

PUBLIC AUCTION
LASALLE COUNTY FARMLAND
93 +/- Total Acres

The following described farmland will be offered by Public Auction.
Sale day location: Celebrations, 740 E US Route 6, Utica, IL 61373

**Open
Tenancy**

Friday, November 18th, 2016
10:00 AM

**Open
Tenancy**

DETAILS: Two tracts totaling 93 +/- acres located in Deer Park Township, LaSalle County.
PIN #s: 20-35-301-000 and 20-11-102-000

TRACT 1: 80 +/- acres located in the E ½ of the SW ¼ of Section 35, Deer Park Twp., LaSalle County. **PI: 132.9**
TRACT 2: 13 +/- acres located in the N 1/3 of the SW ¼ of the NW ¼ of Section 11, Deer Park Twp. **PI: 124.4**

Plat locations, Aerial Photos, Soil Maps and other information available @ BrummelRealty.com

TERMS AND CONDITIONS:

- 1.) Tracts will be sold on a per gross surveyed acre basis, separately and never combined.
- 2.) Boundary Survey to be provided by Seller.
- 3.) Tract 1 Improvements: 2 Grain Bins and a Corn Crib. Tract 2 Improvements: None
- 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. Balance is due & payable on or before Monday, December 19th, 2016.
- 5.) The seller shall provide a title insurance policy in the amount of the purchase price of the subject property.
- 6.) The 2016 real estate taxes due and payable in 2017 will be paid by the Seller in the form of a credit to Buyer at closing. All subsequent real estate taxes will be the responsibility of the Buyer.
- 7.) Possession will be given at closing, subject to tenant in possession rights.
- 8.) FSA tillable acres for each tract will be refigured after a recon is completed by LaSalle County FSA.
- 9.) TRACT 1 Taxes for 2015: \$2,338.24 TRACT 2 Taxes for 2015: \$276.38
- 10.) Tenancy for the 2017 crop year is open.
- 11.) 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.
- 12.) All announcements made the day of the sale take precedence over any previously printed material.
- 13.) Seller reserves the right to accept or reject any or all bids the say of sale.
- 14.) For additional information or to view the property contact, Scott Brummel at 630-553-3200.

Tract 1 Seller: Marcia Althoen

Attorney: Bill Hintz 815-223-0111

Tract 2 Seller: John Warrick, Margaret Warrick & Marie Christian

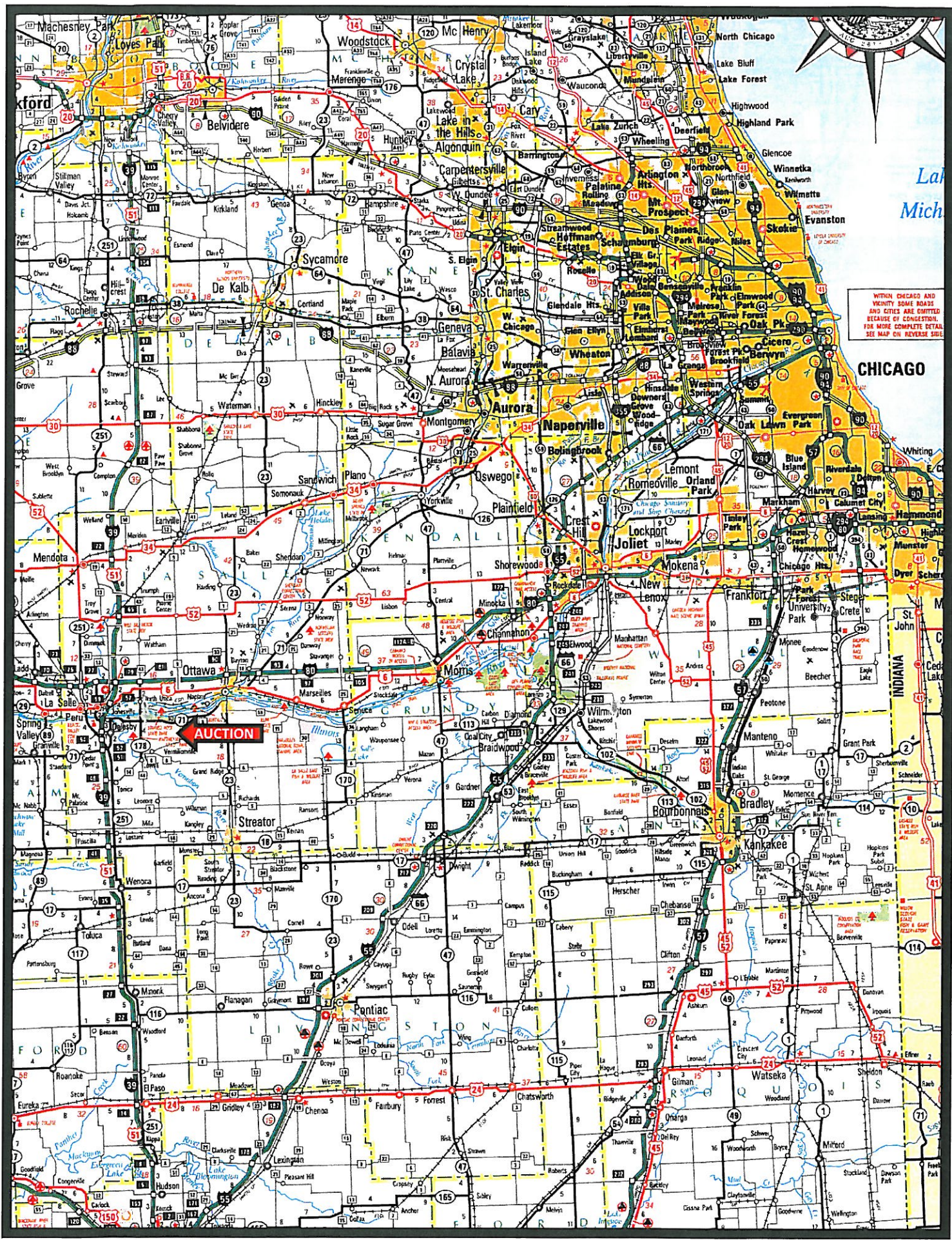
Attorney: Richard Burton 815-433-3111

Number System will be used – I.D. Required

Not Responsible for Accidents

BRUMMEL REALTY, LLC
Scott Brummel, Broker
630-553-3200
www.BrummelRealty.com

REDIGER AUCTION SERVICE
Rick Rediger, Auctioneer
815-699-7999
www.RickRediger.com



WITHIN CHICAGO AND VICINITY SOME ROADS AND CITIES ARE OMITTED BECAUSE OF CONGESTION. FOR MORE COMPLETE DETAILS, SEE MAP ON REVERSE SIDE.

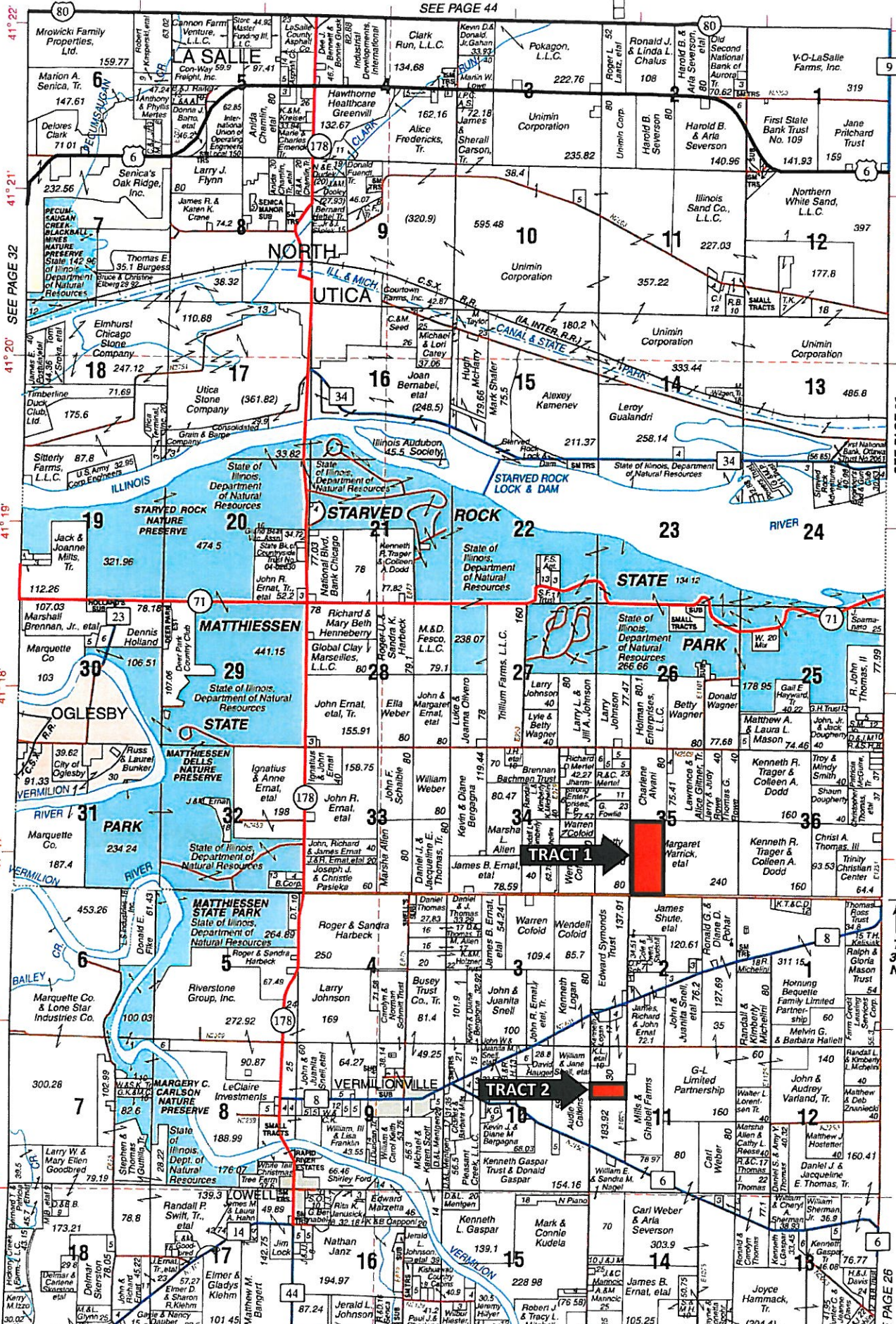
CHICAGO

AUCTION

UTICA NORTHEAST PART DEER PARK EAST PART LA SALLE T.33N.-R.2E.

SEE PAGE 44

N30TH
N29TH
N28TH
N27TH
N26TH
N25TH
N24TH
N23RD
N22ND
1ST



41° 22'
41° 21'
41° 20'
41° 19'
41° 18'
41° 17'
41° 16'
41° 15'

SEE PAGE 36
SEE PAGE 26



TRACT 1

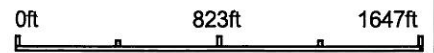
TRACT 2

Aerial Map TRACT 1



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map center: 41° 17' 14.49, 88° 57' 43.02



BRUMMEL REALTY LLC
 1107 S Lincoln Street, Suite D • Yorkville, IL 62550
 Office: 618-553-3500 Fax: 618-553-3270

land@brummelrealty.com

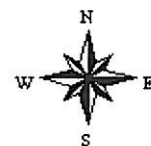
Maps Provided By



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35-33N-2E
La Salle County
Illinois

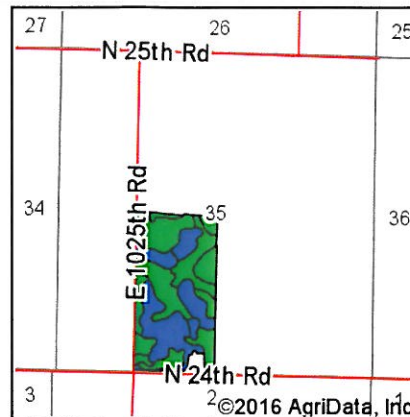
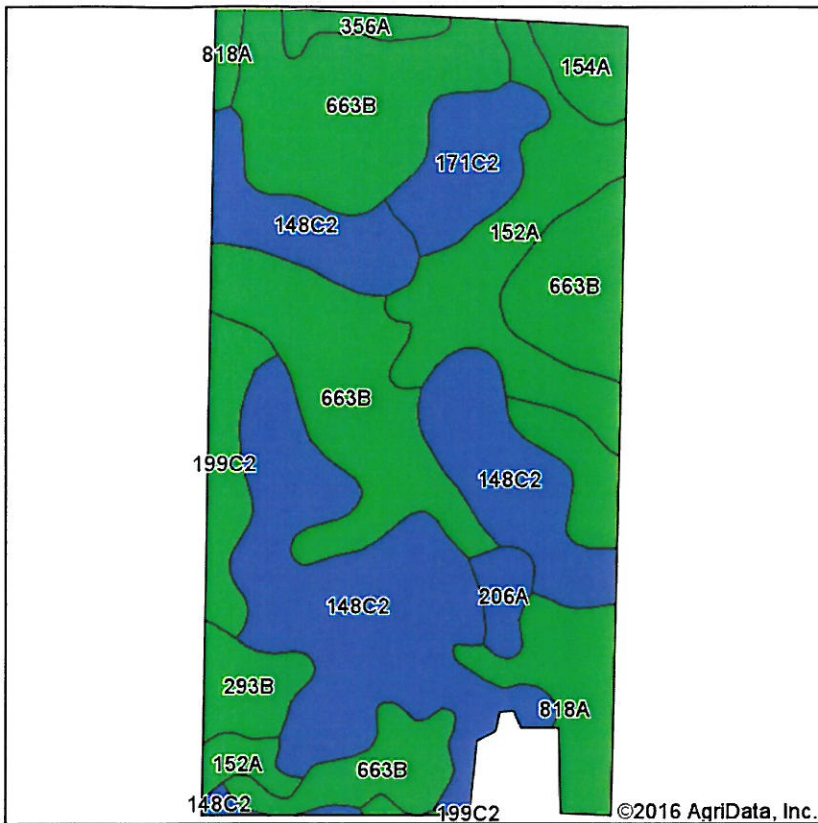


7/20/2016

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TRACT 1

Soils Map



State: **Illinois**
 County: **La Salle**
 Location: **35-33N-2E**
 Township: **Deer Park**
 Acres: **77.6**
 Date: **7/20/2016**



BRUMMEL REALTY LLC
 1101 S Bridge Street Suite F • Yorkville, IL 62452
 Phone: 618-333-3333 Fax: 618-333-3333

Land@brummelrealty.com

Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: IL099, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**663B	Clare silt loam, 2 to 5 percent slopes	24.68	31.8%		> 6.5ft.	**180	**56	**69	**133
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	24.45	31.5%		> 6.5ft.	**172	**54	**65	**126
152A	Drummer silty clay loam, 0 to 2 percent slopes	9.13	11.8%		> 6.5ft.	195	63	73	144
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	6.53	8.4%		> 6.5ft.	191	61	75	142
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	3.85	5.0%		> 6.5ft.	**174	**55	**68	**128
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	2.87	3.7%		> 6.5ft.	**180	**56	**69	**132
**293B	Andres silt loam, 2 to 5 percent slopes	2.12	2.7%		> 6.5ft.	**182	**58	**70	**134
154A	Flanagan silt loam, 0 to 2 percent slopes	1.76	2.3%		> 6.5ft.	194	63	77	144
206A	Thorp silt loam, 0 to 2 percent slopes	1.17	1.5%		> 6.5ft.	170	55	66	126
356A	Elpaso silty clay loam, 0 to 2 percent slopes	1.04	1.3%		> 6.5ft.	195	63	66	144
Weighted Average						180.3	56.9	68.8	132.9

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:

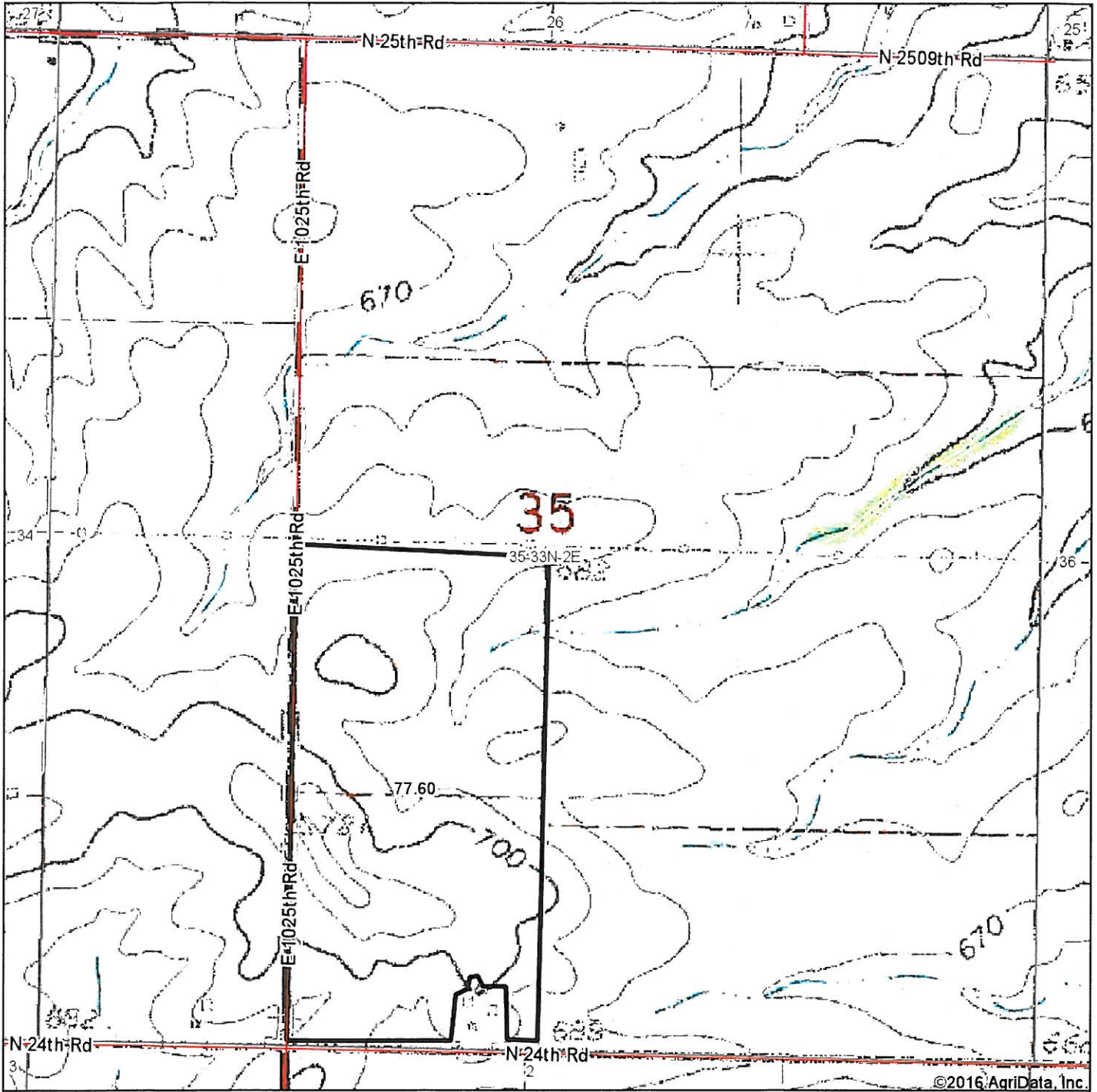
<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin R41 Table S3

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

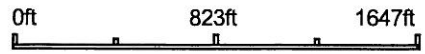
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map *TRACT 1*



©2016 AgriData, Inc.

map center: 41° 17' 14.49, 88° 57' 43.02



35-33N-2E
La Salle County
Illinois



7/20/2016



BRUMMEL REALTY LLC
 1137 S Bridge Street Suite D • Yorkville IL 62650
 Office: 630-563-3000 Fax: 630-563-3270

Land@brummelrealty.com

Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

TRACT 1

General Information

Owner Name:	Tax Year: 2015
	Property Use: 0011 Improved Farmland
	Tax Code: DE007
	Tax Bill #: 2833
Location:	Alternate Parcel #: 17-35-300-002
	Assessment Type: Locally Assessed
Township: 20-DEER PARK	State Assessed Value: 0.00
Subdivision:	TIF Base Value: 0.00
Sec/Lot:	
Legal Township:	Acres:
Range/Blk:	Homesite: 0.000
	Other Taxable: 80.000
Legal Description:	Non Taxable: 0.000
E 1/2 SW 1/4	Total: 80.000
	Year Begin: 2010
	Subdivided From Parcel:
	Year Retired: 0
	Combined Into Parcel:

Valuations

	Local	Supervisor		Board of Review	
	Assessed	Assessed	Equalized	Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	0	0	0	24,531	24,531
Building:	0	0	0	0	0
Farm Building:	0	0	0	3,120	3,120
	0	0	0	27,651	27,651

Exemptions

1977 Base Value:	7,600
Senior Freeze Base :	0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
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Notes

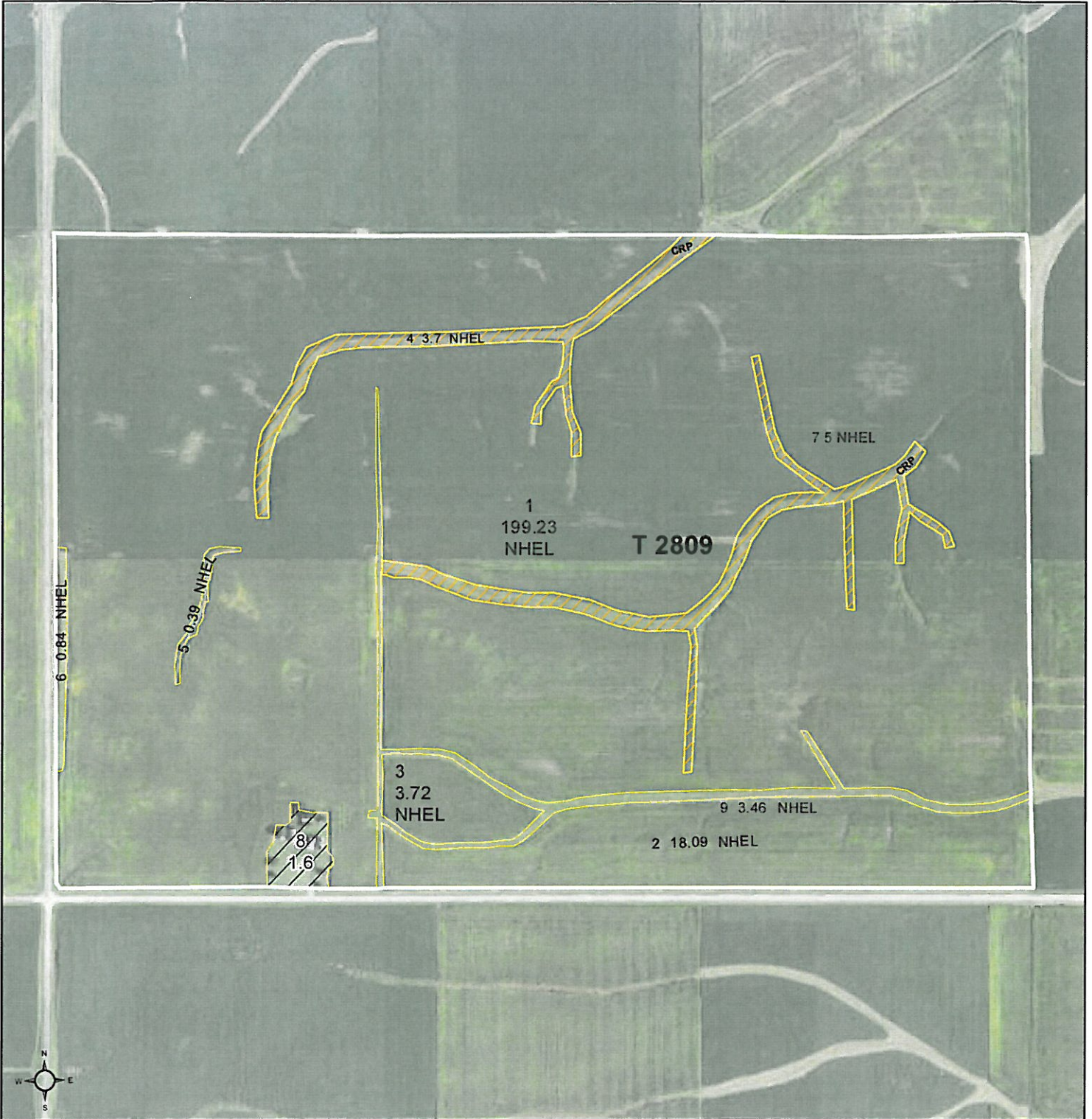
Date	Description
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2015 Taxes (Payable 2016)

Taxes:	2,338.24	Tax Rate:	8.45624
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

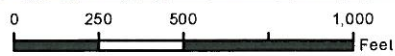
Payments

Date	Payor	Taxes	Interest	Fees	Total
07/07/2016	Grand Ridge	2,338.24	0.00	0.00	2,338.24



Common Land Unit

- CRP
- Non-Cropland
- Cropland
- Tract Boundary



2016 Program Year
Map Created December 28, 2015

Wetland Determination Identifiers

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

Tract Cropland Total: 234.43 acres

Farm 651
Tract 2809

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).

Illinois
LaSalle

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 651
Prepared: 10/11/16 8:39 AM
Crop Year: 2017
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:

865

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
236.03	234.43	234.43	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	234.43	0.0	0.0				

ARC/PLC

ARC-IC NONE	ARC-CO CORN , SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	114.1		152	0.0
SOYBEANS	111.6		45	0.0
Total Base Acres:	225.7			

Tract Number: 2809 Description: G12-S1/2 Sec 35 T33N R2E

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

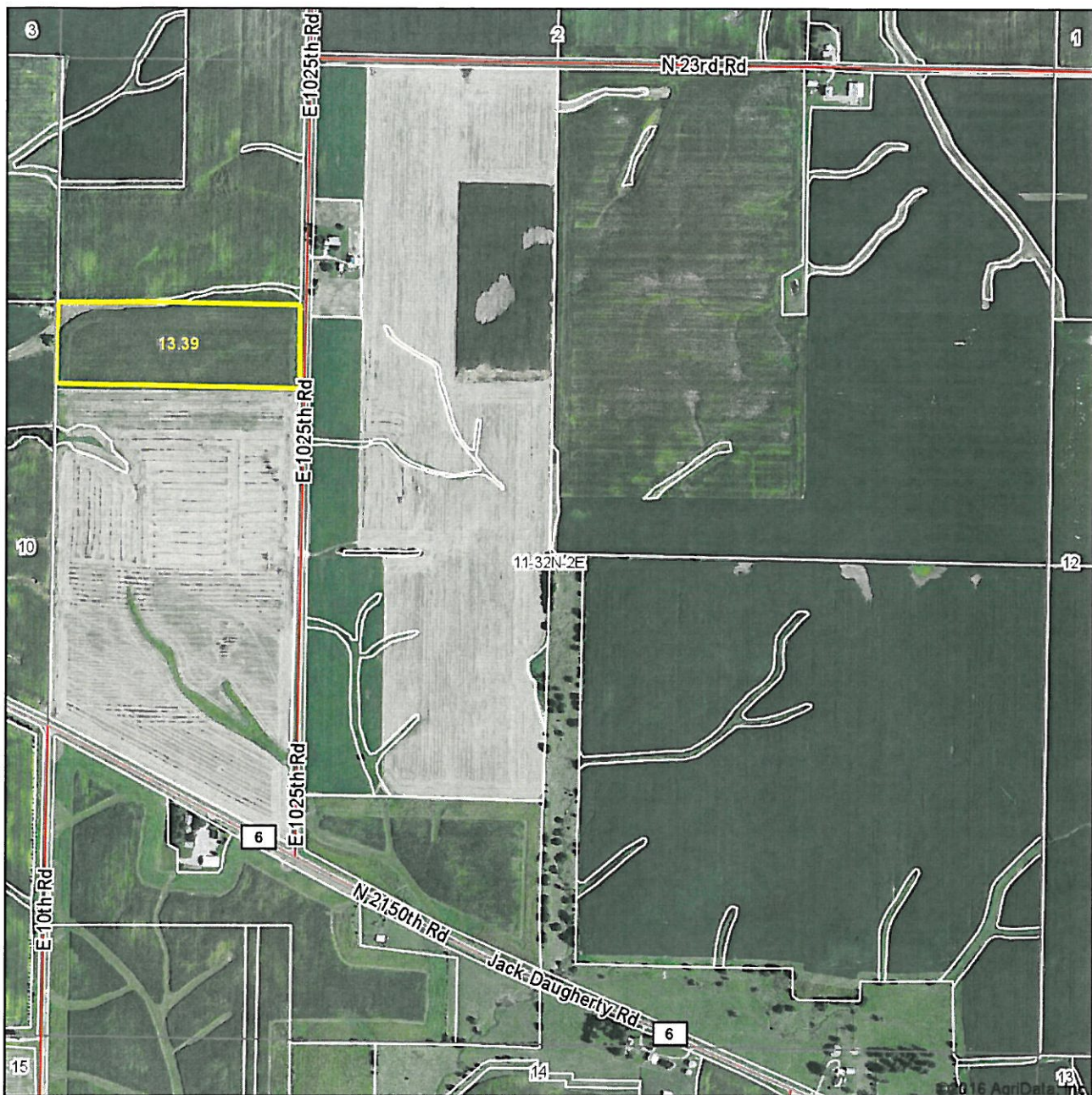
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
236.03	234.43	234.43	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	234.43	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	114.1		152	0.0
SOYBEANS	111.6		45	0.0
Total Base Acres:	225.7			

Owners:

Other Producers:

Aerial Map TRACT 2



map center: 41° 15' 28.49, -88° 57' 42.75

0ft 837ft 1673ft



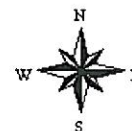
BRUMMEL REALTY LLC
1127 E. Bunge Street, Suite D • Yorkville, IL 62550
Cell: 630-553-3200 Fax: 630-553-3272

LandInfo: www.realty.com



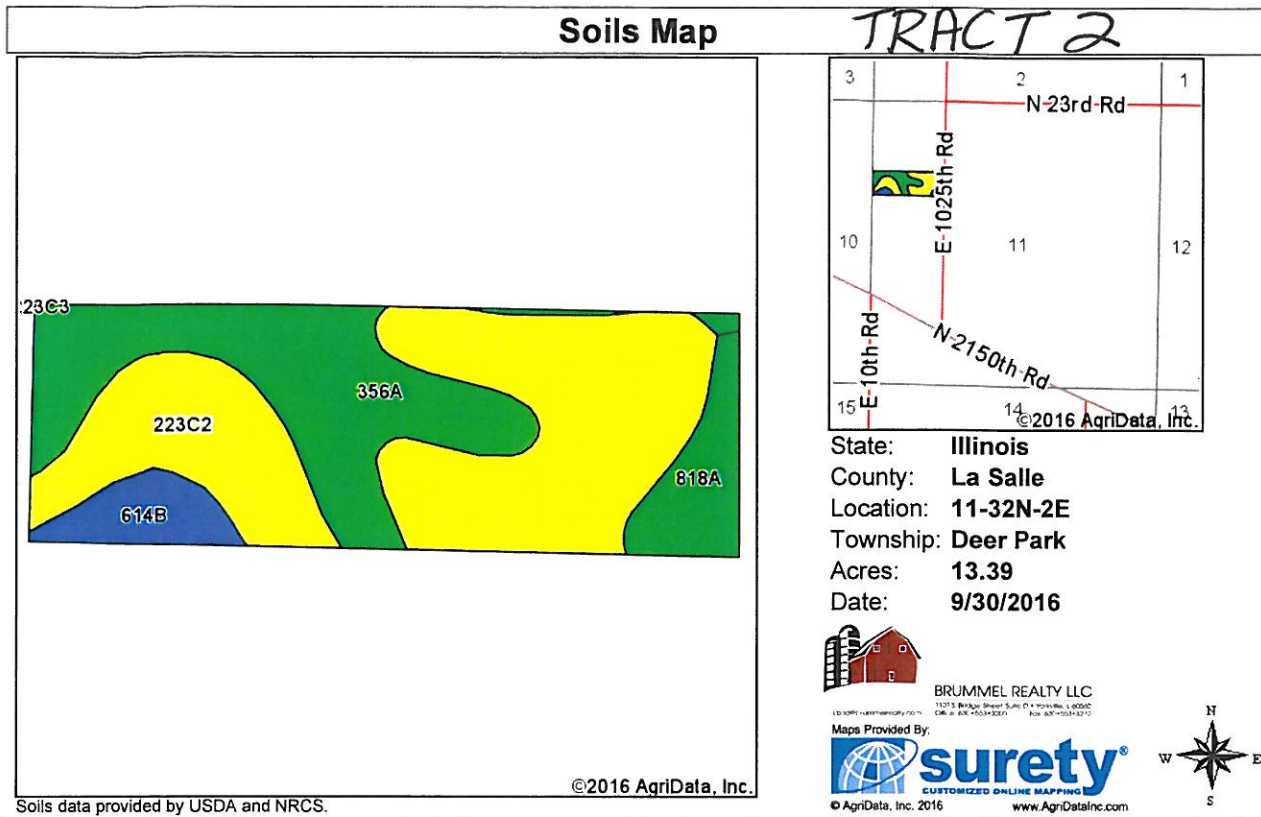
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11-32N-2E
La Salle County
Illinois



9/30/2016

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



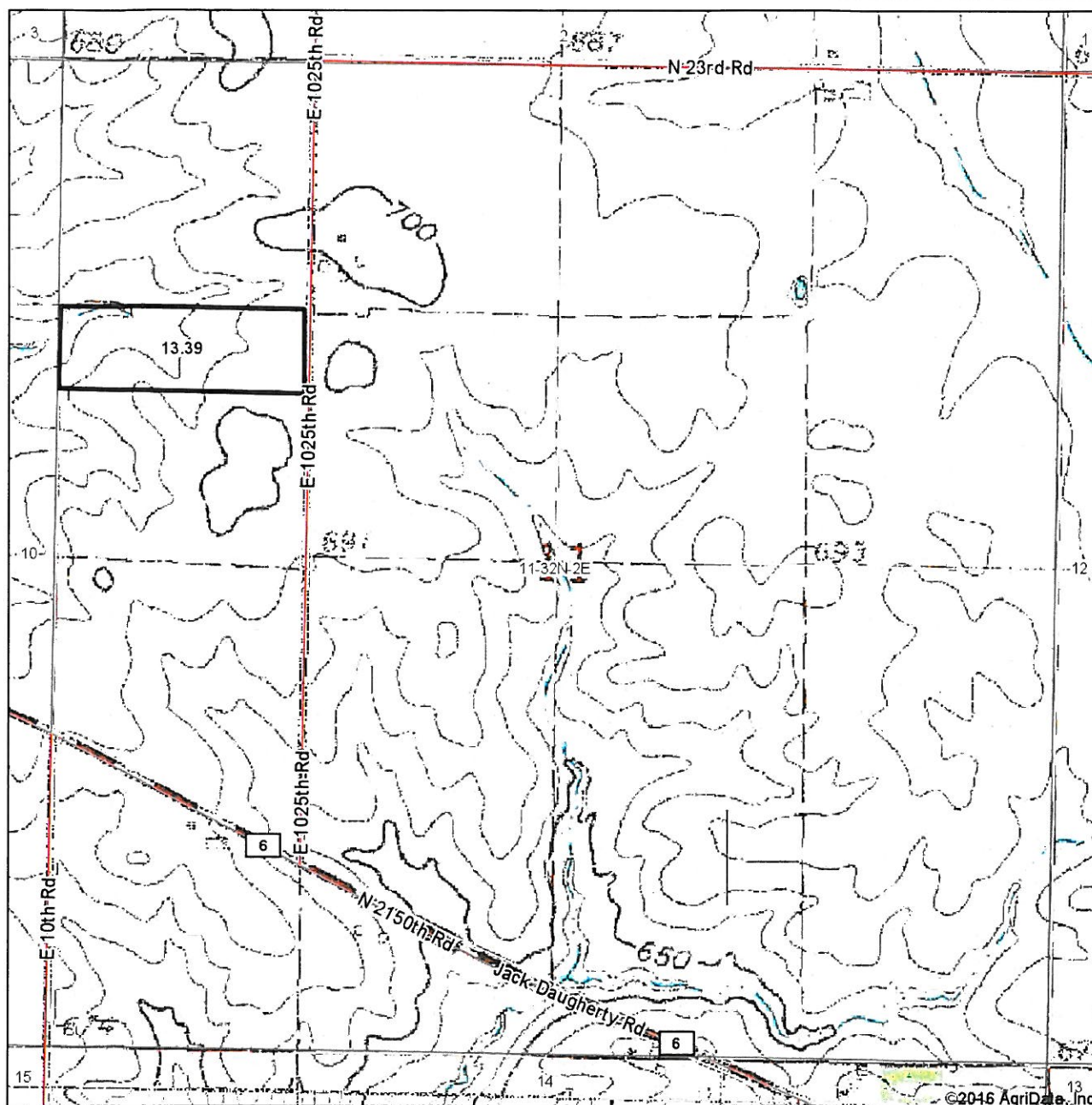
Area Symbol: IL099, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	7.29	54.4%		4.1ft. (Densic material)	**150	**48	**61	**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	4.20	31.4%		> 6.5ft.	195	63	66	144
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	1.09	8.1%		> 6.5ft.	191	61	75	142
614B	Chenoa silty clay loam, 2 to 5 percent slopes	0.81	6.0%		> 6.5ft.	174	57	68	129
Weighted Average						168.9	54.3	64.1	124.4

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/2142/10271>
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map **TRACT 2**



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map center: 41° 15' 28.49, -88° 57' 42.75

0ft 837ft 1673ft



BRUMMEL REALTY LLC
1107 S Bridge Street, Suite D - Yorkville, IL 60550
Cell: 630-533-3233 Fax: 630-533-3270

Longtime Surety Maps

Maps Provided By



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11-32N-2E
La Salle County
Illinois



9/30/2016

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana

General Information

Owner Name:

Tax Year: 2015
 Property Use: 0021 UNIMPROVED FARM
 Tax Code: DE001
 Tax Bill #: 2832
 Alternate Parcel #: 22-11-100-003
 Assessment Type: Locally Assessed
 State Assessed Value: 0.00
 TIF Base Value: 0.00

Location:

Township: 20-DEER PARK

Subdivision:

Sec/Lot:

Legal Township:

Range/Blk:

Acresage:
 Homesite: 0.000
 Other Taxable: 13.250
 Non Taxable: 0.000
 Total: 13.250

Legal Description:

N 1/3 SW 1/4 NW 1/4

Year Begin: 2010
 Subdivided From Parcel:
 Year Retired: 0
 Combined Into Parcel:

Valuations

	Local	Supervisor		Board of Review	
	Assessed	Assessed	Equalized	Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	0	0	0	3,563	3,563
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	0	0	3,563	3,563

Exemptions

1977 Base Value:	0
Senior Freeze Base :	0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
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Notes

Date	Description
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2015 Taxes (Payable 2016)

Taxes: 276.38 Tax Rate: 7.7567
 Delinquent Interest: 0.00 Payment Status: Collected
 Fees: 0.00
 Forfeiture Interest: 0.00

Payments

Date	Payor	Taxes	Interest	Fees	Total
07/07/2016	Grand Ridge	276.38	0.00	0.00	276.38