

# Myers Farm Auction

## HIGH QUALITY FARM

## LaSalle County Illinois

## IN-PERSON & LIVE ONLINE

### March 15, 2023

### 2:00 pm

### 39.403± surveyed acres

### register: [landprollc.us/auctions](https://landprollc.us/auctions)

**Myers Farm**

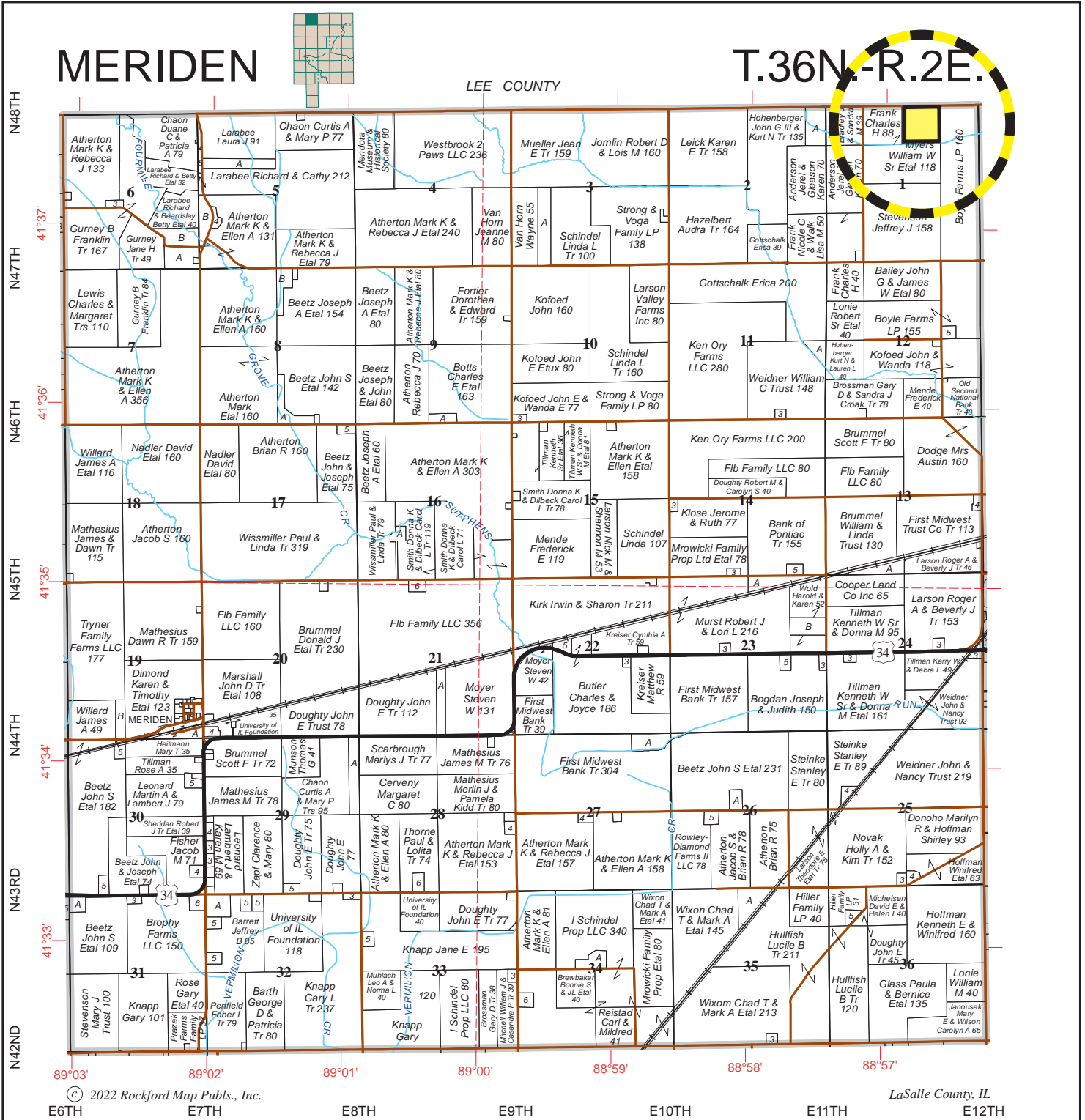
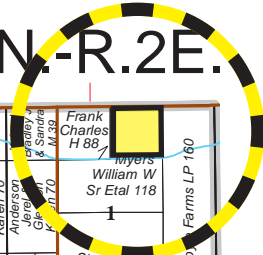
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MERIDEN

LEE COUNTY

T.36N.-R.2E.



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LaSalle County, IL

# 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 WILLIAM MYERS, SR. 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.

Description of Property Surveyed

The Northwest Quarter of the Northeast Quarter of Section 1, Township 36 North, Range 2 East of the Third Principal Meridian, LaSalle County, Illinois.

## Legend

- Recovered Iron Pipe
- Recovered Iron Bar
- Recovered Railroad Spike
- Set 3/4" Pipe
- Measured Bearing and Distance
- Property Boundary
- Governmental Section Line
- Approximate Centerline of Creek

## Survey Notes

Recorded Documentation Utilized: DOC# 2012-02757, DOC# 1999-10169, DOC# 2013-23241 & DOC# 2009-31822. All Utilized Documentation filed in the LaSalle County Records Office. Additionally, DOC# 1998-08344 & DOC# 9612-2057 also utilized for this Plat of Survey, filed in the Lee County Records Office.

Field work complete on 02/01/2023

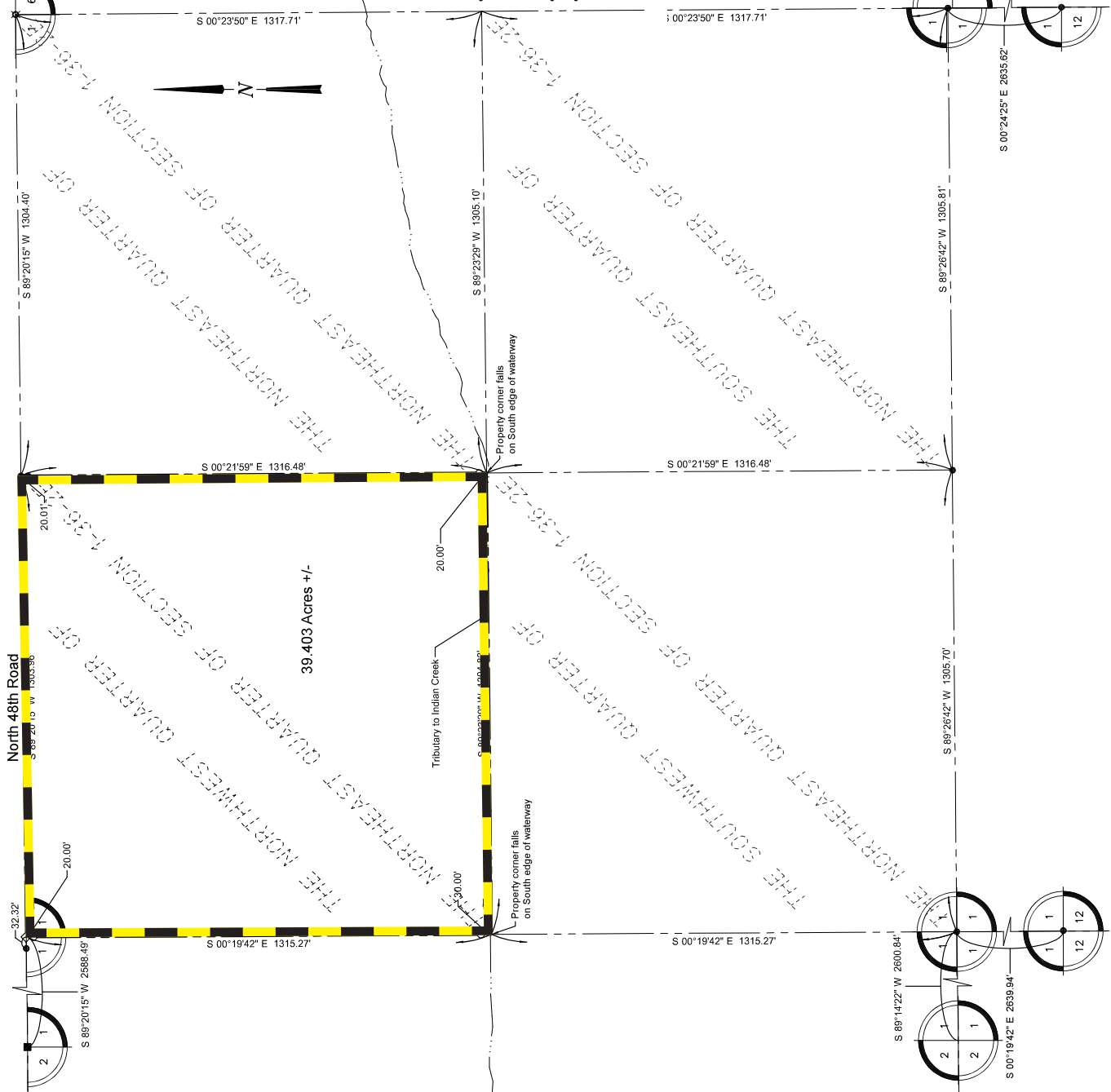
Recorded Bearings Reference Illinois EAST ZONE Coordinate System and are on the North American Datum of 1983 (NAD 83) in U.S. Survey Feet.



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

**ILLINOIS VALLEY SURVEYING & CONSULTANTS, INC**  
PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING  
2584 EAST 350TH ROAD, SUITE 100  
OGLEBY, ILLINOIS 61348  
P.O. BOX 302  
HENNEPIN, ILLINOIS 61327  
815-923-7171  
www.IVSURVEYING.com  
DESIGN FIRM LICENSE: ILLINOIS #184-004102

DATE: 02/01/2023 FILE #: 3602.23.01 SCALE: 1" = 200' DRAWING: MYERS



**High Quality. Well Drained. Class A Soils.**

**IN-PERSON & LIVE ONLINE**

**auction location:**  
**Resource Bank | 205 N. Main Street | Leland, IL 60531**  
**Wednesday | March 15, 2023 | 2:00 pm**  
**register: [landprollc.us/auctions](http://landprollc.us/auctions)**

acreage	39.403± surveyed acres (36.43± tillable acres)
description	The NW¼ of the NE¼ of Section 1, T.36N.-R.2E., Meriden Township, LaSalle County IL
soils	Productivity Index - 142.2 (Drummer and Blackberry)
taxes (2021)	\$2,288.36 (\$58.07/ac)
PIN	02.01.206.000
buildings	none
farm lease	2023 farm lease has been terminated
soil test	available upon request
frontage	Welland Road (N 48 <sup>th</sup> Road)

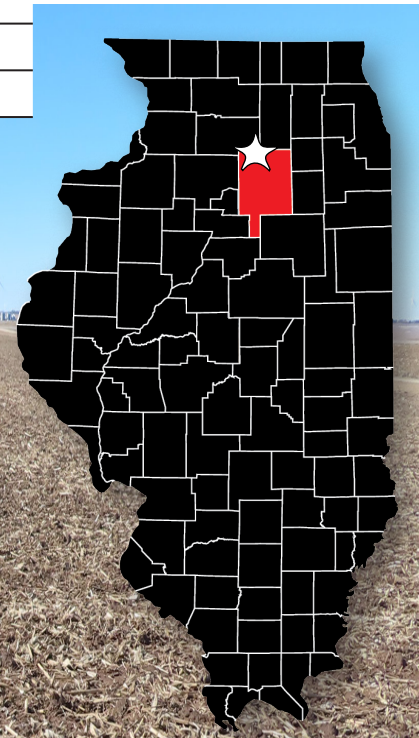
FSA Farm 2679   Tract 47188 PLC		
Commodity	Base Acres	County Yield
Corn	27.32	197
Soybeans	9.11	55

Myers Farm Yield History		
	Corn	Soybeans
2022	247.00	-
2021	184.00 (wind damage)	-
2020	-	63.00
2019	283.00	-
2018	-	70.00
2017	243.00	-

Soil Test Ag Tech   Somonauk, IL September 28, 2018
av pH - 6.3
av P - 70.75
av K - 300.8

2.10.23

3.4± mi NW of Earlville IL  
 52.0± mi S of Rockford IL  
 80.7± mi SW of Chicago IL  
 90.1± mi N of Bloomington IL  
 90.5± mi E of Moline IL  
 153.0± mi NE of Springfield IL  
 GPS 41.628259, -88.944250  
 (points are to center of the city)





Property Tax

**Parcel Data Sheet**

LASALLE COUNTY

12/16/2022 12:26 pm

Parcel #: 02-01-206-000

Page 1

**General Information**

<b>Owner Name:</b>	MYERS, WILLIAM W SR ETAL	<b>Tax Year:</b>	2021
		<b>Property Use:</b>	0021 UNIMPROVED FARM
		<b>Tax Code:</b>	ME001
		<b>Tax Bill #:</b>	8566
		<b>Alternate Parcel #:</b>	02-01-100-006
<b>Location:</b>	N 48TH RD	<b>Assessment Type:</b>	Locally Assessed
	EARLVILLE	<b>State Assessed Value:</b>	0
<b>Township:</b>	02-MERIDEN	<b>TIF Base Value:</b>	0.00
<b>Subdivision:</b>			
<b>Sec/Lot:</b>		<b>Acres:</b>	
<b>Legal Township:</b>		<b>Homesite:</b>	0.000
<b>Range/Blk:</b>		<b>Other Taxable:</b>	38.100
		<b>Non Taxable:</b>	0.000
<b>Legal Description:</b>	NW1/4 NE1/4	<b>Total:</b>	38.100
		<b>Year Begin:</b>	2010
		<b>Year Retired:</b>	
		<b>Split/Combined From:</b>	
		<b>Split/Combined Into:</b>	

**Valuations**

	Local	Supervisor		Board of Review	
	Assessed	Assessed	Equalized	Assessed	Equalized
<b>Land:</b>	0	0	0	0	0
<b>Farm Land:</b>	0	24,681	24,681	25,929	25,929
<b>Building:</b>	0	0	0	0	0
<b>Farm Building:</b>	0	0	0	0	0
	0	24,681	24,681	25,929	25,929

**Exemptions**

<b>1977 Base Value:</b>	0
<b>Senior Freeze Base :</b>	0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
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**Notes**

Date	Description
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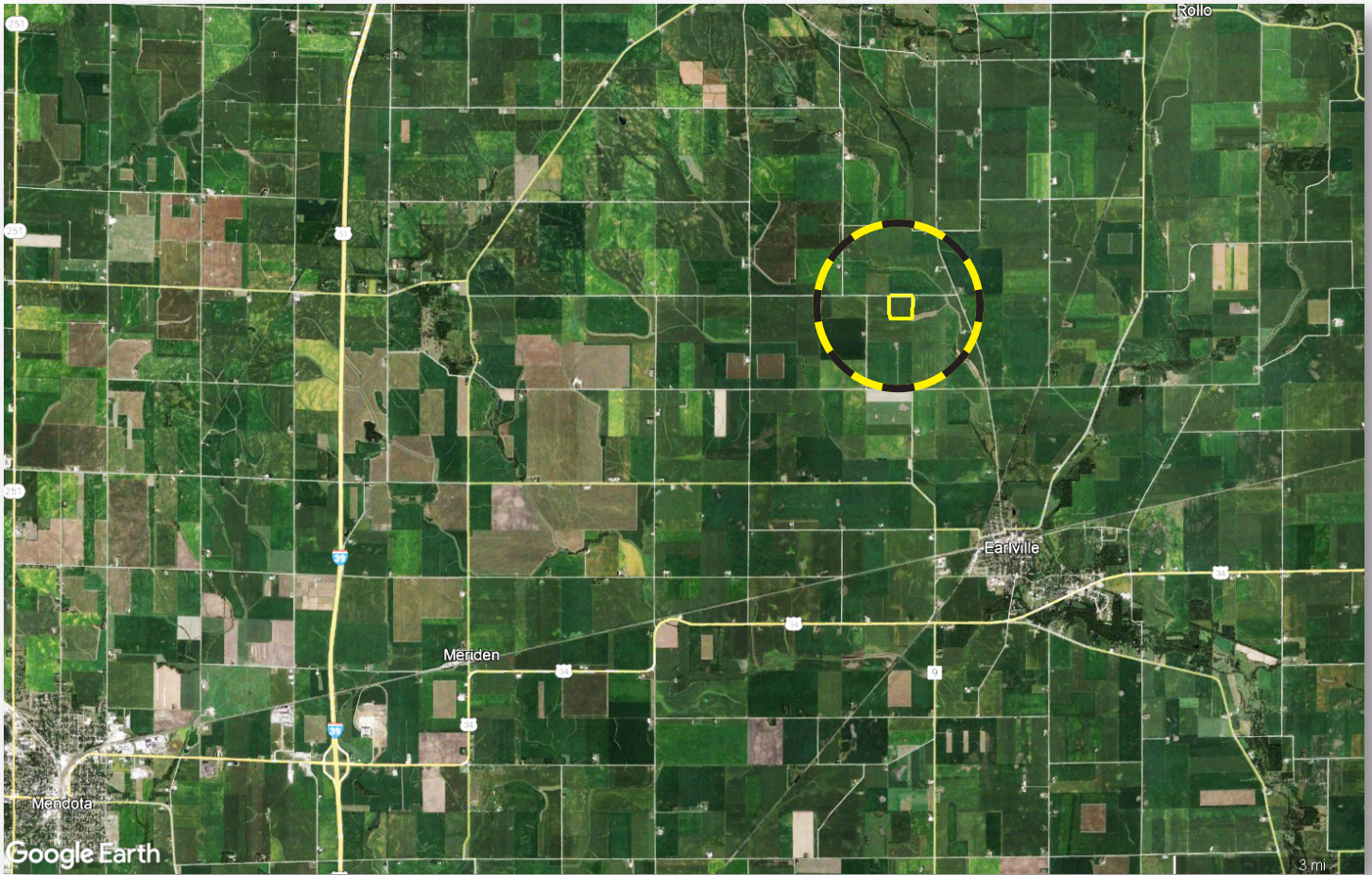
**2021 Taxes (Payable 2022)**

Taxes:	2,288.36	Tax Rate:	8.82549
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

**Payments**

Date	Payor	Taxes	Interest	Fees	Total
07/05/2022	MYERS, WILLIAM W SR ETAL	2,288.36	0.00	0.00	2,288.36

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.

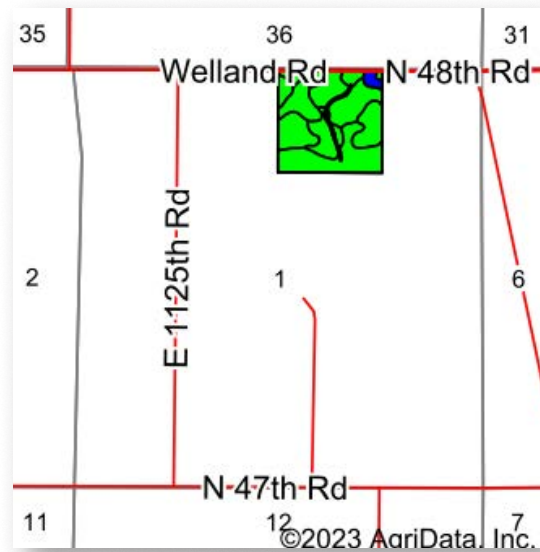
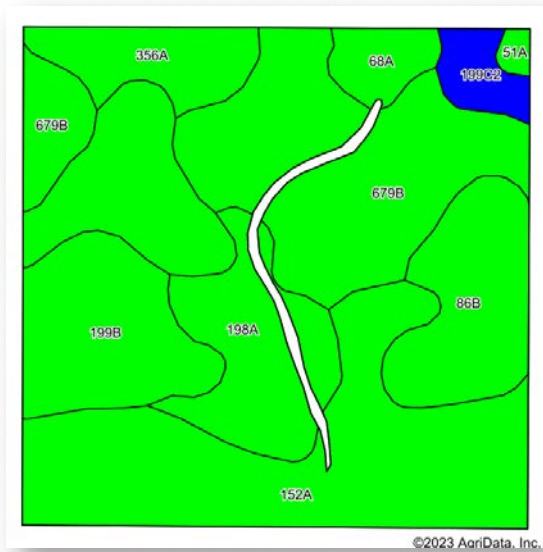


**Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner**

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







Area Symbol: IL099, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.28	34.3%		FAV	195	63	73	0.00	5.64	144
**679B	Blackberry silt loam, 2 to 5 percent slopes	9.36	24.1%		FAV	**192	**59	**73	**6.96	0.00	**141
**199B	Plano silt loam, 2 to 5 percent slopes	4.17	10.8%		FAV	**192	**59	**73	**6.95	0.00	**141
**86B	Osco silt loam, 2 to 5 percent slopes	3.81	9.8%		FAV	**189	**59	**74	**6.83	0.00	**140
198A	Elburn silt loam, 0 to 2 percent slopes	3.73	9.6%		FAV	197	61	74	0.00	5.77	143
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2.19	5.7%		FAV	195	63	66	0.00	5.77	144
68A	Sable silty clay loam, 0 to 2 percent slopes	1.06	2.7%		FAV	192	63	74	0.00	5.77	143
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	0.95	2.5%		FAV	**180	**56	**69	**6.53	0.00	**132
51A	Muscataune silt loam, 0 to 2 percent slopes	0.21	0.5%		FAV	200	64	75	0.00	6.02	147
<b>Weighted Average</b>						<b>193.1</b>	<b>60.9</b>	<b>72.7</b>	<b>3.26</b>	<b>3.00</b>	<b>142.2</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/>

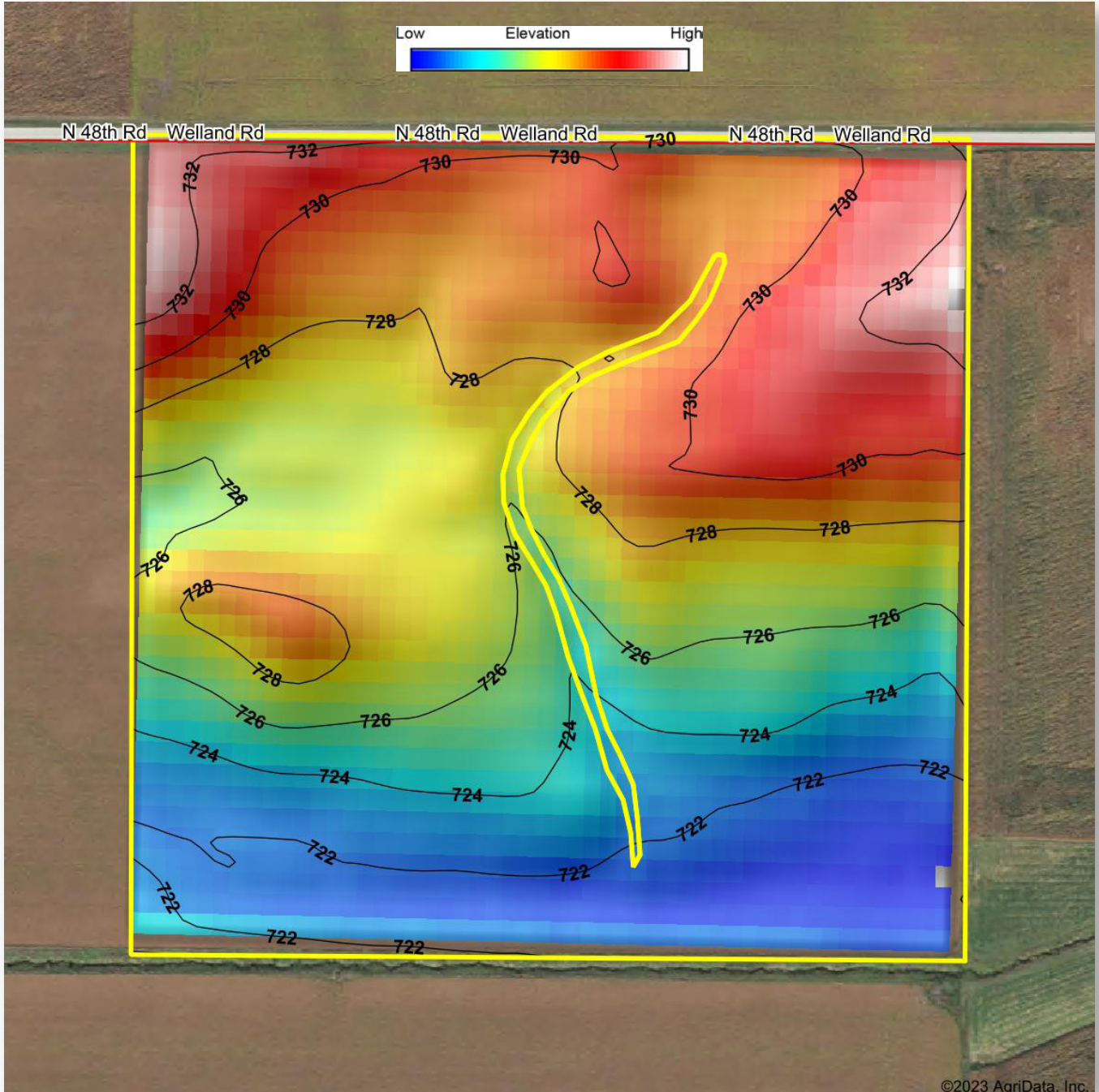
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

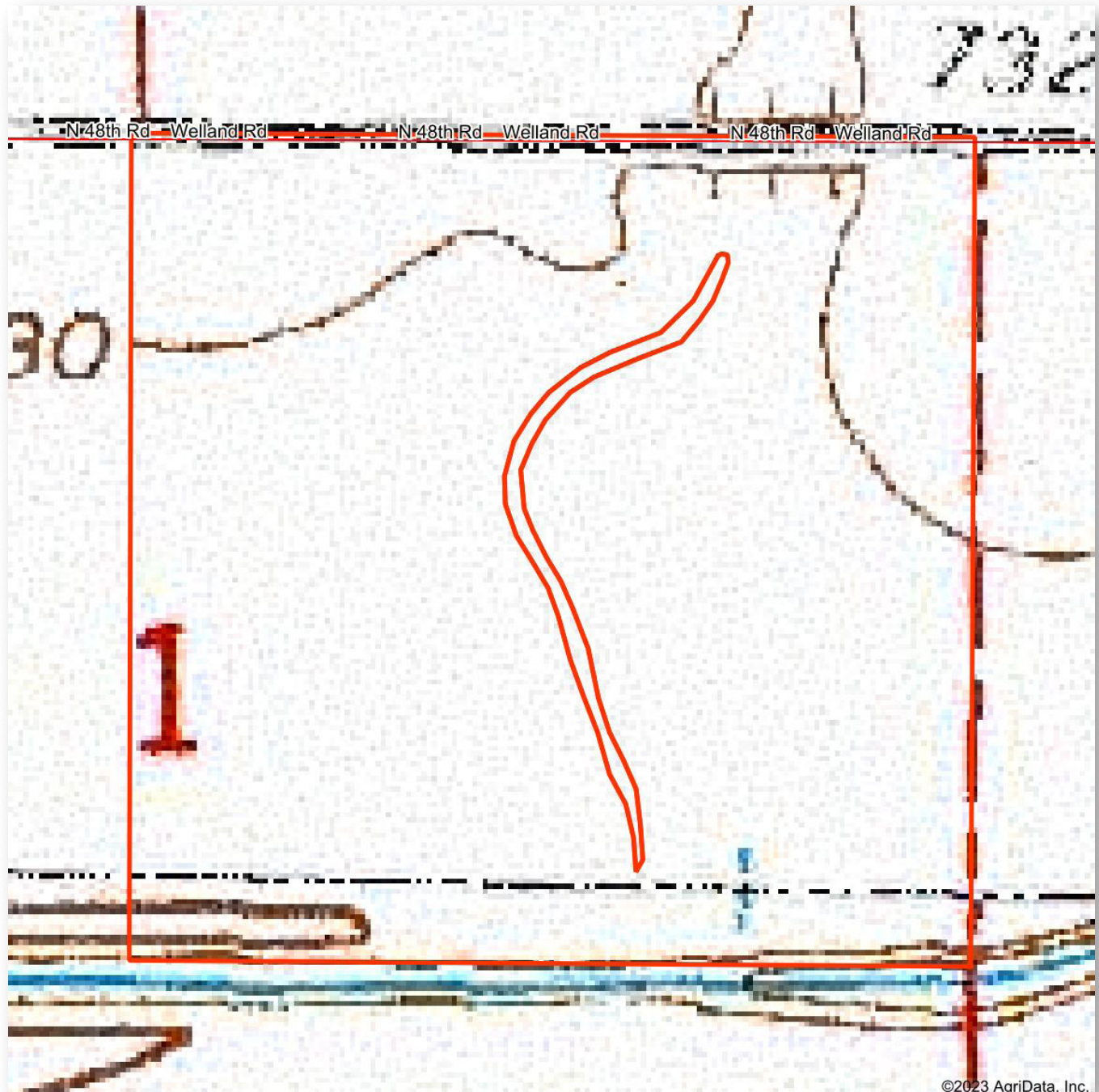
<sup>a</sup> UNF = unfavorable; FAV = favorable

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

<sup>e</sup> 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.





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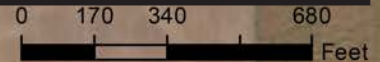
United States  
Department of  
Agriculture

La Salle County, Illinois



**Myers Farm Expenses (MHC Farming, LLC Expenses)**  
(based on FSA tillable acres)

	Amount per Acre	Per Ton	Per Gallon	Per Acre	Tillable Acres	Total
MAP (pounds per acre)	150	\$1,000.00			36.43	\$2,732.25
Potash (pounds per acre)	100	\$895.00			36.43	\$1,630.24
NH3 (pounds per acre)	188	\$1,450.00			36.43	\$4,965.41
Stabilizer (gallons per acre)	.6		\$48.00		36.43	\$1,049.18
Spreading				\$6.84	36.43	\$249.18
Custom Application				\$13.00	36.43	\$473.59
Ripper				\$28.00	36.43	\$1,020.04
Turbo Till				\$15.00	36.43	\$546.45
<b>Total</b>						<b>\$12,666.35</b>



**Common Land Unit**

- Tract Boundary
- Non-Cropland
- Cropland

**Wetland Determination Identifiers**

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

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).

2023 Program Year  
Map Created November 16, 2022

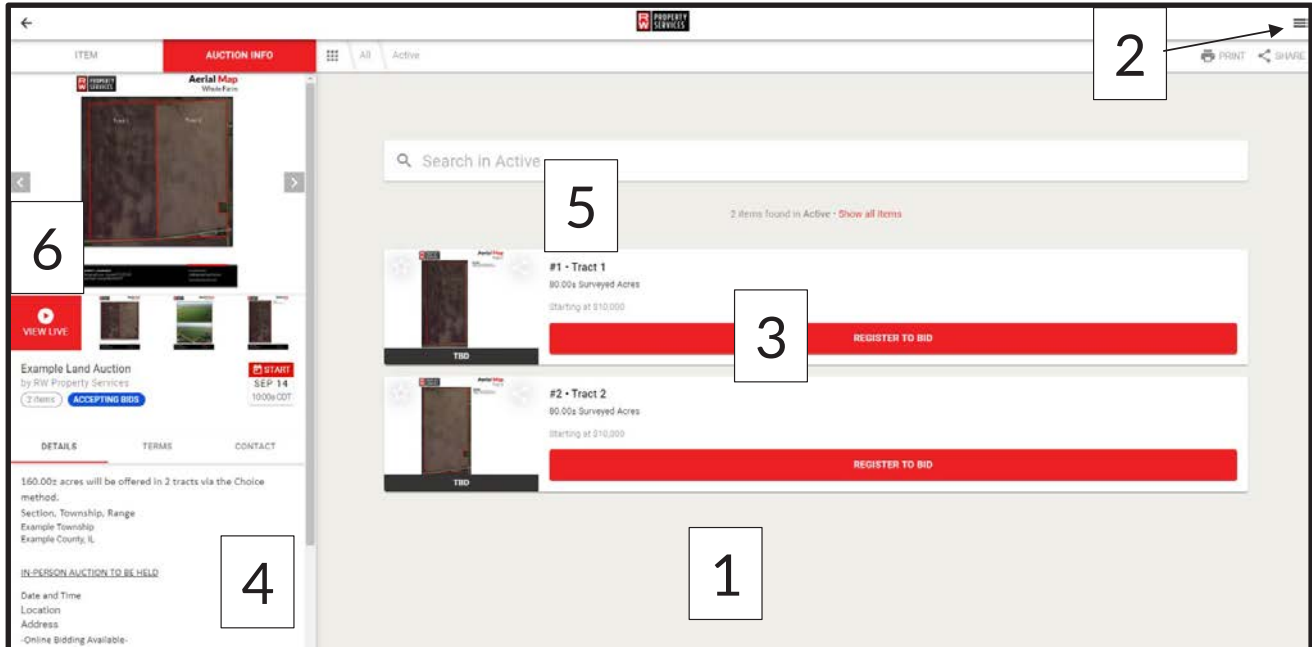
**Farm 2679**  
**Tract 47188**



2.10.23

# RW PROPERTY SERVICES 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@rwpropertysevice.com  
 rwpropertysevice.com

## Myers 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. 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 15, 2023, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before April 14, 2023. **2022 Fall applied expenses of \$12,666.35 to be reimbursed to MHC Farming, LLC at closing.**

### Possession/Lease

- A. Possession will be granted at closing. Seller has terminated the 2023 cash rental lease with the tenant in possession.
- B. Buyer will receive 100% of the 2023 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 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.** 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 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.** William W. Myers, Sr. et al

**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  
Auctioneer  
RW Property Services, LLC  
License 441.002377 (Auctioneer)

# Myers Farm Auction

**March 15, 2023**

**2:00 pm**

register at

**[www.landprollc.us/auctions](http://www.landprollc.us/auctions)**

**IN-PERSON & LIVE ONLINE**

auction location

**Resource Bank**

**205 N. Main Street**

**Leland, IL 60531**