

FREISE FARM AUCTION

HIGH QUALITY FARM | DeKalb County IL

LIVE ONLINE ONLY

September 20, 2022 | 10:00 am

155.405[±] surveyed acres (2 tracts)

to register: www.landprollc.us/auctions

8.12.22

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

Freise Farm

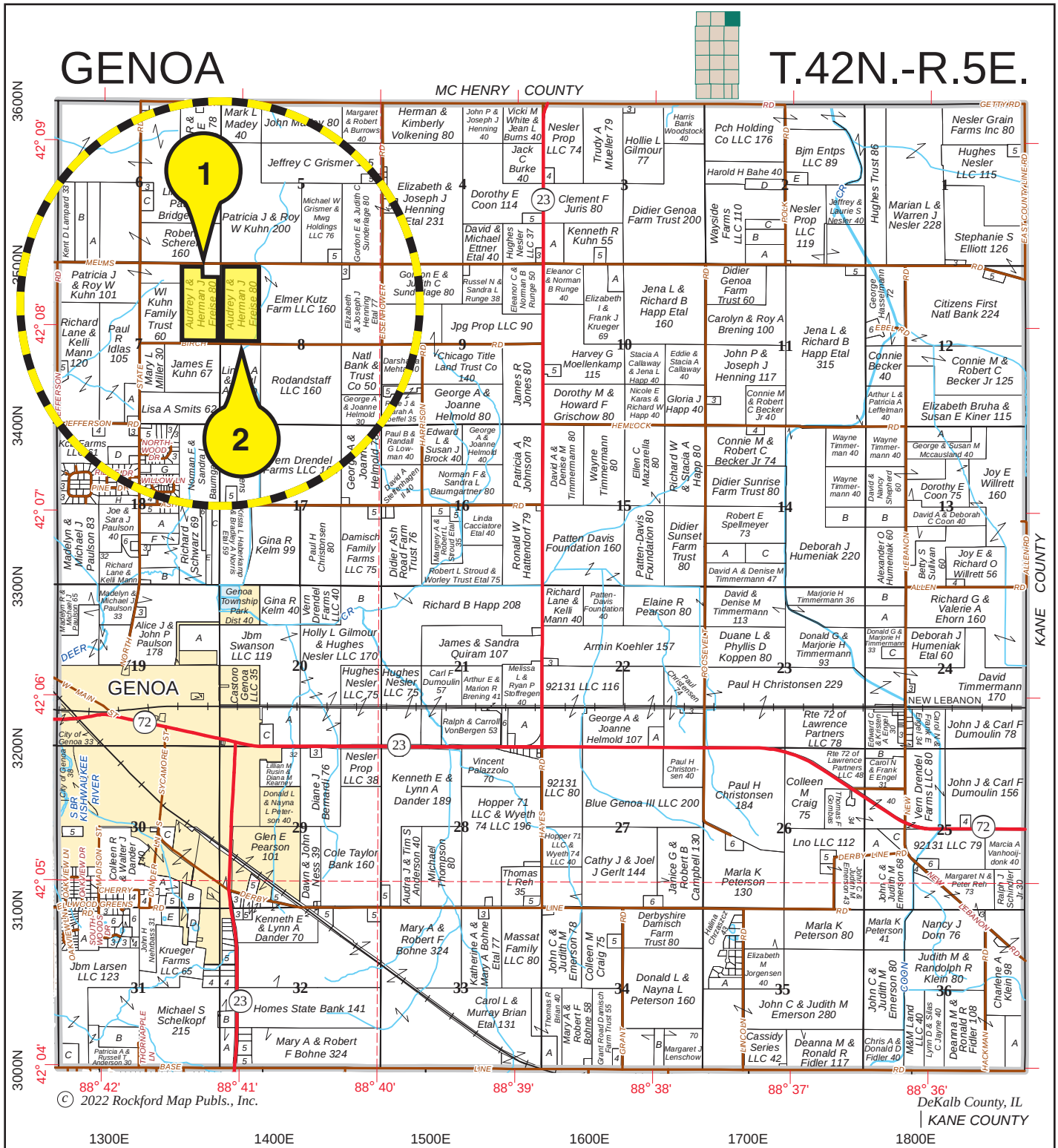
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Tract 1

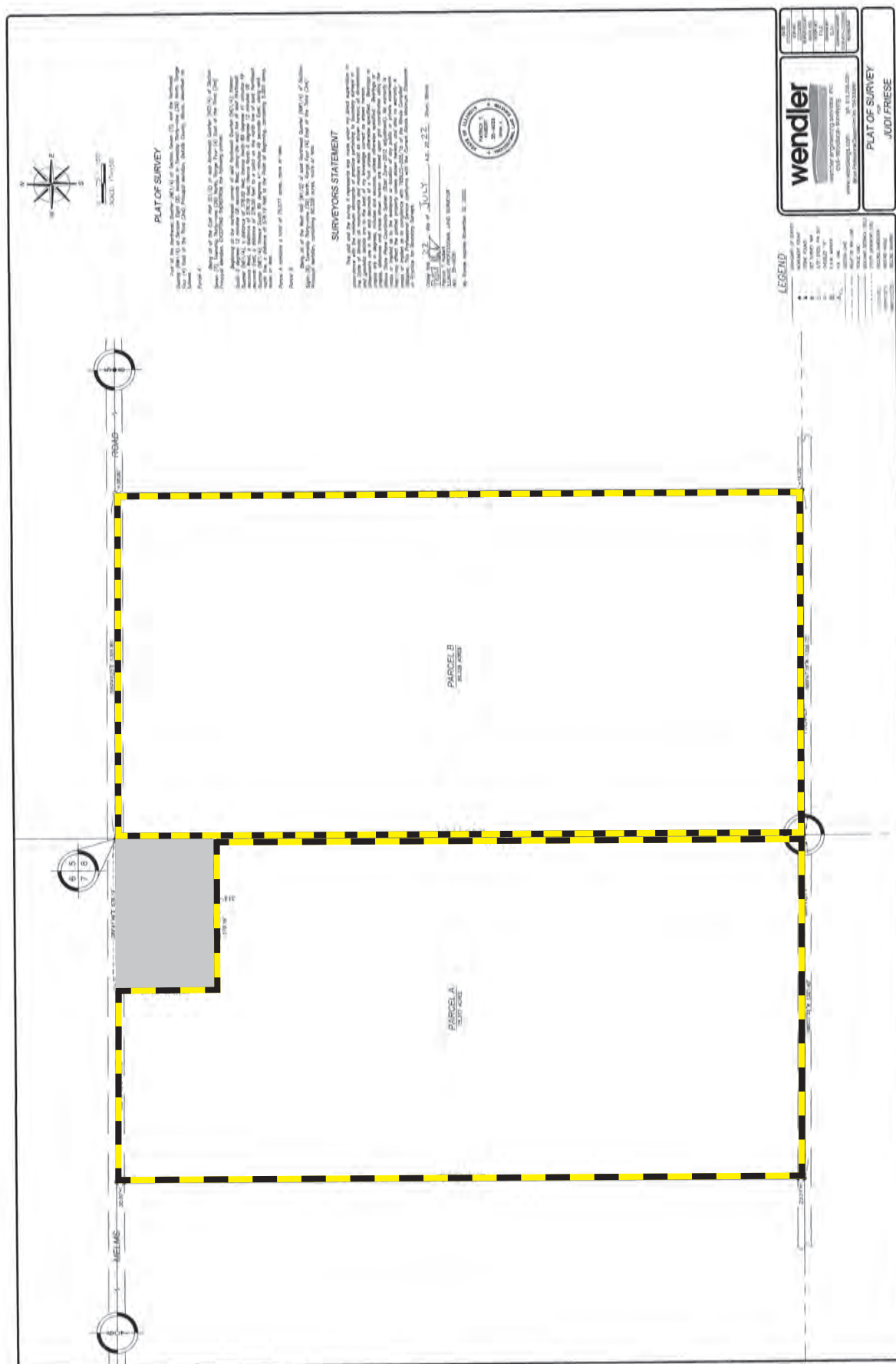
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concrete drop box

outlet

We appreciate the opportunity to bring this high quality, Class A soil, 155.405 surveyed acre farm, located in DeKalb County (near Genoa Illinois) to auction. The farm is being auctioned **ONLINE ONLY** (phone bids accepted) beginning at 10:00 am on Tuesday, September 20, 2022. The two tracts will be offered by the “choice” auction method which allows the high bidder to choose which tract(s) they would like to purchase.

Register at www.landprollc.us/auctions.

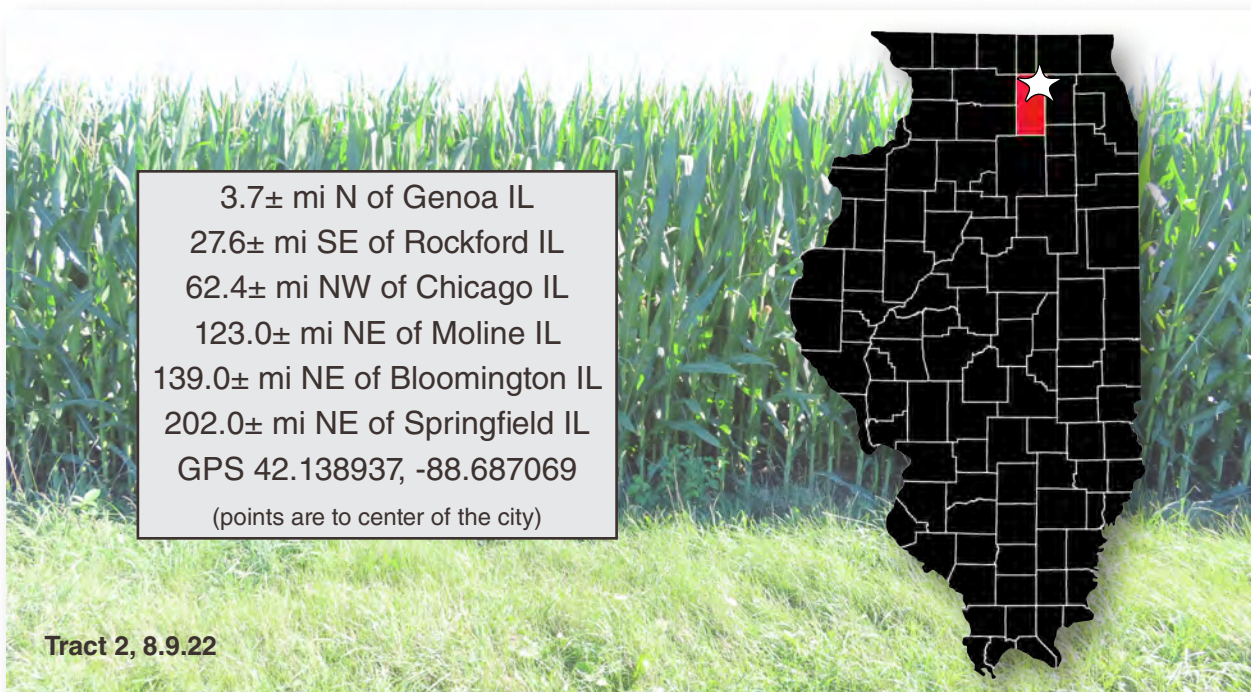
LIVE ONLINE ONLY

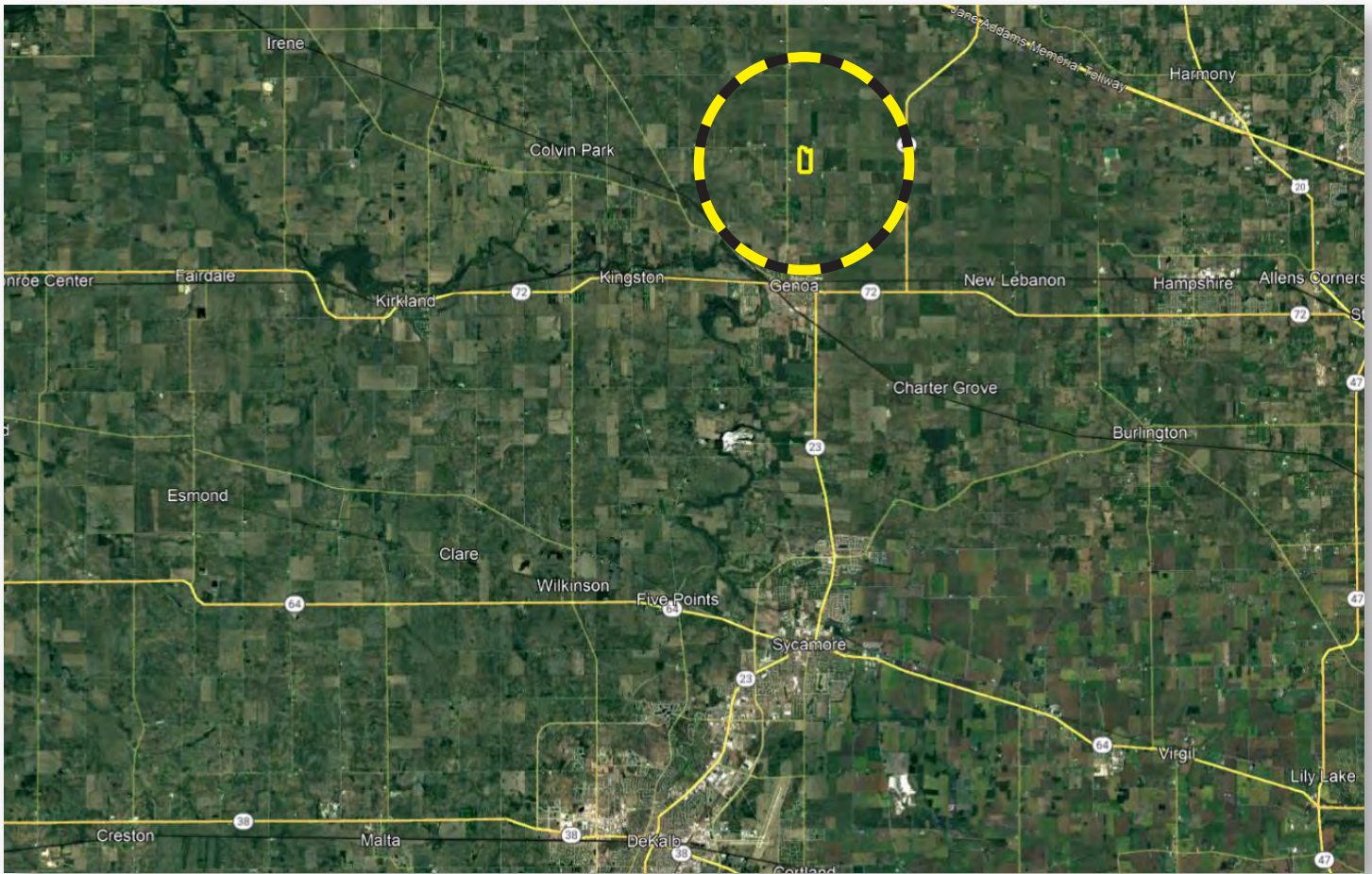
acreage	155.405± surveyed acres (152.04± tillable acres-estimated)
description	Most of the E½ of the NE¼ of Section 7, and the W½ of the NW¼ of Section 8 in Genoa Township, T.42N.-R.5E., DeKalb County Illinois
soils	Productivity Index - 140.95 (avg of both tracts) Flanagan, Danabrook, Elpaso
taxes (2021)	\$8,971.51 (\$57.72/ac) (both tracts)
PIN	03.07.200.003, 03.08.100.001(no buildings)
frontage	Melms Road, Birch Road

FSA Farm 639 Tract 85		
Commodity	Base Acres	County Yield
Corn (PLC)	91.50	157
Soybeans (ARC-CO)	61.38	45

Freise Farm Yields 5-year average (bushels)	
Corn	Soybeans
202	62

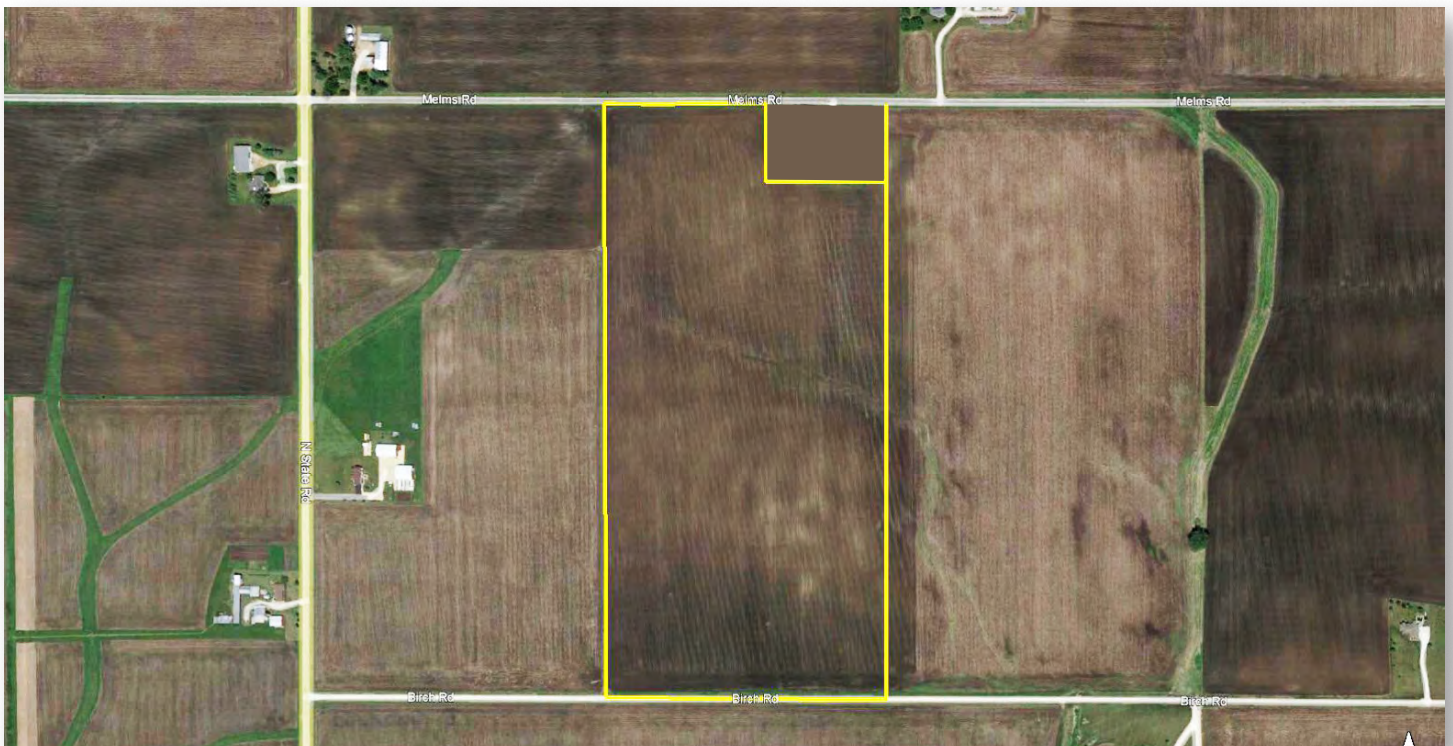
Soil Test Waypoint Analytica April 3, 2021	
Tract 1	Tract 2
av pH - 6.45	av pH - 6.33
av P - 36.67	av P - 49.06
av K - 230.60	av K - 273.31



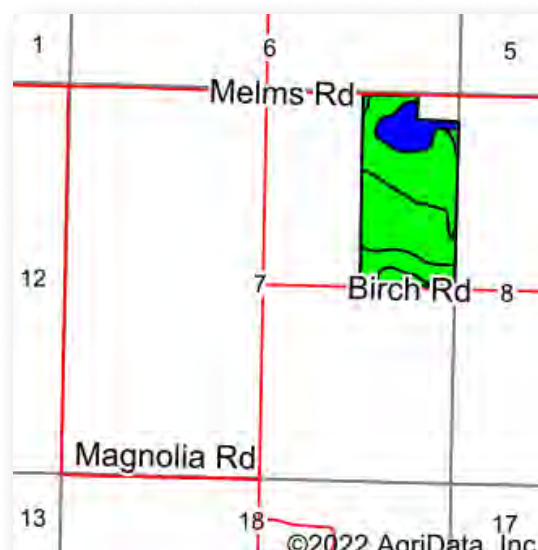
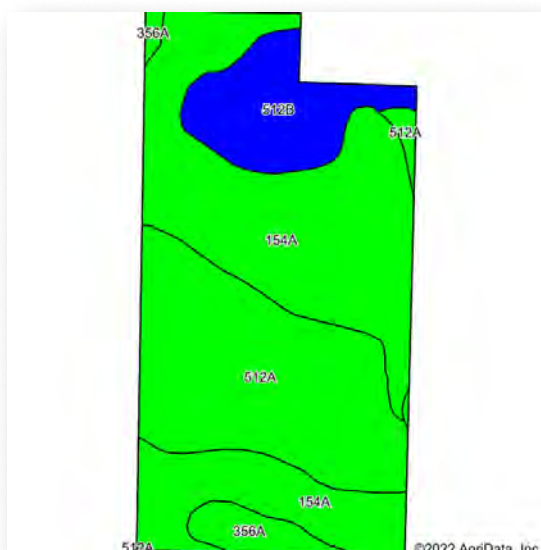


Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner

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acreage	75.077± surveyed acres (73.22± tillable acres-estimated)
description	Most of the E½ of the NE¼ of Section 7, Genoa Township, T.42N.-R.5E., DeKalb County Illinois
soils	Productivity Index - 141.1 (Flanagan, Danabrook, Elpaso)
taxes (2021)	\$4,522.61 (\$60.23/ac) estimated
PIN	03.07.200.003 (no buildings)
soil test	Available upon request.
frontage	Melms Road, Birch Road



Area Symbol: IL037, Soil Area Version: 16											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	36.20	49.4%		FAV	194	63	77	0.00	5.90	144
512A	Danabrook silt loam, 0 to 2 percent slopes	24.51	33.5%		FAV	187	59	73	6.40	0.00	138
**512B	Danabrook silt loam, 2 to 5 percent slopes	9.43	12.9%		FAV	**185	**58	**72	**6.34	0.00	**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	3.08	4.2%		FAV	195	63	66	0.00	5.77	144
Weighted Average						190.5	61	74.6	2.96	3.16	141.1

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/>

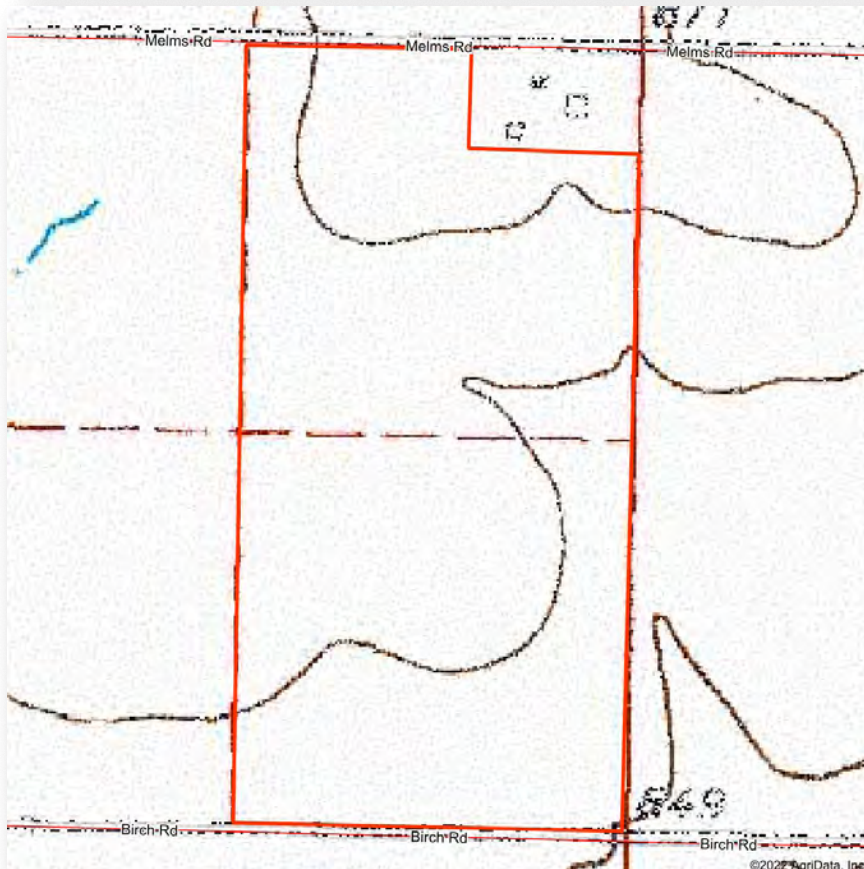
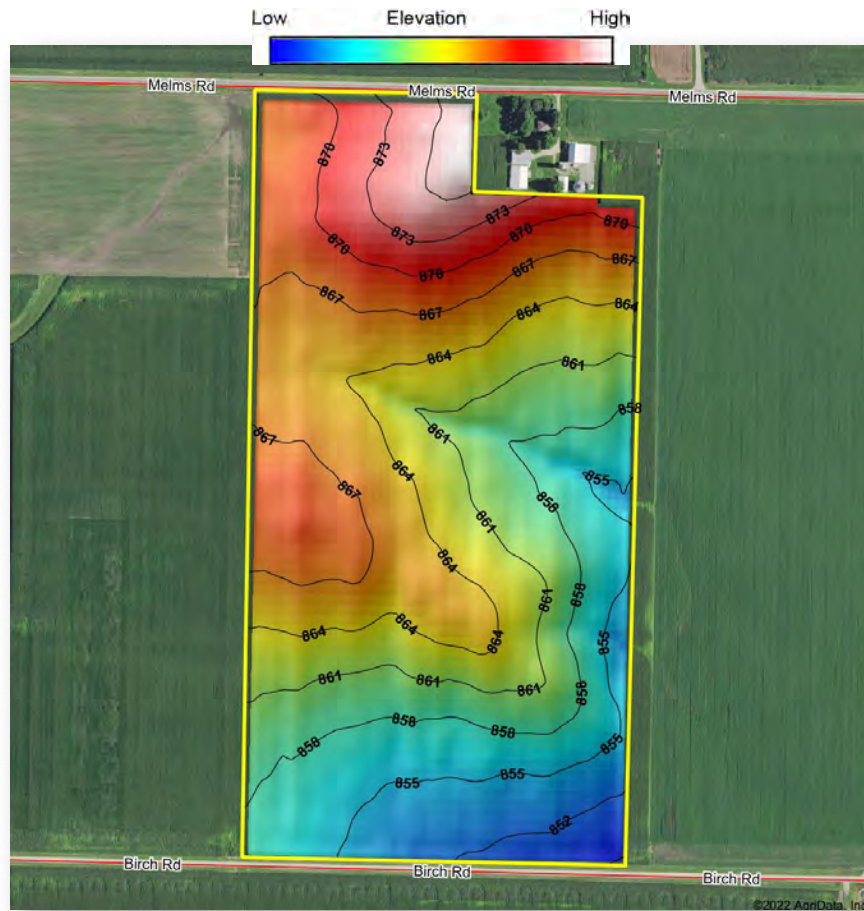
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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.

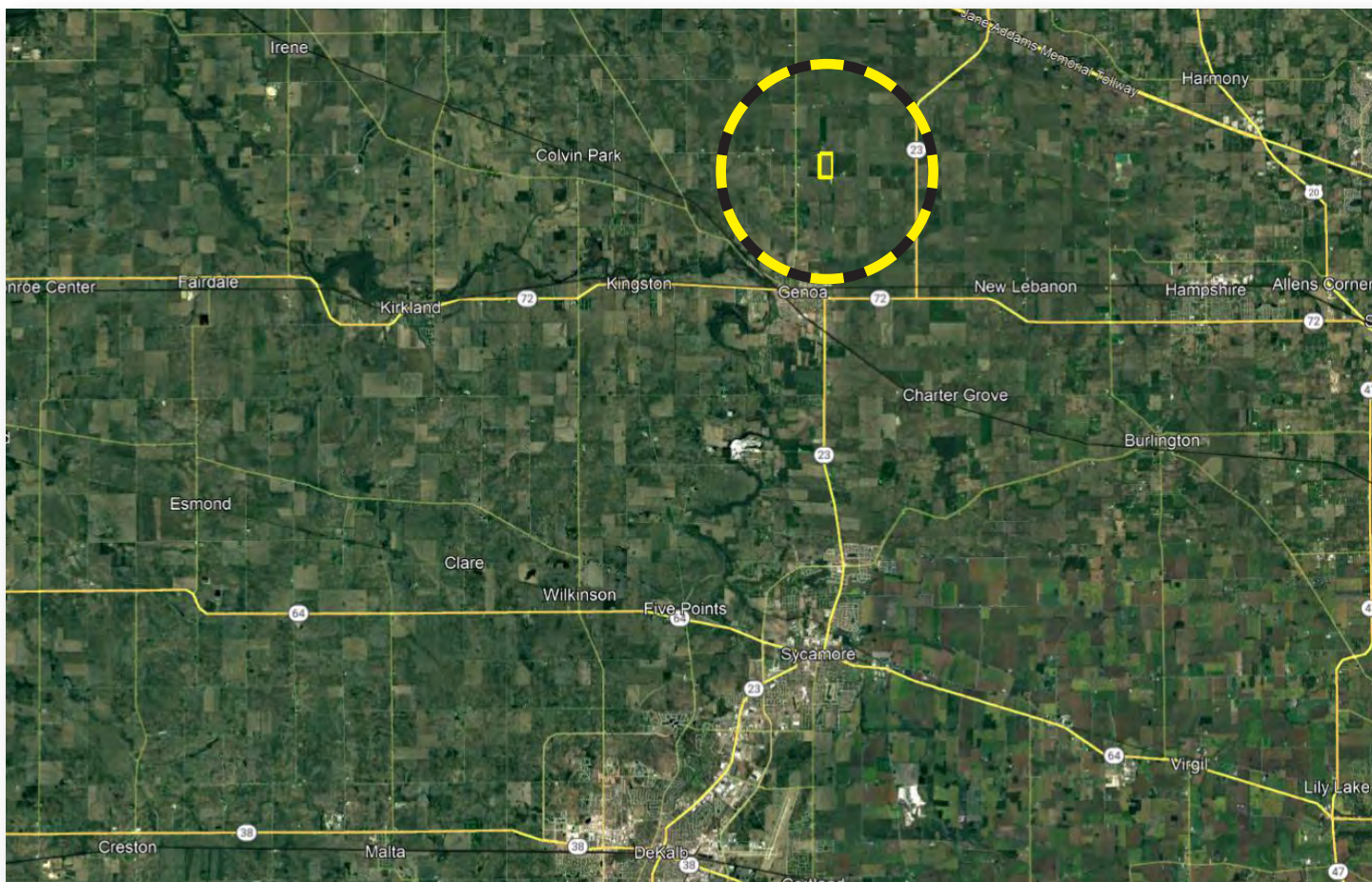


Tract 1, 8.9.22





This information is from sources Land Pro deems reliable, but is not guaranteed. Duplication, copying or distribution, in whole or part, is expressly prohibited without written authorization. Boundaries and acreages are approximate.

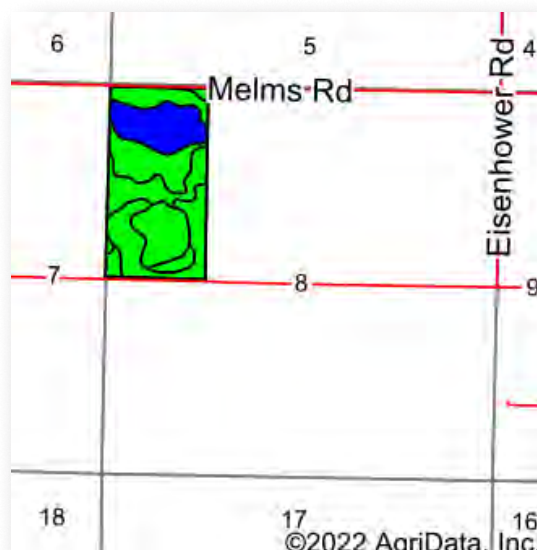
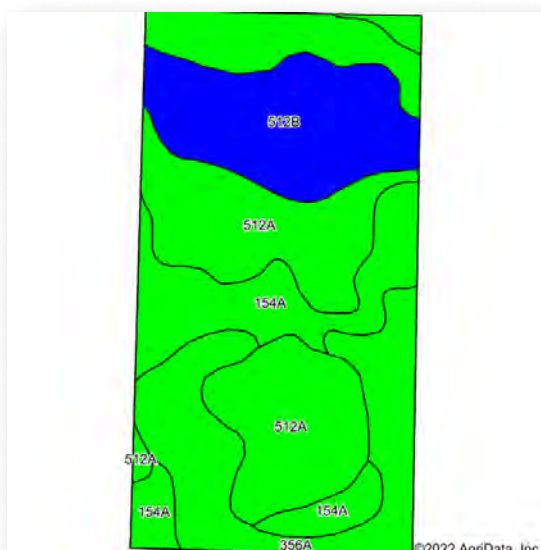


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acreage	80.328± surveyed acres (78.82± tillable acres-estimated)
description	The W½ of the NW¼ of Section 8, Genoa Township, T.42N.-R.5E., DeKalb County Illinois
soils	Productivity Index - 140.8 (Danabrook, Flanagan, Elpaso)
taxes (2021)	\$4,448.90 (\$55.38/ac)
PIN	03.08.100.001 (no buildings)
soil test	Available upon request.
frontage	Melms Road, Birch Road



Area Symbol: IL037, Soil Area Version: 16											
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
512A	Danabrook silt loam, 0 to 2 percent slopes	24.98	31.1%		FAV	187	59	73	6.40	0.00	138
154A	Flanagan silt loam, 0 to 2 percent slopes	22.27	27.8%		FAV	194	63	77	0.00	5.90	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	17.15	21.4%		FAV	195	63	66	0.00	5.77	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	15.81	19.7%		FAV	**185	**58	**72	**6.34	0.00	**137
Weighted Average						190.3	60.8	72.4	3.24	2.87	140.8

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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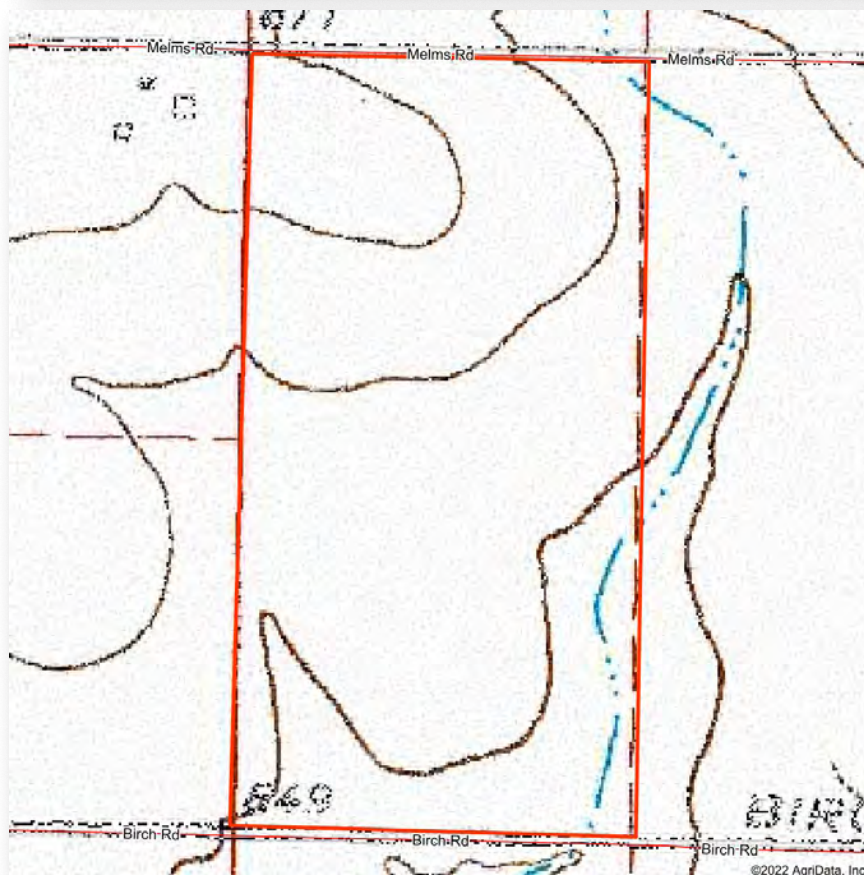
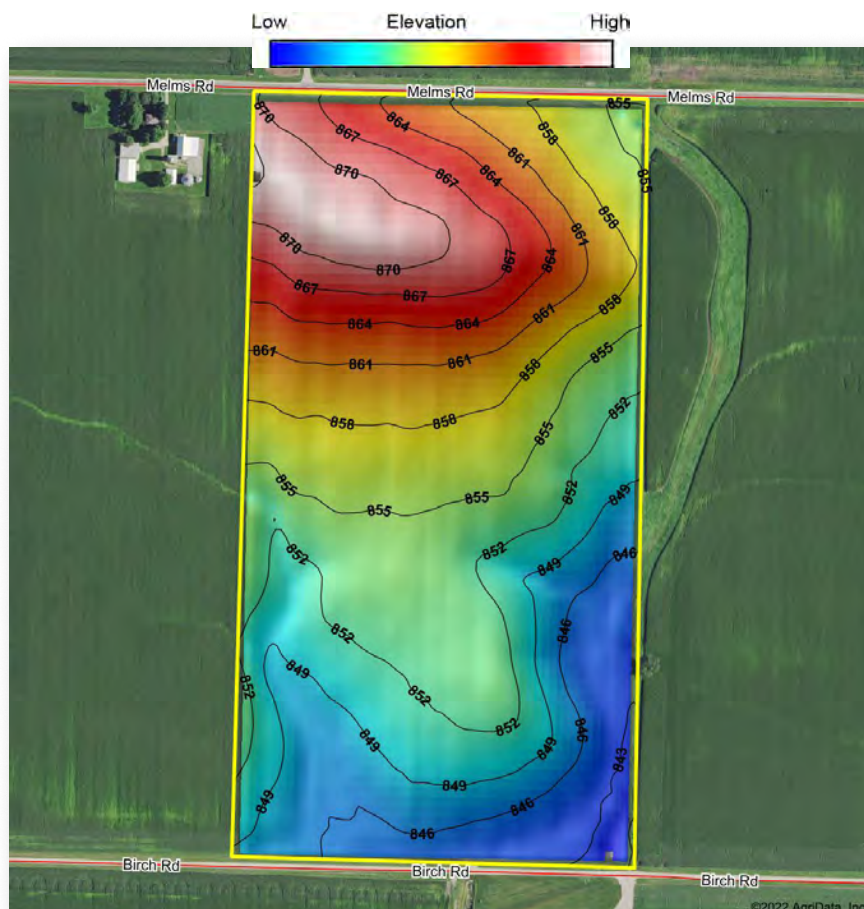
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^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

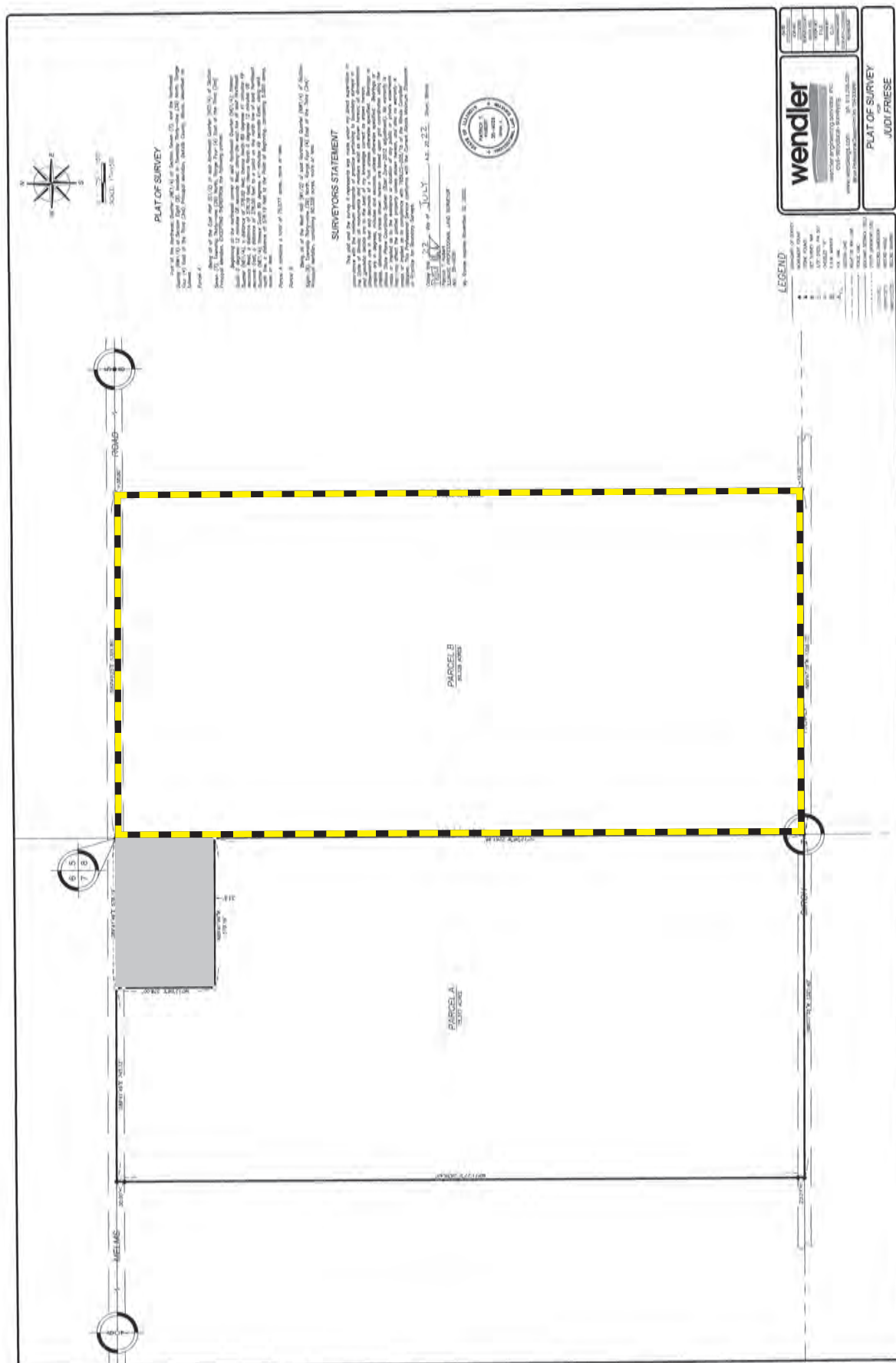
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



Tract 2, 8.9.22







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 _____

Freise 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 is a remaining tract after the high bidder decides, the remaining tract 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 and live online, including phone bids. 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 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. 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 September 20, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before October 20, 2022.

Possession/Lease

- A. Possession will be granted at closing. Seller will be responsible for terminating the 2022 cash rental lease with the tenant in possession.
- B. Seller will receive 100% of the 2022 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(s).

Real Estate Taxes and Assessments. Seller will credit at closing, the 2022 real estate taxes, payable in 2023, based upon the most recent real estate tax information available. The 2023 real estate taxes payable in 2024, 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.

Sellers. Herman J. Freise Trust HF 92-1 and Audrey I. Freise Trust AF 92-2
Attorney. Brown Law Group

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

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UPCOMING LAND AUCTIONS

IN-PERSON & LIVE ONLINE

Fairview Centennial Farm

Putnam County

September 14, 2022 • 2:00 pm

LIVE ONLINE ONLY

Coffee Farm

Champaign County

September 29, 2022 • 10:00 am

LIVE ONLINE ONLY

Kessler Farm

Lee County

October 4, 2022 • 10:00 am

8.12.22

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