

**PUBLIC AUCTION**  
**BUREAU COUNTY FARMLAND**  
**200+/- Acres**

**Sections 13 & 24 – Neponset Township**

The following described farm real estate will be offered by Public Auction at the Neponset Community Building, W. Commercial Street, Neponset, IL 61345 on:

**OPEN  
TENANCY  
2016**

**Friday, February 5, 2016**  
**10:00 A.M.**

**OPEN  
TENANCY  
2016**

**LOCATION:** 2 ½ miles East of Neponset, IL on Twp. Road 950N or 1 ¼ mile North of Kentville Road on Twp. Road 550 E.

**TRACT 1:** 80 +/- acres located E ½ of SE ¼, Section 13, Neponset, Township, Bureau County, IL. 76.78 +/- acres tillable. Tillable soils include Osco, Elkhart and Sable. A Surety Productivity Index of 126.2 +/- . Part of Tax ID # 19-13-400-002. Approximately \$15.24 per acre paid in 2015.

**TRACT 2:** 80 +/- acres located N ½ of NE ¼, Section 24 Neponset Twp., Bureau County, IL. 74.58 +/- acres tillable. Tillable Soils include Osco, Elkhart and Sawmill. A Surety Productivity Index of 120.3 +/- . Tax ID #19-24-200-006 and #19-24-200-001. Taxes paid in 2015 were \$1,016.64 or \$12.71 per acre. 1 acre CRP at \$273. per acre, expires 2021.

**TRACT 3:** 40 +/- acres located SW ¼ of the SE ¼, Section 13 Neponset Township, Bureau County, IL. 35.9 +/- tillable acres. Tillable soils include Osco, Elkhart and Sable. A Surety Productivity Index of 119.7 +/- . Part of Tax ID #19-13-400-002. Approximately \$15.24 per acre taxes paid in 2015.

**Sale Catalog is available at [www.rickrediger.com](http://www.rickrediger.com) Aerial, soilmaps, FSA aeriels, etc.**

**TERMS AND CONDITIONS:**

- 1.) This tract will be sold on a per surveyed acre basis.
- 2.) New survey provided by Seller.
- 3.) Seller retains all mineral rights.
- 4.) The successful bidder will be required to enter into a standard purchase agreement contract. 10% of the contract purchase price will be due immediately following the auction. The balance will be due and payable on or before March 7, 2016.
- 5.) The seller shall provide a title insurance policy in the amount of the purchase price of the subject property.
- 6.) The estimated 2015 real estate taxes due and payable in 2016 will be credited by the Seller to the Buyer. All subsequent real estate taxes will be the responsibility of the Buyer.
- 7.) The property is being sold in "AS IS" condition, with no implied warranties of any kind.
- 8.) The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
- 9.) All announcements made the day of the sale take precedence over any previously printed material.
- 10.) For additional information or to view the property contact Rick Rediger, Auctioneer at 815-699-7999 or Scott Brummel.

**Seller: LAVERNE MCABE ESTATE - Executor: Julie McCabe Sivia**

**Attorney for Seller: Mike English**

**10 Park Ave, West, Princeton, IL 61356 - 815.875.4555**

Number System will be Used

I.D. Required

Not Responsible for Accidents

**Auctioneer: RICK REDIGER**

**REDIGER AUCTION SERVICE**

**Rick Rediger, Auctioneer 815.699.7999**

**[www.RickRediger.com](http://www.RickRediger.com)**

**BRUMMEL REALTY, LLC**

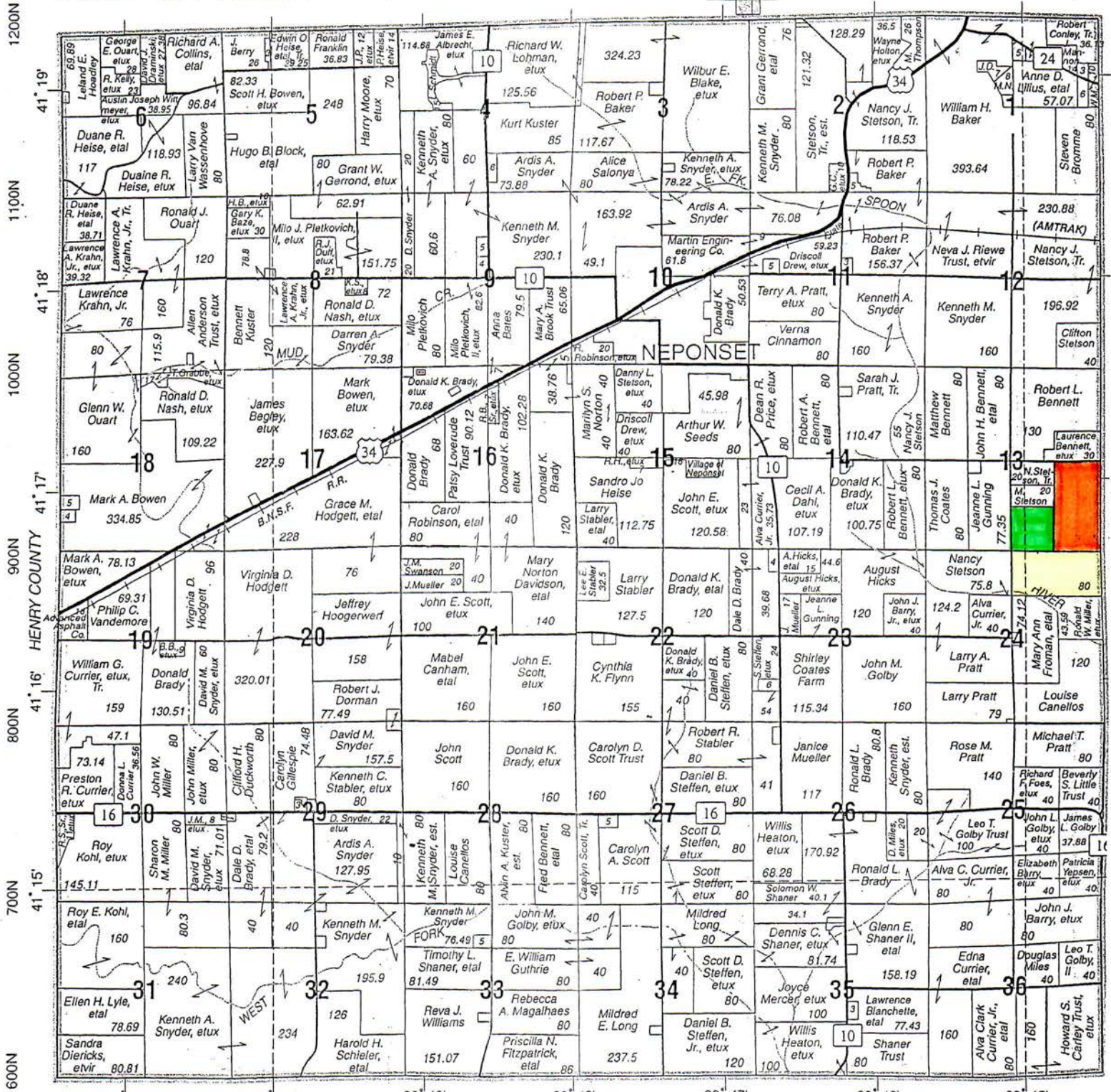
**Scott Brummel, Broker 630.553.3200**

**[www.BrummelRealty.com](http://www.BrummelRealty.com)**



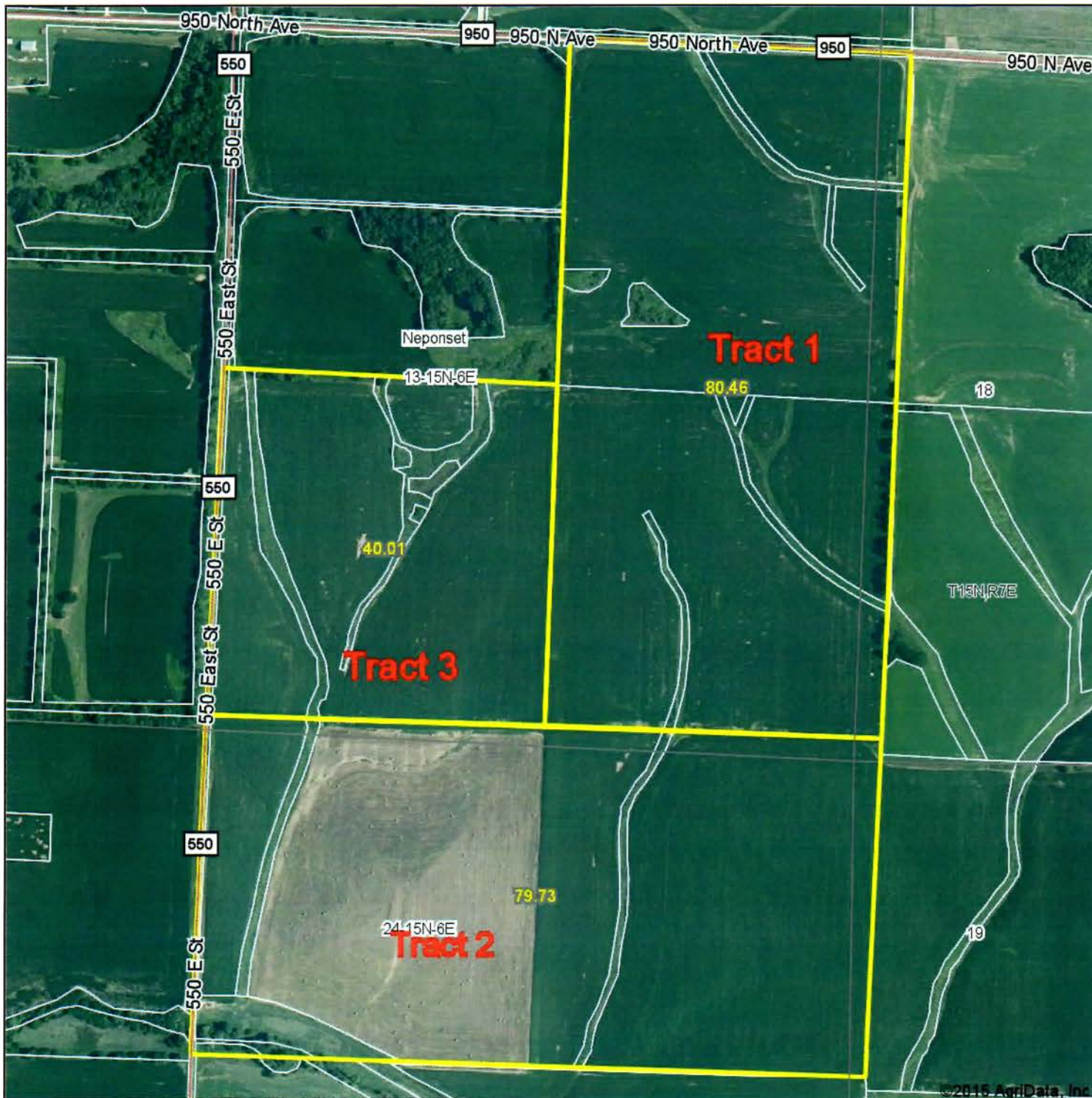
# NEPONSET

# T.15N.-R.6E.





# Aerial Map



Auction Service  
**REDIGER**  
Wyanet, IL  
815-699-7999

Maps Provided By:

 **surety**  
CUSTOMIZED ONLINE MAPPING  
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map center: 41° 16' 46.89, 89° 44' 45.82

0ft 607ft 1214ft

13-15N-6E  
Bureau County  
Illinois



12/14/2015



# Aerial Map



Auction Service  
**REDIGER**  
Wyanet, IL  
815-699-7999

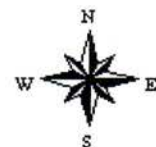
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CUSTOMIZED ONLINE MAPPING  
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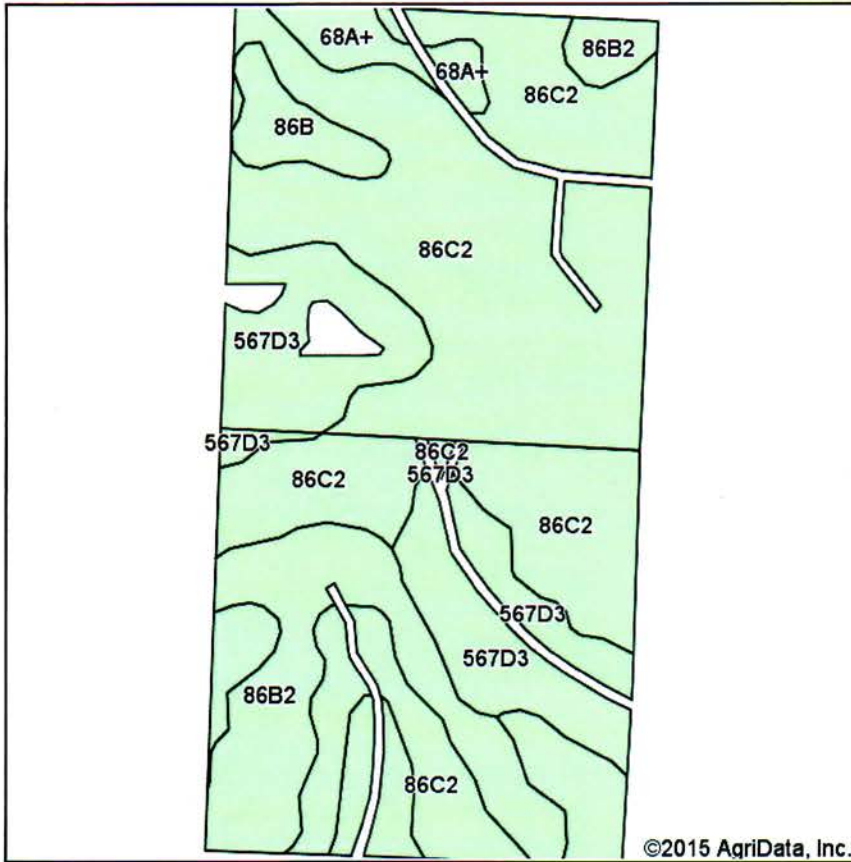
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13-15N-6E  
Bureau County  
Illinois

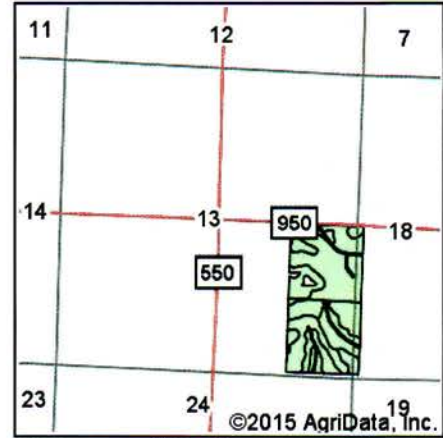


12/18/2015

# Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Bureau**  
 Location: **13-15N-6E**  
 Township: **Neponset**  
 Acres: **76.78**  
 Date: **12/14/2015**

Auction Service  
**REDIGER**  
 Neponset, IL  
 815-699-7999

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL011, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86C2	Oscosilt loam, 5 to 10 percent slopes, eroded	45.90	59.8%		**178	**56	**131
**567D3	Elkhartsilty clay loam, 10 to 18 percent slopes, severely eroded	15.06	19.6%		**139	**44	**101
**86B2	Oscosilt loam, 2 to 5 percent slopes, eroded	11.43	14.9%		**181	**57	**134
**86B	Oscosilt loam, 2 to 5 percent slopes	2.27	3.0%		**189	**59	**140
68A+	Sablesilt loam, 0 to 2 percent slopes, overwash	2.12	2.8%		192	63	143
<b>Weighted Average</b>					<b>171.5</b>	<b>54.1</b>	<b>126.2</b>

Area Symbol: IL011, Soil Area Version: 13

**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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Aerial Map



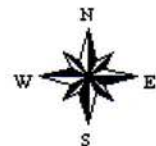
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map center: 41° 16' 34.08, 89° 44' 45.91

0ft 430ft 860ft

Auction Service  
**REDIGER**  
Wyanet, IL  
815-699-7999

**24-15N-6E**  
**Bureau County**  
**Illinois**

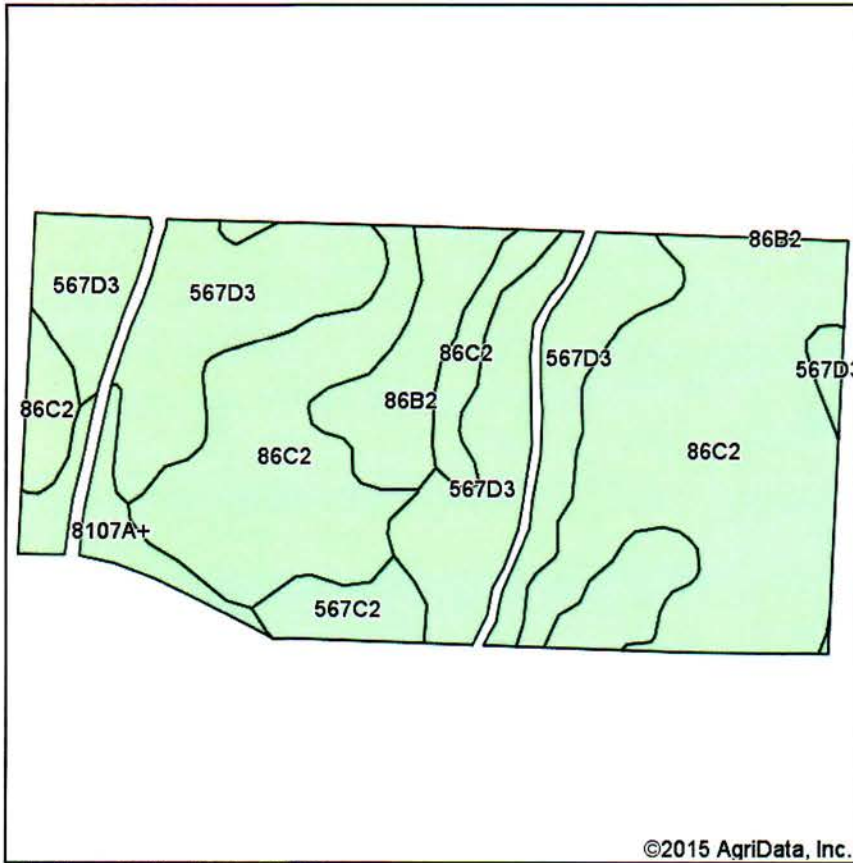


12/18/2015

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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# Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Bureau**  
 Location: **13-15N-6E**  
 Township: **Neponset**  
 Acres: **74.58**  
 Date: **12/14/2015**

*Auction Service*  
**REDIGER**  
*Neponset, IL*  
 815-699-7999

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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## Area Symbol: IL011, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86C2	Oscosilt loam, 5 to 10 percent slopes, eroded	37.64	50.5%		**178	**56	**131
**567D3	Elkhartsilty clay loam, 10 to 18 percent slopes, severely eroded	26.69	35.8%		**139	**44	**101
**86B2	Oscosilt loam, 2 to 5 percent slopes, eroded	4.86	6.5%		**181	**57	**134
8107A+	Sawmillsilt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.07	4.1%		189	60	139
**567C2	Elkhartsilt loam, 5 to 10 percent slopes, eroded	2.32	3.1%		**159	**50	**116
<b>Weighted Average</b>					<b>164.1</b>	<b>51.7</b>	<b>120.3</b>

Area Symbol: IL011, Soil Area Version: 13

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Aerial Map



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Auction Service  
**REDIGER**  
Wyanet, IL  
815-699-7999

map center: 41° 16' 46.64, 89° 44' 54.31

0ft 240ft 479ft

Maps Provided By:  
  
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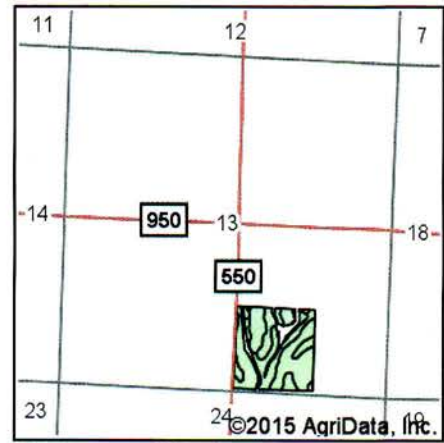
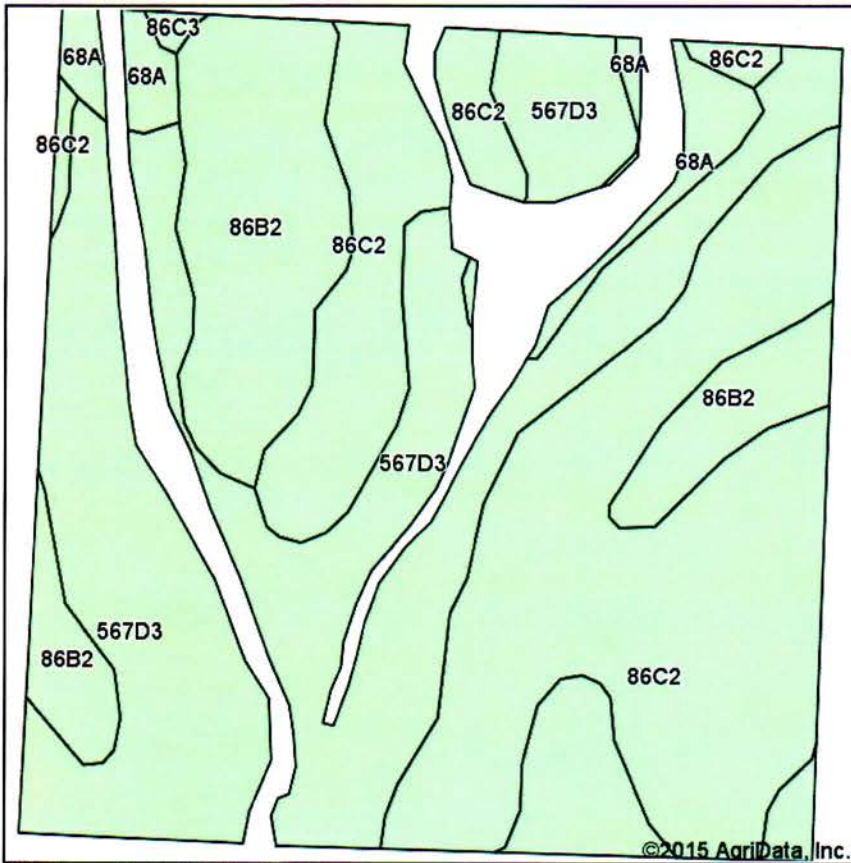
**13-15N-6E**  
**Bureau County**  
**Illinois**



12/18/2015



# Soil Map



State: **Illinois**  
 County: **Bureau**  
 Location: **13-15N-6E**  
 Township: **Neponset**  
 Acres: **35.9**  
 Date: **12/14/2015**

Auction Service  
**REDIGER**  
 Neponset, IL  
 815-699-7999

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**567D3	Elkhart silty clay loam, 10 to 18 percent slopes, severely eroded	14.62	40.7%		**139	**44	**101
**86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	13.78	38.4%		**178	**56	**131
**86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	6.08	16.9%		**181	**57	**134
68A	Sable silty clay loam, 0 to 2 percent slopes	1.33	3.7%		192	63	143
**86C3	Oscos silty clay loam, 5 to 10 percent slopes, severely eroded	0.09	0.3%		**164	**52	**121
<b>Weighted Average</b>					<b>163.1</b>	<b>51.5</b>	<b>119.7</b>

Area Symbol: IL011, Soil Area Version: 13

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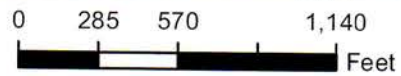
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method





- Common Land Unit**  
 Cropland / / Non-cropland  
 Conservation Reserve Program
- Wetland Determination Identifiers**  
 ● Restricted Use  
 ▽ Limited Restrictions  
 □ Exempt from Conservation Compliance Provisions  
 Tract Boundary Section Line



2016 Program Year  
 Map Created October 28, 2015

**Farm 7524**  
**Tract 2730**

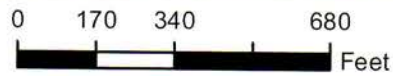
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11\_T10687



- Common Land Unit**  
 Cropland / / Non-cropland  
 [Hatched Box] Conservation Reserve Program
- Wetland Determination Identifiers**  
 ● Restricted Use  
 ▽ Limited Restrictions  
 [Square with X] Exempt from Conservation  
 [Square with Dots] Compliance Provisions  
 [Thick Line] Tract Boundary [Thin Line] Section Line



2016 Program Year  
 Map Created October 28, 2015

**Farm 7524**  
**Tract 10687**

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Abbreviated 156 Farm Record

Operator Name : [REDACTED]

Farms Associated with Operator : [REDACTED]

CRP Contract Number(s) : 2019

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
277.39	270.28	270.28	0.00	0.00	1.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag.-Related Activity	
0.00	0.00	269.28	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	110.78	0.00	0	155	
Soybeans	42.72	0.00	0	51	
<b>TOTAL</b>	<b>153.50</b>	<b>0.00</b>			

NOTES

[REDACTED]

Tract Number : 2730

Description : SEC 13 Neponset SEC 19 Macon

FAV/WR History : No

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LAVERNE J WOOD MCCABE

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
197.86	191.06	191.06	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	191.06	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	79.31	0.00	0	155
Soybeans	29.87	0.00	0	51
<b>TOTAL</b>	<b>109.18</b>	<b>0.00</b>		

NOTES

[REDACTED]



Abbreviated 156 Farm Record

**Tract Number** : [REDACTED]

**Description** : SEC 24 NEPONSET Twp **FAV/WR History** : No

**BIA Unit Range Number** :

**HEL Status** : HEL field on tract. Conservation system being actively applied

**Wetland Status** : Wetland determinations not complete

**WL Violations** : None

**Owners** : LAVERNE J WOOD MCCABE

**Other Producers** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.53	79.22	79.22	0.00	0.00	1.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	78.22	0.00	0.00	0.00	0.00	

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	31.47	0.00	0	155
Soybeans	12.85	0.00	0	51
<b>TOTAL</b>	<b>44.32</b>	<b>0.00</b>		

**NOTES**

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