

# KENDALL COUNTY PUBLIC AUCTION

## 124 +/- Total Acres

The following described farmland will be offered by Public Auction:

**Sale day location: Newark Sportsman's Club**

Located at 10251 Fox River Drive, Newark, IL 60541

Open  
Tenancy

**Tuesday, March 1st, 2016**  
**10:30 AM**

Open  
Tenancy

**DETAILS:** 3 tracts totaling 124 +/- acres located in Sections 29 & 30, Fox Township, Kendall County.

PIN #: 04-30-200-003 and 04-29-100-003

## Farmland, Homestead & Pasture, Recreational Land

### TRACT 1: BARE FARMLAND

**88.966 +/- acres located in the N ½ of Section 29, Fox Township**

*Predominant Soils Include: Waupewan & Fox, Productivity Index: 134*

### TRACT 2: HOMESTEAD & PASTURE

**17.257 +/- acres located at 10123 Fox River Drive, Newark, IL 60541**

*Improvements include 2 story 1850's home, machine shed, detached garage*

### TRACT 3: RECREATIONAL LAND

**17.426 +/- acres located in Sections 29 & 30 of Fox Township**

*Featuring secluded timber, pond and pavilion*

Plat locations, Aerial Photos, Soil Maps and other information available @ [BrummelRealty.com](http://BrummelRealty.com)

### TERMS AND CONDITIONS:

- 1.) Tract 1 (Farmland) will be sold on a per gross surveyed acre basis. Tracts 2 & 3 will be sold on total dollar amount.
- 2.) Boundary Survey to be provided by Seller.
- 3.) The successful bidder of each tract 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 April 1st, 2016.
- 4.) The seller shall provide a title insurance policy in the amount of the purchase price of each tract.
- 5.) The 2015 real estate taxes due and payable in 2016 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.
- 6.) Possession for Tracts I and III will be given at closing, subject to tenant in possession rights. Possession on Tract II will be given June 1<sup>st</sup>, 2016.
- 7.) FSA tillable acres for each tract will be refigured after a recon is completed by Kendall County FSA.
- 8.) Taxes will be reassessed by the Kendall County Assessor after closing.
- 9.) Tenancy for the 2016 crop year is open.
- 10.) All tracts will be sold separately, no combinations of any kind.
- 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.

**Seller: Whitfield Family**

Number System will be used – I.D. Required

Not Responsible for Accidents

**BRUMMEL REALTY, LLC**

**Scott Brummel, Broker**

**630-553-3200**

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

**REDIGER AUCTION SERVICE**

**Rick Rediger, Auctioneer**

**815-699-7999**

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



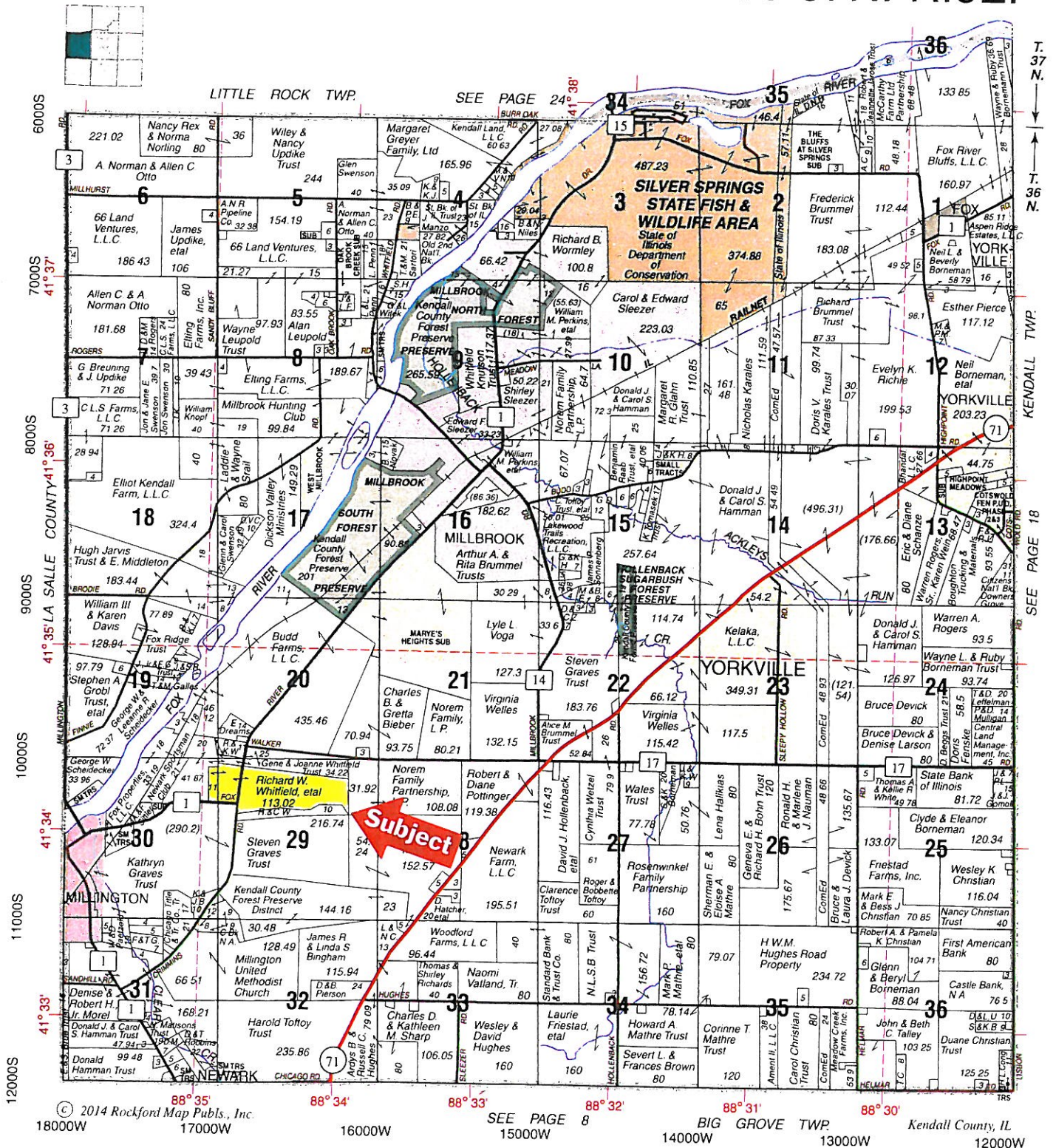


# BRUMMEL REALTY LLC

Office: 630•553•3200 Fax: 630•553•3270 • 1107 S. Bridge Street, Suite D • Yorkville, IL 60560  
Specializing in Farmland and Commercial

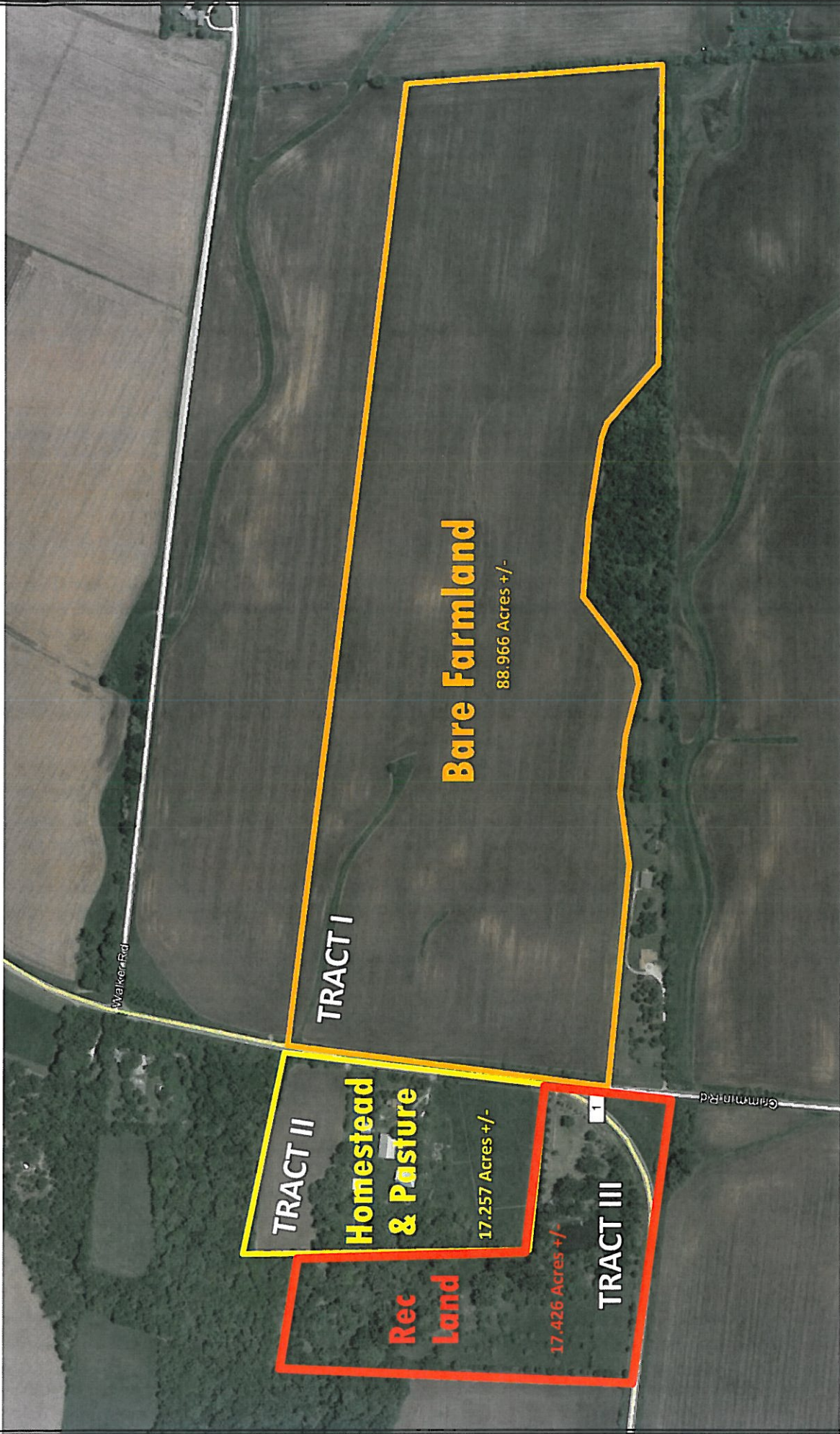
## FOX

## T.36-37N.-R.6E.





# Whitfield Farm



TRACT I

**Bare Farmland**

88.966 Acres +/-

TRACT II

**Homestead  
& Pasture**

17.257 Acres +/-

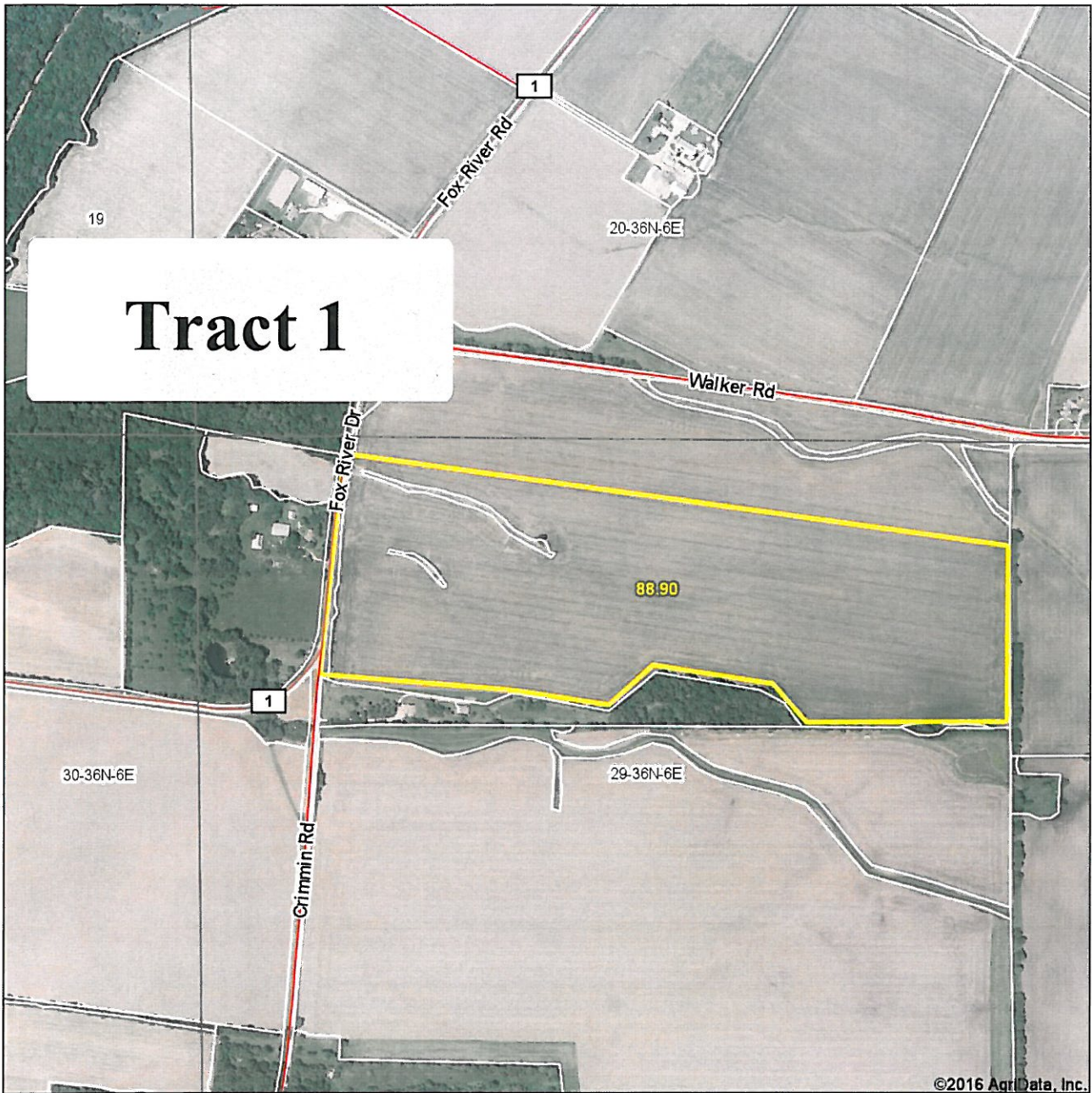
**Rec  
Land**

17.426 Acres +/-

TRACT III

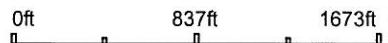


### Aerial Map



©2016 AgriData, Inc.

map center: 41° 34' 18.2, 88° 34' 28.84



**BRUMMEL REALTY LLC**  
 1107 S. Bridge Street, Suite D • Yorkville, IL 60560  
 Office: 630-563-3200 Fax: 630-563-3270

Land@brummelrealty.com

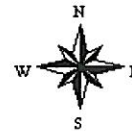
Maps Provided By



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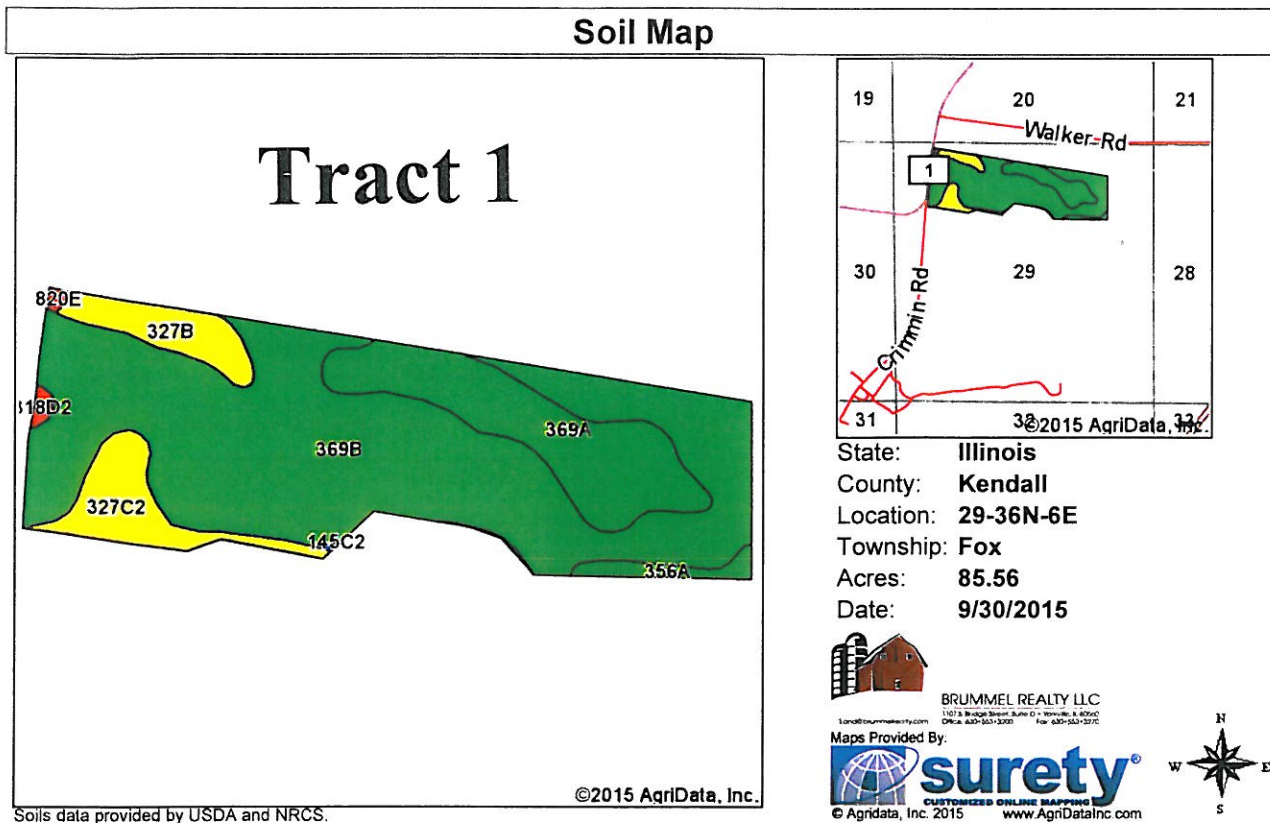
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**29-36N-6E**  
**Kendall County**  
**Illinois**



2/4/2016

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



Area Symbol: IL093, Soil Area Version: 10

| Code                    | Soil Description                                   | Acres | Percent of field | II. State Productivity Index Legend | Restrictive Layer                                     | Corn Bu/A    | Soybeans Bu/A | Wheat Bu/A  | Crop productivity index for optimum management |
|-------------------------|--|-------|------------------|-------------------------------------|---|--------------|---------------|-------------|--|
| **369B                  | Waupecan silt loam, 2 to 4 percent slopes          | 58.07 | 67.9%            |                                     | 3.7ft. (Strongly contrasting textural stratification) | **187        | **58          | **73        | **138  |
| 369A                    | Waupecan silt loam, 0 to 2 percent slopes          | 14.83 | 17.3%            |                                     | 4.6ft. (Strongly contrasting textural stratification) | 189          | 59            | 74          | 139  |
| **327C2                 | Fox silt loam, 4 to 6 percent slopes, eroded       | 5.98  | 7.0%             |                                     | 2ft. (Strongly contrasting textural stratification)   | **142        | **46          | **56        | **104  |
| **327B                  | Fox silt loam, 2 to 4 percent slopes               | 4.36  | 5.1%             |                                     | 2.3ft. (Strongly contrasting textural stratification) | **148        | **48          | **58        | **108  |
| 356A                    | Elpaso silty clay loam, 0 to 2 percent slopes      | 1.54  | 1.8%             |                                     | > 6.5ft.  | 195          | 63            | 66          | 144  |
| **318D2                 | Lorenzo loam, 6 to 12 percent slopes, eroded       | 0.36  | 0.4%             |                                     | 1.2ft. (Strongly contrasting textural stratification) | **129        | **42          | **52        | **95   |
| **820E                  | Hennepin-Casco complex, 12 to 30 percent slopes    | 0.26  | 0.3%             |                                     | 1.7ft. (Strongly contrasting textural stratification) | **98         | **33          | **37        | **73   |
| **145C2                 | Saybrook silt loam, 5 to 10 percent slopes, eroded | 0.16  | 0.2%             |                                     | > 6.5ft.  | **166        | **53          | **64        | **123  |
| <b>Weighted Average</b> |  |       |                  |                                     |   | <b>181.8</b> | <b>56.8</b>   | <b>70.9</b> | <b>134</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 (Updated 1/10/2012)

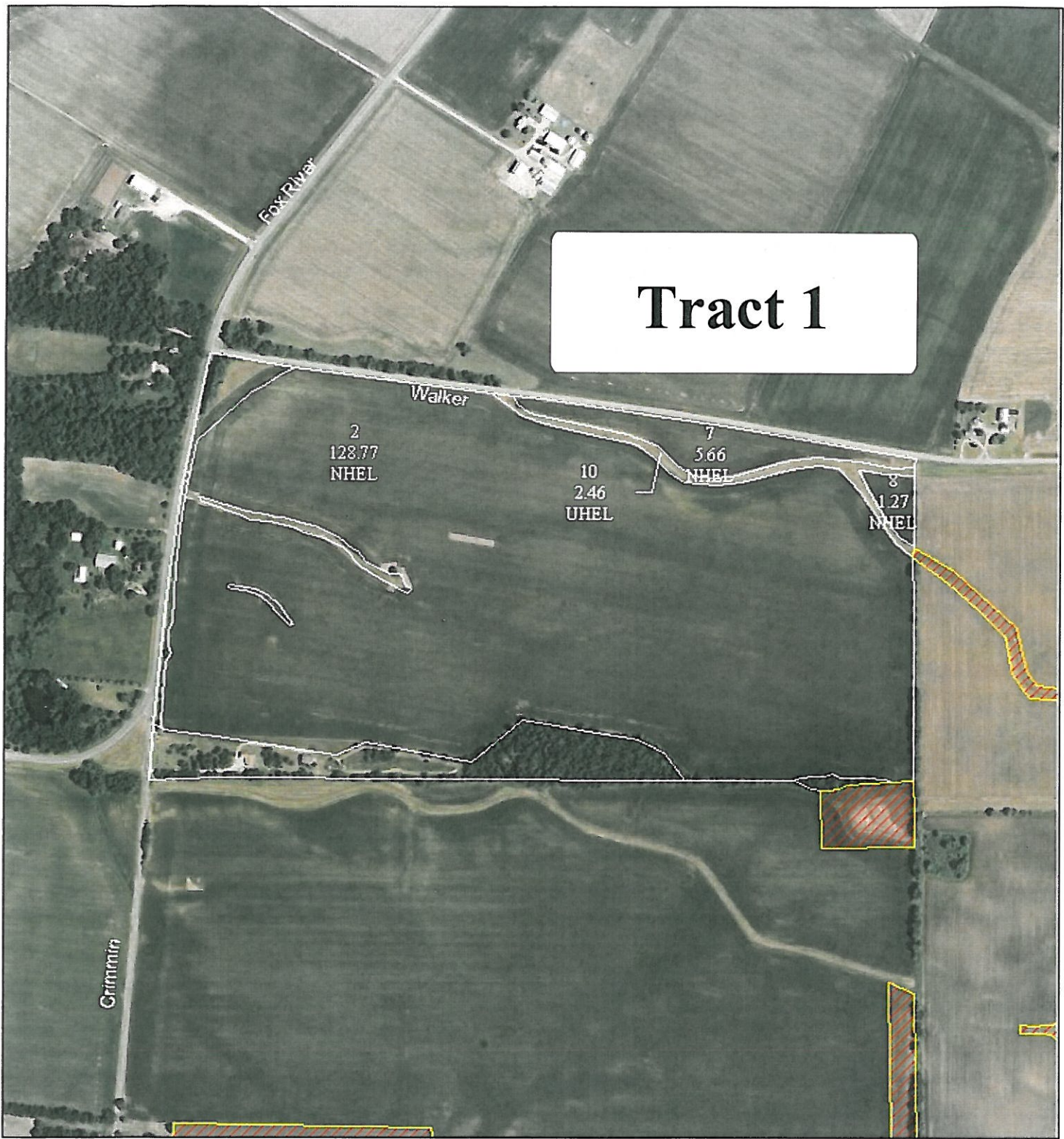
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





**Tract 1**



United States Department of Agriculture  
Farm Service Agency



January 15, 2013

Farm: 4059  
Tract: 3214

**Kendall County IL**

Legend **Not to Scale**

GIS\_IL.SDE.Wet\_P\_i1093

**Wetland Determination Identifiers**

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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.

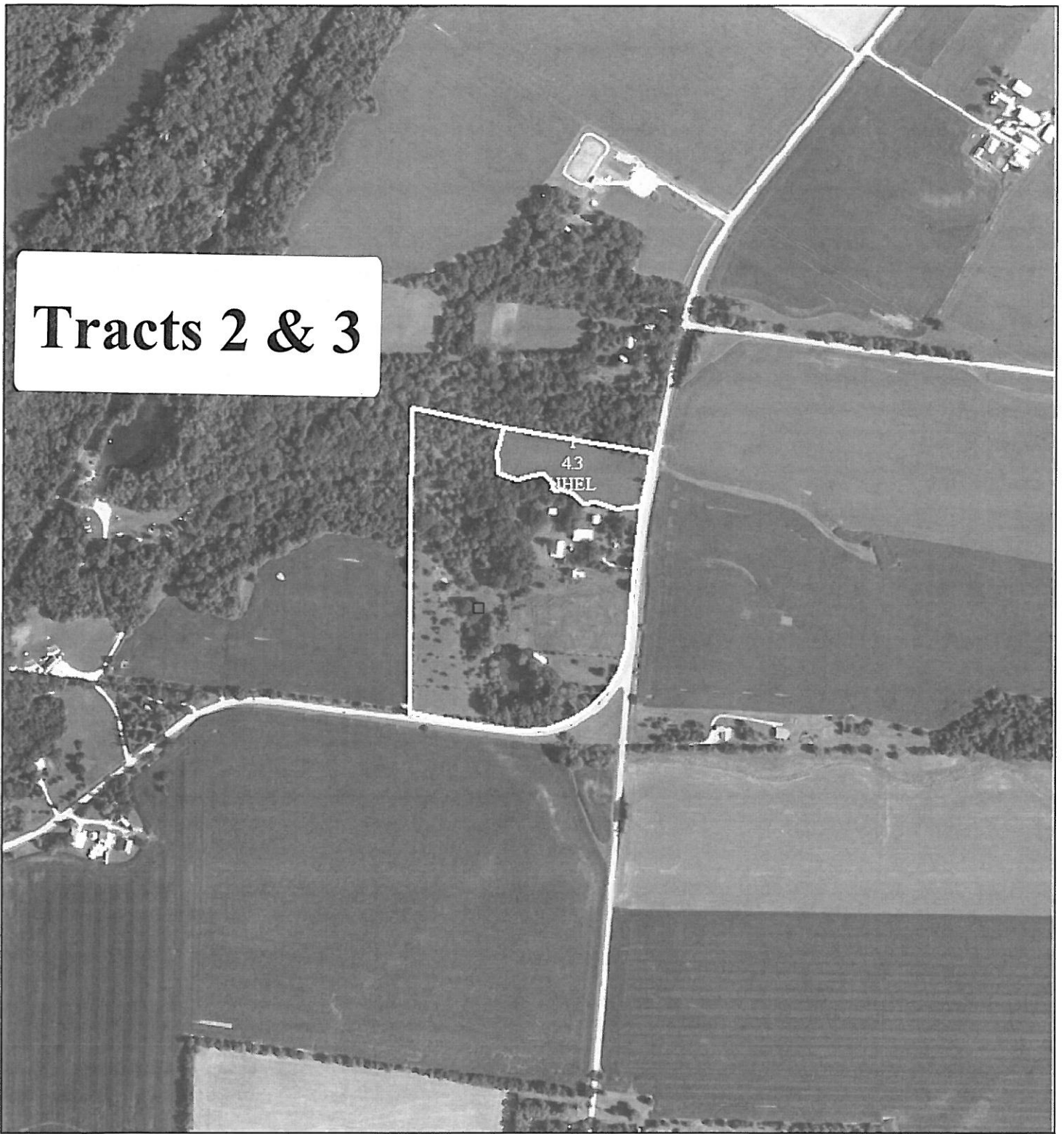
roads100k\_L\_i1093











**Tracts 2 & 3**

43  
WHEL



United States Department of Agriculture  
Farm Service Agency

May 06, 2010

Farm: 4059  
Tract: 3015

**Kendall County**

**fsa\_gis\_layers.SDE.wet\_p\_il093**  
**Wetland Determination Identifiers**

0 400 800 1,600 Feet



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

Disclaimer: 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 wetland boundaries and determinations, or contact NRCS.





ILLINOIS  
KENDALL



United States Department of Agriculture  
Farm Service Agency

FARM : 4059

Prepared : Nov 17, 2015

Form: FSA-156EZ

Crop Year : 2016

See Page 3 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name** :  
**Farms Associated with Operator** : 17-093-42, 17-093-67, 17-093-438, 17-093-439, 17-099-2160, 17-099-2522, 17-093-3125, 17-093-3187, 17-093-4059, 17-093-4220, 17-093-4221, 17-093-4432, 17-093-4578, 17-093-4693, 17-093-4868, 17-093-4896, 17-063-4963, 17-093-5077, 17-093-5205, 17-089-5360, 17-099-8041, 17-099-9014, 17-099-9015, 17-099-10009, 17-099-12516  
**CRP Contract Number(s)** : None

**Farm Land Data**

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP  | CRP            | GRP           | Sugarcane | Farm Status              | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|----------------|---------------|-----------|--------------------------|------------------|
| 262.21             | 172.49             | 172.49                 | 0.00           | 0.00 | 0.00           | 0.00          | 0.00      | Active                   | 4                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL  | FAV/WR History | Acre Election | EWP       | DCP Ag. Related Activity |                  |
| 0.00               | 0.00               | 172.49                 | 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         | 134.07        | 0.00                        | 0          | 160       |     |
| Soybeans     | 29.63         | 0.00                        | 0          | 40        |     |
| <b>TOTAL</b> | <b>163.70</b> | <b>0.00</b>                 |            |           |     |

**NOTES**

**Tract Number** : 3015  
**Description** : A7 FOX TWP SEC 30 FAV/WR History : No  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None

**Tract Land Data**

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                      | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 35.10              | 4.30               | 4.30                   | 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               | 4.30                   | 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         | 3.34        | 0.00                        | 0          | 160       |
| Soybeans     | 0.74        | 0.00                        | 0          | 40        |
| <b>TOTAL</b> | <b>4.08</b> | <b>0.00</b>                 |            |           |



Abbreviated 156 Farm Record

Tract 3021 Continued ...

|              |              |             |   |    |
|--------------|--------------|-------------|---|----|
| Soybeans     | 2.52         | 0.00        | 0 | 40 |
| <b>TOTAL</b> | <b>13.94</b> | <b>0.00</b> |   |    |

NOTES

**Tract Number** : 3214  
**Description** : A7 FOX TWP SEC 29 **FAV/WR History** : No  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** :  
**Other Producers** : None

Tract Land Data

| Farm Land          | Cropland           | DCP Cropland           | WBP            | WRP  | CRP  | GRP                      | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 153.17             | 138.16             | 138.16                 | 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               | 138.16                 | 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         | 107.39        | 0.00                        | 0          | 160       |
| Soybeans     | 23.74         | 0.00                        | 0          | 40        |
| <b>TOTAL</b> | <b>131.13</b> | <b>0.00</b>                 |            |           |

NOTES

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# Kendall County, Illinois

## Information for Parcel 04-29-100-003, Tax Year 2014

Generated 09/30/15 at 15:59:26

### Property Information

|   |   |
|---|---|
| <b>Tax Year</b><br>2014   | <b>Tax Code</b><br>FX006  |
| <b>Township</b><br>Fox Township   | <b>Neighborhood</b>   |
| <b>Property Class</b><br>0011-HOMESITE-DWELLING                             | <b>Land Use</b>   |
| <b>Tax Status</b><br>Taxable  | <b>Lot Size</b>   |
| <b>Net Taxable Value</b><br>66,963  | <b>Tax Rate</b><br>7.512600   |
| <b>Site Address</b><br>10123 FOX RIVER DR<br>NEWARK, IL 60541               | <b>Total Tax</b><br>\$5,030.66  |
| <b>Owner Name and Address</b><br><br>10123 FOX RIVER DR<br>NEWARK, IL 60541 | <b>Mailing Name and Address</b><br><br>10123 FOX RIVER DR<br>NEWARK, IL 60541 |
| <b>Legal Description</b><br>PT N 1/2 SEC 29-36-6 113.02 AC TR               |   |

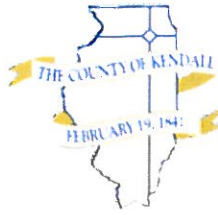
### Assessments

| Level                     | Homesite | Dwelling | Farm Land | Farm Building | Mineral | Total  |
|---------------------------|----------|----------|-----------|---------------|---------|--------|
| DOR Equalized             | 7,000    | 29,158   | 33,680    | 8,125         | 0       | 77,963 |
| Department of Revenue     | 7,000    | 29,158   | 33,680    | 8,125         | 0       | 77,963 |
| Board of Review Equalized | 7,000    | 29,158   | 33,680    | 8,125         | 0       | 77,963 |
| Board of Review           | 7,000    | 29,158   | 33,680    | 8,125         | 0       | 77,963 |
| S of A Equalized          | 7,000    | 29,158   | 33,680    | 8,125         | 0       | 77,963 |
| Supervisor of Assessments | 7,000    | 29,158   | 33,680    | 8,125         | 0       | 77,963 |
| Township Assessor         | 7,000    | 29,158   | 33,680    | 8,125         | 0       | 77,963 |
| Prior Year Equalized      | 13,586   | 23,069   | 30,600    | 8,125         | 0       | 75,380 |

### Images

No images found.





# Kendall County, Illinois

## Information for Parcel 04-30-200-003, Tax Year 2014

Generated 09/30/15 at 15:58:46

### Property Information

|  |  |
|--|--|
| <b>Tax Year</b><br>2014  | <b>Tax Code</b><br>FX006   |
| <b>Township</b><br>Fox Township  | <b>Neighborhood</b>  |
| <b>Property Class</b><br>0021-FARMLAND                                     | <b>Land Use</b><br>0020-   |
| <b>Tax Status</b><br>Taxable   | <b>Lot Size</b>  |
| <b>Net Taxable Value</b><br>350  | <b>Tax Rate</b><br>7.512600  |
| <b>Site Address</b>  | <b>Total Tax</b><br>\$26.30  |
| <b>Owner Name and Address</b><br><br>9911 FOX RIVER RD<br>NEWARK, IL 60541 | <b>Mailing Name and Address</b><br><br>9911 FOX RIVER RD<br>NEWARK, IL 60541 |
| <b>Legal Description</b><br>SEC 30-36-6                                    |  |

### Payments

| Installment  | Date Due   | Tax Billed | Penalty Billed | Cost Billed | Drainage Billed | Total Billed | Amount Paid | Total Unpaid |
|--------------|------------|------------|----------------|-------------|-----------------|--------------|-------------|--------------|
| First        | 06/03/2015 | \$13.15    | \$0.00         | \$0.00      | \$0.00          | \$13.15      | \$13.15     | \$0.00       |
| Second       | 09/03/2015 | \$13.15    | \$0.00         | \$0.00      | \$0.00          | \$13.15      | \$13.15     | \$0.00       |
| <b>Total</b> |            | \$26.30    | \$0.00         | \$0.00      | \$0.00          | \$26.30      | \$26.30     | \$0.00       |

### Payment Detail

| Installment  | Receipt Number | Date Paid  | Paid By  | Amount         |
|--------------|----------------|------------|--|----------------|
| First        | 2014008503     | 05/27/2015 | WHITFIELD, RICHARD W ET AL & FIRST NATIONAL OTTAWA | \$13.15        |
| Second       | 2014022056     | 07/22/2015 | WHITFIELD, RICHARD W ET AL                         | \$13.15        |
| <b>Total</b> |                |            |  | <b>\$26.30</b> |

### Images

No images found.