

# PUBLIC AUCTION

**OPEN  
TENANCY**

## DeKalb County Farmland

**Friday, November 8th, 2019 at 11:00 AM**

Location: The Parish Center - St. John the Baptist Church  
(130 W LaSalle Street, Somonauk, IL 60552)

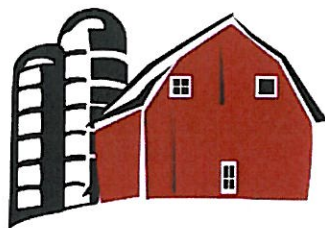
*71.1212 Acres of Class A Farmland located in Sec 31 of  
Somonauk Twp, DeKalb County, IL (T37N-R5E)*

### TERMS AND CONDITIONS:

- 1.) Parcel will be sold on a per gross surveyed acre basis.
- 2.) Boundary Survey to be provided by Seller. No Improvements.
- 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 December 10th, 2019.
- 4.) The seller shall provide title insurance policy in the amount of the purchase price of subject property.
- 5.) The 2019 real estate taxes due and payable in 2020 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 to be determined after reconstitution, Productivity Index : 142.8 per Surety
- 8.) Taxes for 2018: \$3,902.08
- 9.) Tenancy for the 2020 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 do their own due diligence.
- 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 day of sale.
- 13.) Your bidding is **not** conditional on financing.
- 14.) Significant tiling & drainage work completed in 2015. More information available upon request.
- 15.) For additional information or to view the property contact, Scott Brummel at 630-553-3200.

*Sellers: Ronald J. & Susan E. Carr*

*Attorney for Sellers: Alan Marsh 815-434-2000*



**BRUMMEL REALTY, LLC**

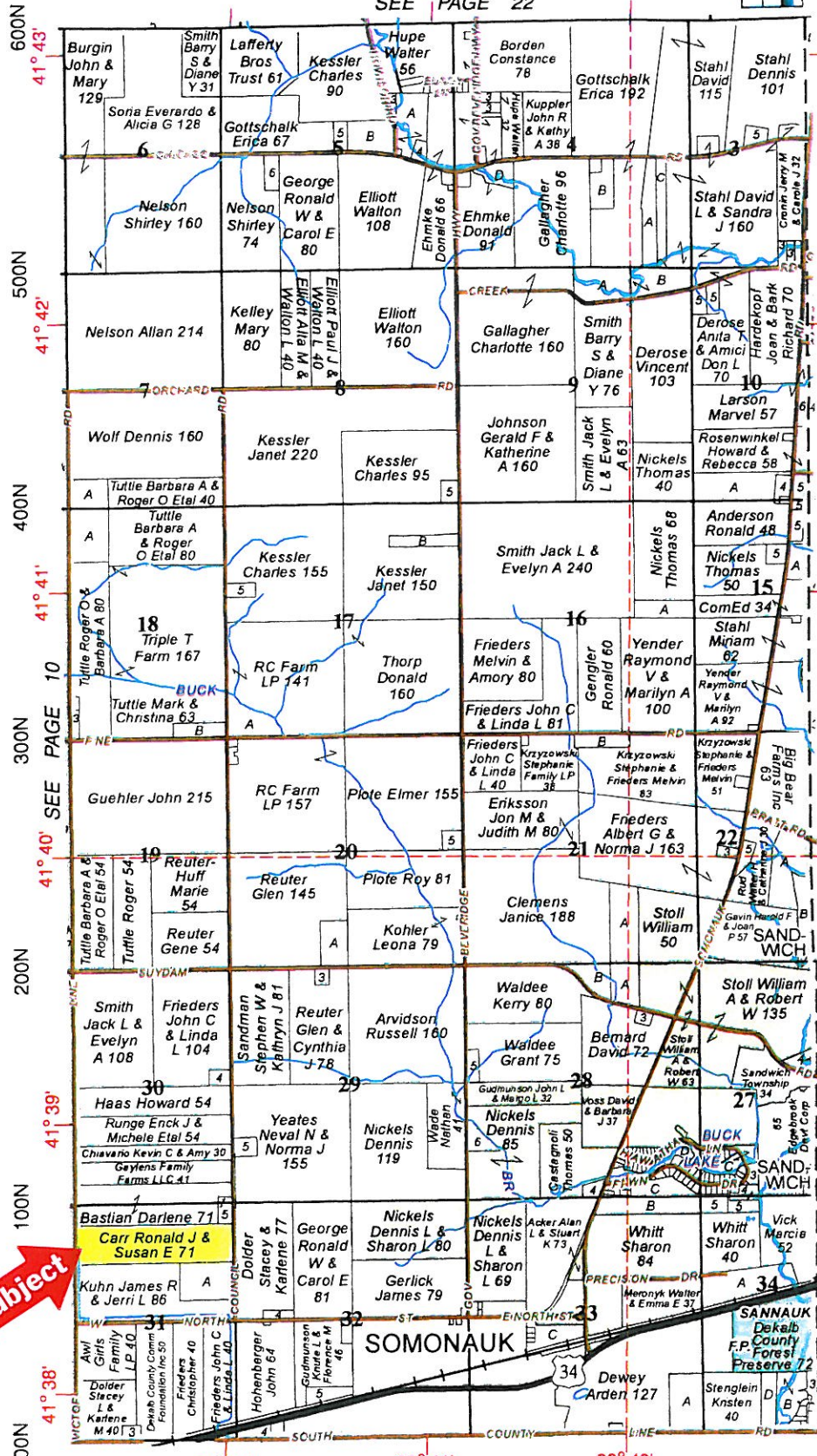
**630-553-3200**

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



# SOMONAUK

SEE PAGE 22

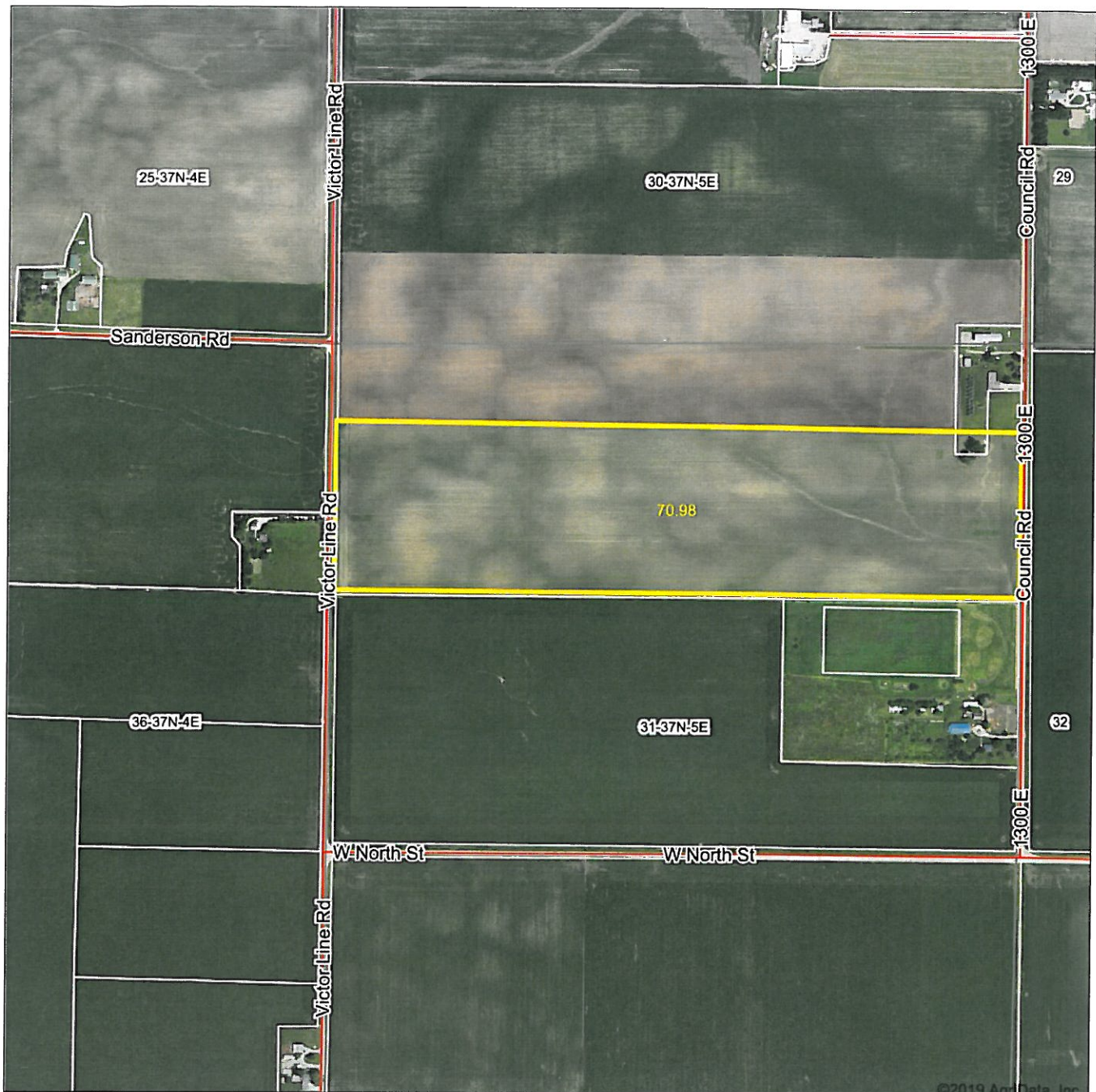


**Subject**

SEE PAGE 16



### Aerial Map



©2019 AgnData, Inc

Map Center: 41° 38' 31.62, -88° 42' 30.11



**BRUMMEL REALTY LLC**  
 1107 S Bridge Street Suite D • Yorkville, IL 60550  
 Office 630-553-3200 Fax 630-553-3270

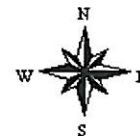
Land@brummelrealty.com

Maps Provided By



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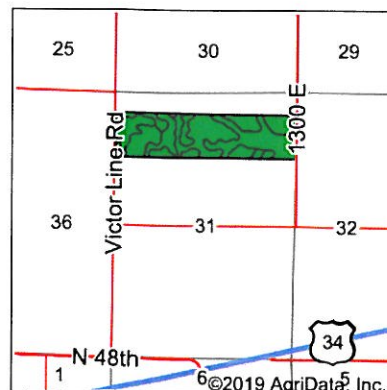
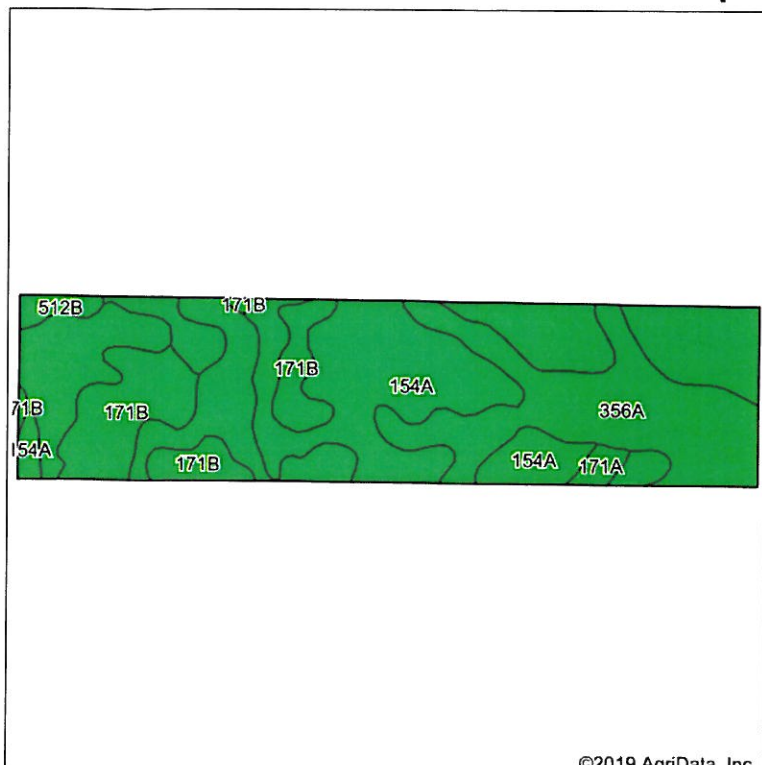
**31-37N-5E**  
**De Kalb County**  
**Illinois**



8/13/2019

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

### Soils Map



State: **Illinois**  
 County: **De Kalb**  
 Location: **31-37N-5E**  
 Township: **Somonauk**  
 Acres: **70.98**  
 Date: **8/13/2019**



**BRUMMEL REALTY LLC**  
 1101 S Bridge Street, Suite D • Yorkville, IL 60550  
 Office: 630-553-3200 Fax: 630-553-1270

Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 13

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
154A	Flanagan silt loam, 0 to 2 percent slopes	29.70	41.8%	■	> 6.5ft.	194	63	77	144
356A	Elpaso silty clay loam, 0 to 2 percent slopes	28.96	40.8%	■	> 6.5ft.	195	63	66	144
**171B	Catlin silt loam, 2 to 5 percent slopes	10.53	14.8%	■	> 6.5ft.	**185	**58	**72	**137
**512B	Danabrook silt loam, 2 to 5 percent slopes	1.00	1.4%	■	> 6.5ft.	**185	**58	**72	**137
171A	Catlin silt loam, 0 to 2 percent slopes	0.79	1.1%	■	> 6.5ft.	187	59	73	138
<b>Weighted Average</b>						<b>192.9</b>	<b>62.1</b>	<b>71.7</b>	<b>142.8</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/>

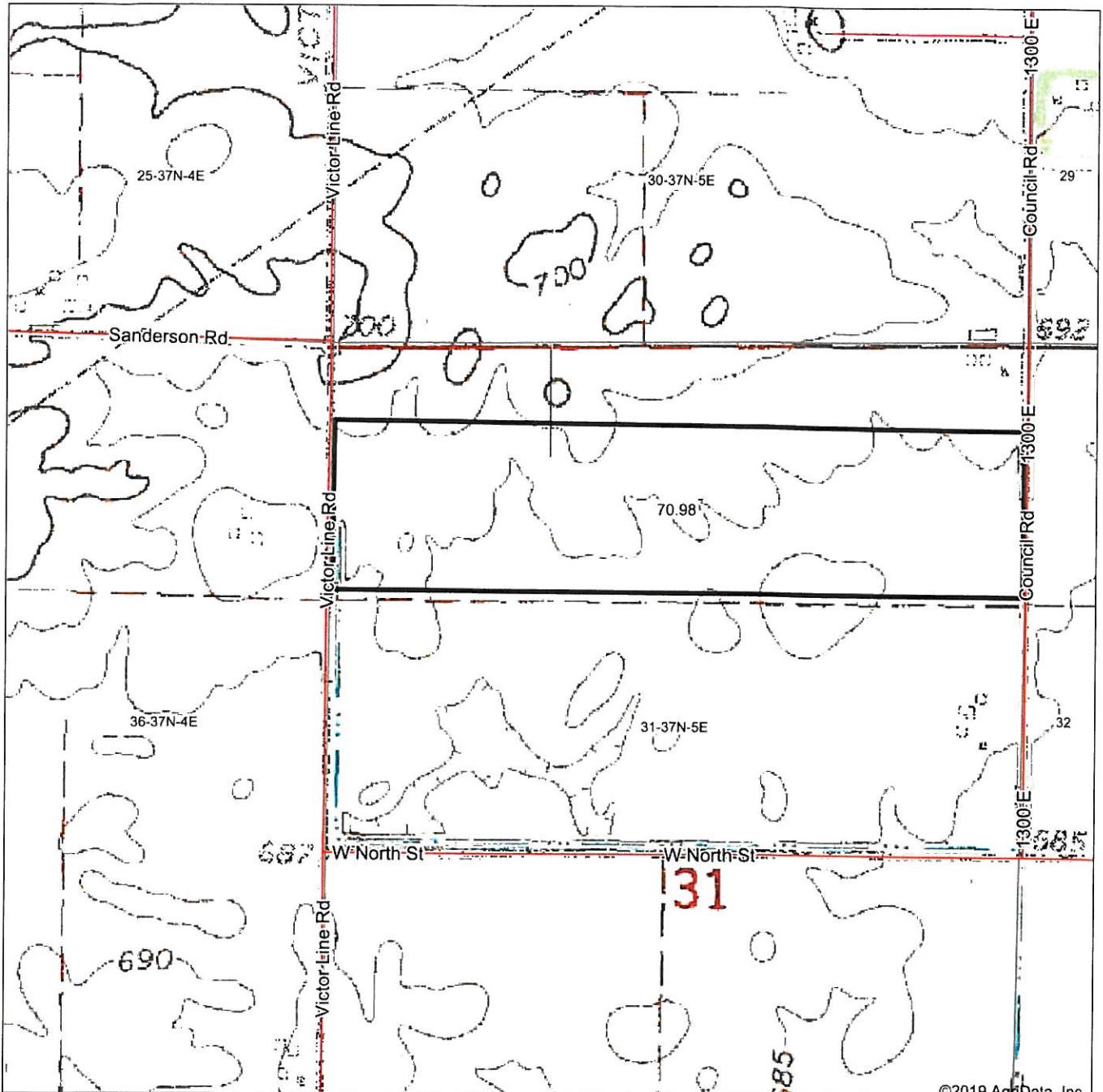
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

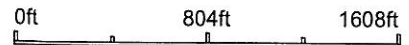


# Topography Map



©2019 AgriData, Inc.

map center: 41° 38' 31.62, -88° 42' 30.11



**BRUMMEL REALTY LLC**  
 1107 S Bridge Street, Suite D • Yorkville, IL 60050  
 Office: 630-563-3200 Fax: 630-563-3272

Land@brummelrealty.com

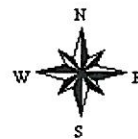
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**31-37N-5E**  
**De Kalb County**  
**Illinois**





8/13/2019

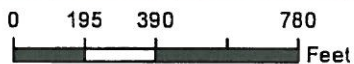
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



**Common Land Unit**

-  Non-Cropland
-  Cropland




Tract Boundary



**2019 Program Year**

Map Created April 25, 2019

**Wetland Determination Identifiers**

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

**Tract Cropland Total: 142.36 acres**

**Farm 7236**

**Tract 11457**

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  
DeKalb

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

Prepared: 9/2/19 11:13 AM  
Crop Year: 2019  
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

Farms Associated with Operator:

None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
146.25	142.36	142.36	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	142.36	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	NONE	NONE	CORN , SOYBN	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	17.8	132	0.0
SOYBEANS	35.7	47	0.0
<b>Total Base Acres:</b>	<b>53.5</b>		

Tract Number: 11457 Description

FSA Physical Location : DeKalb, IL ANSI Physical Location: DeKalb, IL

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
146.25	142.36	142.36	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	142.36	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	17.8		132	0.0
SOYBEANS	35.7		47	0.0
<b>Total Base Acres:</b>	<b>53.5</b>			

Owners:

CARR, RONALD  
CARR, SUSAN



C. Johnson Trenching Inc.  
 4798E. 2379TH. RD.  
 Somonauk IL. 60552

# Invoice

DATE	INVOICE #
4/14/2015	1530

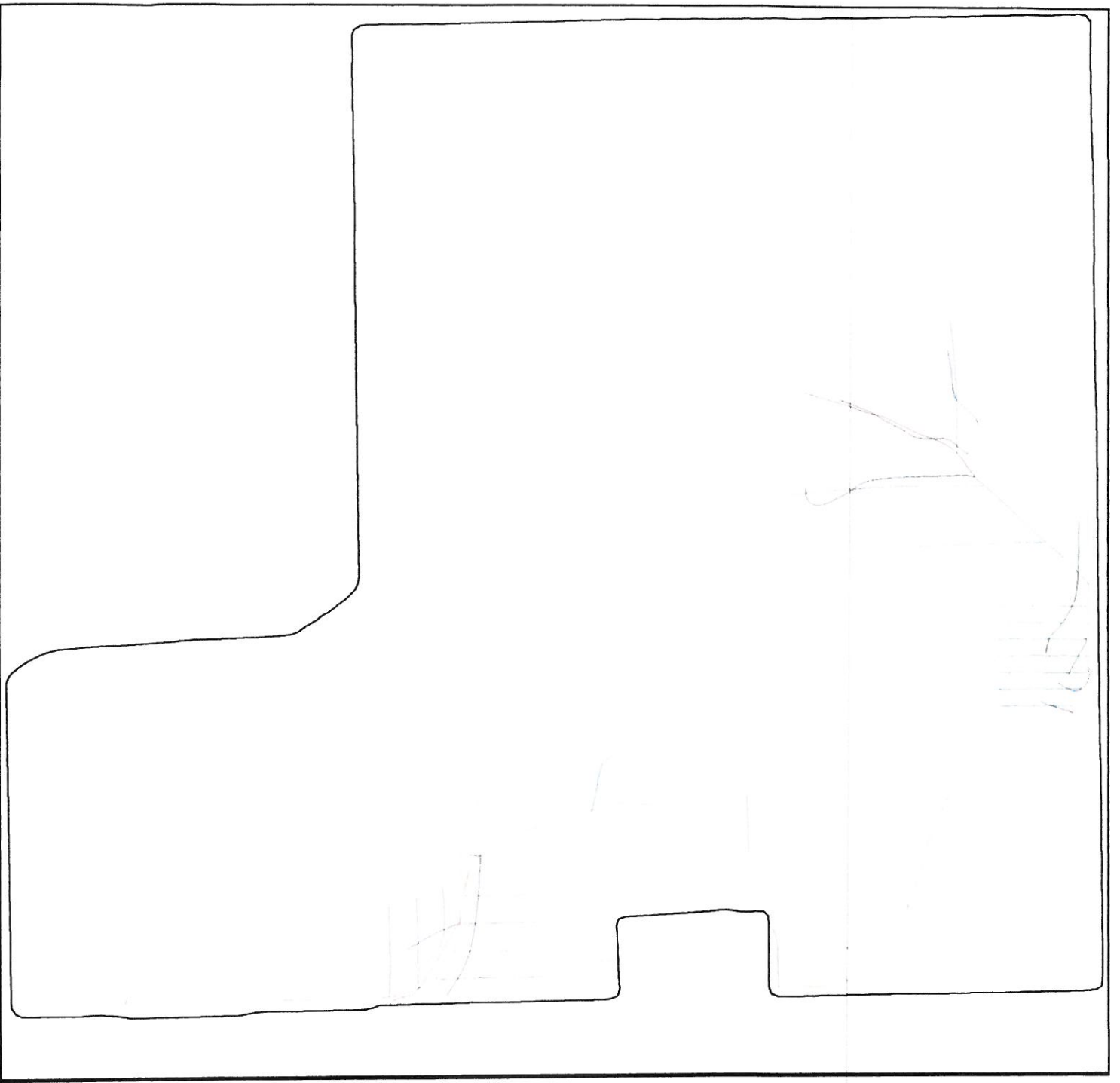
<b>BILL TO</b>	<b>PAYMENT TO:</b>
Ron and Susan Carr 263 Garden Branch Rd. Franklin NC 28734-9199 Council Rd Farm Somonauk Il.	C. Johnson Trenching Inc.

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
12" SW VR	Install 12" virgin resin perforated single wall from North St headwall thru Kuhns, Skips, Carrs, Bastians, Larsons, and Chiavarios. Amount includes installation, tile repairs, fence removal, grass restoration, drive crossing, overburden and spoil removal. This amount represents a 33% share of the main trunk line cost.	6,626	2.78	18,420.28
Maverick tile finder	Time spent with locator marking existing tile as they were hit and then saving to gps map	1		435.60
8" SW VR	Install 8" virgin resin perforated single wall as submain off of new 12" main	84.5	4.10	346.45
5" SW VR	Install 5" virgin resin perforated single wall as laterals off of new 12" main and 8" submain	1,408.5	2.35	3,309.98
Repairs	Time, material, and gravel used for repairing existing tile as they were hit during installation of new mains, submains and laterals.	10.5	50.00	525.00

*paid 4-20-15  
 # 3984*

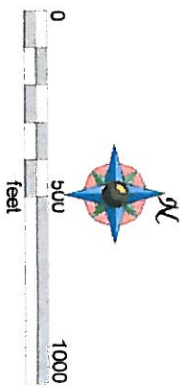
Please call if you have any questions 630 330 6842. Thank you for your business.	<b>Total</b>	23,037.31





4 in clay	2795.04 ft
5 in clay	1575.82 ft
5 in sw vr	6353.71 ft
6 inch clay	242.72 ft
6 inch sw	224.15 ft
6 in clay	511.85 ft
6 in sw vr	759.39 ft
7 inch clay	1817.57 ft
8 in clay	2459.81 ft
8 in sw vr	1265.30 ft
10 inch clay	423.18 ft
12 in non perf	432.16 ft
12 in sw vr	6194.20 ft

Client: John Guehler  
 Farm: Council RD  
 Field: ENTIRE  
 Name: winter 2015  
 Date: 4/9/2015





4 in clay	2795.04 ft
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Farm: Council RD  
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