

FALL RIVER FARM AUCTION

HIGH QUALITY FARM | LaSalle County IL

November 29, 2022 | 2:00 pm

200.461[±] survey acres (2 tracts)

IN-PERSON & LIVE ONLINE

auction location

Pine Hills Golf Course

1665 N 2501st Road

Ottawa, IL 61350

register

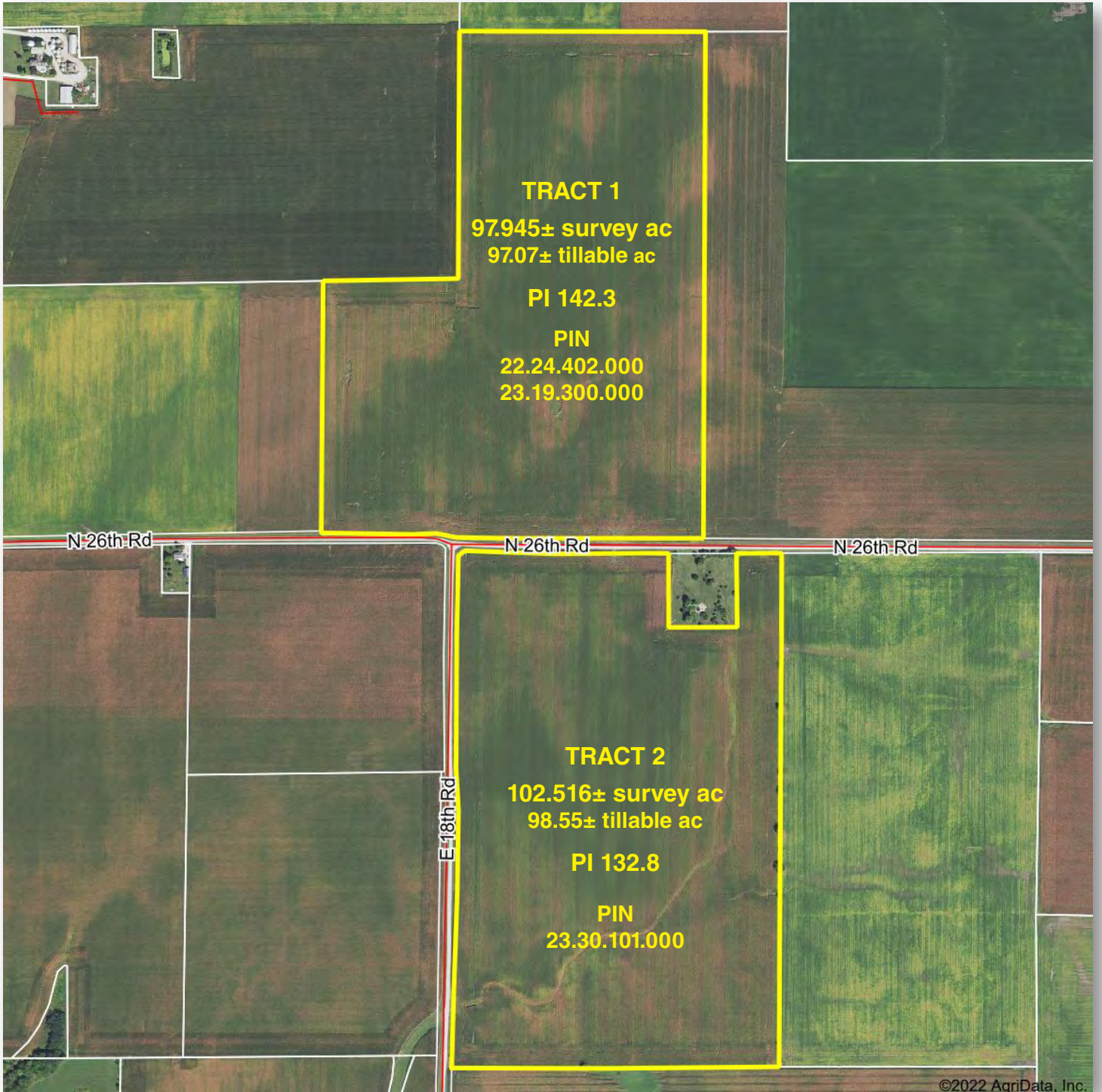
www.landprollc.us/auctions

Fall River Farm

Tract Aerial Photos	1
Surety Aerial Map (both tracts).	2
Property Summary (both tracts).	3
Yield Information.	3
FSA Information	3
Soil Test Information	3
Property Location	3
Tract 1	
Google Maps.	4
So. Ottawa and Fall River Township Plat Maps	5
Tract Photo	5
Tract Summary	6
Surety Soils Maps Surety Soils Table	6
Surety Hillshade Map Surety Topo Map	7
Drain Tile Map	8
Survey	9
Tract 2	
Google Maps.	10
Fall River Township Plat Map	11
Tract Photo	11
Tract Summary	12
Surety Soils Maps Surety Soils Table	12
Surety Hillshade Map Surety Topo Map	13
Drain Tile Map	14
Survey	15
Online Auction Bidding Information	16
Terms and Conditions	17







The Fall River Farm is a high quality, Class A soil, 200.461± surveyed acre farm, located in LaSalle County (near Ottawa Illinois). The farm is being auctioned IN-PERSON & LIVE ONLINE (phone bids accepted) beginning at 2:00 pm on Tuesday, November 29, 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: www.landprollc.us/auctions

auction location	
Pine Hills Golf Course 1665 N 2501st Road Ottawa, IL 61350	
acreage	200.461± surveyed acres (196.20± tillable acres)
description	Tract 1. Part of the W½ of the SE¼ of the SE¼ of Section 24, So. Ottawa Township, T.33N.-R.3E., and part of the W½ of the SW¼ of Section 19, Fall River Township, T.33N.-R.4E. all in LaSalle County IL
	Tract 2. Part of the N½ of Section 30, Fall River Township, T.33N.-R.4E., LaSalle County IL
soils	Productivity Index - 137.55 (avg both tracts) (predominantly Drummer, Brenton, Proctor, Bryce, Clarence, Elburn)
taxes (2021)	\$10,975.78 (\$54.75/ac)
PIN	22.24.402.000, 23.19.300.000, 23.30.101.000 (no buildings)
frontage	E 18 th Road, N 26 th Road



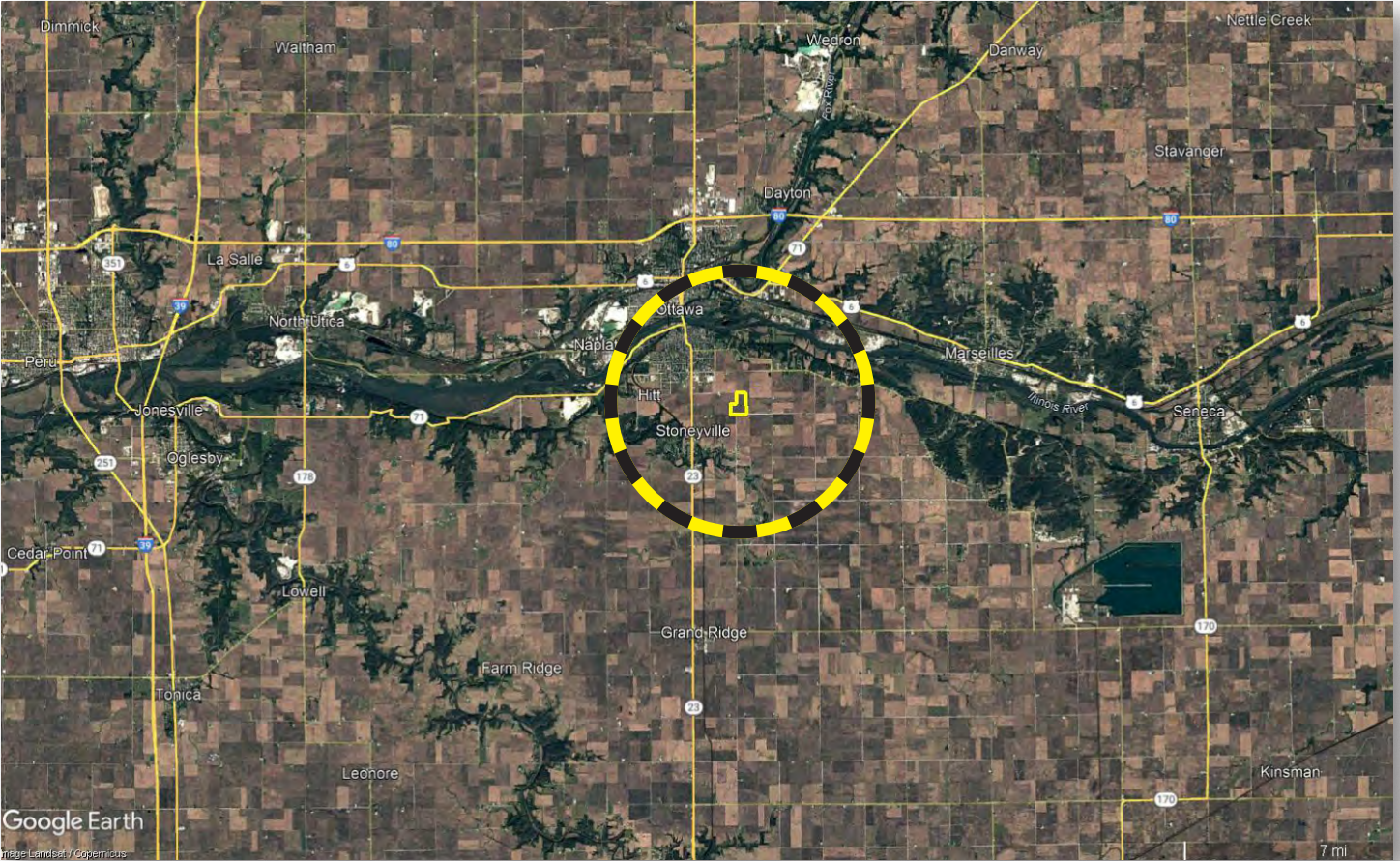
Fall River Farm Yield History				
	Tract 1		Tract 2	
	Corn	Soybeans	Corn	Soybeans
2022	-	70.0	-	70.0
2021	225.0	-	213.0	-
2020	-	60.0	-	61.0
2019 (wet year)	133.0	-	130.0	-
2018	-	67.0	-	67.0
2017	225.0	-	251.0	-

Soil Test Northern Partners October 17, 2018	
Tract 1	Tract 2
av pH - 6.3	av pH - 6.2
av P - 45	av P - 53
av K - 366	av K - 388
Lime (2018) - VRT to 6.5	

FSA Farm 9897 Tract 3249		
Commodity	Base Acres	County Yield
Corn (PLC)	99.23	172
Soybeans (ARC-CO)	96.61	48

2.0± mi S of Ottawa IL corp limits
 5.8± mi SE of I-80 & IL 23 interchange at Ottawa IL
 66.3± mi NE of Bloomington IL
 84.8± mi SE of Rockford IL
 85.6± mi SW of Chicago IL
 98.4± mi SE of Moline IL
 136.0± mi NE of Springfield IL
 GPS 41.310324, -88.817146
 (points are to center of the city)

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.

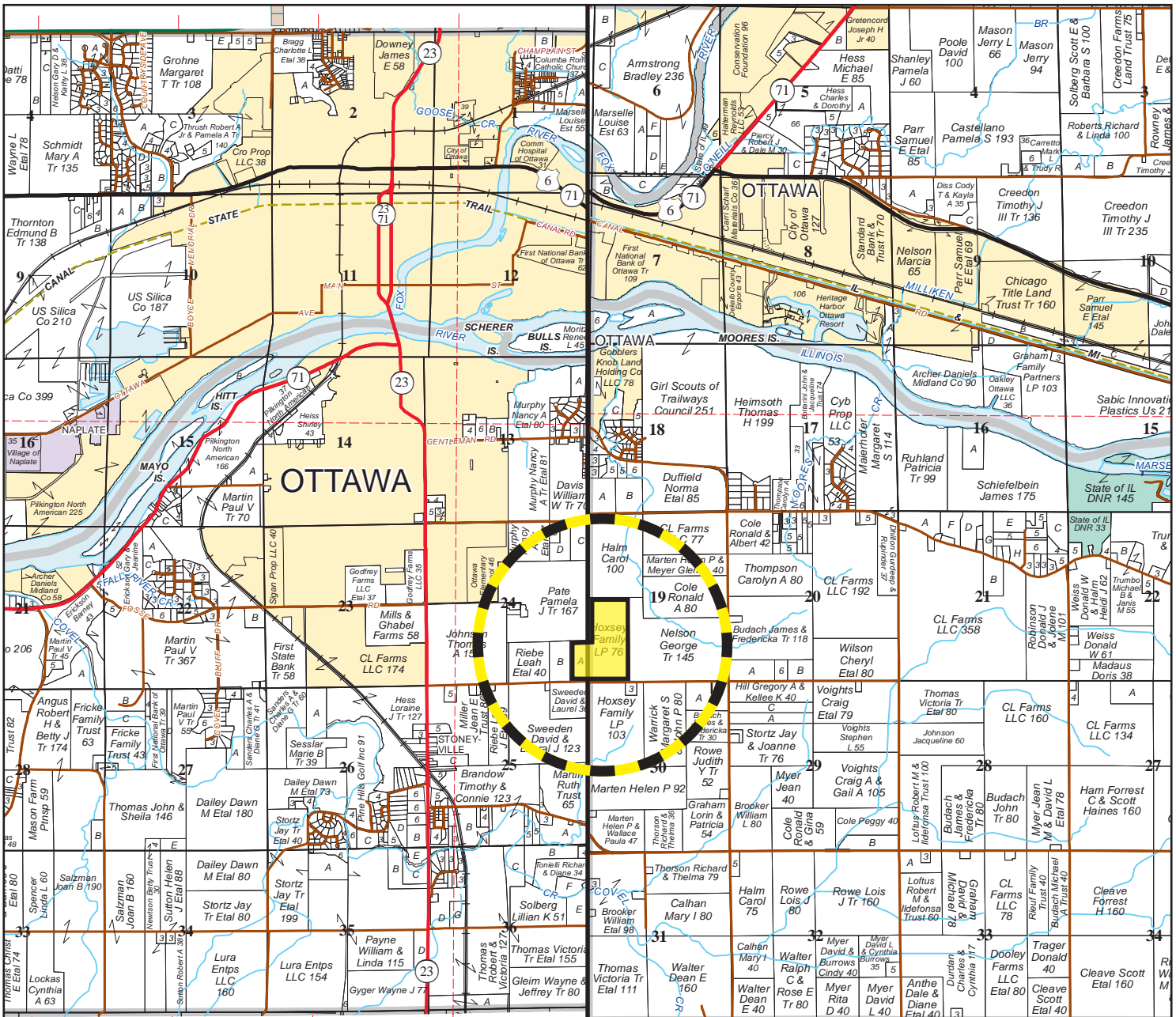


Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner

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



SO. OTTAWA T.33N.-R.3E. | FALL RIVER T.33N.-R.4E.

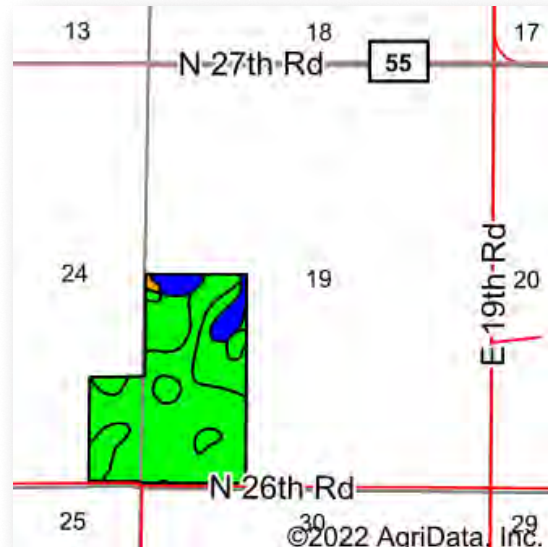
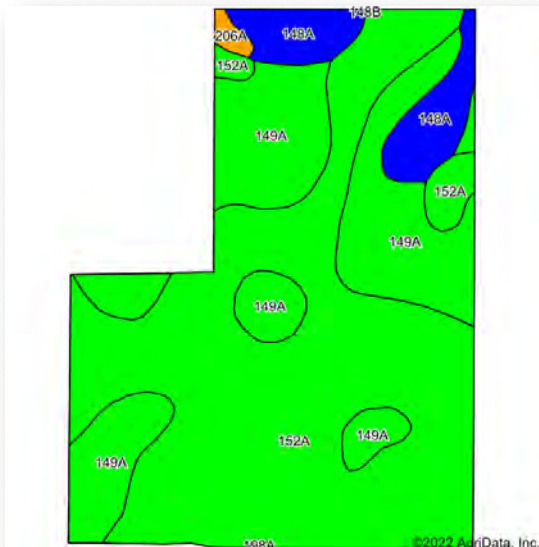


Tract 1, 10:722
looking north





acreage	97.945± surveyed acres (97.10± tillable acres)
description	Part of the W½ of the SE¼ of the SE¼ of Section 24, So. Ottawa Township, T.33N.-R.3E., and part of the W½ of the SW¼ of Section 19, Fall River Township, T.33N.-R.4E. all in LaSalle County IL
soils	Productivity Index - 142.3 (predominantly Drummer, Brenton, Proctor)
taxes (2021)	\$5,812.48 (\$59.34/ac)
PIN	22.24.402.000, 23.19.300.000 (no buildings)
farm lease	lease open for 2023
frontage	N 26 th Road



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
152A	Drummer silty clay loam, 0 to 2 percent slopes	59.68	61.5%		FAV	195	63	73	0.00	5.64	144
149A	Brenton silt loam, 0 to 2 percent slopes	29.57	30.5%		FAV	195	60	74	0.00	5.64	141
148A	Proctor silt loam, 0 to 2 percent slopes	7.16	7.4%		FAV	185	58	70	6.40	0.00	135
206A	Thorpe silt loam, 0 to 2 percent slopes	0.59	0.6%		FAV	170	55	66	0.00	5.14	126
198A	Elburn silt loam, 0 to 2 percent slopes	0.07	0.1%		FAV	197	61	74	0.00	5.77	143
Weighted Average						194.1	61.7	73	0.47	5.22	142.3

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/>

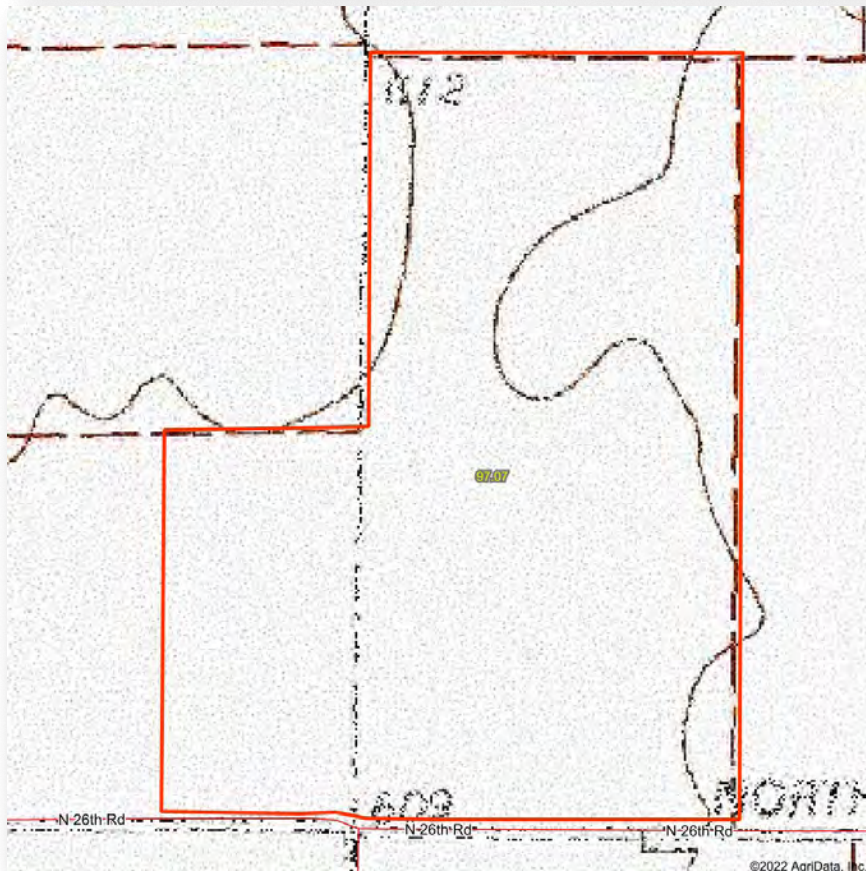
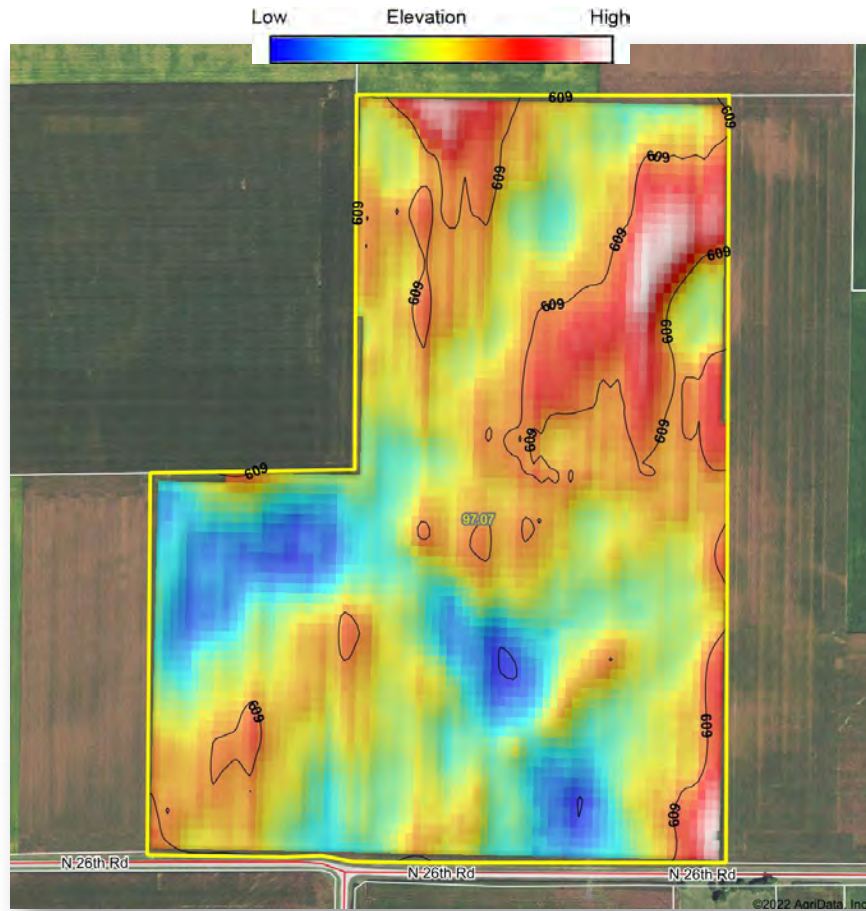
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

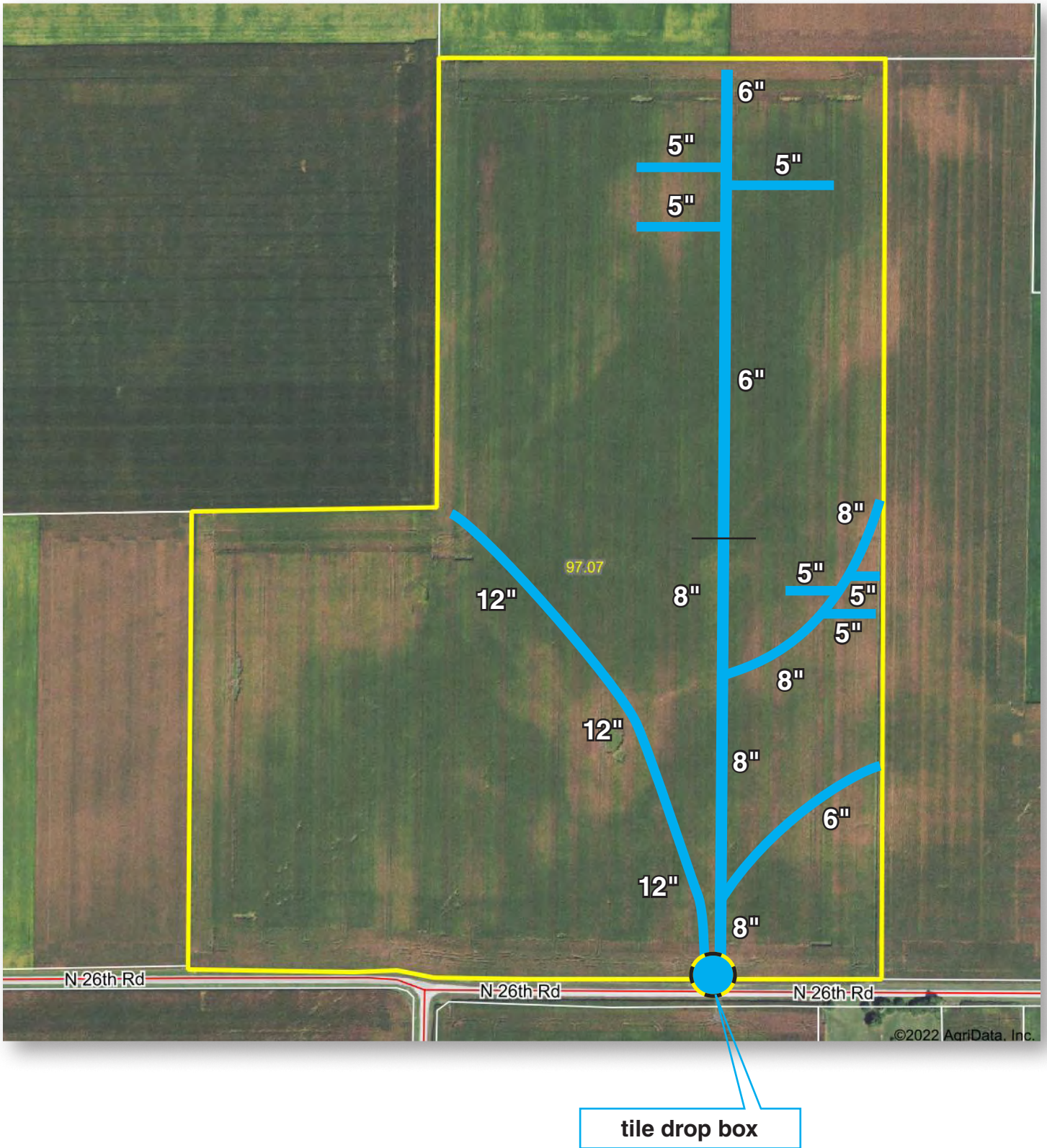
a UNF = unfavorable; FAV = favorable

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

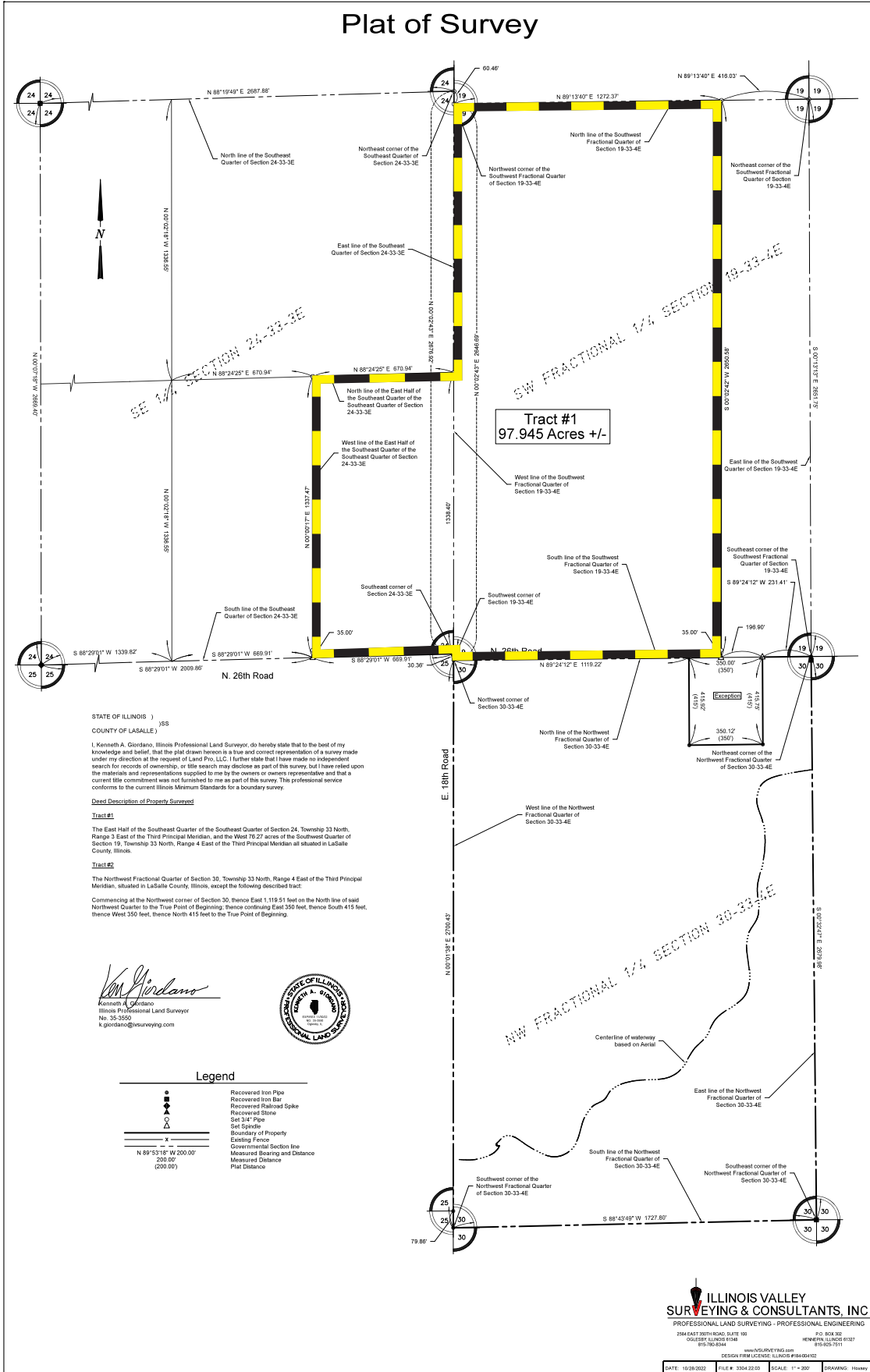
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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





Plat of Survey



STATE OF ILLINOIS)
 COUNTY OF LASALLE)
 I, Kenneth A. Giordano, Illinois Professional Land Surveyor, do hereby state that to the best of my knowledge and belief, that the plat drawn herein is a true and correct representation of a survey made under my direction at the request of Land Pro, LLC. I further state that I have made no independent search for records of ownership, or title search may disclose as part of this survey, but 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.

Tract #1
 The East Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 33 North, Range 3 East of the Third Principal Meridian, and the West 76.27 acres of the Southwest Quarter of Section 19, Township 33 North, Range 4 East of the Third Principal Meridian all situated in LaSalle County, Illinois.

Tract #2
 The Northwest Fractional Quarter of Section 30, Township 33 North, Range 4 East of the Third Principal Meridian, situated in LaSalle County, Illinois, except the following described tract:
 Commencing at the Northwest corner of Section 30, thence East 1,119.51 feet on the North line of said Northwest Quarter to the True Point of Beginning, thence continuing East 350 feet, thence South 415 feet, thence West 350 feet, thence North 415 feet to the True Point of Beginning.

Kenneth A. Giordano
 Kenneth A. Giordano
 Illinois Professional Land Surveyor
 No. 35-050
 k.giordano@rsurveying.com



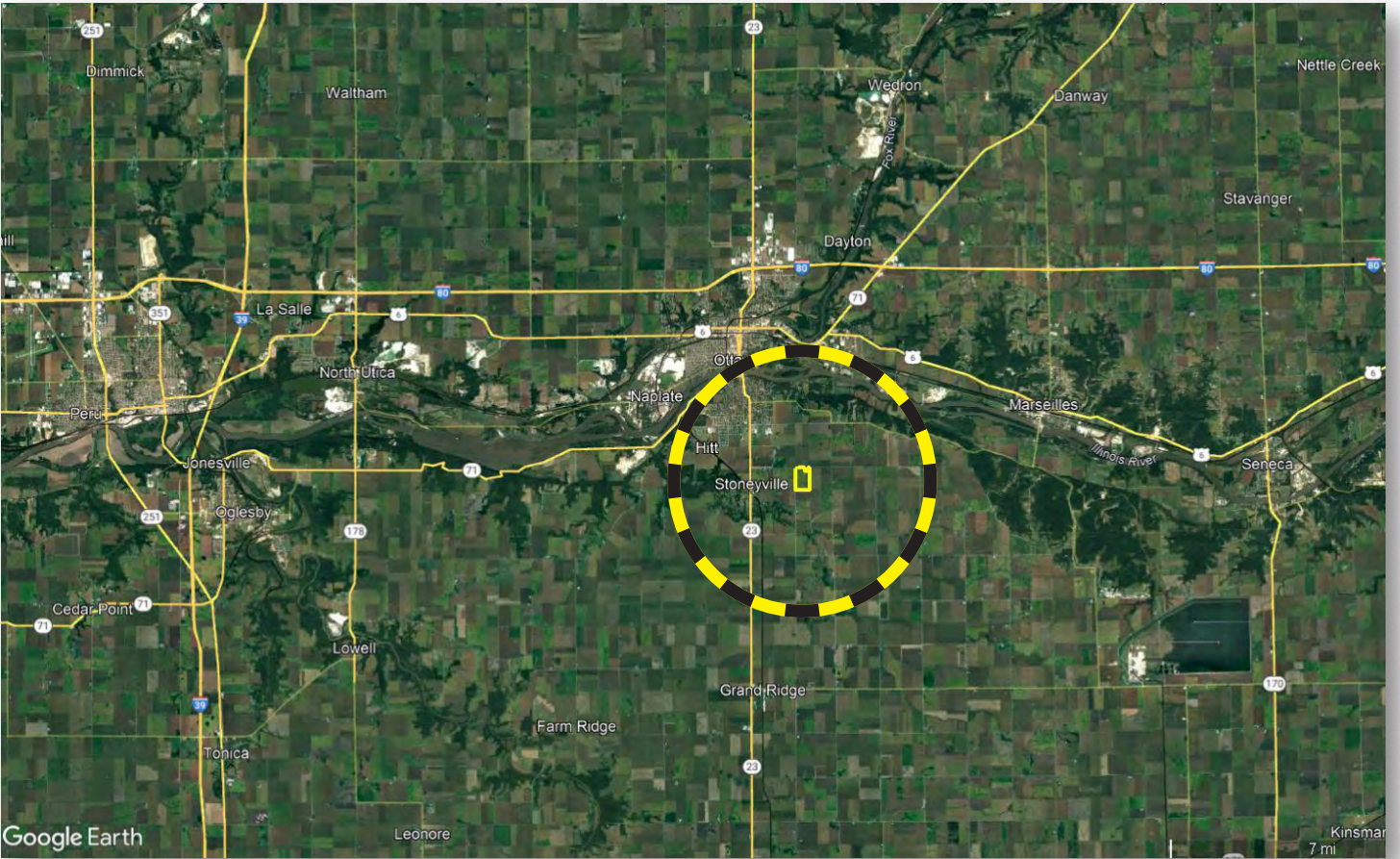
Legend

●	Recovered Iron Pipe
■	Recovered Iron Bar
○	Recovered Railroad Spike
△	Recovered Stone
□	Set 2 1/4" Pipe
○	Set Spindle
—	Boundary of Property
-x-	Existing Fence
—	Governmental Section line
—	Measured Bearing and Distance
—	Plat Distance

N 89°53'18" W 200.00'
 200.00'
 (200.00')

ILLINOIS VALLEY SURVEYING & CONSULTANTS, INC.
 PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
 2184 EAST 26TH ROAD, SUITE 100, FALL RIVER, ILLINOIS 61731
 815-346-9600
 www.illinoisvalleysurveying.com
 DATE: 10/08/2022 FILE #: 3354-2200 SCALE: 1" = 200' DRAWING: H00000

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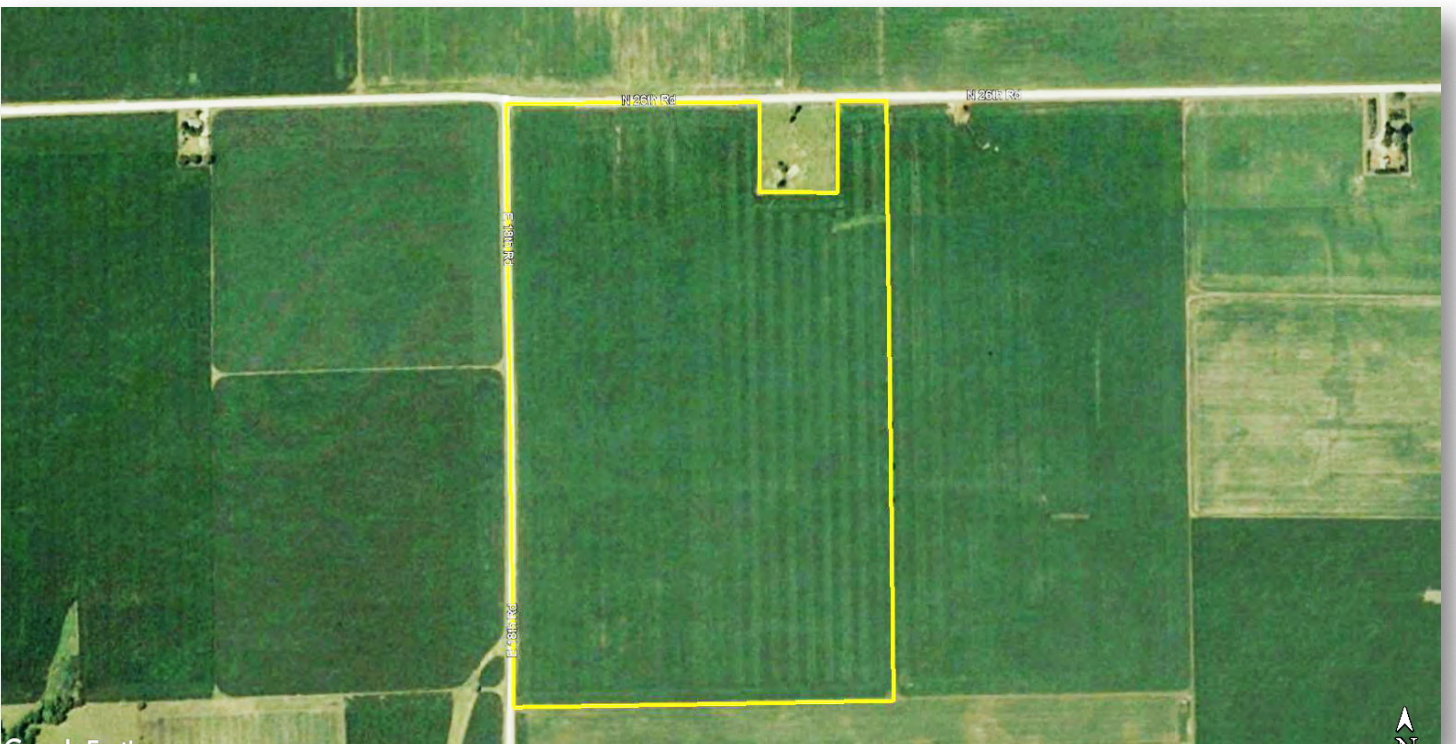


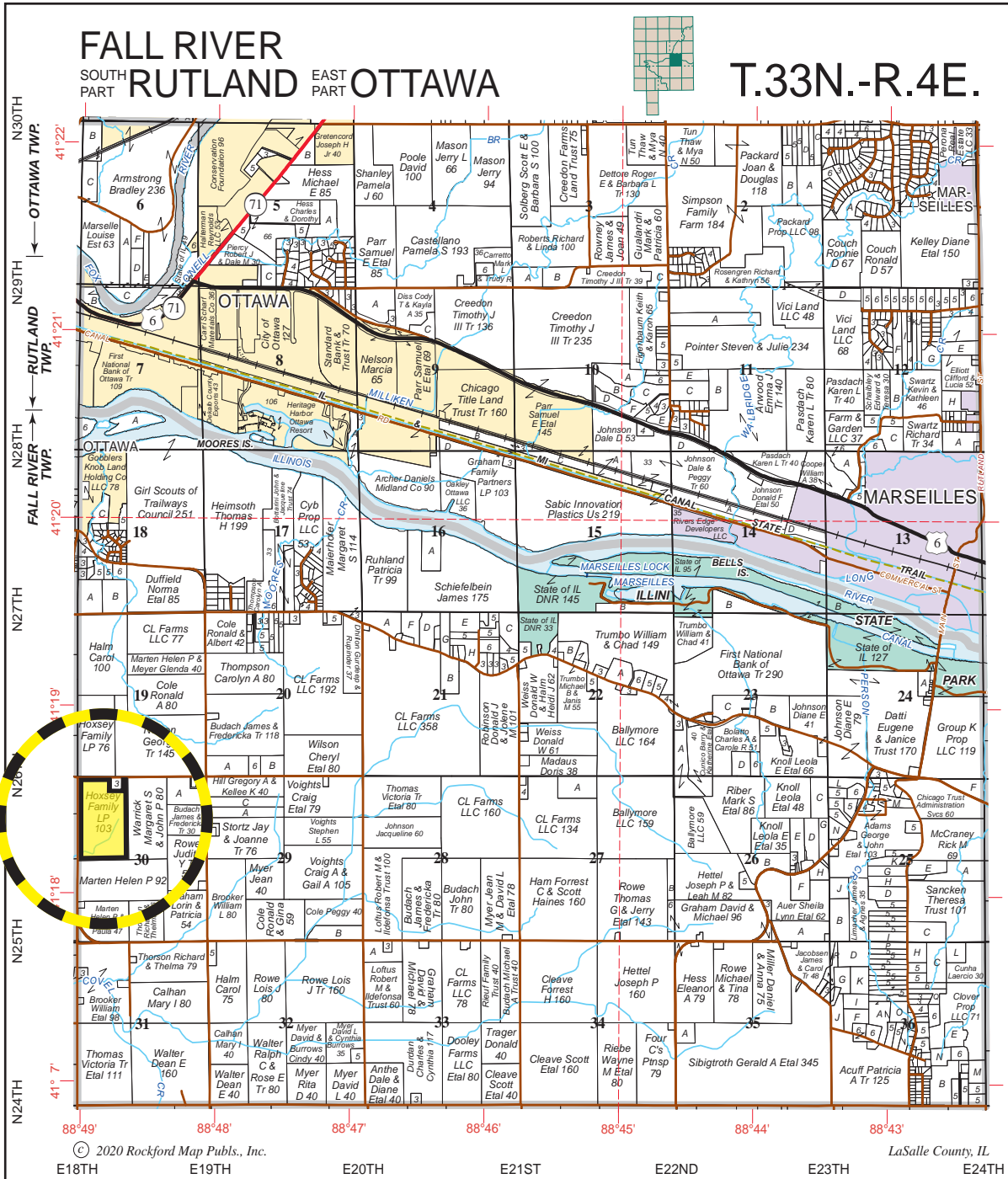
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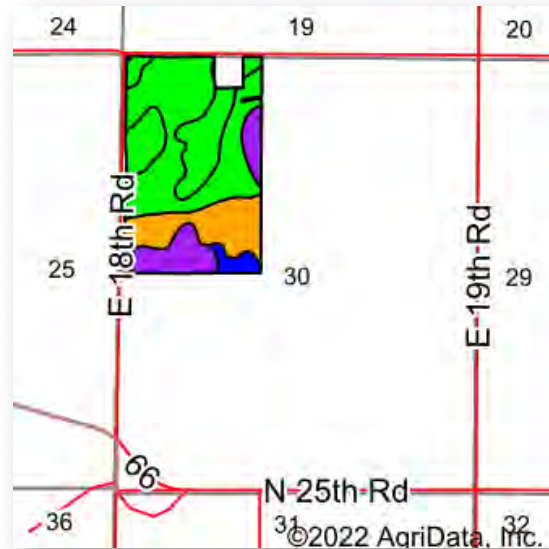
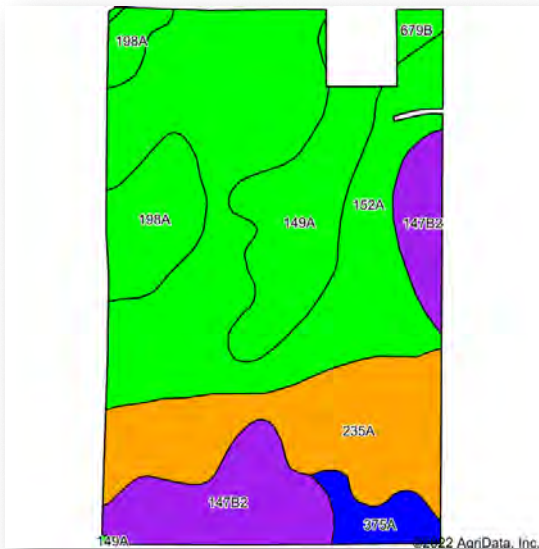


Tract 2, 10.722
looking south





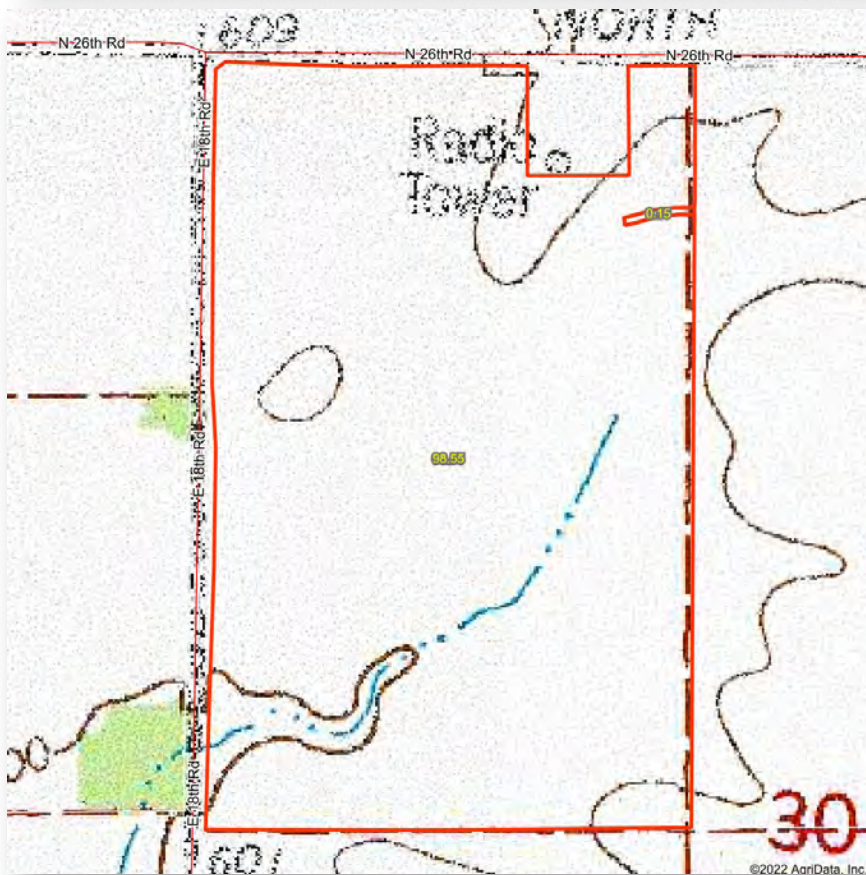
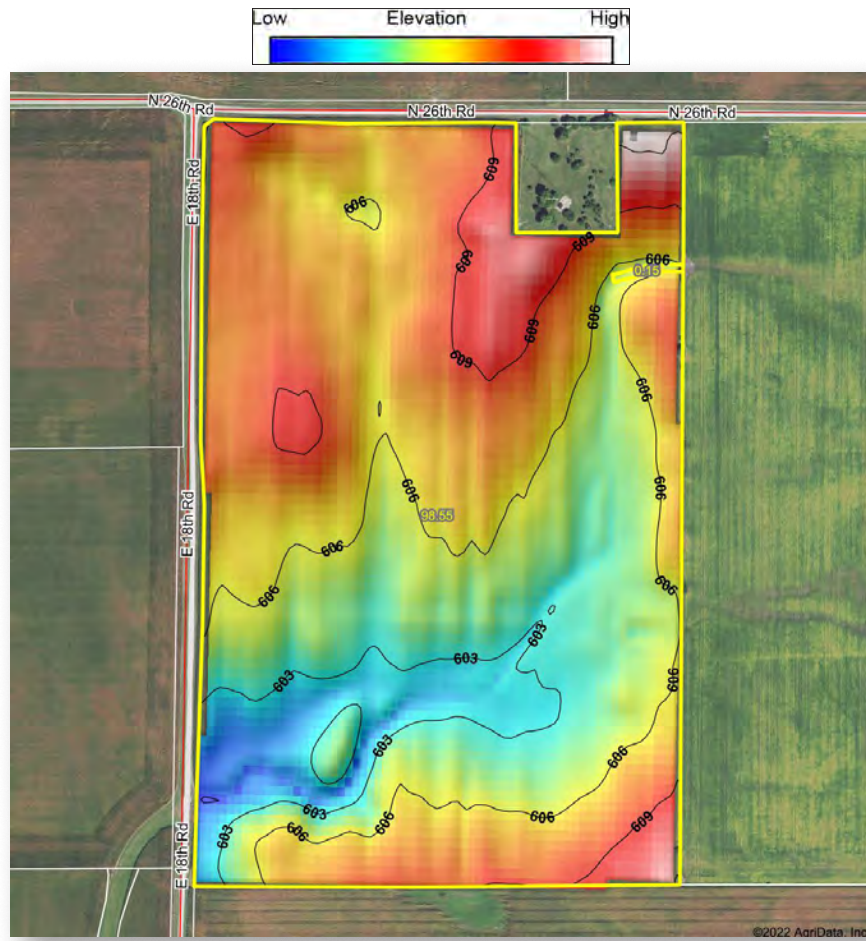
acreage	102.516± surveyed acres (99.10± tillable acres)
description	Part of the N½ of Section 30, Fall River Township, T.33N.-R.4E., LaSalle County IL
soils	Productivity Index - 132.8 (predominantly Drummer, Bryce, Clarence, Brenton, Elburn)
taxes (2021)	\$5,163.30 (\$50.36/ac)
PIN	23.30.101.000 (no buildings)
farm lease	lease open for 2023
frontage	N 26 th Road, E 18 th Road

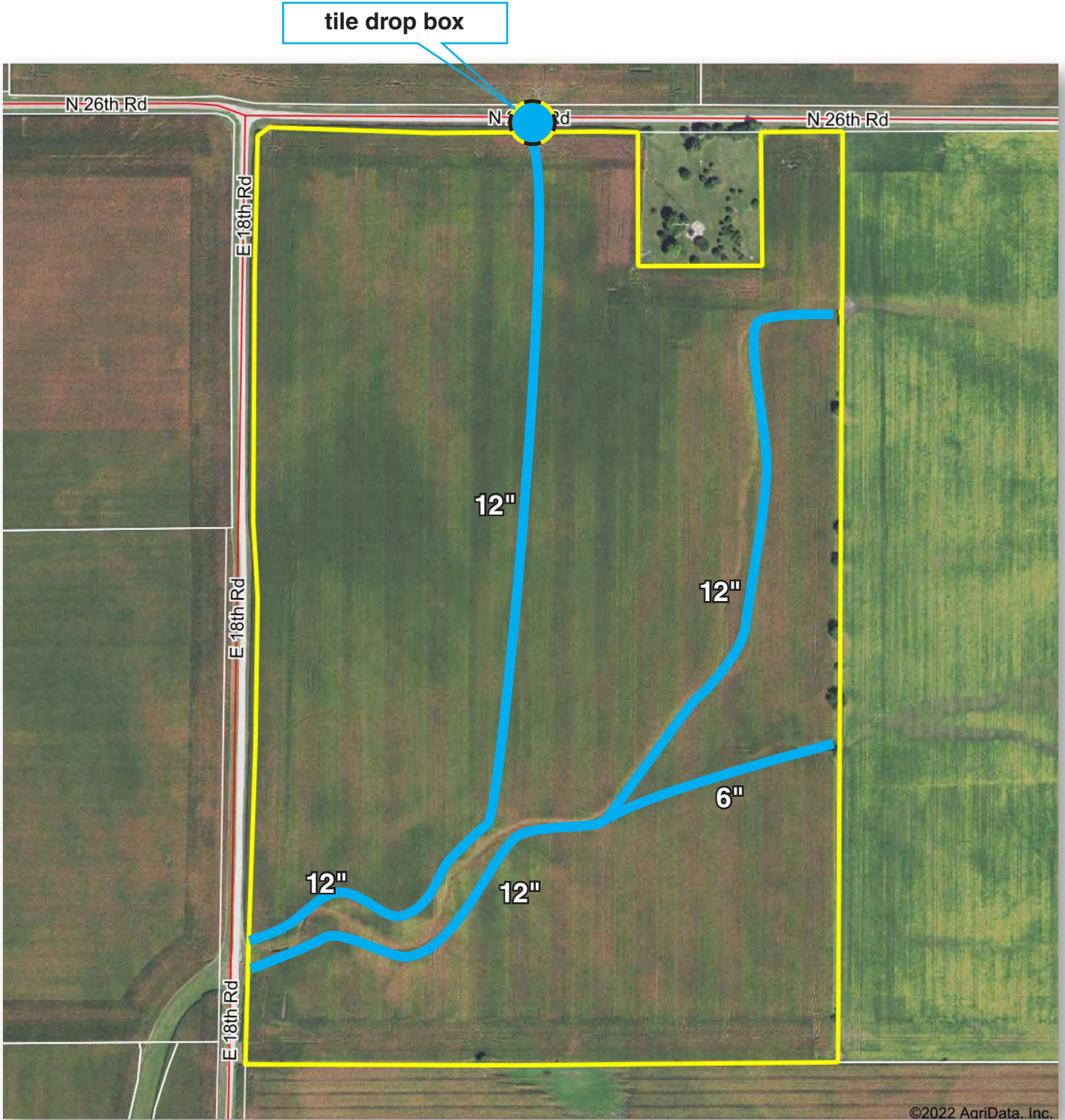


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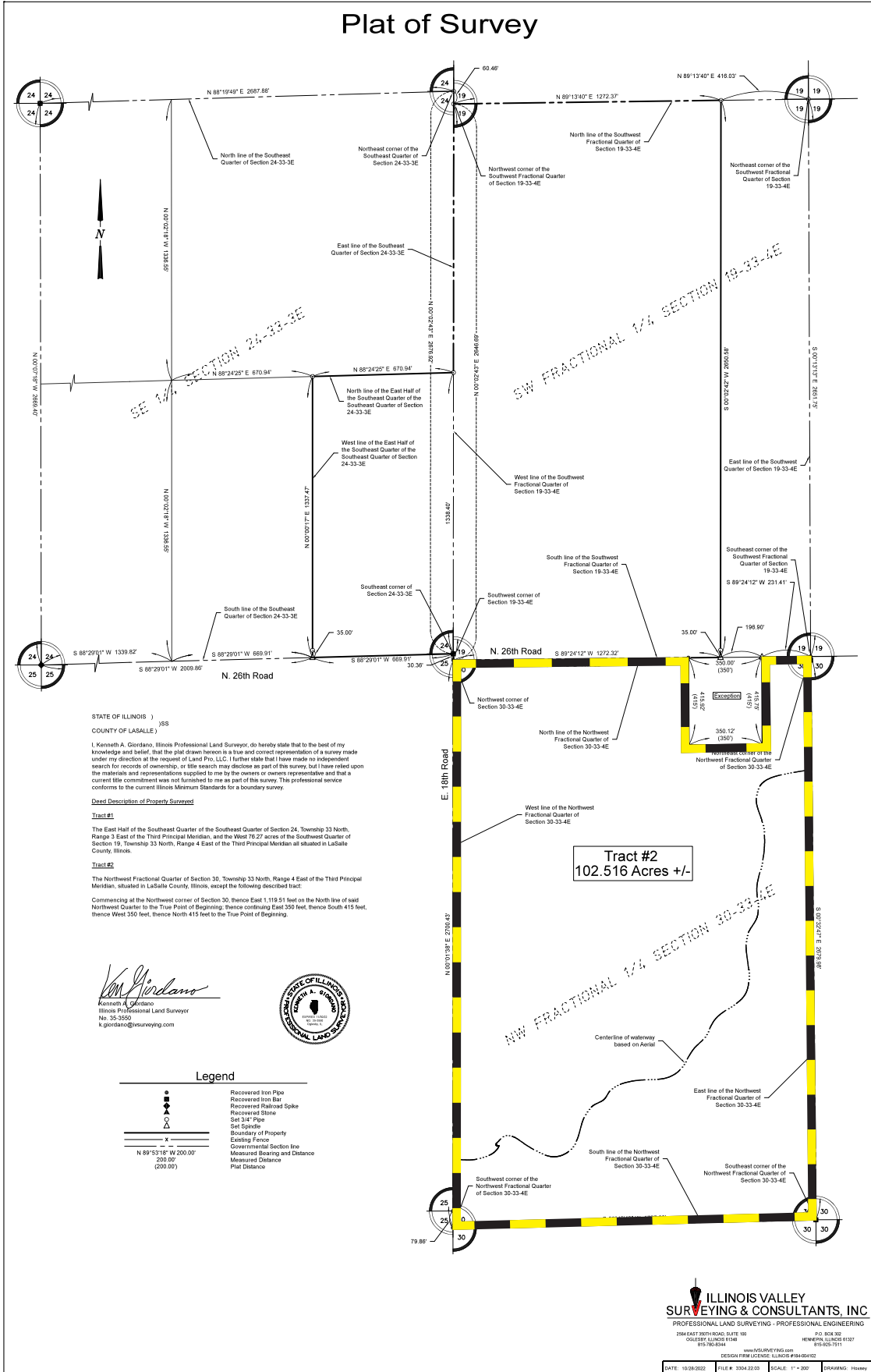
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152A	Drummer silty clay loam, 0 to 2 percent slopes	42.36	43.0%		FAV	195	63	73	0.00	5.64	144
235A	Bryce silty clay, 0 to 2 percent slopes	18.00	18.3%		FAV	162	54	64	0.00	4.77	121
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	13.89	14.1%		UNF	**130	**46	**55	0.00	**4.08	**100
149A	Brenton silt loam, 0 to 2 percent slopes	11.59	11.8%		FAV	195	60	74	0.00	5.64	141
198A	Elburn silt loam, 0 to 2 percent slopes	8.48	8.6%		FAV	197	61	74	0.00	5.77	143
375A	Rutland silty clay loam, 0 to 2 percent slopes	3.08	3.1%		FAV	180	58	71	0.00	5.52	133
**679B	Blackberry silt loam, 2 to 5 percent slopes	1.15	1.2%		FAV	**192	**59	**73	**6.96	0.00	**141
Weighted Average						179.5	58.2	69	0.08	5.20	132.8

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





Plat of Survey



STATE OF ILLINOIS)
 COUNTY OF LASALLE)
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Kenneth A. Giordano
 Kenneth A. Giordano
 Illinois Professional Land Surveyor
 No. 35-3559
 k.giordano@rsurveying.com



Legend

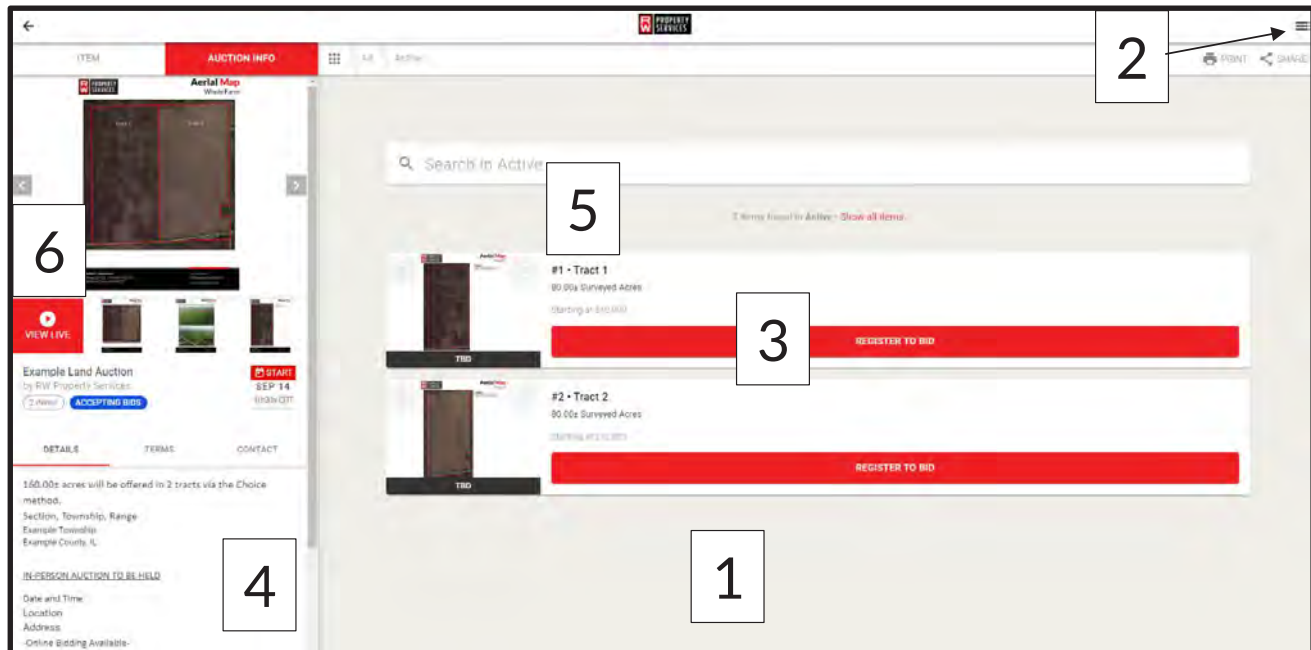
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◆	Recovered Iron Bar
○	Recovered Railroad Spike
△	Recovered Stone
○	Set 2 1/2" Pipe
○	Set Spindle
—	Boundary of Property
— x —	Existing Fence
—	Governmental Section line
—	Measured Bearing and Distance
—	Plat Distance

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 815-398-8600
 www.illinoisvalley.com
 DATE: 10/08/2022 FILE #: 3354-2200 SCALE: 1" = 200' DRAWING: H00000



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

815.693.4063
 rob@rwpropertyservice.com
 rwpropertyservice.com

Fall River 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 November 29, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before December 29, 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. Hoxsey Family Limited Partnership
Attorney. Ottosen, DiNolfo, Hasembalg & Castaldo, Ltd.

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

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

UPCOMING LAND AUCTION

McDonnell Farm

LaSalle County

IN-PERSON & LIVE ONLINE

January 26, 2023

2:00 pm

auction location

Hampton Inn Ottawa

4115 Holiday Lane

Ottawa, IL 61350

Rob Warmbir ALC AFM, 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