

PUBLIC AUCTION

**OPEN
TENANCY**

DeKalb County Farmland

Friday, January 26th, 2018 at 10:00 AM

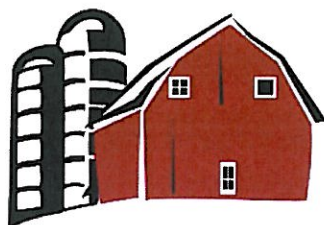
**Sale Day Location: The Maple Park Civic Center
(302 Willow St. Maple Park, IL 60515)**

*34 Acres of Class A Farmland located in Section 34
of Cortland Township, DeKalb County, IL (T40N-R5E)*

TERMS AND CONDITIONS:

- 1.) Parcel will be sold on a per gross surveyed acre basis.
- 2.) Boundary Survey to be provided by Seller. Improvements include a machine shed.
- 3.) 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, February 28th, 2018.
- 4.) The seller shall provide title insurance policy in the amount of the purchase price of subject property.
- 5.) The 2017 real estate taxes due and payable in 2018 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 will be given at closing, subject to tenant in possession rights.
- 7.) FSA tillable acres are 33.75, Productivity Index : 136.1 per Surety
- 8.) Taxes for 2016: \$2,356.54
- 9.) Tenancy for the 2018 crop year is open.
- 10.) 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.
- 11.) All announcements made the day of the sale take precedence over any previously printed material.
- 12.) Seller reserves the right to accept or reject any or all bids the say of sale.
- 13.) Bidding is not conditional on financing.
- 14.) For additional information or to view the property contact, Scott Brummel at 630-553-3200.

Sellers: James & Eric Kuntz



BRUMMEL REALTY, LLC

Scott Brummel, Broker/Auctioneer

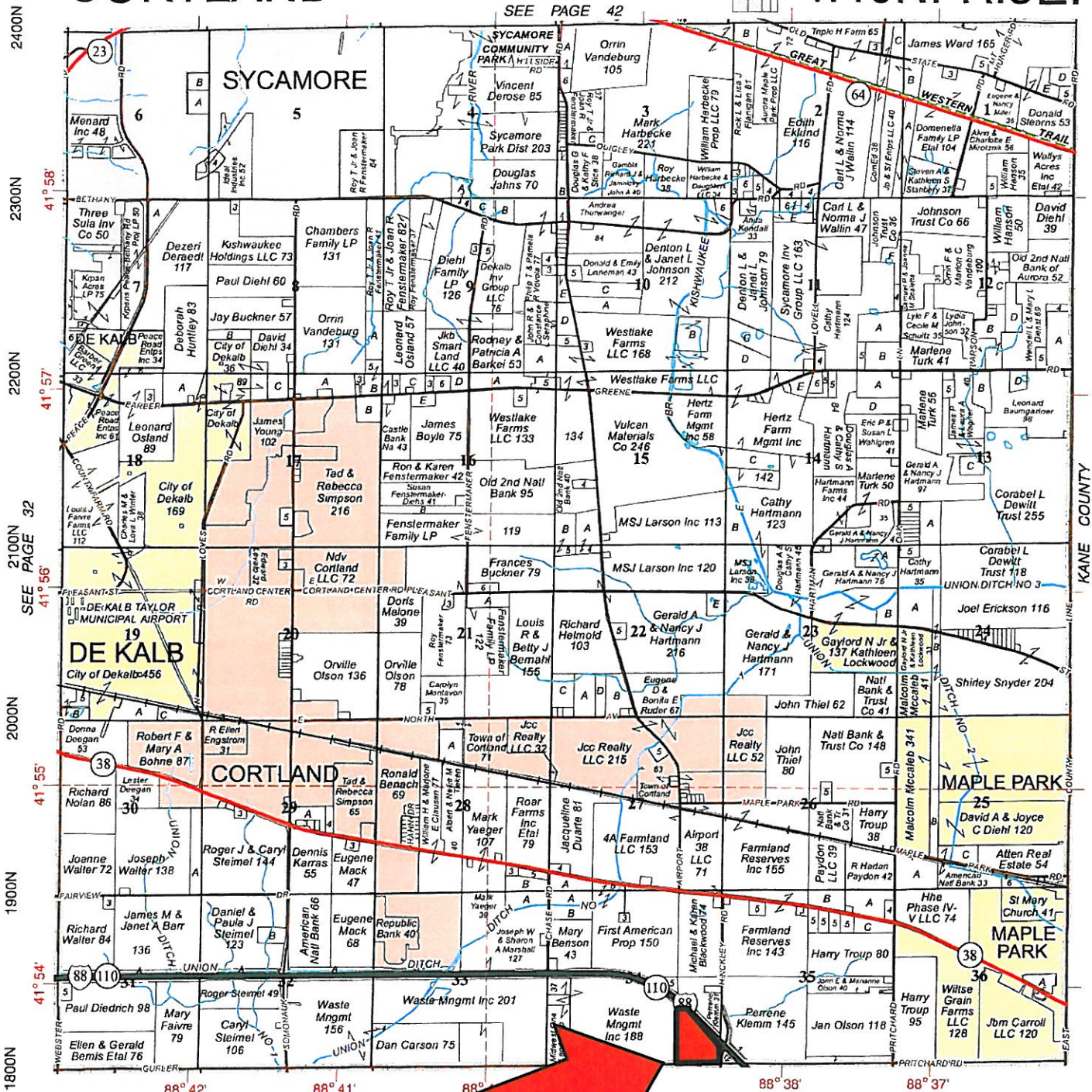
630-553-3200

www.BrummelRealty.com

CORTLAND

Refer to page 58 for keyed parcels
T.40N.-R.5E.

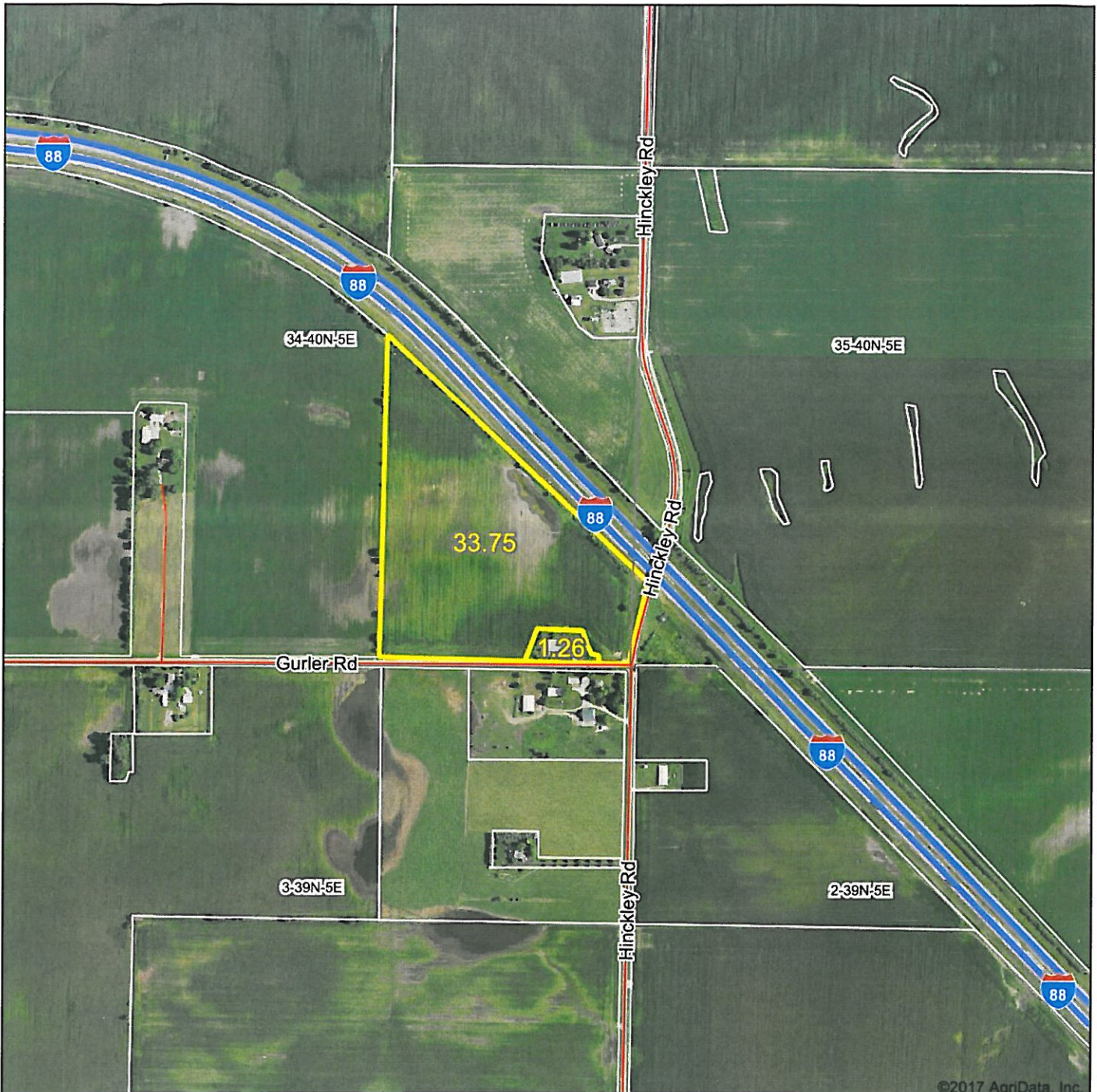
SEE PAGE 42



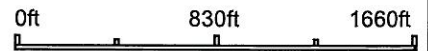
© 2014 Rockford Map Publs., Inc. DeKalb County, IL
1200E 1300E 1400E 1600E 1700E 1800E

AUCTION

Aerial Map



map center: 41° 53' 42.68, -88° 38' 30.98



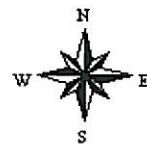
BRUMMEL REALTY LLC
 1107 S. Bridge Street, Suite D • Yorkville, IL 60560
 Office: 630-553-3200 Fax: 630-553-3270

Land@brummelrealty.com



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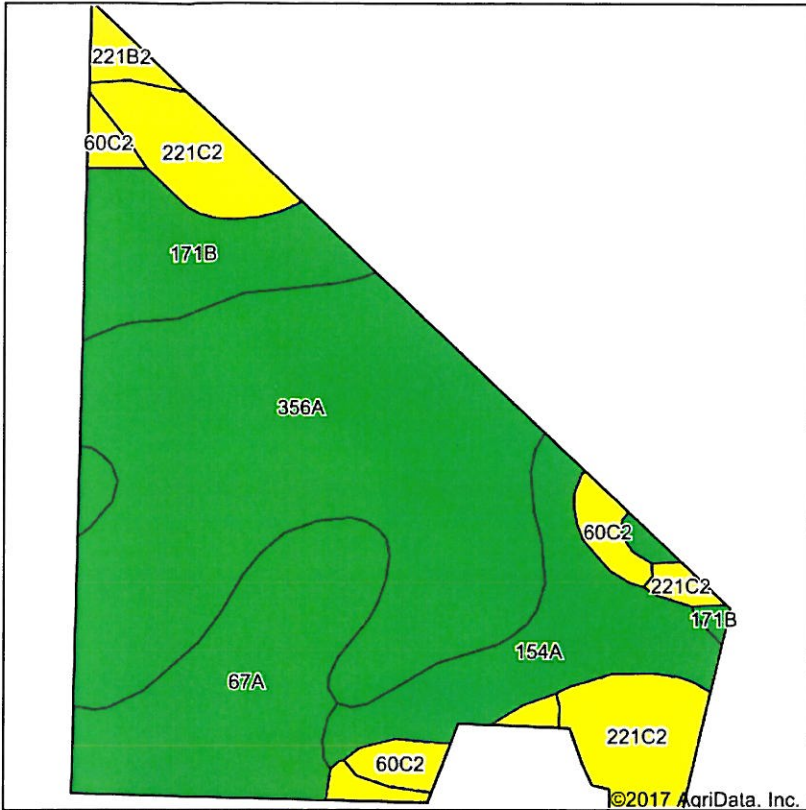
34-40N-5E
De Kalb County
Illinois



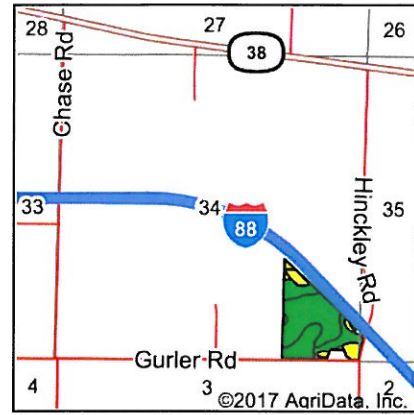
12/11/2017

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **De Kalb**
 Location: **34-40N-5E**
 Township: **Cortland**
 Acres: **33.75**
 Date: **12/11/2017**



BRUMMEL REALTY LLC
 1101 S Bridge Street, Suite D • Yorkville, IL 62452
 Office: 618-561-1203 Fax: 618-561-1272

Maps Provided By



surety
 CUSTOMIZED ONLINE MAPPING

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Area Symbol: IL037, Soil Area Version: 12

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
356A	Elpaso silty clay loam, 0 to 2 percent slopes	15.26	45.2%		> 6.5ft.	195	63	66	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	5.79	17.2%		> 6.5ft.	182	57	68	133
154A	Flanagan silt loam, 0 to 2 percent slopes	3.94	11.7%		> 6.5ft.	194	63	77	144
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	3.77	11.2%		> 6.5ft.	**148	**48	**60	**111
**171B	Catlin silt loam, 2 to 5 percent slopes	3.14	9.3%		> 6.5ft.	**185	**58	**72	**137
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	1.30	3.9%		> 6.5ft.	**148	**48	**59	**110
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	0.40	1.2%		> 6.5ft.	**151	**49	**61	**113
**512B	Danabrook silt loam, 2 to 5 percent slopes	0.15	0.4%		> 6.5ft.	**185	**58	**72	**137
Weighted Average						184.1	59.1	67.2	136.1

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

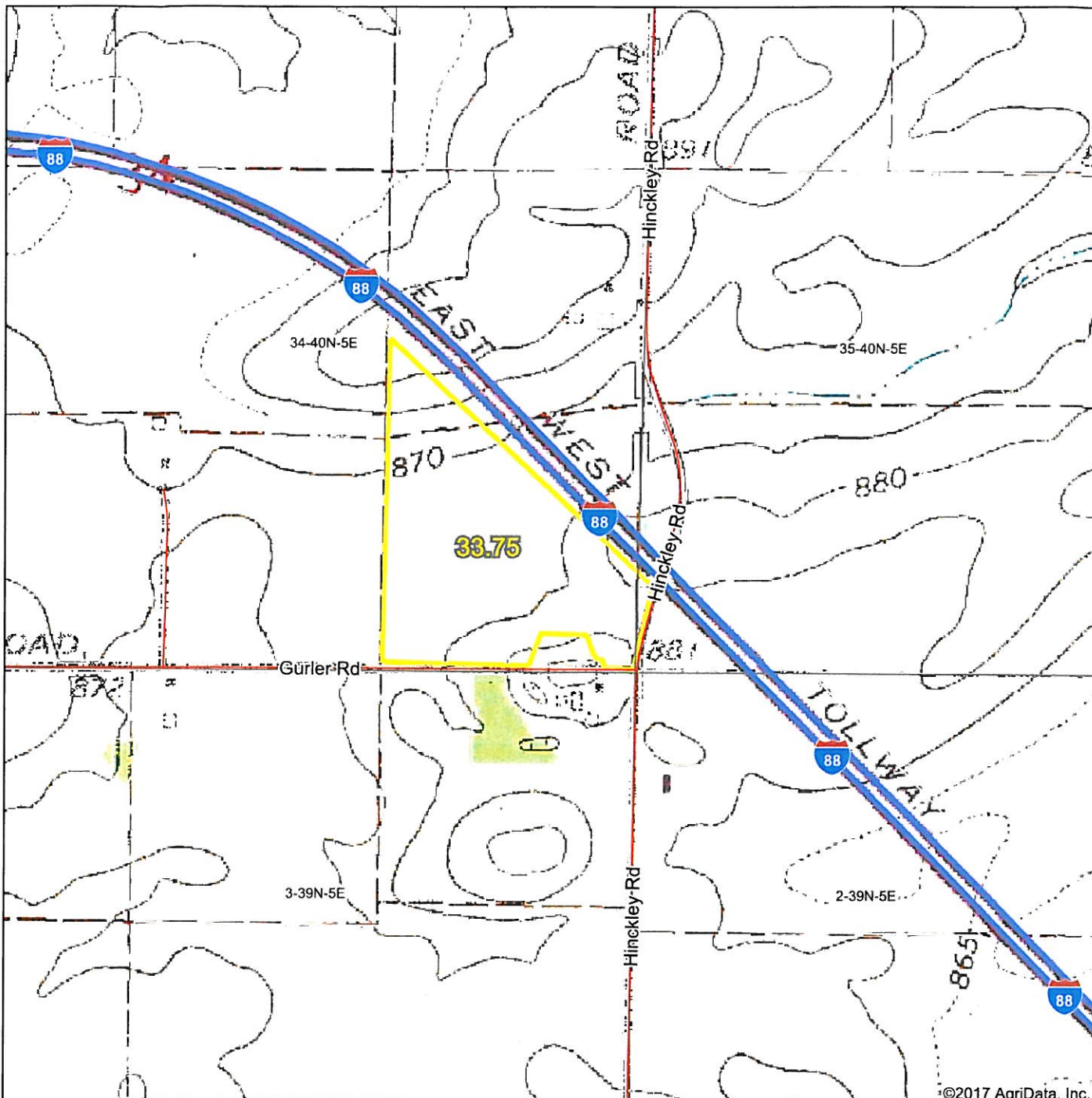
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

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

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

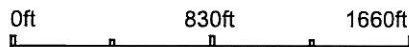
*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map

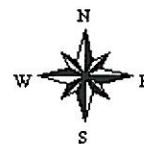


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map center: 41° 53' 42.68, -88° 38' 30.98



34-40N-5E
De Kalb County
Illinois



12/11/2017



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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.

Illinois
DeKalb

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

FARM: 4783
Prepared: 6/15/16 1:23 PM
Crop Year: 2016
Page: 1 of 2

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
Not Applicable

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
35.01	33.75	33.75	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	FAV/WR History			
0.0	0.0	33.75	0.0	0.0				

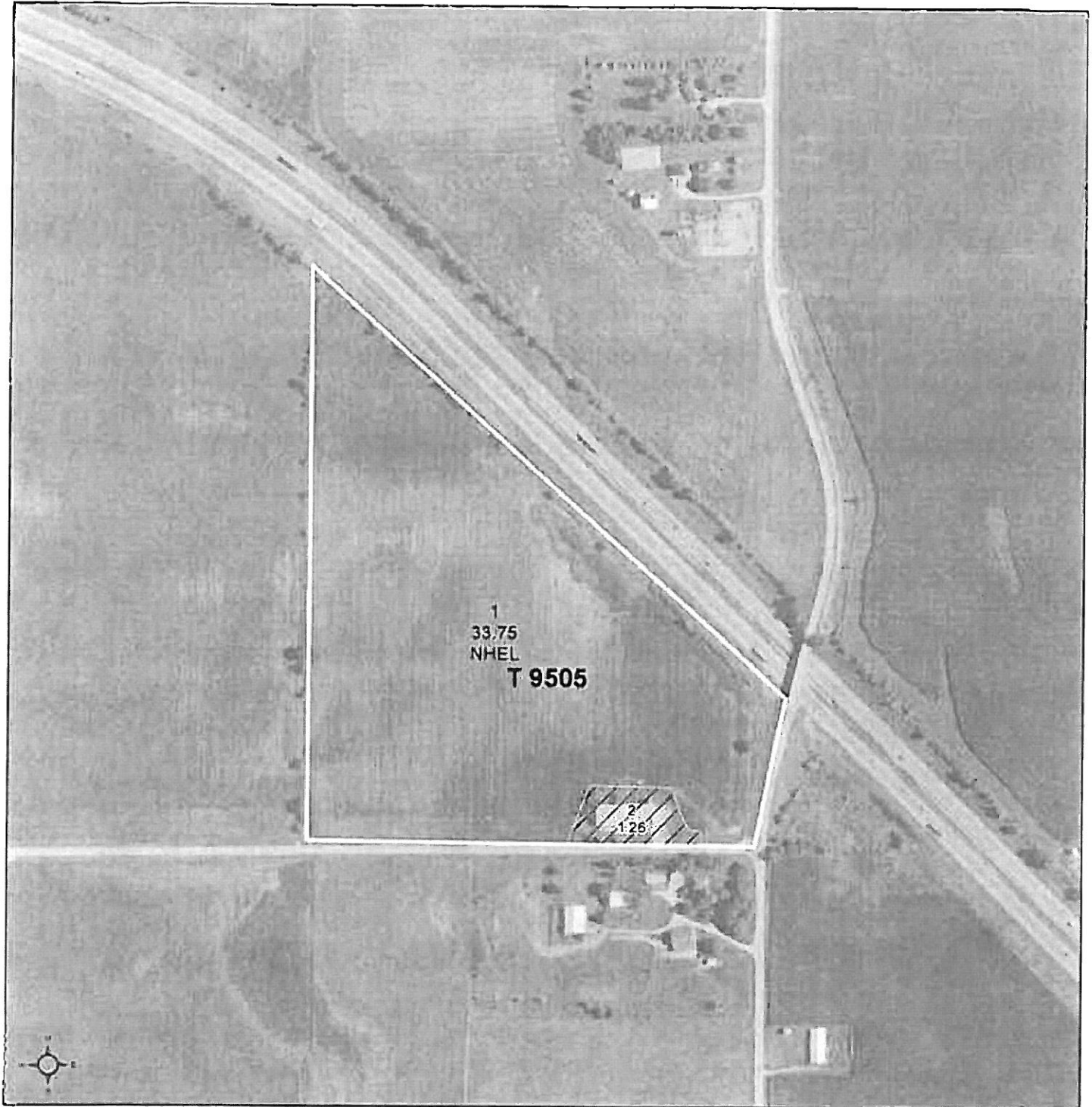
ARC-IC NONE	ARC/PLC ARC-CO WHEAT, OATS, CORN SOYBN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.9		45	0.0
OATS	0.5		72	0.0
CORN	15.7		126	0.0
SOYBEANS	14.6		42	0.0
Total Base Acres:	32.7			

Tract Number: 9505 Description: J10/3 Sec 34 CORTLAND TWP FAV/WR History
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
35.01	33.75	33.75	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	33.75	0.0	0.0		

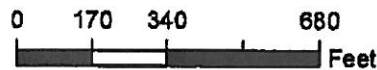
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.9		45	0.0
OATS	0.5		72	0.0
CORN	15.7		126	0.0
SOYBEANS	14.6		42	0.0
Total Base Acres:	32.7			



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary



2016 Program Year

Map Created May 08, 2016

Farm 4783

Tract 9505

Wetland Determination Identifiers

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

Tract Cropland Total: 33.75 acres

IL037_T9505

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).



Doug Johnson - County Clerk
 Administration Building
 110 East Sycamore Street, Sycamore, IL
 60178
 Hours: 8:30 A.M. - 4:30 P.M.
 (815) 895-7152
 FAX: (815) 895-7148
countyclerk@dekalbcounty.org

Christine Johnson - Treasurer
 Administration Building
 110 East Sycamore Street, Sycamore, IL
 60178
 Hours: 8:30 A.M. - 4:30 P.M.
 (815) 895-7112
 FAX: (815) 895-1695
Treasurer@dekalbcounty.org

**Robin L. Brunshon - Chief County
 Assessment Officer**
 Administration Building
 110 East Sycamore Street, Sycamore, IL
 60178
 Hours: 8:30 A.M. - 4:30 P.M.
 (815) 895-7120
 FAX: (815) 895-1684
cca@dekalbcounty.org

Search Results

Created by The Information Management Office

Thursday, June 16, 2016

PLEASE NOTE: ALL INFORMATION IS FOR THE 2015 TAX YEAR, PAYABLE 2016 UNLESS OTHERWISE NOTED.

Current Address and Tax Bill Information [QUESTIONS?](#)

Click here for a map of this property [View Map!](#)

Parcel Number
0934400009

Site Address

Tax Bill Mailed To (2015 tax bill, payable 2016)

Tax Bill Mailing Address (2015 tax bill, payable 2016)

Current Owner

2015 (payable 2016) Tax Bill Payments [QUESTIONS?](#) * [Click here for 2014 Tax Bill Payment Details](#)

Parcel Number: 0934400009

* Taxes that are unpaid will be sold at the annual tax sale. Tax sale date is 10/31/2016.

Installment	Date Paid	Amount Paid	Paid By	Type
1	05/20/2016	\$1,201.55		TAXPAID
2	05/20/2016	\$1,201.55		TAXPAID

Redemption Information [QUESTIONS?](#)

Redemption information does not exist for this property.

2015 (payable 2016) Tax Bill Details [QUESTIONS?](#) Parcel Number: 0934400009

Total Taxes Billed

\$2,403.10 (Total Taxes Billed includes Drainage Tax of: \$0.00)

Installment 1 Due 06/03/2016: \$1,201.55*
 Installment 2 Due 09/02/2016: \$1,201.55**

*If postmarked after these dates, send in the amount below which includes a 1.5% per month penalty

06/03/2016	\$1,219.57
07/03/2016	\$1,237.60
08/03/2016	\$1,255.62
09/03/2016	\$1,273.64

**If postmarked after these dates, send in the amount below which includes a 1.5% per month penalty

09/02/2016	\$1,219.57
09/16/2016	\$1,229.57

IF YOU ARE PAYING WITHOUT AN ORIGINAL TAX BILL, PLEASE ADD THE \$5.00 DUPLICATE BILL FEE TO YOUR CHECK.

2015 (payable 2016) Tax Bill Overview [QUESTIONS?](#) Parcel Number: 0934400009

Tax Code *Click the link for Tax Code Details for tax code descriptions [Tax Code Details](#)
 CO06

Tax Rate
 10.39132

Net Taxable Value (after exemptions)
 \$23,126

Tax Status
 Taxable

2015 Assessment Details (Board of Review Equalized)* [QUESTIONS?](#) Parcel Number: 0934400009

Non-Farm Land/Lot	Non-Farm Building	Farm Land/Lot	Farm Building	Total Assessment	Partial Assessment? (Y/N)
\$0	\$0	\$14,576	\$8,550	\$23,126	N

*Please call 815-895-7120 to confirm assessment information.

2015 Exemptions [QUESTIONS?](#)

Exemption information does not exist for the 2015 tax year for this property.

2014 Assessment Details (Board of Review Equalized)* [QUESTIONS?](#) Parcel Number: 0934400009

Non-Farm Land/Lot	Non-Farm Building	Farm Land/Lot	Farm Building	Total Assessment	Partial Assessment? (Y/N)
\$0	\$0	\$14,066	\$8,550	\$22,616	N

*Please call 815-895-7120 to confirm assessment information.

2014 Exemptions [QUESTIONS?](#)

Exemption information does not exist for the 2014 tax year for this property.

Most Recent Sale [QUESTIONS?](#) Parcel Number: 0934400009

*Click the link for Sales History for more details [Sales History](#)

Date of Sale
 8/20/2014

Gross Selling Price
 \$327,845.00 *Sale may involve more then one parcel. Please contact The Assessor's Office for more information.

2015 Property Description [QUESTIONS?](#) Parcel Number: 0934400009

Acreage
34.51

Lot Dimensions

Brief Property Description
PT E 1/2 SE 1/4 LYG S ROW SEC 34 T40N R5E

2015 Land Use Information [QUESTIONS?](#) Parcel Number: 0934400009

Land Use Description (if available)

Property Class Description
0011 Homesite-Dwelling

2013 Zoning Information [QUESTIONS?](#) Parcel Number: 0934400009

Zoning Notes

Part of 4.02.D.2 Split?

Zoning Classification	Special Use (y/n)?	Special Use Ordinance	Special Use Case #	Notes
A-1	no			

Variance Case Number	Variance Ordinance	Notes