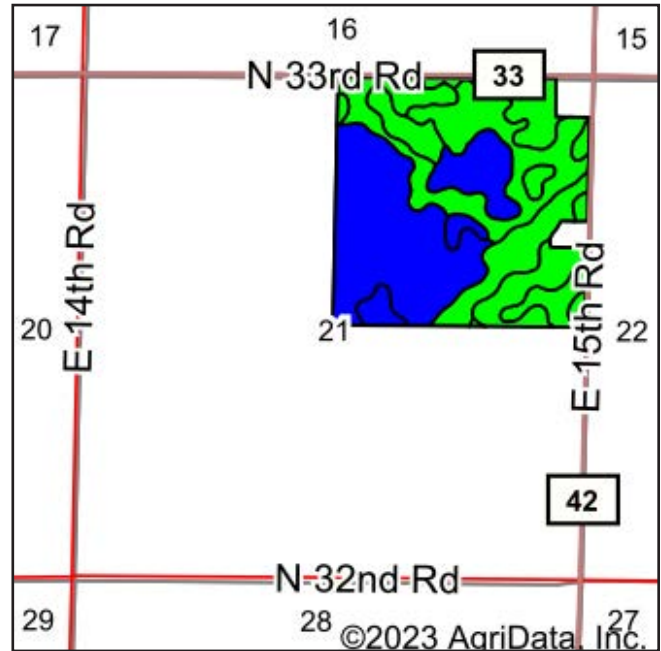
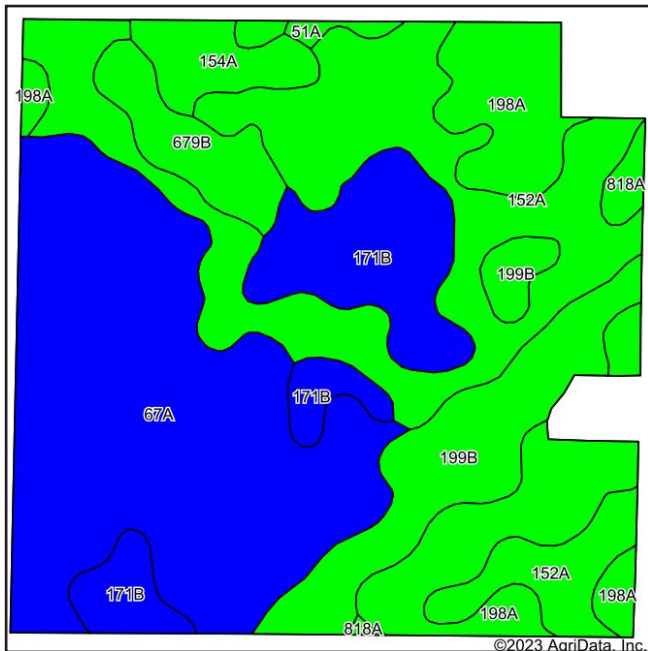


4.2± mi NW of I-80 / IL-23 interchange at Ottawa IL
 75.9± mi SE of Rockford IL
 76.3± mi N of Bloomington IL
 77.4± mi NE of Peoria IL
 85.6± mi SW of Chicago IL
 93.8± mi E of Moline IL
 144.0± mi NE of Springfield IL
 GPS 41.40805, -88.87428
 (points are to center of the city)





source: Farmer owner/operator records



Area Symbol: IL099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
67A	Harpster silty clay loam, 0 to 2 percent slopes	48.36	31.8%	Blue	FAV	182	57	68	0.00	5.39	133
152A	Drummer silty clay loam, 0 to 2 percent slopes	39.04	25.7%	Green	FAV	195	63	73	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	20.48	13.5%	Green	FAV	197	61	74	0.00	5.77	143
**171B	Catlin silt loam, 2 to 5 percent slopes	16.63	10.9%	Blue	FAV	**185	**58	**72	**6.70	0.00	**137
**199B	Plano silt loam, 2 to 5 percent slopes	15.11	9.9%	Green	FAV	**192	**59	**73	**6.95	0.00	**141
**679B	Blackberry silt loam, 2 to 5 percent slopes	5.83	3.8%	Green	FAV	**192	**59	**73	**6.96	0.00	**141
154A	Flanagan silt loam, 0 to 2 percent slopes	4.51	3.0%	Green	FAV	194	63	77	0.00	5.90	144
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	1.26	0.8%	Green	FAV	191	61	75	0.00	6.25	142
51A	Muscataune silt loam, 0 to 2 percent slopes	0.67	0.4%	Green	FAV	200	64	75	0.00	6.02	147
Weighted Average						189.6	59.7	71.6	1.69	4.20	139.2

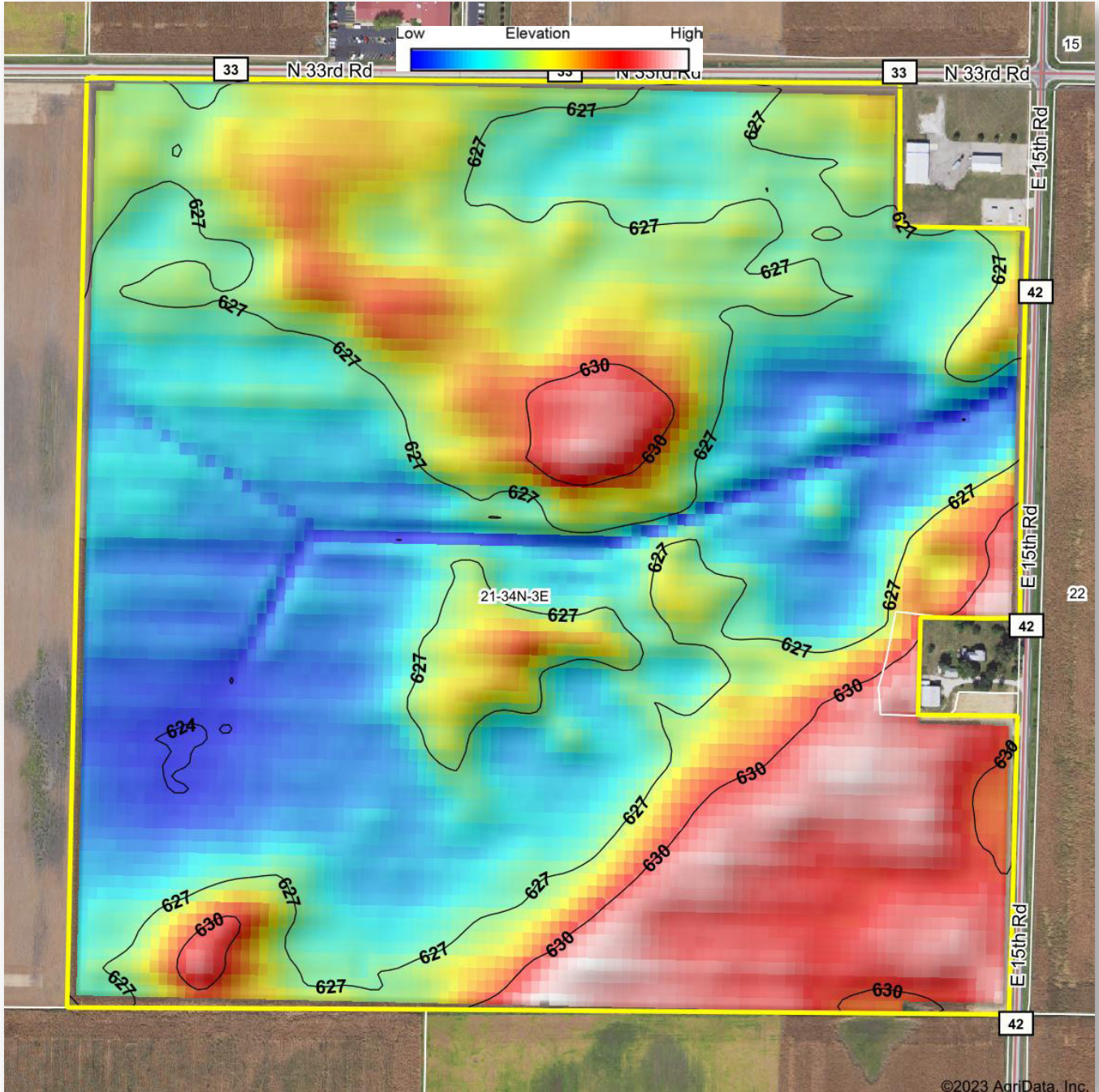
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 a UNF = unfavorable; FAV = favorable
 d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
 e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

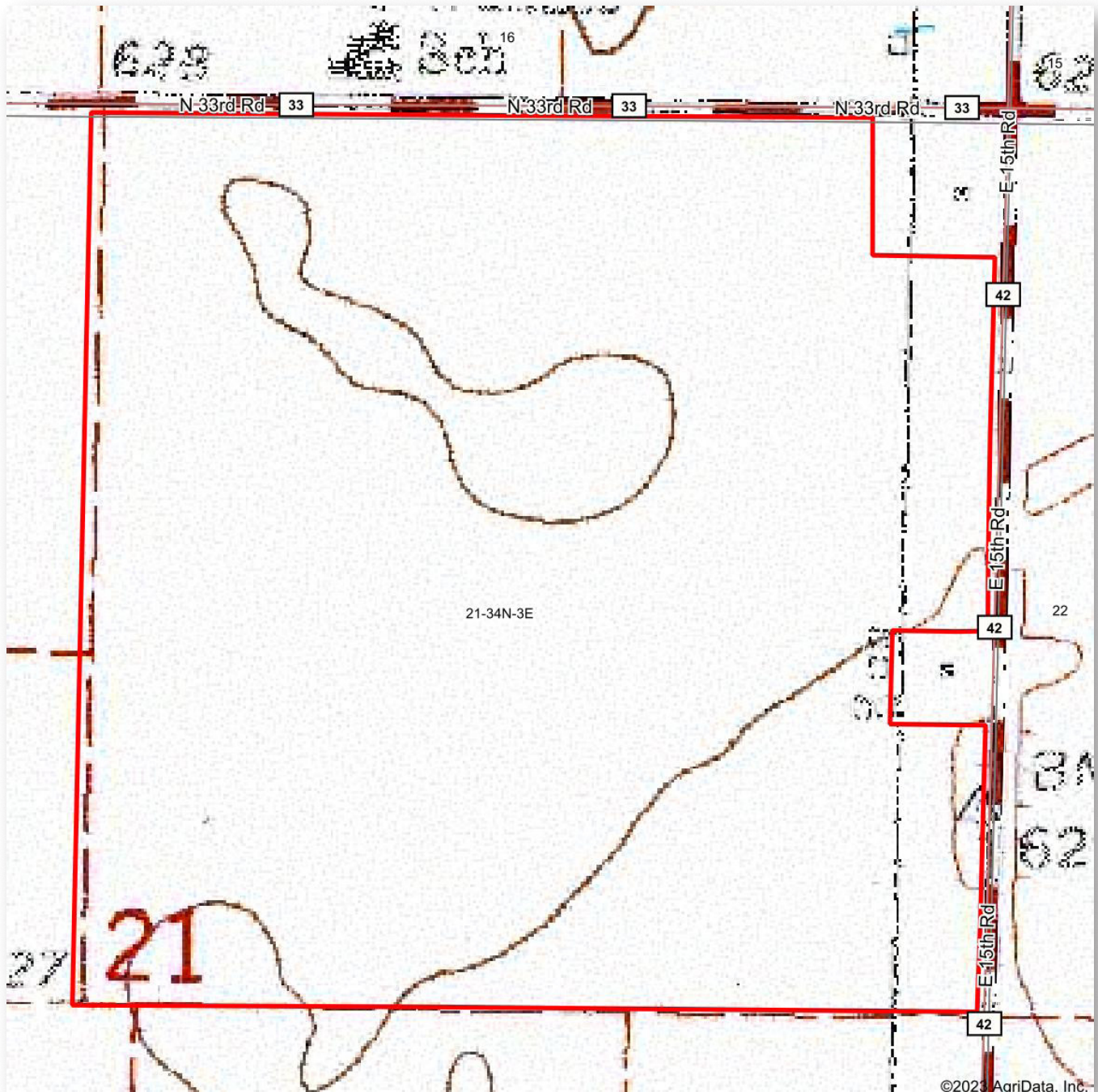
Donohue Farm 2022 Real Estate Taxes (information as published by the LaSalle County Treasurer)					
PIN	Acres	Assessed Value	Buildings	Drainage District	Taxes
13.21.205.000	36.12	\$26,660.00	none	Wallace 2	\$2,370.92
13.21.206.000	40.00	\$25,987.00	none	Wallace 2	\$2,325.44
13.21.207.000	38.12	\$26,460.00	yes*	Wallace 2	\$2,359.94
13.21.209.000	40.00	\$25,312.00	none	Wallace 2	\$2,268.16
Total	154.24				\$9,324.46

*2023 real estate taxes will be assessed as farmland without buildings



8.16.23







La Salle County, Illinois



Common Land Unit Tract Boundary

Non-Cropland

Cropland

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 152.00 acres

2023 Program Year
 Map Created April 22, 2023
Farm 3863
Tract 2113

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



ILLINOIS
LASALLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 3863
Prepared : 7/13/23 4:05 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.46	152.00	152.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	152.00	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	83.10	0.00	175	
Soybeans	68.90	0.00	49	0
TOTAL	152.00	0.00		

Tract Number : 2113

Description : I8-NE1/4 Sec 21 T34N R3E
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
157.46	152.00	152.00	0.00	0.00	0.00	0.00	0.0

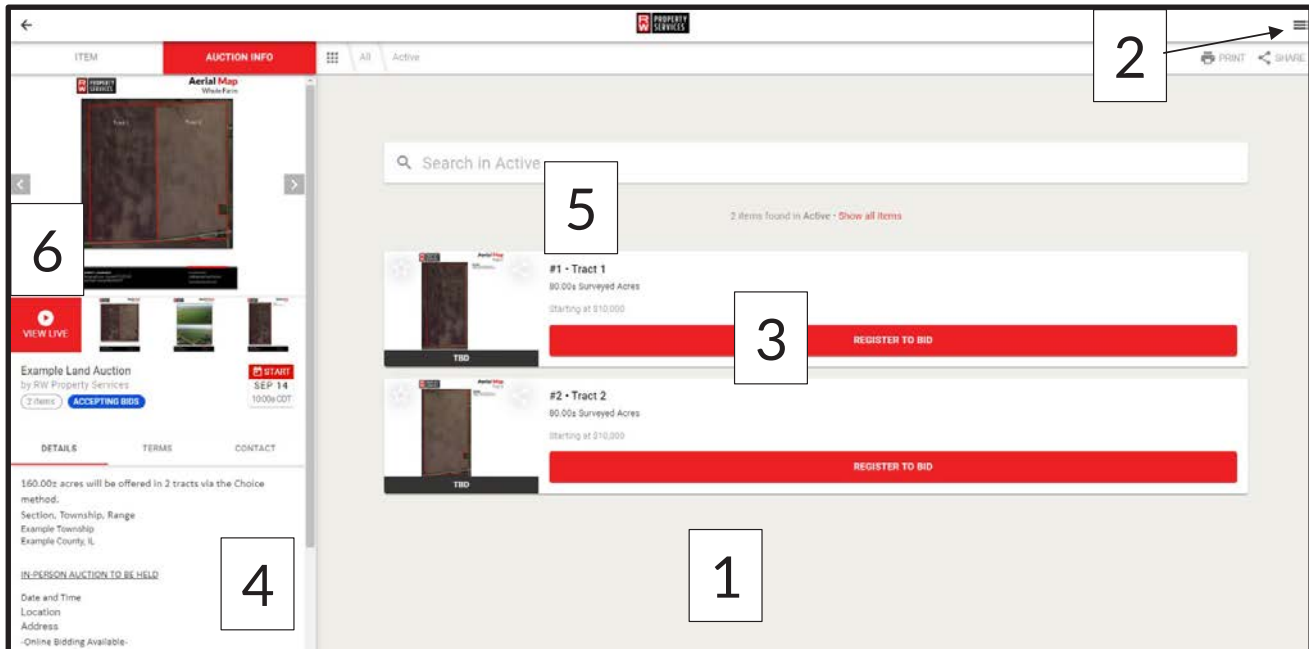
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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TOTAL	152.00	0.00	



Online Auction Information

Navigating the Bidding Platform



1. Desktop Auction Platform
2. Account Information
 - Must be signed in to register and bid.
3. Registration/Prebid/Bid Button
 - Must be registered to bid at the auction.
 - Do not have to be registered to view auction.
 - Once registered and signed in, this turns into the "Prebid/Bid" button.
4. General Farm Information
5. Tract Information
 - Each tract has a documents section with all relevant information pertaining to the auction and each individual tract.
6. Live Auction Viewing
 - Must click on "View Live" to view the auction.
 - Auction goes live approximately 15 minutes before scheduled start time.
 - Do not have to be registered to view auction.

ROBERT J. WARMBIR
 Managing Broker License #471.021140
 Auctioneer License #441.002377

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 rob@rwpropertyservice.com
 rwpropertyservice.com

Donohue Farm Auction Terms and Conditions

Procedure. This is a one tract auction which will be in-person and live online with phone bids accepted. If you are bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required. There is no buyer's premium.

Financing. Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices. The successful bidder will sign a purchase and sale agreement immediately following the close of bidding. **The purchase price will be calculated by multiplying the surveyed acres by the accepted per acre bid. Seller reserves the right to accept or reject any or all bids for any and all reasons.**

Down Payment. A ten percent (10%) earnest money deposit of the total purchase agreement price will be due immediately after a purchase and sale agreement is signed by all parties to the transaction. The down payment may be paid in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the gross sale price is due at closing.

Closing. Closing shall take place thirty (30) days after October 17, 2023, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before November 17, 2023.

Possession/Lease

- A. Possession will be granted at closing. Seller has terminated the 2023 cash rental lease with the tenant in possession.
- B. Seller will receive 100% of the 2023 cash rent. Buyer will receive 100% of the 2024 cash rent.

Title. Seller shall provide an Owner's Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer.

Real Estate Taxes and Assessments. Seller will credit to Buyer at closing, the 2023 real estate taxes, payable in 2024, based upon the most recent real estate tax information available. The 2024 real estate taxes payable in 2025, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Survey. The farm has been surveyed and will be sold based on surveyed acres.

Mineral Rights. All mineral rights owned by the Seller will be conveyed at closing.

Agency. Land Pro LLC and its representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties. All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer before and during the auction will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "AS-IS, WHERE-IS, WITH ALL FAULTS" basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by the Seller, Land Pro LLC, or its representatives. Each potential bidder is responsible for conducting its own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, Land Pro LLC, or its representatives. All sketches and dimensions are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The Seller, Land Pro LLC, and its representatives reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. With the permission of Land Pro LLC, this sale may be recorded and/or videoed. Seller, Land Pro LLC, and its representatives disclaim any and all responsibility for bidder's safety during any physical inspection of the property. All decisions of the auctioneer are final. Neither the auctioneer nor the online bidding software and service provider shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Seller. Jeffrey J. Miller, Erin P. Sloan Farmland Revocable Trust, Sean Miller, Kyle Miller, Ryan Miller

Attorney. The Cantlin Law Firm

Ray L. Brownfield ALC AFM
Designated Managing Broker
Land Pro LLC
License 471.002495 (Real Estate)

Robert J. "Rob" Warmbir, ALC AFM
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Donohue Farm Auction

October 17, 2023
2:00 pm

IN-PERSON & LIVE ONLINE

register at
www.landprollc.us/auctions

8.28.23

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