

Farm Ridge 100 Farm

IN-PERSON & LIVE ONLINE AUCTION

January 21, 2025 | 2:00 pm

LaSalle County, IL
98.226± surveyed acres



Land Pro LLC
2681 US Hwy 34
Oswego, IL 60543
331.999.3490
www.landprollc.us
January 3, 2025



Professional Land Specialists

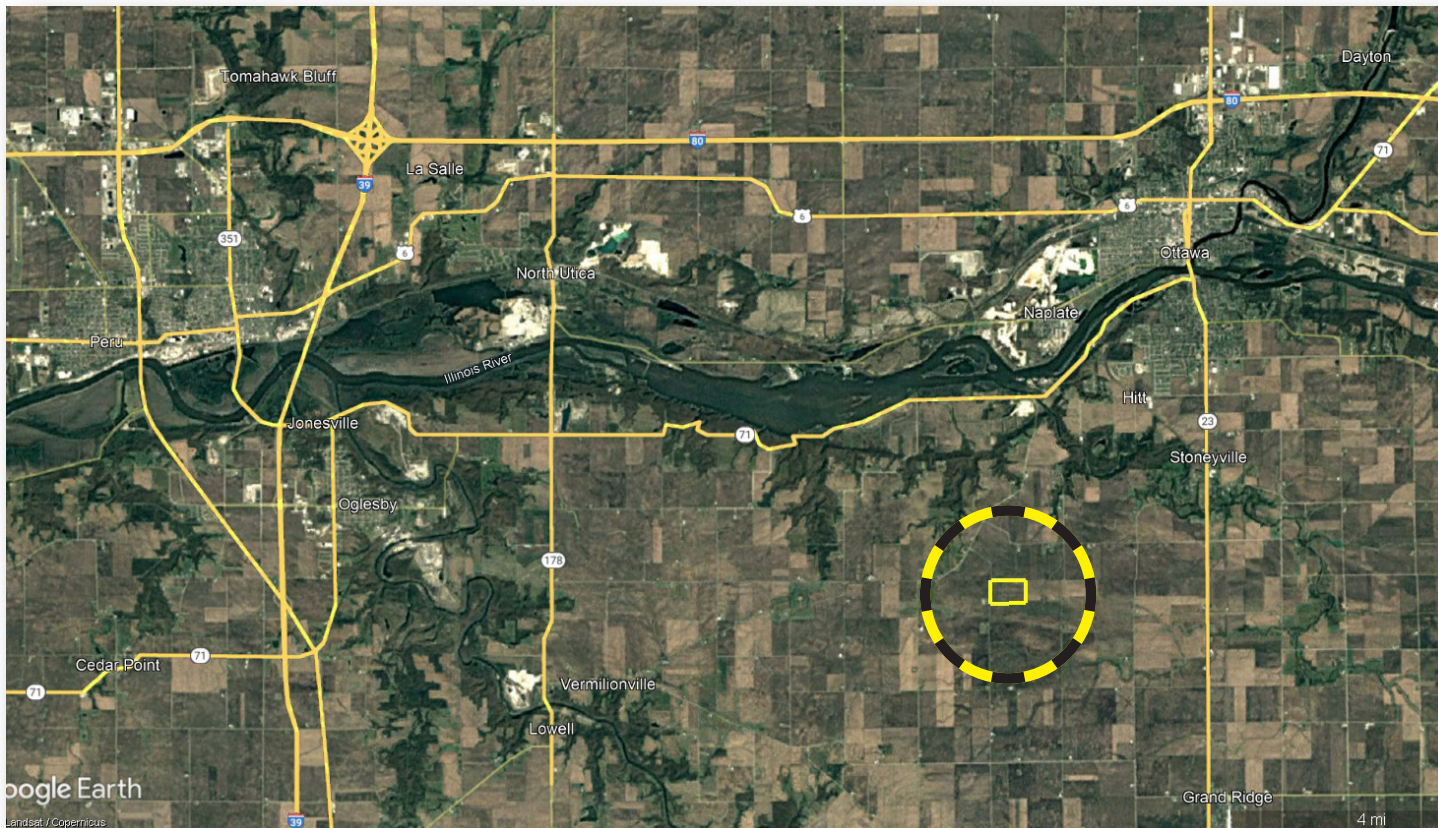


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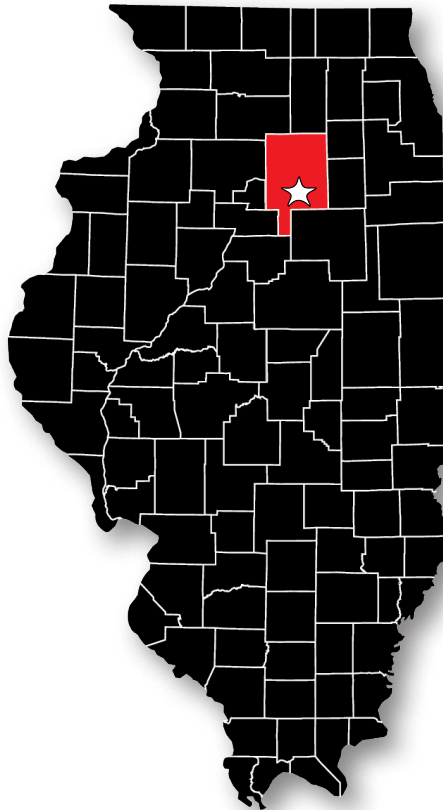
98.226± survey acres (97.27± tillable acres) | Section 4 | Farm Ridge Township | T.26N.-R.4E. | LaSalle County, IL



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



From the Main Street (N 21st Road and Burlington Avenue intersection in Grand Ridge, Illinois, travel west for .2 miles turning north (right) onto IL 23 (Bloomington Avenue). Stay on IL 23 for 1.5 miles, turning west (left) onto N 2250th Road. Follow N 2250th Road for 3.0 miles, turning North (right) onto N 13th Road. Travel 1.2 miles on N 13th Road. The Farm Ridge 100 Farm will be on your right (east).



The Farm Ridge 100 Farm is 6.0 miles northwest of Grand Ridge, 13.9 miles southwest of Ottawa, 72.2 miles north of Bloomington, 95.5 miles south of Rockford, 95.7 miles southwest of Chicago, 108.0 miles southeast of Moline, and 140.0 miles northeast of Springfield, Illinois. GPS 41.27583, -88.89426



looking northeast, 11.8.24

**Great Drainage. Excellent Location.
Productive LaSalle County Farm**

IN-PERSON & LIVE ONLINE AUCTION

(phone bids accepted)

Tuesday | January 21, 2025 | 2:00 pm

Pine Hills Golf Course

1665 N 2501 Road | Ottawa, IL 61350

**TO BID ONLINE, REGISTRATION MUST BE COMPLETED ONE HOUR PRIOR TO THE BEGINNING OF THE AUCTION.
register: landprollc.us/land-for-sale/auctions**

acreage	98.226± survey acres (97.27± tillable acres)
description	part of the NW¼ of Section 4 in Farm Ridge Township, T.32N.-R.3E., LaSalle County, IL
soils	PI - 140.9 Blackberry, Drummer, Plano, Flanagan-Catlin, Elpaso, Elburn, Flanagan
taxes (2023)	\$5,483.82 (\$54.54/ac)
PIN	27.04.100.000
buildings	none
soil test	available upon request
farm lease	tenancy open for 2025
frontage	E 14 th Road

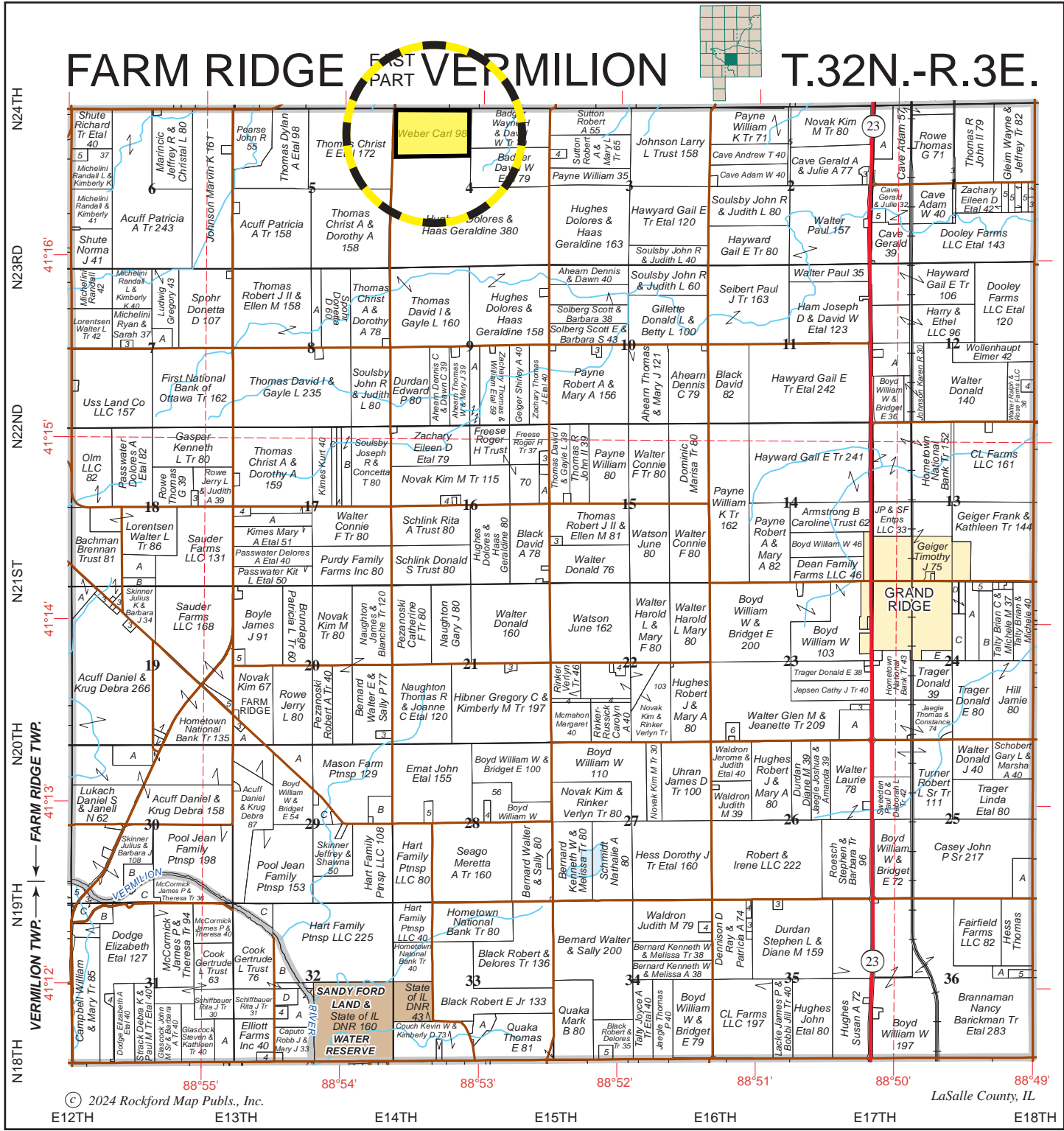
FSA Information Farm 1299 Tract 2917 ARC-CO		
Commodity	Base Acres	County Yield
Corn	48.40	178
Soybeans	48.40	51

Farm Ridge 100 Farm Yield History (bushels per acre)		
	Corn	Soybeans
5-Year Avg	211.20	66.40

Northern Partners Co-op November 7, 2024
av pH - 6.5
av P - 68.2
av K - 411.4



FARM RIDGE EAST PART VERMILION T.32N.-R.3E.



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looking west, 11.8.24



United States Department of Agriculture

La Salle County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year
 Map Created January 04, 2024
Farm 1299
Tract 2917

Tract Cropland Total: 97.27 acres

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).



Plat of Survey

STATE OF ILLINOIS)
 COUNTY OF LASALLE) SS

I, Kenneth A. Giordano, Illinois Professional Land Surveyor, do hereby state that to the best of my knowledge and belief, that the plat drawn hereon is a true and correct representation of a survey made under my direction at the request of Carl Weber Trust. I further state that there are no unrecorded encroachments, easements, or other rights of this nature shown on this plat, but that I have relied upon the materials and representations supplied to me by the owners or owners representative and that a current title commitment was not furnished to me as part of this survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Description of Property Surveyed

That part of the Northwest Quarter of Section 4, Township 32 North, Range 3 East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 4; thence North 89 degrees 56 minutes 40 seconds East 120.29 feet along the North line of said Northwest Quarter to a point on the centerline of East 14th Road and the Point of Beginning; thence continuing North 89 degrees 56 minutes 40 seconds East 2507.23 feet along said North line to the Northeast corner of said Northwest Quarter; thence South 00 degrees 12 minutes 13 seconds West 1671.09 feet along the East line of said Northwest Quarter; thence South 89 degrees 56 minutes 26 seconds West 2566.60 feet to a point on the centerline of East 14th Road; thence North 01 degree 33 minutes 32 seconds East 847.93 feet along said centerline; thence North 01 degree 06 minutes 42 seconds East 595.63 feet along said centerline; thence North 04 degrees 57 minutes 30 seconds East 132.07 feet along said centerline; thence North 09 degrees 36 minutes 47 seconds East 116.14 feet along said centerline to the Point of Beginning, containing 98.226 acres, more or less, and all situated in the Township of Farm Ridge, County of LaSalle, State of Illinois.

Survey Notes

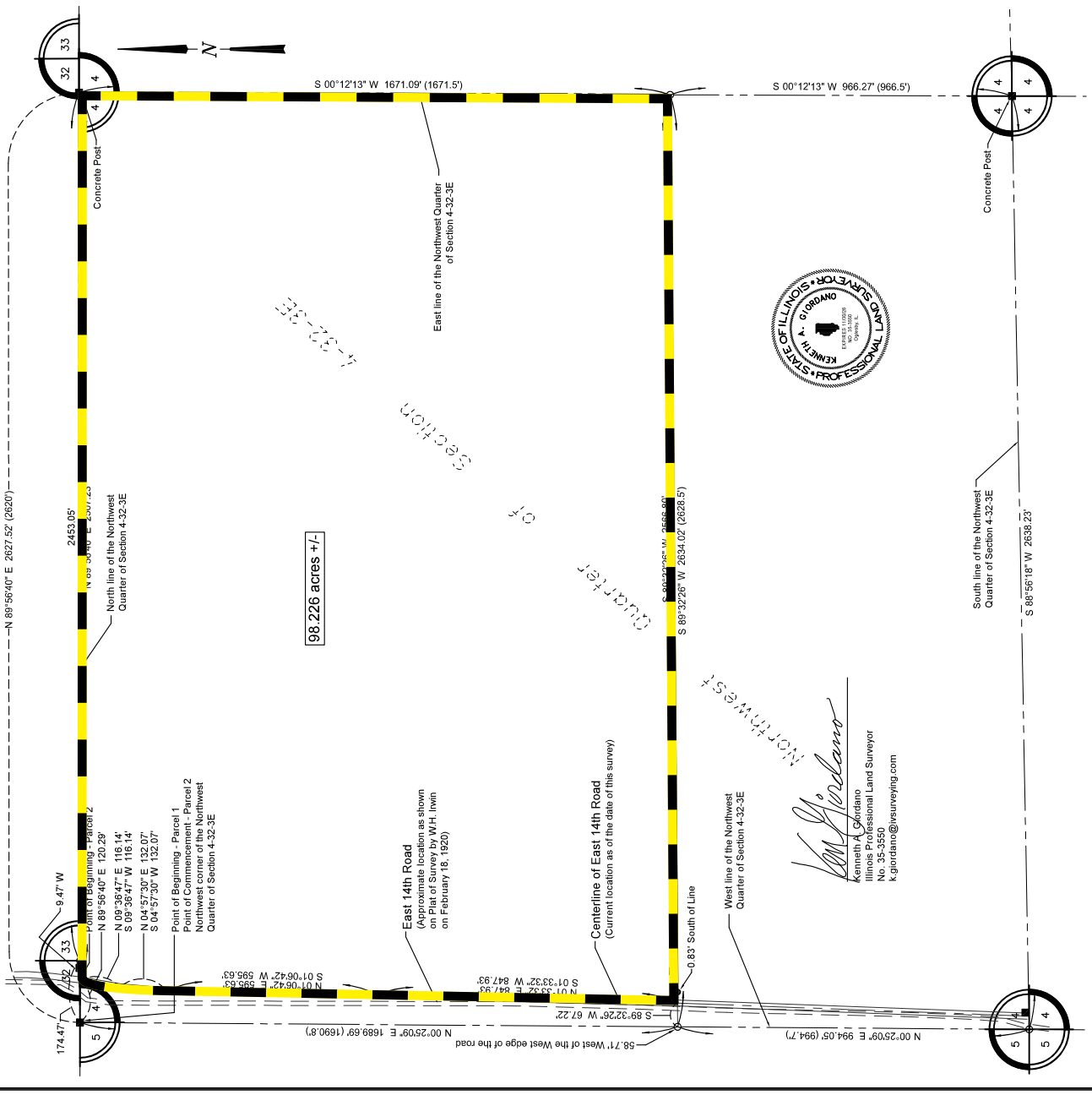
- Initial Field work complete on 12/17/2024.
- Plat Distances shown are per Plat of Survey dated 02/18/1920 by W.H. Irwin, County Surveyor.
- Recorded Bearings Reference Illinois East Zone Coordinate System and are on the North American Datum of 1983 (NAD 83) in U.S. Survey Feet.
- Compare your points before using same and report any differences immediately. Check legal description with deed or title policy and report any discrepancy immediately.

Legend

- Recovered Iron Pipe
- Recovered Iron Bar
- Set 3/4" Pipe
- Set Mag Nail
- Boundary of Property
- Right of Way Easement Line
- Measured Bearing and Distance
- Plat Bearing and Distance
- Measured Distance
- Plat Distance

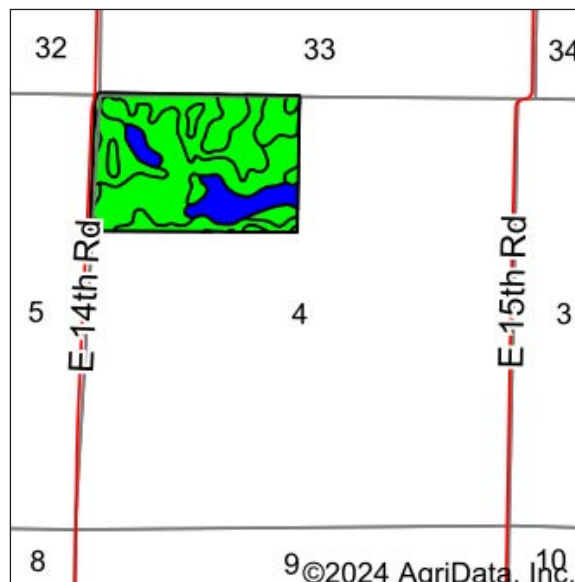
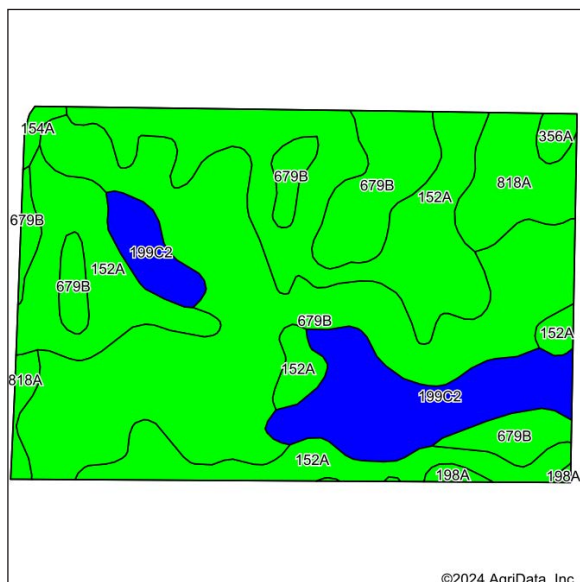
ILLINOIS VALLEY SURVEYING & CONSULTANTS, INC.
 PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
 2584 EAST 39TH ROAD, SUITE 100
 OGLESBY, ILLINOIS 61348
 815-760-8344
 WWW.IVSURVEYING.COM
 HENNEPIN, ILLINOIS 61327
 815-565-1511
 DESIGN FIRM LICENSE: ILLINOIS #18404102

DATE: 12/23/2024 FILE #: 3203.2403 SCALE: 1"=200' DRAWING: CWR-2



Kenneth A. Giordano
 Kenneth A. Giordano
 Illinois Professional Land Surveyor
 No. 35-3550
 k.giordano@ivsurveying.com

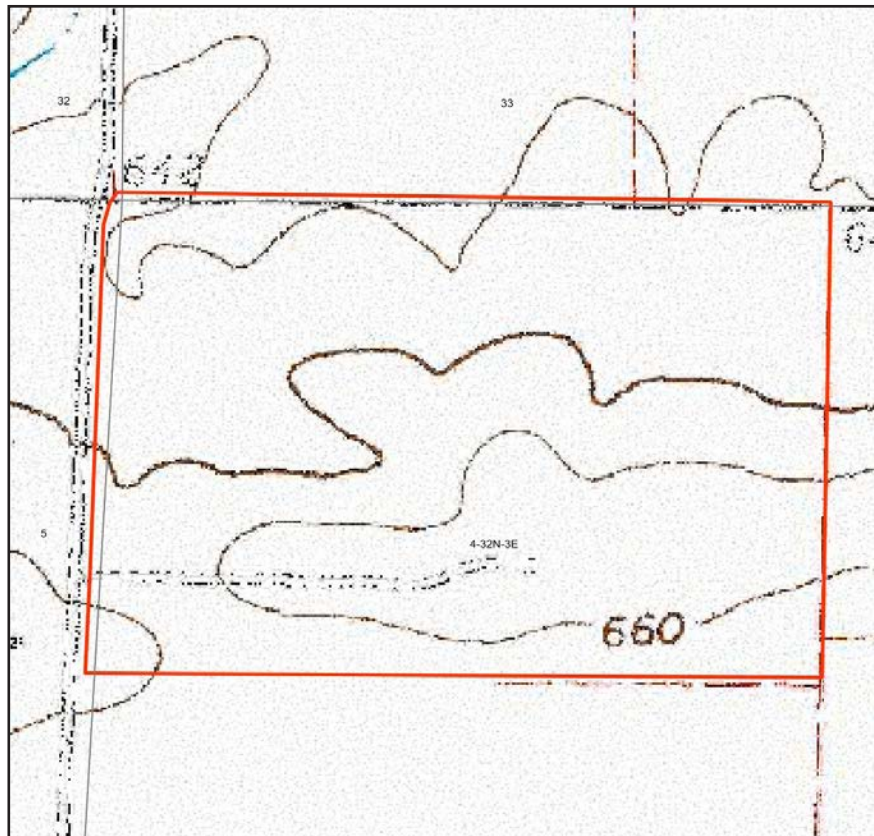
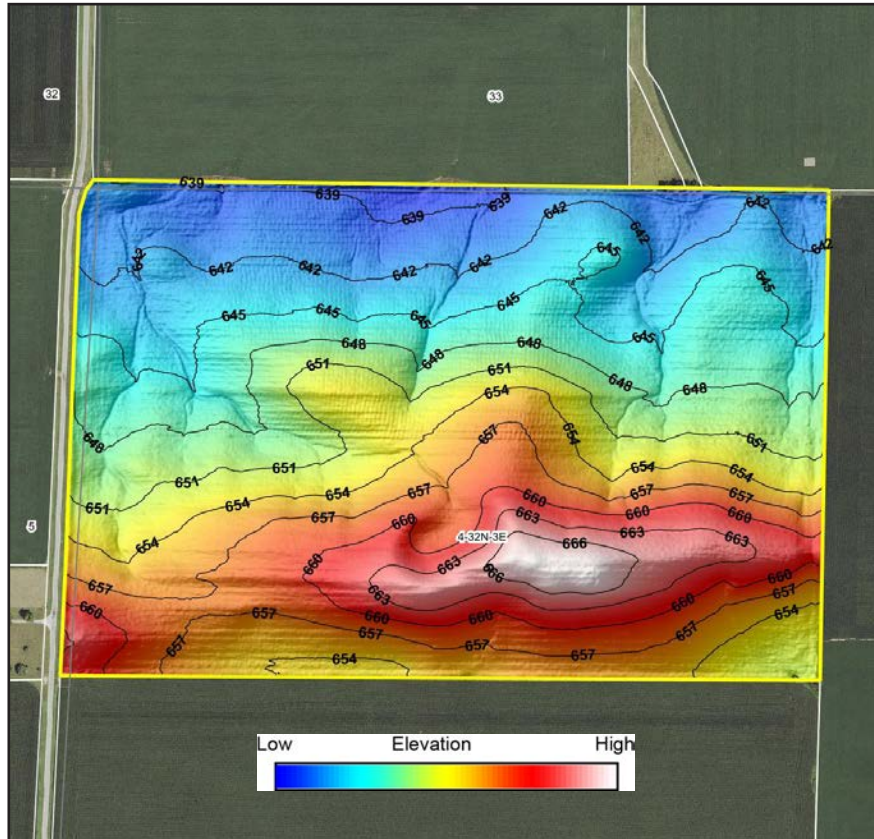




Area Symbol: IL099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**679B	Blackberry silt loam, 2 to 5 percent slopes	44.21	45.3%		FAV	**192	**59	**73	**6.90	**141
**152A	Drummer silty clay loam, 0 to 2 percent slopes	32.35	33.3%		FAV	**195	**63	**73	**5.60	**144
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	12.80	13.2%		FAV	**180	**56	**69	**6.50	**132
818A	Flanagan-Cattin silt loams, 0 to 3 percent slopes	6.08	6.3%		FAV	190	61	75	3.50	141
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.76	0.8%		FAV	**195	**63	**66	**5.80	**144
198A	Elburn silt loam, 0 to 2 percent slopes	0.54	0.6%		FAV	197	61	74	5.80	143
154A	Flanagan silt loam, 0 to 2 percent slopes	0.53	0.5%		FAV	194	63	77	5.90	144
Weighted Average						191.4	60.1	72.6	6.2	140.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
 Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>
 ** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG
 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.



Property Tax

Parcel Data Sheet

LASALLE COUNTY

12/17/2024 1:51 pm

Parcel #: 27-04-100-000

Page 1

General Information

<p>Owner Name: WEBER, CARL ARLA SEVERSON</p> <hr/> <p>Location:</p> <p>Township: 27-FARM RIDGE</p> <p>Subdivision:</p> <p>Sec/Lot:</p> <p>Legal Township:</p> <p>Range/Blk:</p> <p>Zoning:</p> <hr/> <p>Legal Description: N100.59ACS NW1/4 SEC 4-32-3</p>	<p>Tax Year: 2023</p> <p>Property Use: 0021 UNIMPROVED FARM</p> <p>Tax Code: FM002</p> <p>Tax Bill #: 68211</p> <p>Alternate Parcel #: 23-04-100-001</p> <p>Assessment Type: Locally Assessed</p> <p>State Assessed Value: 0</p> <p>TIF Base Value: 0.00</p> <hr/> <p>Acreage:</p> <p>Homesite: 0.000</p> <p>Other Taxable: 100.590</p> <p>Non Taxable: 0.000</p> <p>Total: 100.590</p> <hr/> <p>Year Begin: 2010 Year Retired:</p> <p>Split/Combined From: Split/Combined Into:</p>
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Valuations

	Local	Supervisor		Board of Review	
	Assessed	Assessed	Equalized	Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	0	0	0	76,762	76,762
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	0	0	76,762	76,762

Exemptions

1977 Base Value: 600
Senior Freeze Base : 0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
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Notes

Date	Description
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Other Addresses

<u>Notice Address</u>	<u>Tax Bill Address</u>
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Property Tax

Parcel Data Sheet

LASALLE COUNTY

12/17/2024 1:51 pm

Parcel #: 27-04-100-000

Page 2

2023 Taxes (Payable 2024)

Taxes:	5,483.82	Tax Rate:	7.14392
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

Payments

<u>Date</u>	<u>Payor</u>	<u>Taxes</u>	<u>Interest</u>	<u>Fees</u>	<u>Total</u>
07/11/2024	LaSalle State Bank	5,483.82	0.00	0.00	5,483.82





Online Auction Information

Navigating the Bidding Platform

The screenshot shows the RW Property Services online auction platform interface. It features a navigation menu on the left with a 'VIEW LIVE' button (callout 6). The main content area displays a search bar (callout 5) and a list of active auctions. Each auction listing includes a thumbnail, title, acreage, starting price, and a red 'REGISTER TO BID' button (callout 3). A detailed view of an auction is shown on the left, including an aerial map (callout 6), auction details, terms, and contact information (callout 4). The top right corner shows account information and navigation icons (callout 2). A large red button at the bottom of the auction listings is labeled '1'.

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

815.693.4063
 rob@rwpropertyservice.com
 rwpropertyservice.com

**Farm Ridge 100 Farm Auction
Terms and Conditions**

This is a one-tract auction that 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.

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 January 21, 2025, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before February 21, 2025.

Possession/Lease

- A. Possession will be granted at closing. Seller to terminate the farm lease with the current tenant.
- B. Seller received 100% of the 2024 cash rent. Buyer will receive 100% of the 2025 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 Buyer at closing, the 2024 real estate taxes, payable in 2025, based upon the most recent real estate tax information available. The 2025 real estate taxes payable in 2026, 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. Carl H. Weber Trust | Arla Elaine Severson Trust

Attorney. Keely Law Office | James Leo Keely

Ray L. Brownfield ALC AFM
Designated Seller's Agent
Land Pro LLC
License 471.002495 (Real Estate)

Robert J. "Rob" Warmbir, ALC AFM
Auctioneer
RW Property Services, LLC
License 441.002377 (Auctioneer)

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looking east, 10.16.24

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