

# DEW FARM AUCTION

**IN-PERSON & LIVE ONLINE**

**HIGH QUALITY FARM | LaSalle County IL**



**165.30 $\pm$**  surveyed acres  
to register: [www.landprollc.us/auctions](http://www.landprollc.us/auctions)

**March 8, 2022 | 2:00 pm**



**auction location: Edgwood Park Golf Club | 3269 IL 89 | McNabb IL 61335**

**Dew Farm, LLC**

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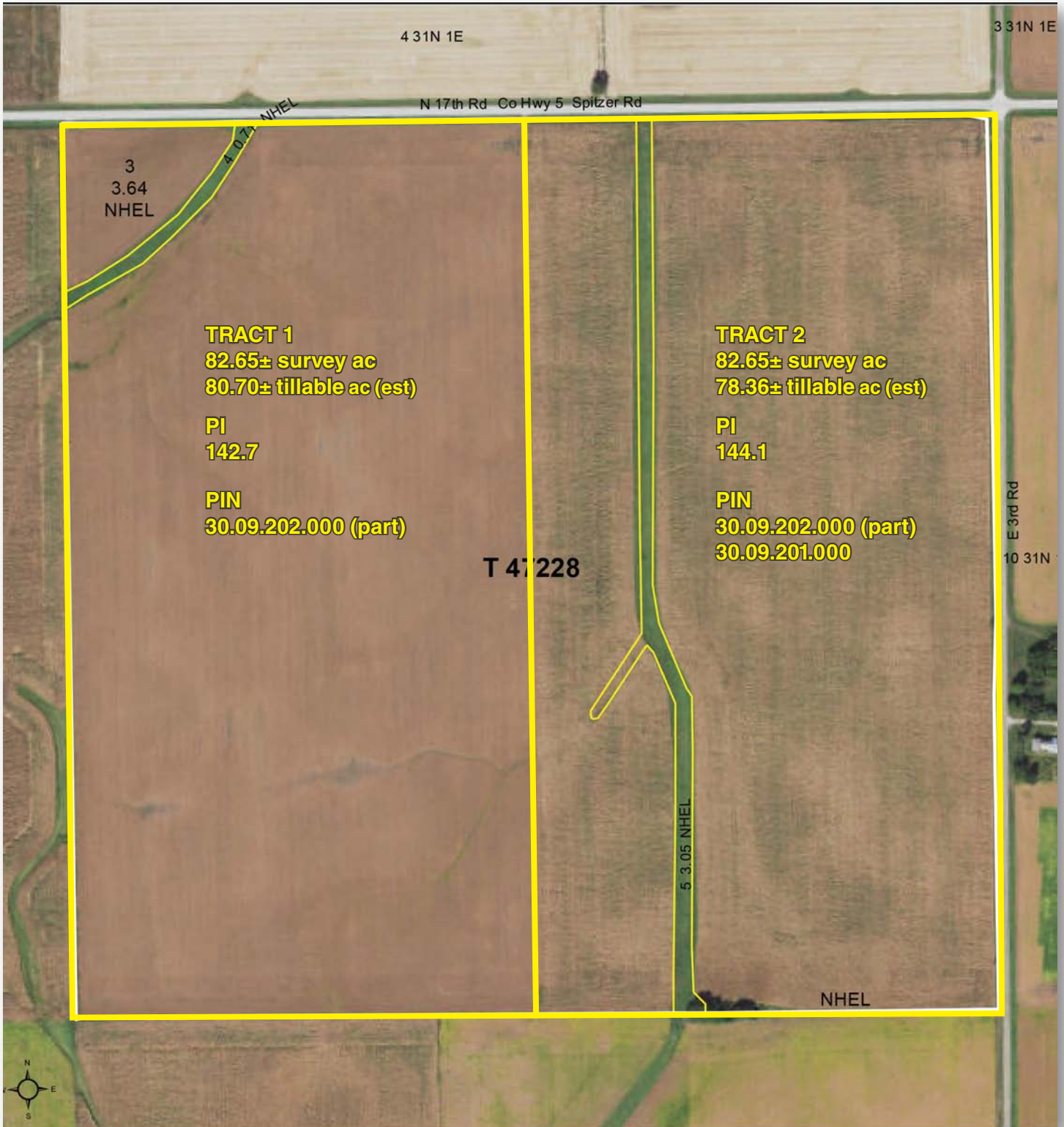
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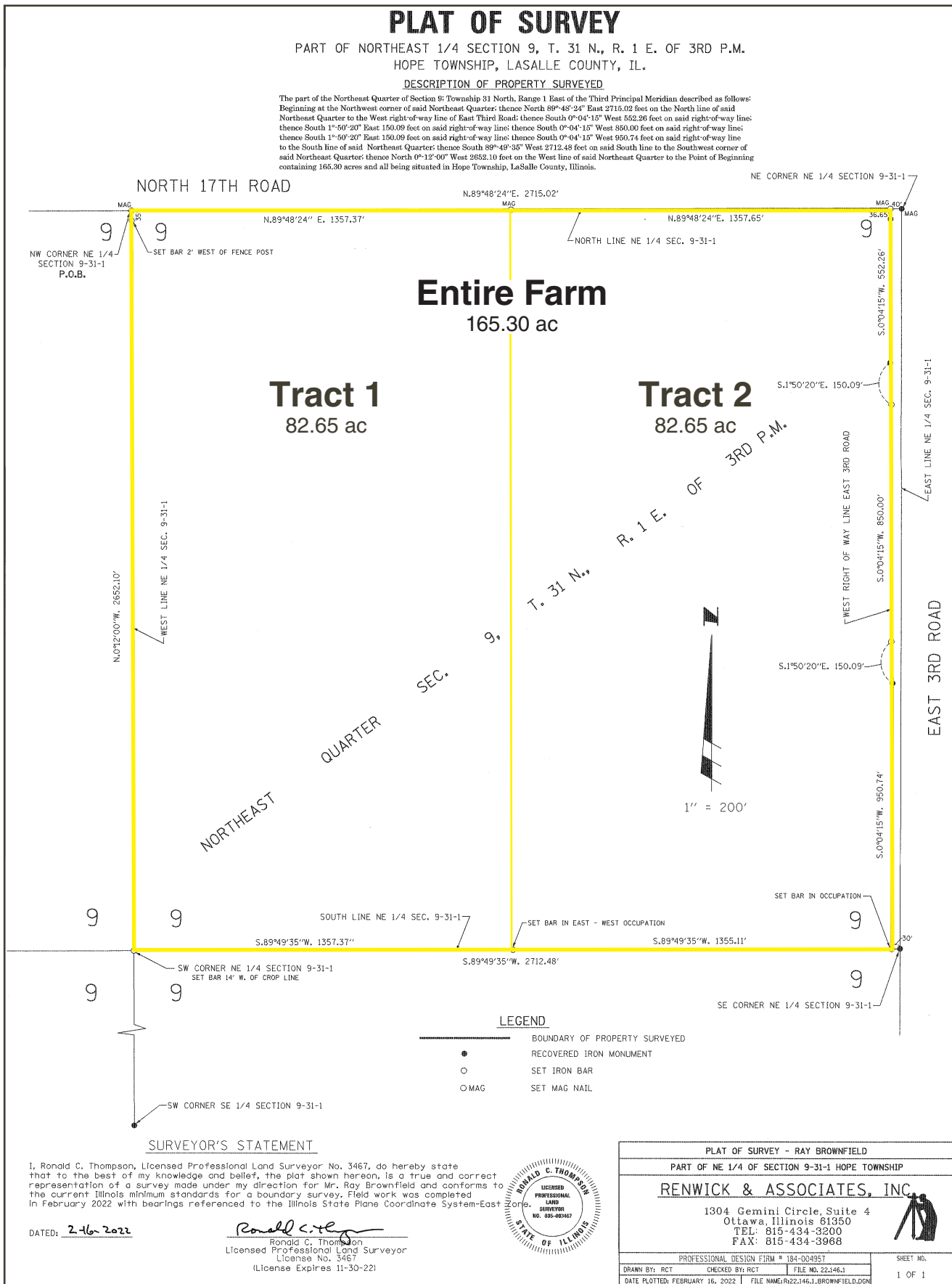






# Hope Township | LaSalle County IL





Boundaries and acreages are approximate.



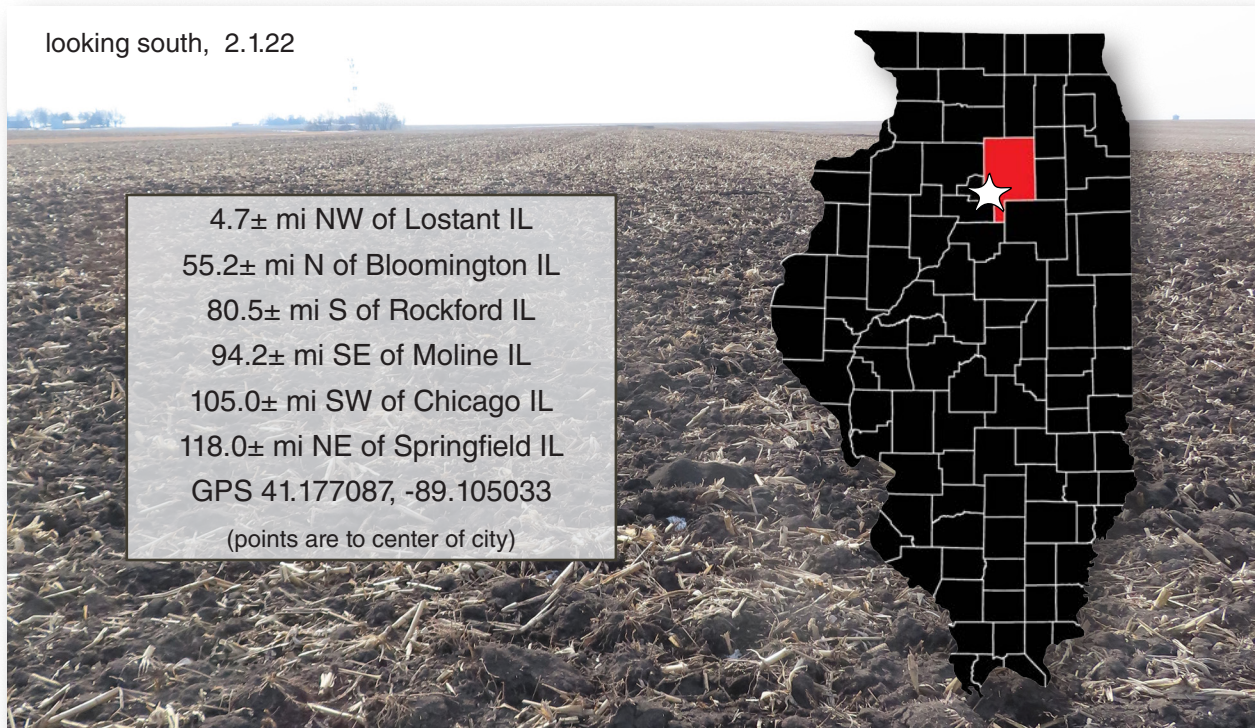
The Dew Farm is a high quality, Class A farm containing 165.30 surveyed acres (159.06 tillable acres). The farm is well drained and has an average Productivity Index of 143.3. The Dew Farm is well located to Illinois River commodity markets.

**Auction Location**  
**Edgewood Park Golf Club | 3269 IL 89 | McNabb IL 61335**

- acreage - 165.30± surveyed acres (159.06± FSA tillable acres)
- description - The NE¼, Section 9, Hope Township, T.31N.-R.1E., LaSalle County Illinois
- soils - Productivity Index - 143.4 (avg of both tracts)  
 predominantly Sable, Muscatune-Buckhart, Osco, Muscatune, Flanagan-Catlin
- taxes (2020) - \$9,159.78 (\$55.40/ac) (both tracts)
- 5-year yield - Corn - 229 bushels per acre | Soybeans - 68 bushels per acre
- soil tests - Soil test information available upon request.
- PIN - 03.09.201.000 and 03.09.202.000 (no buildings)
- survey - Available upon request.
- frontage - Spitzer Road (N 17<sup>th</sup> Road) and E 3<sup>rd</sup> Road

<b>FSA Farm 11201   Tract 47228 ARC-CO</b>		
Commodity	Base Acres	County Yield
Corn	80.32	188
Soybeans	79.78	51

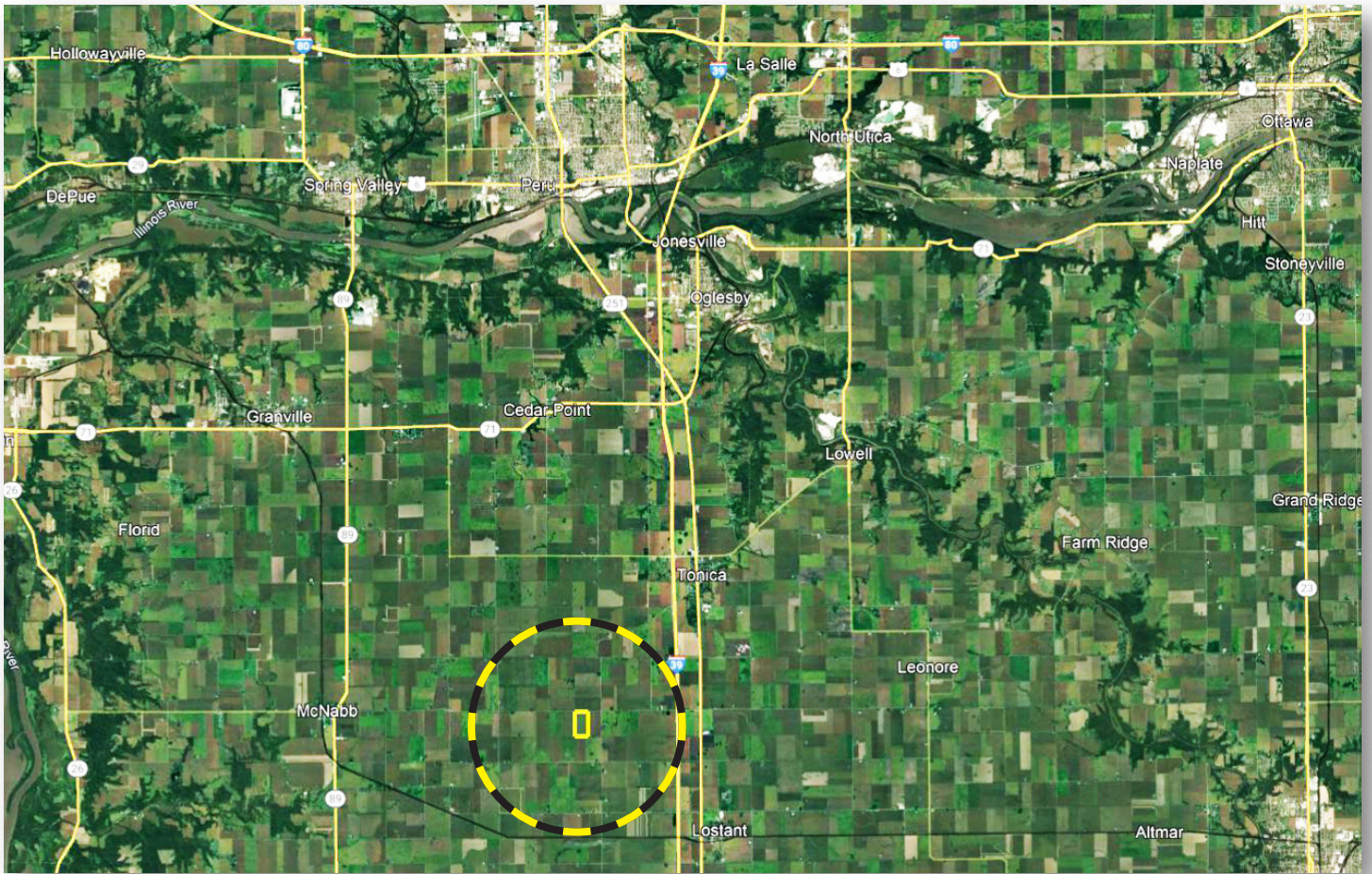
<b>Soil Test Crop-Tech Consulting</b>	
East acreage July 1, 2020	West acreage April 30, 2021
av pH - 6.1	av pH - 6.3
av P - 21.0	av P - 29.4
av K - 214	av K - 253
Lime applied Fall 2021	





Dew Farm - Tract 1

82.65± surveyed ac (80.70± tillable ac-est) | Section 9 | Hope Township | T.31-R.1E. | LaSalle County Illinois



**Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner**

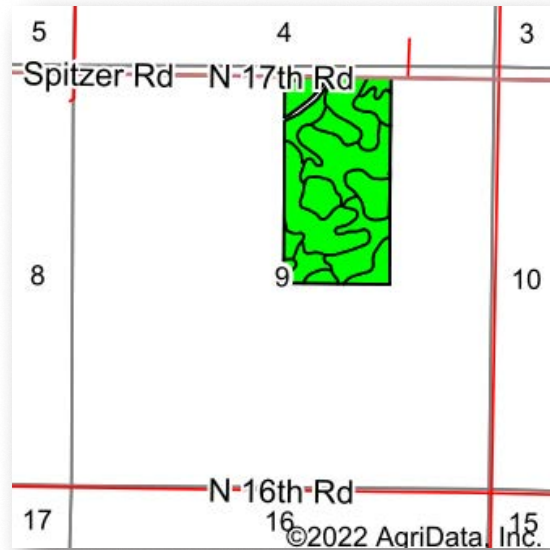
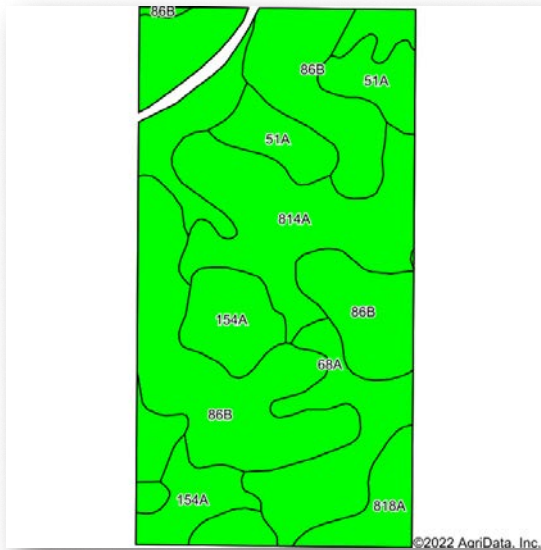
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



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<p><b>Description</b> The W½ of the NE¼ of Section 9, Hope Township, T.31N.-R.1E., LaSalle County Illinois</p> <p><b>Frontage</b> Spitzer Road (N 17<sup>th</sup> Road)</p>	<p><b>Acreage</b> 82.65± survey acres (80.70± tillable acres-est)</p> <p><b>Soils</b> Productivity Index - 142.7 predominantly Osco, Sable, Muscatune-Buckhart</p>	<p><b>Real Estate Taxes</b> (2020-est) \$4,495.67 (\$54.38/ac) no buildings</p> <p><b>PIN</b> 30.09.201.000 (partial)</p>
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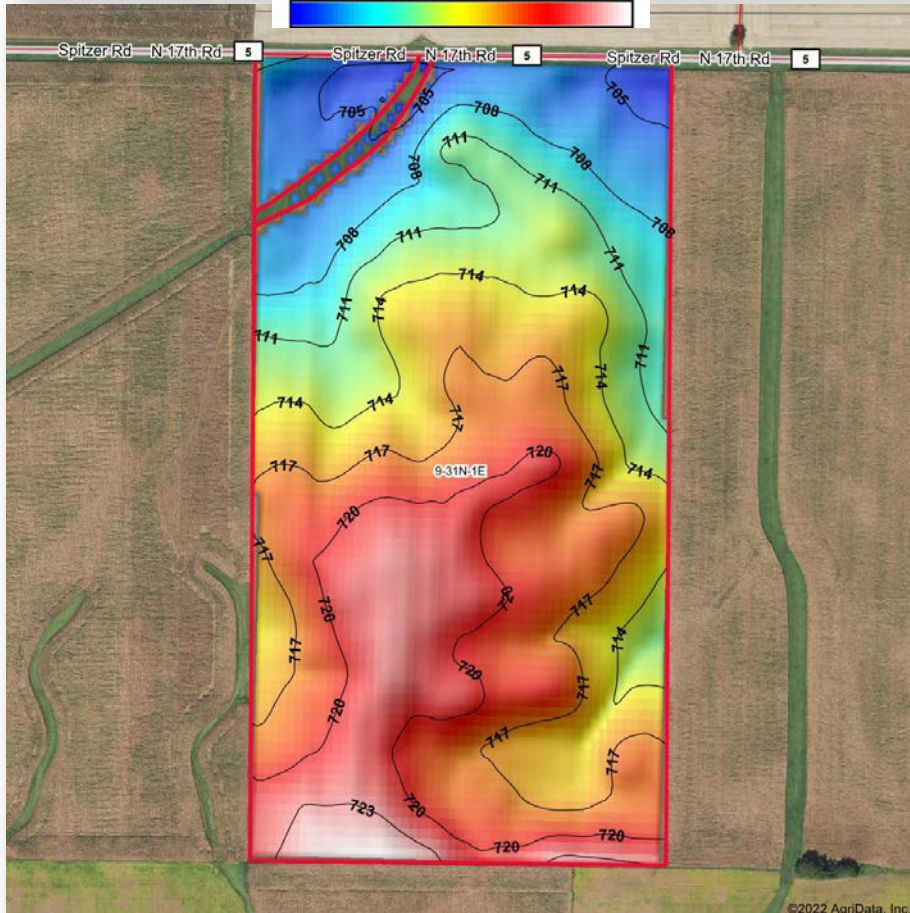


Area Symbol: IL099, Soil Area Version: 17

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
**86B	Osco silt loam, 2 to 5 percent slopes	28.19	34.5%		FAV	**189	**59	**74	**6.83	0.00	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	19.46	23.8%		FAV	192	63	74	0.00	5.77	143
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	14.14	17.3%		FAV	193	62	75	0.00	6.02	145
154A	Flanagan silt loam, 0 to 2 percent slopes	8.04	9.8%		FAV	194	63	77	0.00	5.90	144
51A	Muscatune silt loam, 0 to 2 percent slopes	6.35	7.8%		FAV	200	64	75	0.00	6.02	147
818A	Flanagan-Cattin silt loams, 0 to 3 percent slopes	5.46	6.7%		FAV	191	61	75	0.00	6.25	142
<b>Weighted Average</b>						<b>191.9</b>	<b>61.4</b>	<b>74.6</b>	<b>2.36</b>	<b>3.89</b>	<b>142.7</b>

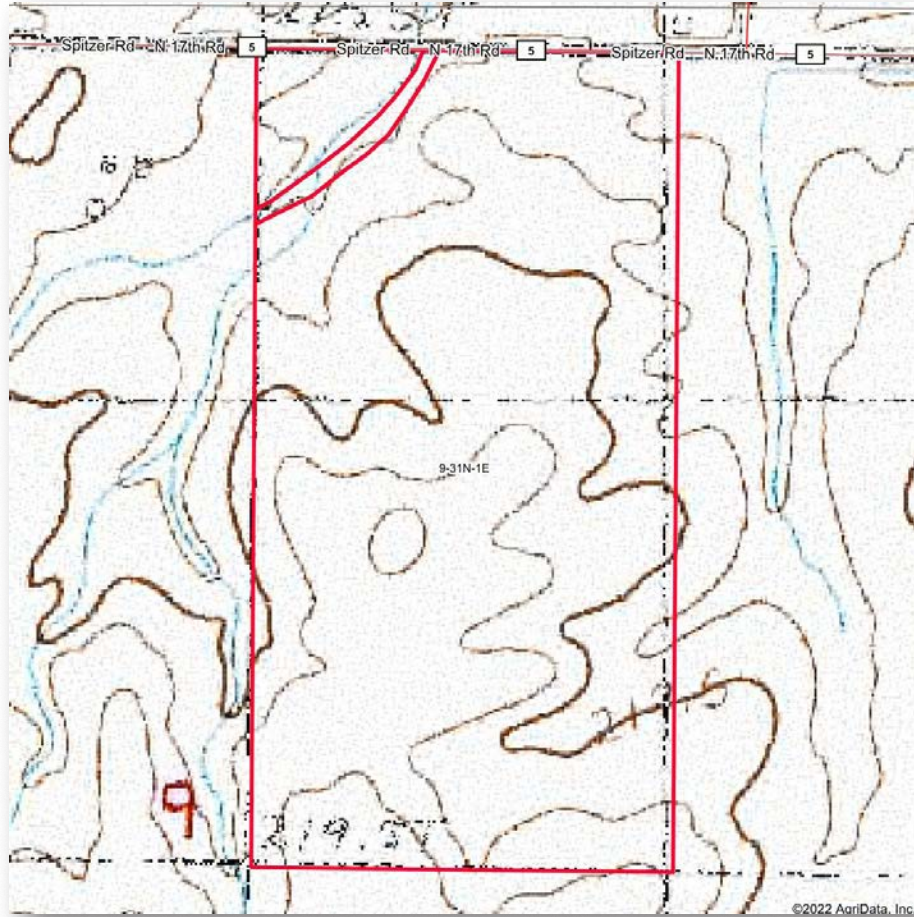
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following 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.





Boundaries and acreages are approximate.





looking south, 2.1.22



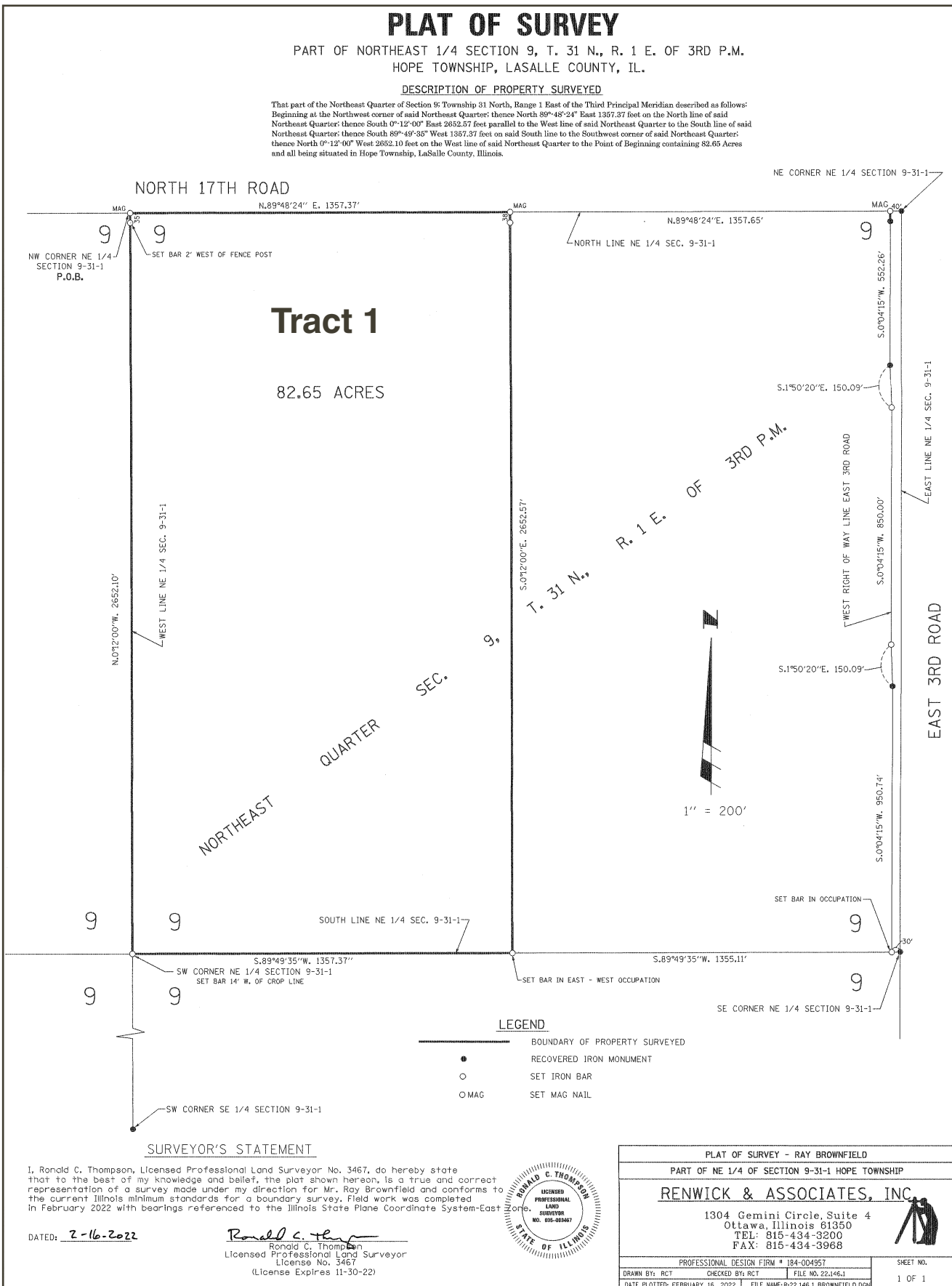


# PLAT OF SURVEY

PART OF NORTHEAST 1/4 SECTION 9, T. 31 N., R. 1 E. OF 3RD P.M.  
HOPE TOWNSHIP, LASALLE COUNTY, IL.

## DESCRIPTION OF PROPERTY SURVEYED

That part of the Northeast Quarter of Section 9; Township 31 North, Range 1 East of the Third Principal Meridian described as follows:  
Beginning at the Northwest corner of said Northeast Quarter; thence North 89°48'24" East 1357.37 feet on the North line of said Northeast Quarter; thence South 0°12'00" East 2652.57 feet parallel to the West line of said Northeast Quarter to the South line of said Northeast Quarter; thence South 89°49'35" West 1357.37 feet on said South line to the Southwest corner of said Northeast Quarter; thence North 0°12'00" West 2652.10 feet on the West line of said Northeast Quarter to the Point of Beginning containing 82.65 Acres and all being situated in Hope Township, LaSalle County, Illinois.



**SURVEYOR'S STATEMENT**  
I, Ronald C. Thompson, Licensed Professional Land Surveyor No. 3467, do hereby state that to the best of my knowledge and belief, the plat shown hereon, is a true and correct representation of a survey made under my direction for Mr. Ray Brownfield and conforms to the current Illinois minimum standards for a boundary survey. Field work was completed in February 2022 with bearings referenced to the Illinois State Plane Coordinate System-East

DATED: 2-16-2022

*Ronald C. Thompson*  
Ronald C. Thompson  
Licensed Professional Land Surveyor  
License No. 3467  
(License Expires 11-30-22)

- LEGEND**
- BOUNDARY OF PROPERTY SURVEYED
  - RECOVERED IRON MONUMENT
  - SET IRON BAR
  - MAG SET MAG NAIL

PLAT OF SURVEY - RAY BROWNFIELD			
PART OF NE 1/4 OF SECTION 9-31-1 HOPE TOWNSHIP			
<b>RENWICK &amp; ASSOCIATES, INC.</b>			
1304 Gemini Circle, Suite 4 Ottawa, Illinois 61350 TEL: 815-434-3200 FAX: 815-434-3968			
PROFESSIONAL DESIGN FIRM # 184-004957	SHEET NO.		
DRAWN BY: RCT	CHECKED BY: RCT	FILE NO. 22,146,1	1 OF 1
DATE PLOTTED: FEBRUARY 16, 2022   FILE NAME: R22,146,1_BROWNFIELD.DGN			

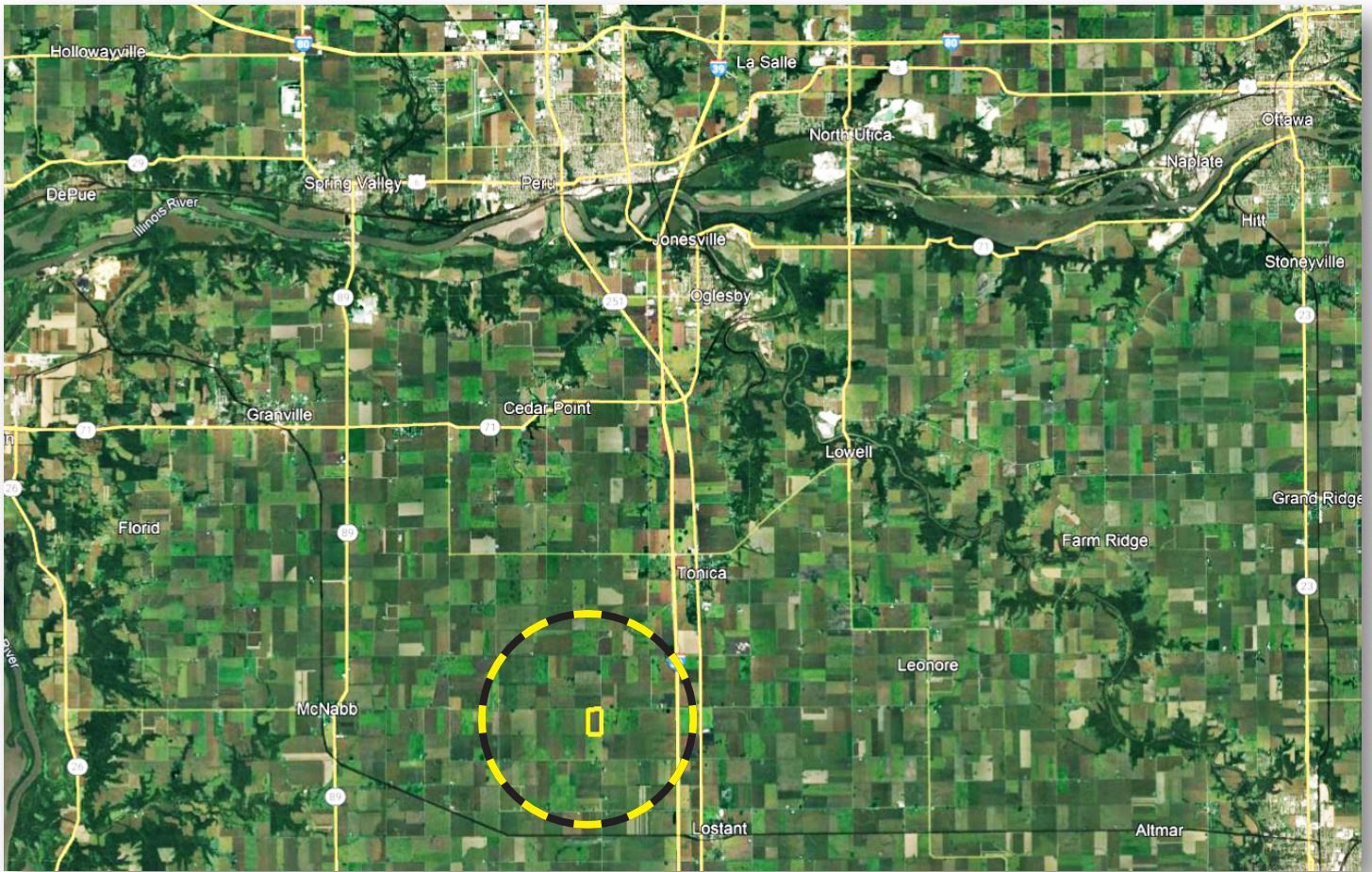


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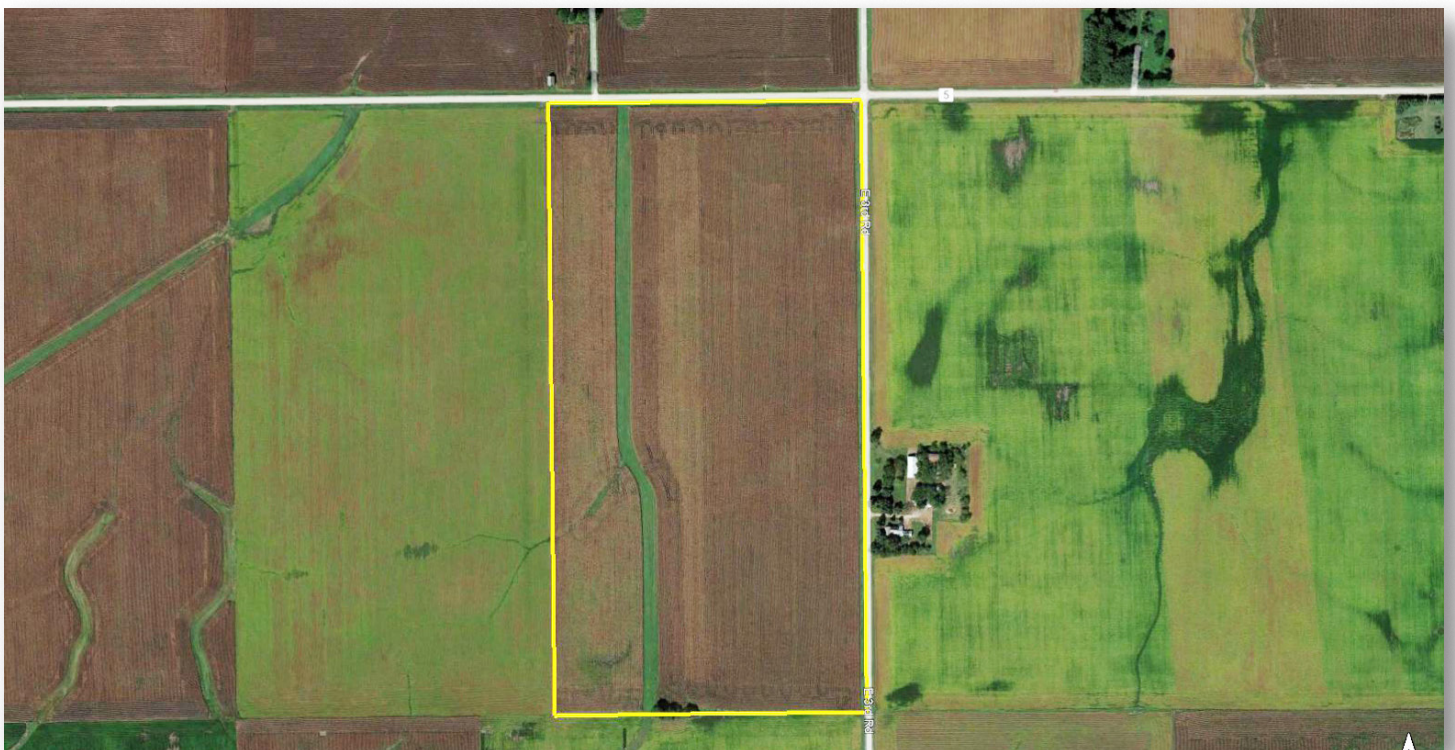
Dew Farm - Tract 2

82.65± surveyed ac (78.36± tillable ac-est) | Section 9 | Hope Township | T.31-R.1E. | LaSalle County Illinois



**Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner**

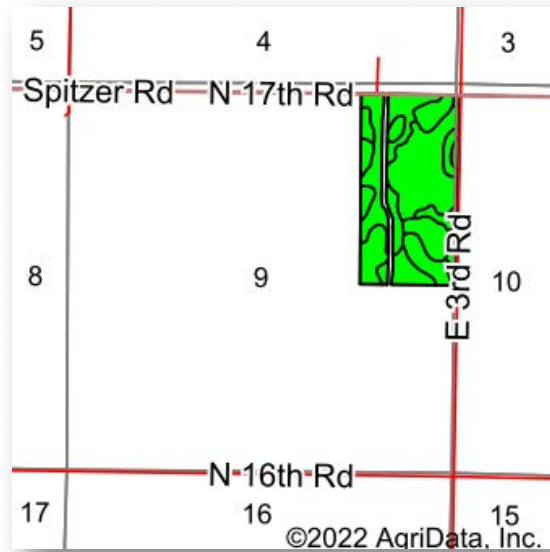
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



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<b>Description</b> The E½ of the NE¼ of Section 9, Hope Township, T.31N.-R.1E., LaSalle County Illinois  <b>Frontage</b> Spitzer Road (N 17 <sup>th</sup> Road) E 3 <sup>rd</sup> Road	<b>Acreage</b> 82.65± survey acres (78.36± tillable acres-est)	<b>Real Estate Taxes</b> (2020-est) \$4,664.11 (\$56.42/ac) no buildings
	<b>Soils</b> Productivity Index - 144.1 predominantly Muscatune-Buckhart, Sable, Muscatune, Flanagan-Catlin	<b>PIN</b> 30.09.201.000 (partial) 30.09.202.000



Area Symbol: IL099, Soil Area Version: 17

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
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	25.90	32.9%		FAV	193	62	75	0.00	6.02	145
68A	Sable silty clay loam, 0 to 2 percent slopes	22.41	28.5%		FAV	192	63	74	0.00	5.77	143
51A	Muscatune silt loam, 0 to 2 percent slopes	11.94	15.2%		FAV	200	64	75	0.00	6.02	147
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	10.68	13.6%		FAV	191	61	75	0.00	6.25	142
356A	Elpaso silty clay loam, 0 to 2 percent slopes	4.85	6.2%		FAV	195	63	66	0.00	5.77	144
**86B	Oscos silt loam, 2 to 5 percent slopes	2.97	3.8%		FAV	**189	**59	**74	**6.83	0.00	**140
<b>Weighted Average</b>						<b>193.5</b>	<b>62.4</b>	<b>74.1</b>	<b>0.26</b>	<b>5.74</b>	<b>144.1</b>

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

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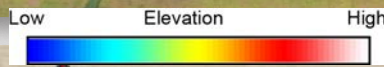
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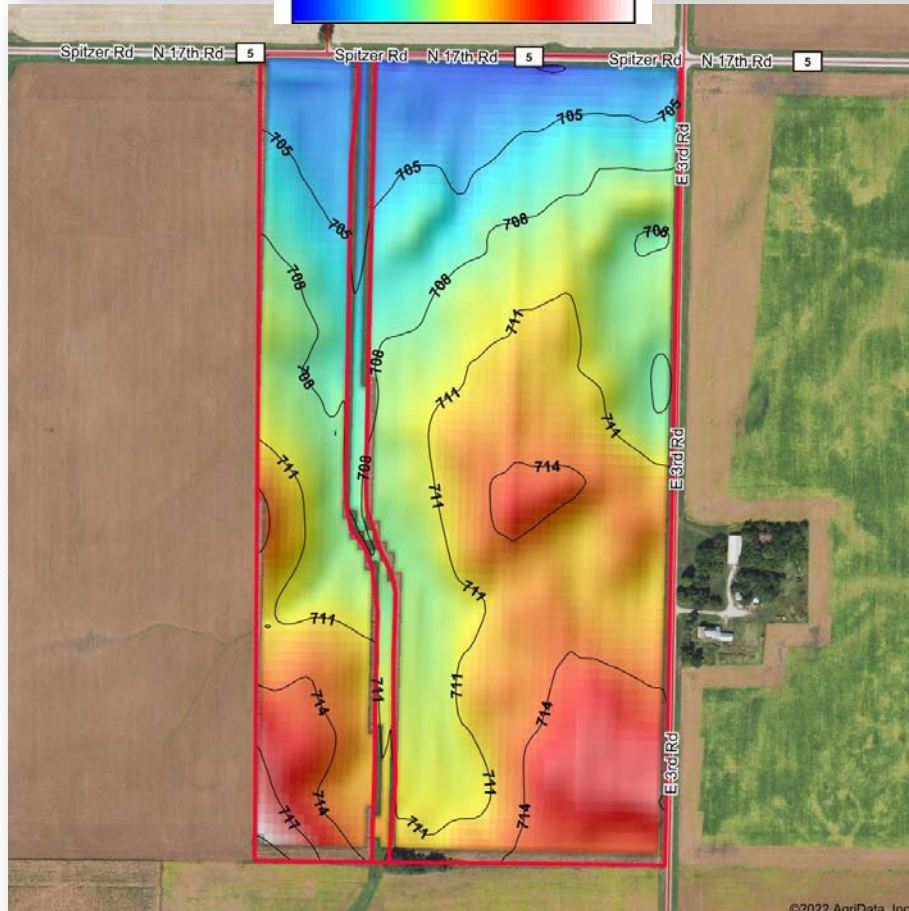
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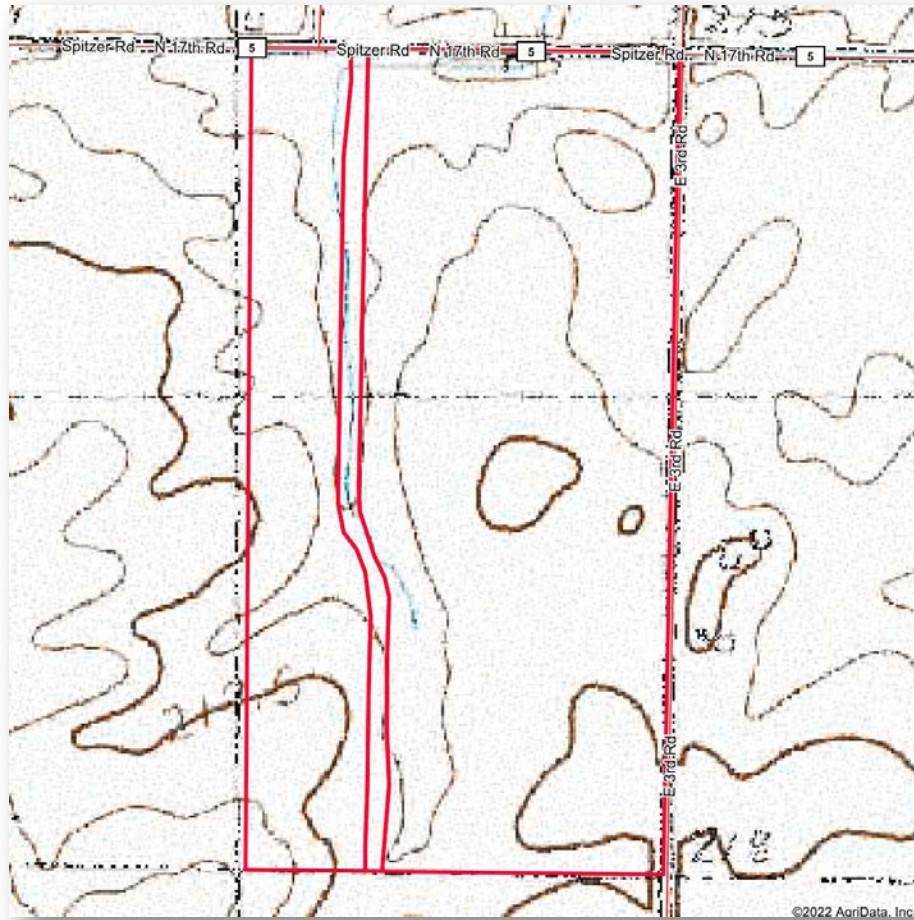
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©2022 AeriData, Inc.

Boundaries and acreages are approximate.





looking south, 2.1.22

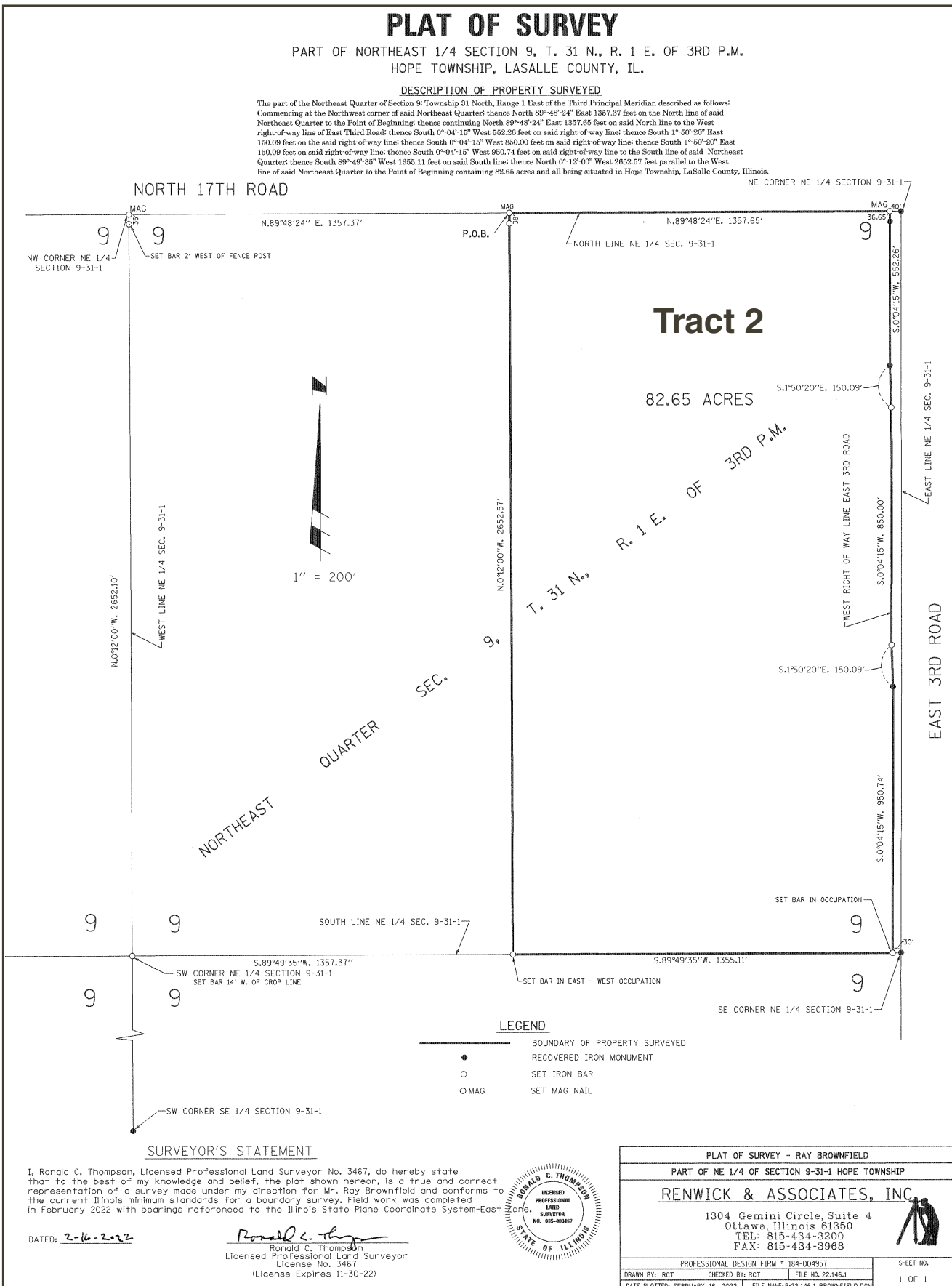


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## DESCRIPTION OF PROPERTY SURVEYED

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### SURVEYOR'S STATEMENT

I, Ronald C. Thompson, Licensed Professional Land Surveyor No. 3467, do hereby state that to the best of my knowledge and belief, the plat shown hereon, is a true and correct representation of a survey made under my direction for Mr. Ray Brownfield and conforms to the current Illinois minimum standards for a boundary survey. Field work was completed in February 2022 with bearings referenced to the Illinois State Plane Coordinate System-East

DATED: 2-16-2022

*Ronald C. Thompson*  
 Ronald C. Thompson  
 Licensed Professional Land Surveyor  
 License No. 3467  
 (License Expires 11-30-22)



- LEGEND**
- BOUNDARY OF PROPERTY SURVEYED
  - RECOVERED IRON MONUMENT
  - SET IRON BAR
  - MAG SET MAG NAIL

PLAT OF SURVEY - RAY BROWNFIELD			
PART OF NE 1/4 OF SECTION 9-31-1 HOPE TOWNSHIP			
RENWICK & ASSOCIATES, INC.			
1304 Gemini Circle, Suite 4 Ottawa, Illinois 61350 TEL: 815-434-3200 FAX: 815-434-3968			
PROFESSIONAL DESIGN FIRM # 184-004957	SHEET NO.		
DRAWN BY: RCT	CHECKED BY: RCT	FILE NO. 22.146.1	1 OF 1
DATE PLOTTED: FEBRUARY 16, 2022   FILE NAME: R22.146.1.BROWNFIELD.DGN			



Boundaries and acreages are approximate.





**Professional Land Specialists**

2681 US Hwy 34 | Oswego, IL 60543  
331.999.3490 | www.landprollc.us

### Auction Registration

Name \_\_\_\_\_ Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email \_\_\_\_\_ @ \_\_\_\_\_

Phone \_\_\_\_\_ cell  landline

#### Would you like to be notified of future auctions?

Regular Mail  Email

State/County of interest \_\_\_\_\_

If you will be 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.

By signing this Auction Registration form, I understand that Land Pro LLC, and its representatives, represent the Seller(s) and are not acting on behalf of the Buyer(s). This notice of no agency is provided as required by state law.

If I am the successful bidder, I hereby agree to comply with the terms and conditions of the sale including, but not limited to, signing and performing in accordance with the purchase agreement.

I understand that by bidding during the auction, the bid I place is a per acre bid. I further understand that bidding is not conditional upon financial.

Signed \_\_\_\_\_ Date \_\_\_\_\_



Boundaries and acreages are approximate.

**Dew Farm Auction Terms and Conditions**

**Procedure.** This is a two-tract auction. Both tracts will be offered as a “Choice” auction method. The “Choice” auction method allows the high bidder to choose which tract(s) they would like to purchase. If there are remaining tract(s) after the high bidder decides, the remaining tract(s) will be offered with another round of bidding. Tracts will not be combined at the end. Bids will be taken in-person at the auction site (Edgewood Park Golf Club) and live online. 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(s) will sign a purchase agreement immediately following the close of bidding. **The purchase price will be calculated by multiplying the surveyed acres by the winning 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 being declared the buyer. 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 March 8, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before April 11, 2022.

**Possession/Lease**

- A. Possession will be granted at closing.
- B. The 2022 cash rental lease (157.90 tillable acres at \$315.00 per acre = \$49,738.50, payable April 15 (50%) and December 15 (50%)), fully executed on January 1, 2022, with all contained terms and conditions, to be assumed by the buyer(s) at closing. In addition, a credit of \$85 per tillable acre will be granted to the buyer(s) at closing.

**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(s).

**Real Estate Taxes and Assessments.** Seller will credit, at closing, the 2021 real estate taxes payable in 2022 based upon the most recent real estate tax information available. 2022 real estate taxes payable in 2023, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

**Survey.** Both tracts are 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 his or her 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 videotaped. 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.** Dew Farms, LLC

**Attorney.** Stanley, Lande & Hunter

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


Robert J. “Rob” Warmbir  
Auctioneer  
RW Property Services, Inc.  
License 441.002377 (Auctioneer)



Boundaries and acreages are approximate.



# UPCOMING LAND AUCTIONS



**Fritsch 110 Farm**  
**March 11, 2022 | 2:00 pm**

**IN-PERSON & LIVE ONLINE**



**Yorkville Farm**  
**March 15, 2022 | 2:00 pm**

2-17-22

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



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