

YORKVILLE FARM AUCTION



looking north, 2.1.22

March 15, 2022 | 2:00 pm

IN-PERSON & LIVE ONLINE

to register: www.landprollc.us/auctions

looking north, 2.1.22



66.4969± surveyed acres

auction location: Whitetail Ridge Golf Club | 7672 Clubhouse Drive | Yorkville IL

2.18.22

Rob Warmbir, Auctioneer
RW Property Services, LLC
IL License 441.002377
rwpropertyservice.com



Ray L. Brownfield ALC AFM
Land Pro LLC
Designated Managing Broker | Owner
630.258.4800 | landprollc.us



Buy Land. They're Not Making It Anymore.

~ Mark Twain

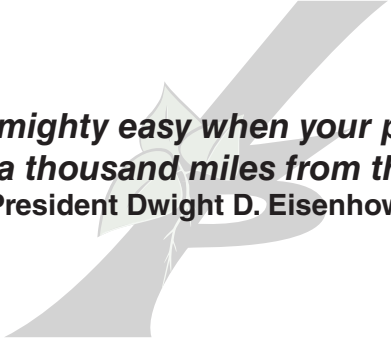
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Yorkville Farm

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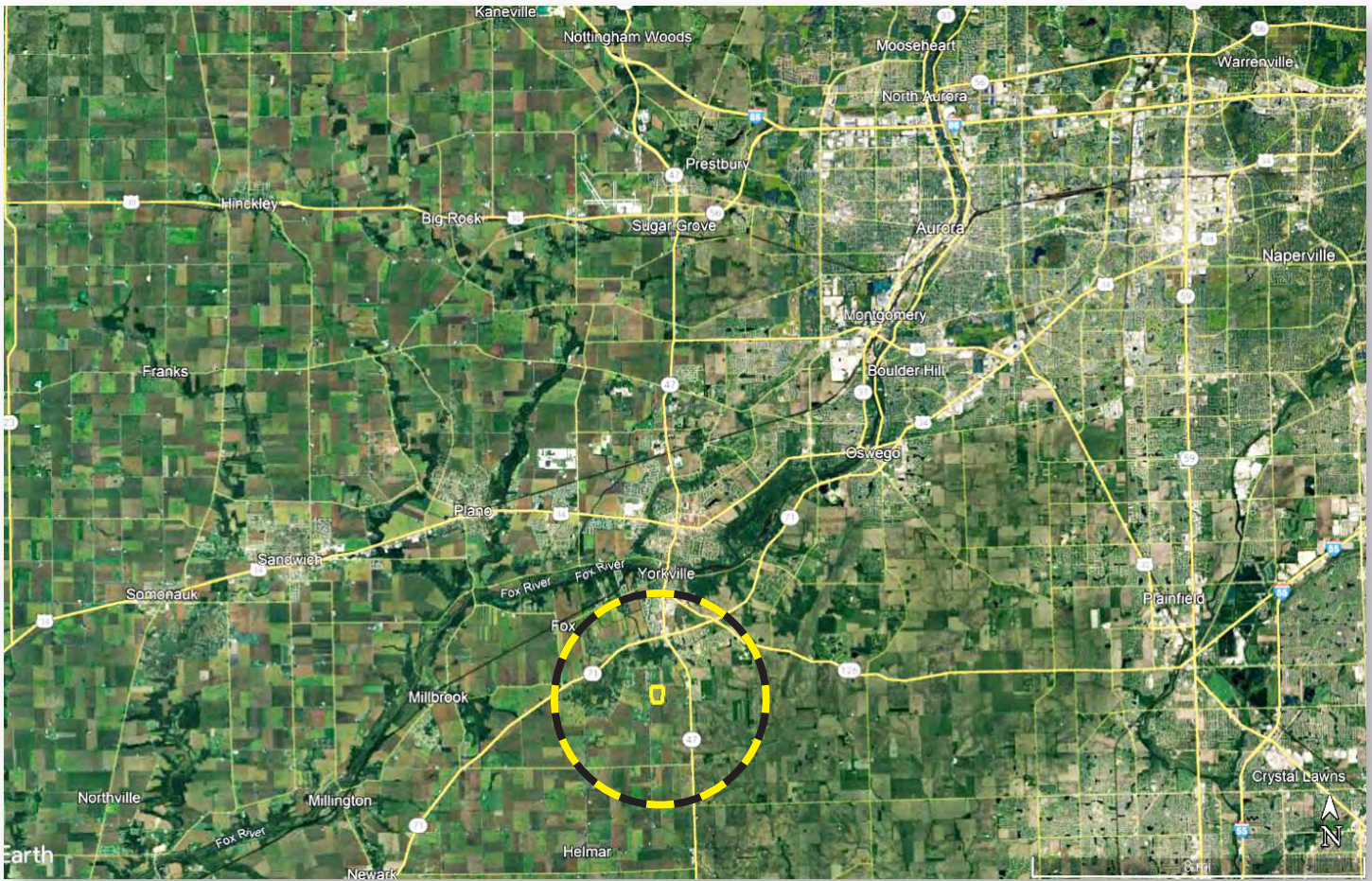
***Farming looks mighty easy when your plow is a pencil
and you are a thousand miles from the corn field.***
~ President Dwight D. Eisenhower

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Yorkville Farm

66.4969± survey acres (63.73± tillable acres) | Section 17 | Kendall Township | T.36N.-R.7E. | Kendall County IL



Ray L. Brownfield ALC AFM | Licenced IL Designated Managing Broker, Owner

Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



Excellent location for future development.

A well drained, Class A soil farm. Leased for 2022 at \$360 per tillable acre. Located at the corner of Ament and Immanuel Roads. Only 1½ miles west of IL Rt 47. Yorkville city limits one mile north. Ronhill subdivision is west across the road.

Auction Location

Whitetail Ridge Golf Club | 7671 Clubhouse Drive | Yorkville IL 60560

- acreage - 66.4969± surveyed acres (63.73± tillable acres)
- description - part of the NE¼, Section 17, Kendall Township, T36N.-R.7E., Kendall County IL
- soils - Productivity Index - 135.2 (Saybrook, Drummer, Elburn, Elpaso predominant soils)
- taxes (2020) - \$3,225.66 (\$48.50/ac)
- soil tests - Soil test information available upon request.
- PIN - 05.17.200.007
- zoning - agriculture
- buildings - none
- frontage - Ament Road and Immanuel Road

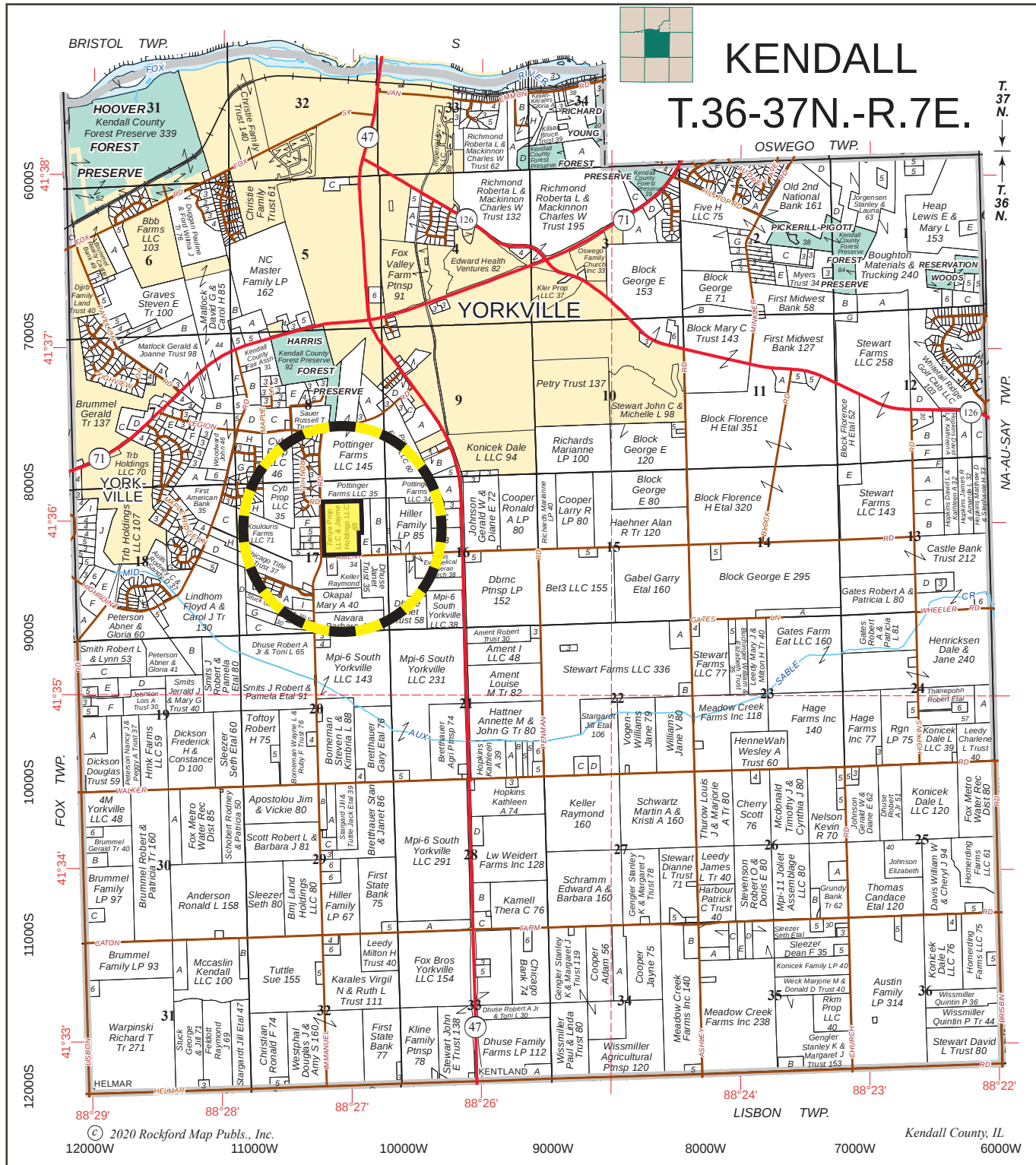
FSA Information Farm 5352 Tract 3392		
Commodity	Base Acres	County Yield
Corn (PLC)	41.33	151
Soybeans (ARC-CO)	23.20	45

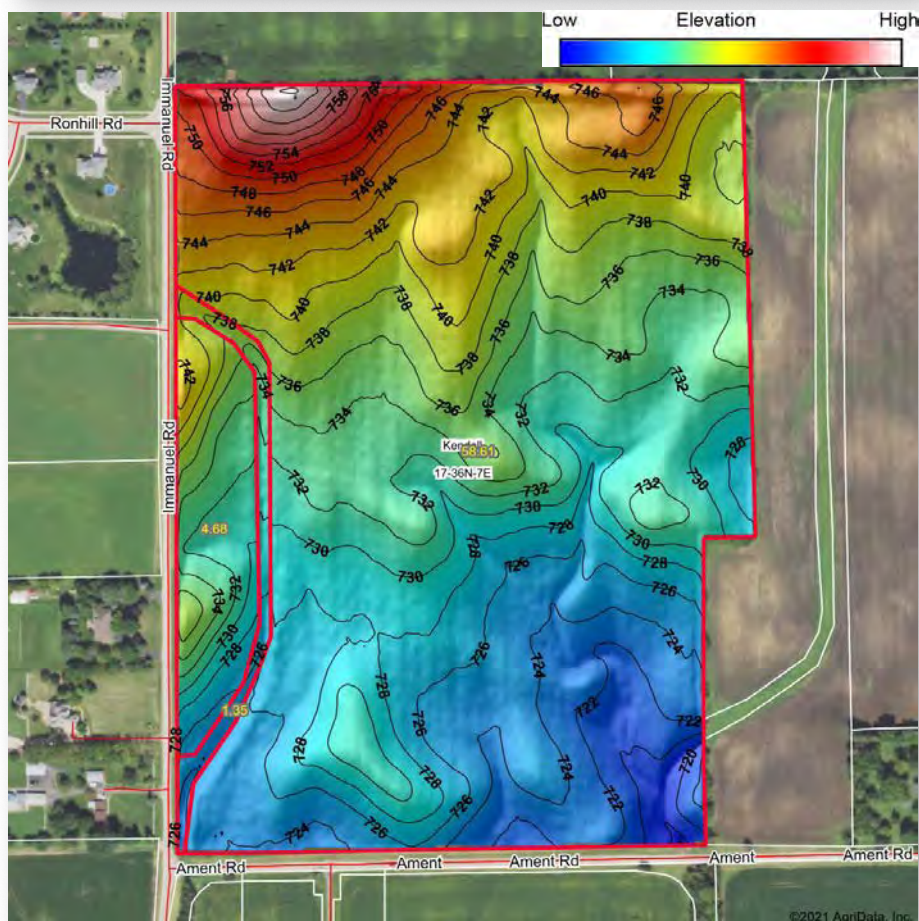
Soil Test Helena May 11, 2018
av pH - 5.98
av P - 55.60
av K - 360
Lime applied in 2018

Yield History		
	Corn	Soybeans
2021	234.00	-
2020	-	55.20
2019	168.80	-
2018	188.50	-
2017	-	54.60

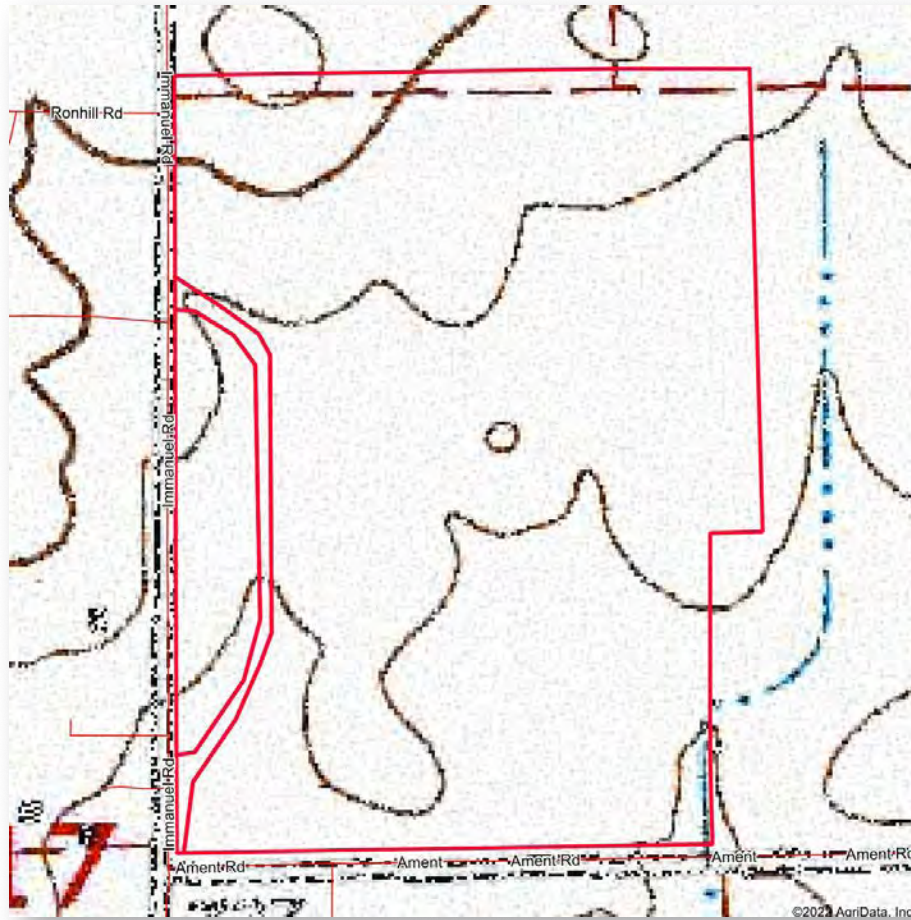


looking south, 2.1.22



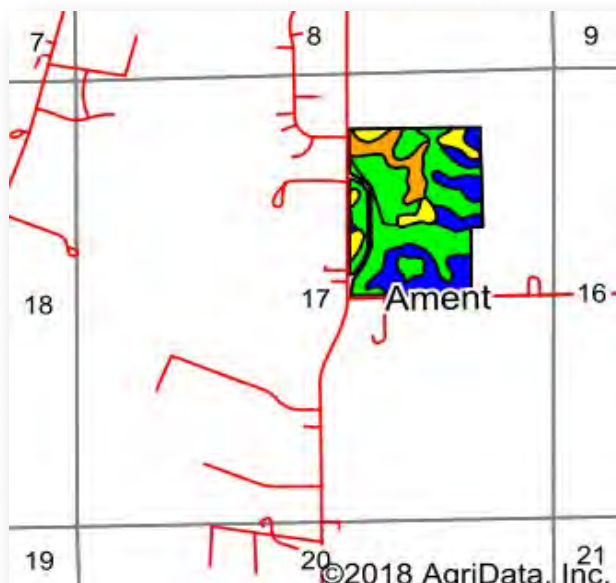
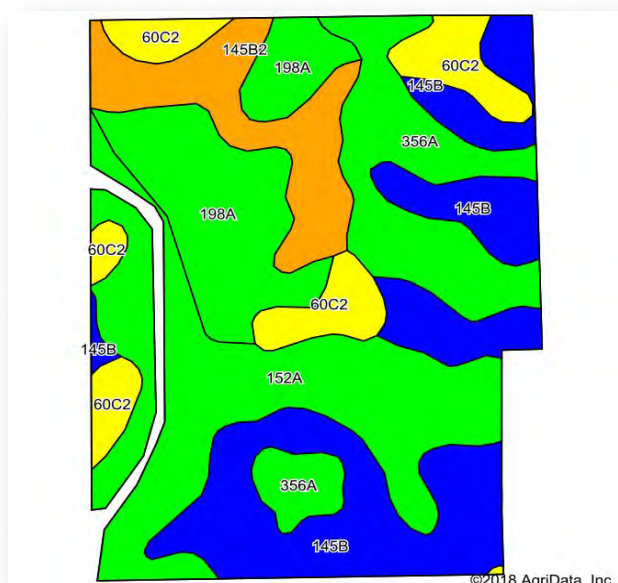


Boundaries and acreages are approximate.



looking northwest toward the Ronhill subdivision, 2.1.22





Area Symbol: IL093, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/Ae	Grass-legume hay, T/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	16.44	26.0%		FAV	**177	**56	**68	**6.21	0.00	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.60	24.6%		FAV	195	63	73	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	9.42	14.9%		FAV	197	61	74	0.00	5.77	143
356A	El Paso silty clay loam, 0 to 2 percent slopes	9.22	14.6%		FAV	195	63	66	0.00	5.77	144
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	6.35	10.0%		FAV	**148	**48	**59	**4.67	0.00	**110
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	6.26	9.9%		FAV	**170	**54	**66	**5.96	0.00	**125
Weighted Average						183.4	58.5	68.7	2.67	3.09	135.2

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

a UNF = unfavorable; FAV = favorable

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



Kendall County, Illinois



Common Land Unit

Cropland Non-cropland CRP

Farm 5352
Tract 3392

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

2022 Crop Year



Tract 1 of 1

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).



Tile installed June 2015.
(Additional tile location and size cannot be substantiated.)

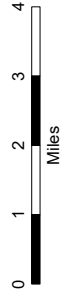
Legend	
	8"
	12"



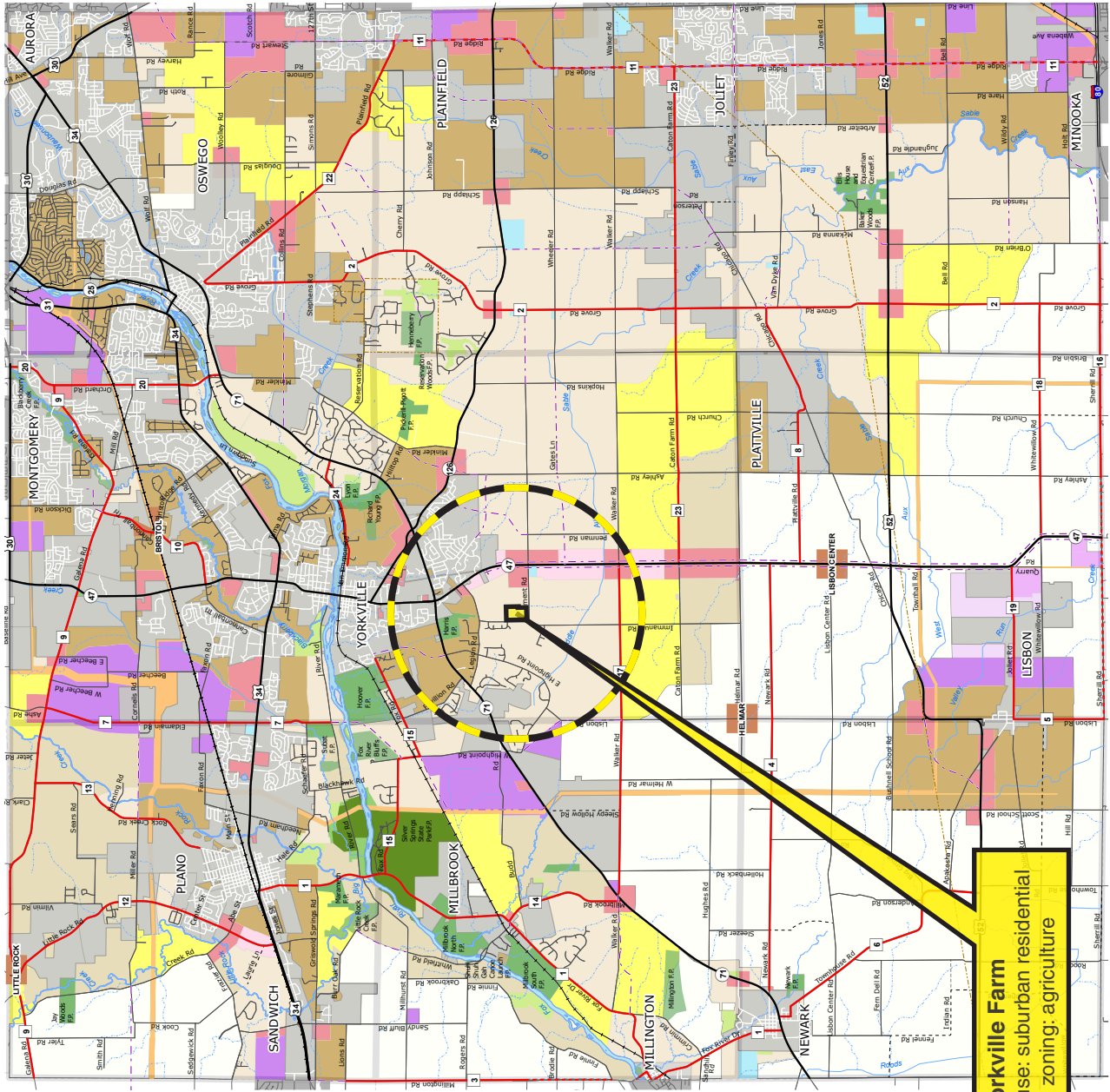
FUTURE LAND USE PLAN KENDALL COUNTY

Townships

LITTLE ROCK	BRISTOL	OSWEGO
ROCK	KENDALL	MA-AL-SAY
BIG GROVE	LISBON	SEWARD



- Road Type**
- Adjacent County
 - County
 - Interstate
 - State & Federal
 - Blatantous
 - Gravel
 - Dirt
 - Local
 - Rail Roads
 - Intermittent Hydrology
 - Perennial
 - Hamlets
 - Incorporated Areas
 - Political Townships
- Future Land Use**
- Suburban Residential - Max Density 1.00 DU/Acre
 - Rural Residential - Max Density 0.65 DU/Acre
 - Rural Estate Residential - Max Density 0.45 DU/Acre
 - Countryside Residential - Max Density 0.33 DU/Acre
 - Commercial
 - Mixed Use Business
 - Commonwealth Edison
 - Transportation Corridors
 - Mining
 - Potential Mining District
 - Public/Institutional
 - Agriculture
 - Forest Preserves
 - Open Space
 - Proposed Roadway Improvements

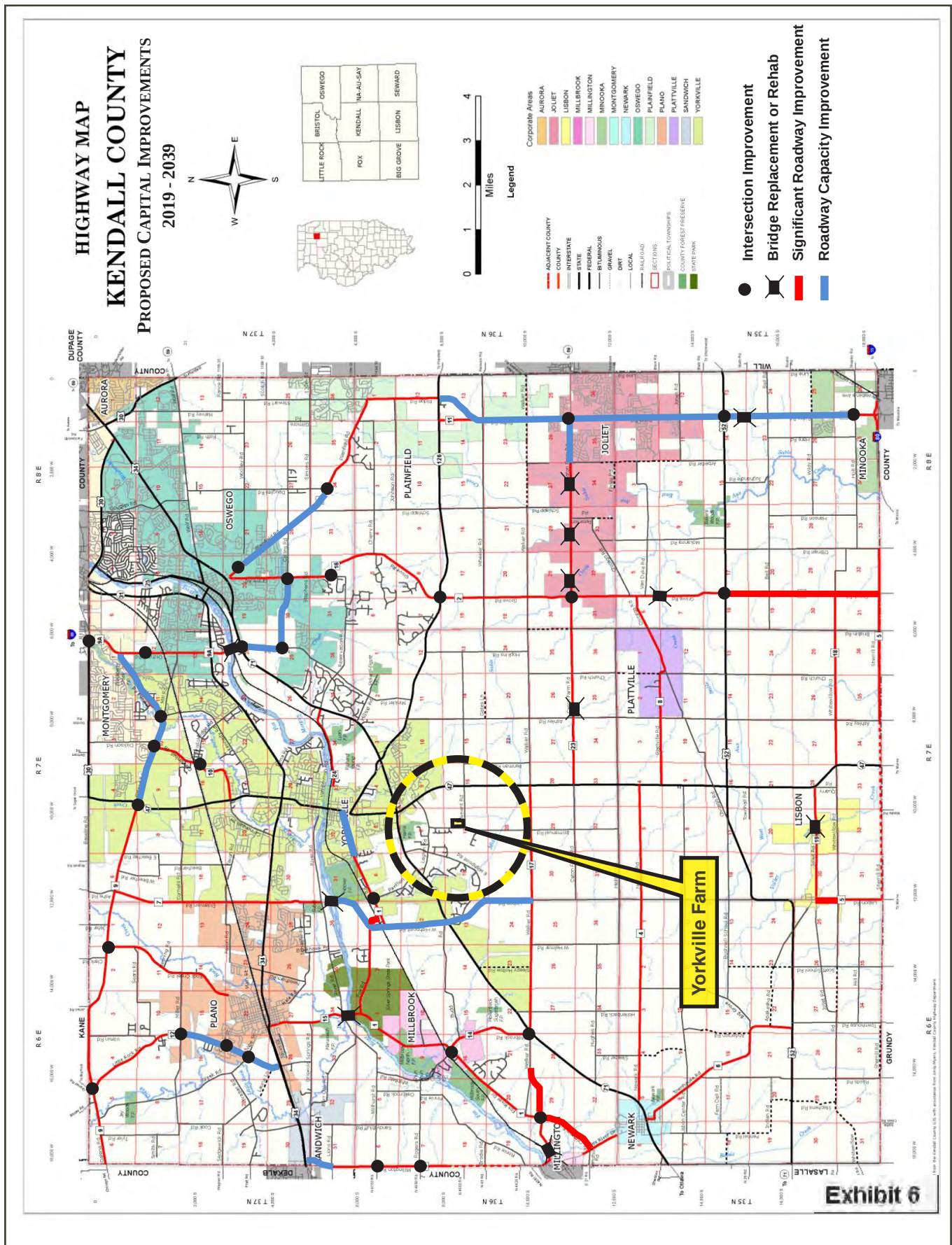


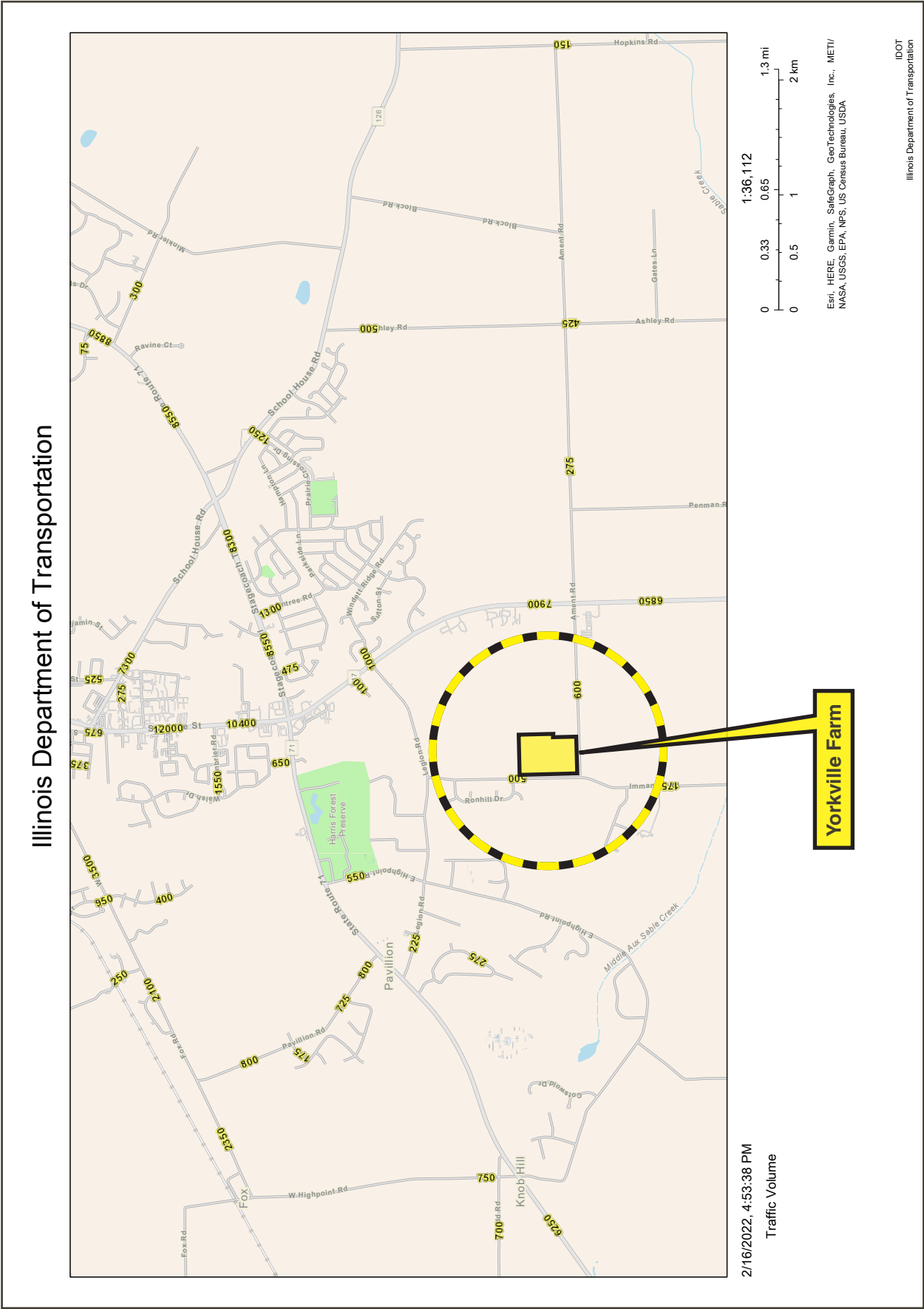
Kendall County GIS
111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212



Map last updated: 4/6/2021

More info about the LUMP can be found at: <https://www.co.kendall.il.us/departments/planning-building-zoning/lump>





**Professional Land Specialists**

2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us

Auction Registration

Name _____ Bidder # _____

Address _____

City _____ State _____ Zip _____

Email _____ @ _____

Phone _____ cell ☐ landline ☐

Would you like to be notified of future auctions?

Regular Mail ☐ Email ☐

State/County of interest _____

If you will be bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

By signing this Auction Registration form, I understand that Land Pro LLC, and its representatives, represent the Seller(s) and are not acting on behalf of the Buyer(s). This notice of no agency is provided as required by state law.

If I am the successful bidder, I hereby agree to comply with the terms and conditions of the sale including, but not limited to, signing and performing in accordance with the purchase agreement.

I understand that by bidding during the auction, the bid I place is a per acre bid. I further understand that bidding is not conditional upon financial.

Signed _____ Date _____

Yorkville Farm Auction Terms and Conditions

Procedure. This is a one-tract auction. Bids will be taken in-person at the auction site (Whitetail Ridge Golf Club) and live online. If you are bidding for a partnership, corporation, or other entity, a document authorizing you to bid and sign a purchase agreement on behalf of the entity is required.

Financing. Bidding is not conditional upon financing. Be certain financing has been arranged, if needed, and that you are capable of paying cash at closing.

Acceptance of Bid Prices. The successful bidder will sign a purchase agreement immediately following the close of bidding. **The purchase price will be calculated by multiplying the surveyed acres by the winning per acre bid. Seller reserves the right to accept or reject any or all bids for any and all reasons.**

Down Payment. A ten percent (10%) earnest money deposit, of the total purchase agreement price, will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, cashier's check, or wire transfer. The balance of the gross sale price is due at closing.

Closing. Closing shall take place thirty (30) days after March 15, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before April 15, 2022.

Possession/Lease.

Possession will be granted at closing.

The 2022 cash rental lease (63.73 tillable acres at \$360.00 per acre = \$22,942.80, payable to Buyer on or after closing), fully executed on January 5, 2022, with all contained terms and conditions, to be assumed by the buyer at closing.

Title. Seller shall provide an Owner's Policy of Title Insurance, in the amount of the purchase price, and shall also provide a deed conveying the property to the Buyer.

Real Estate Taxes and Assessments. Seller will credit, at closing, the 2021 real estate taxes payable in 2022 based upon the most recent real estate tax information available. 2022 real estate taxes payable in 2023, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Survey. The property is surveyed and sold based on surveyed acres.

Mineral Rights. All mineral rights owned by the Seller will be conveyed at closing.

Agency. Land Pro LLC and its representatives are exclusive agents of the Seller.

Disclaimer and Absence of Warranties. All information and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made by the auctioneer before and during the auction will take precedence over any previously printed material or any other oral statements made. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either expressed or implied, concerning the condition of the property is made by the Seller, Land Pro LLC, or its representatives. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning this property. The property information is believed to be accurate but is subject to verification by all parties relying on the information. No liability for its accuracy, errors, or omissions is assumed by the Seller, Land Pro LLC, or its representatives. All sketches and dimensions are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The Seller, Land Pro LLC, and its representatives reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. With the permission of Land Pro LLC, this sale may be recorded and/or videotaped. Seller, Land Pro LLC, and its representatives disclaim any and all responsibility for bidder's safety during any physical inspection of the property. All decisions of the auctioneer are final. Neither the auctioneer nor the online bidding software and service provider shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Seller. Jayme Holdings, LLC & Tanya Properties, LLC

Attorney. Meyers & Flowers

Ray L. Brownfield ALC AFM
Designated Managing Broker
Land Pro LLC
License 471.002495 (Real Estate)

Robert J. "Rob" Warmbir
Auctioneer
RW Property Services, Inc.
License 441.002377 (Auctioneer)



Land Brokerage | Farm Management | Land Auctions | Land Consulting

Ray L. Brownfield ALC AFM

Accredited Land Consultant | Accredited Farm Manager
Designated Managing Broker | Owner



630.258.4800c | ray@landprollc.us

2681 US Hwy 34 | Oswego IL 60543 | www.landprollc.us



Professional Land Specialists

UPCOMING LAND AUCTIONS



Dew Farm
March 8, 2022 | 2:00 pm

IN-PERSON & LIVE ONLINE



Fritsch 110 Farm
March 11, 2022 | 2:00 pm