

FAIRVIEW CENTENNIAL FARM AUCTION

HIGH QUALITY FARM | Putnam County IL

IN-PERSON & LIVE ONLINE

September 14, 2022 | 2:00 pm

105.52[±] surveyed acres (2 tracts)

to register: www.landprollc.us/auctions



8.10.22

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

Fairview Centennial Farm

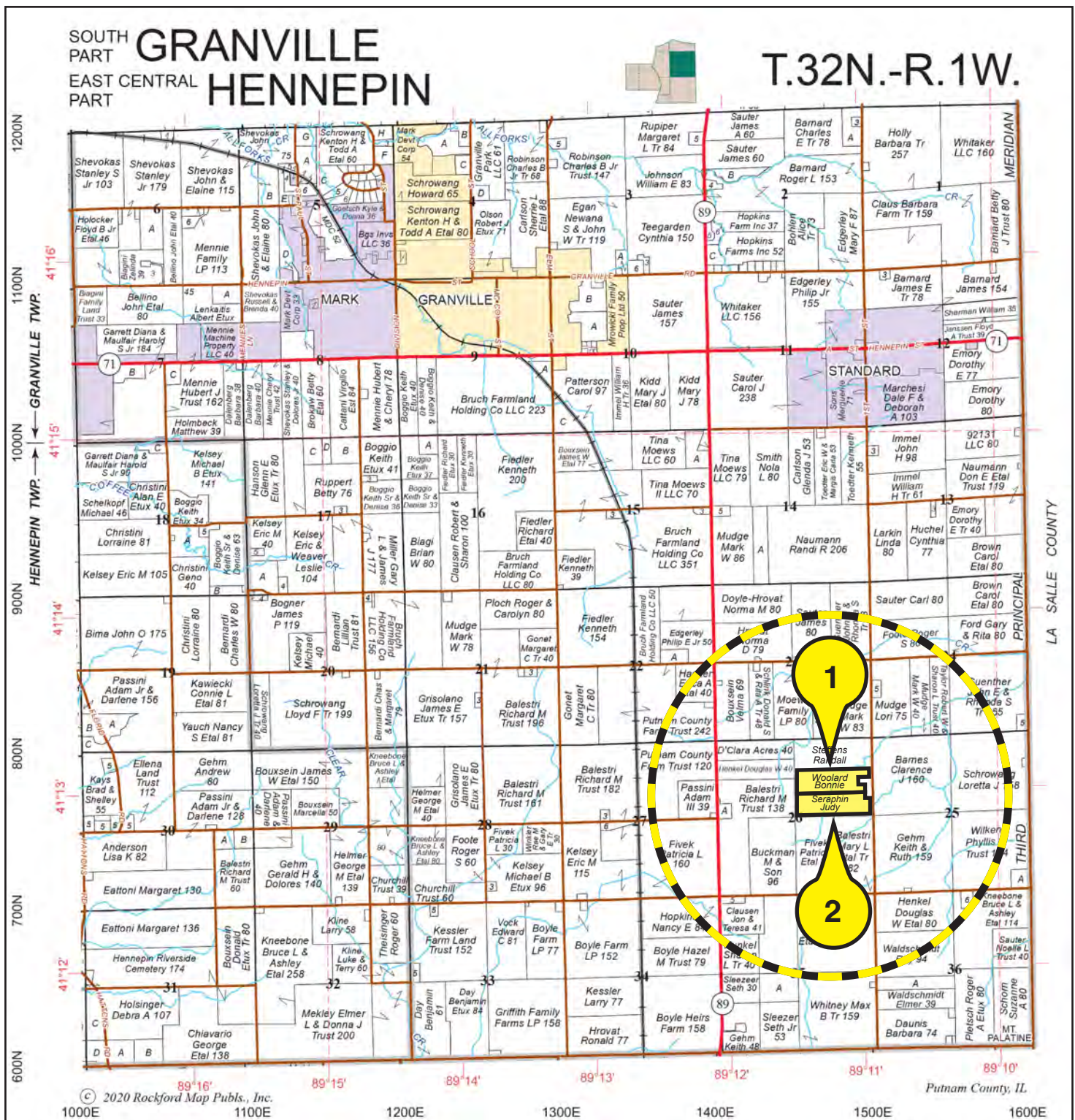
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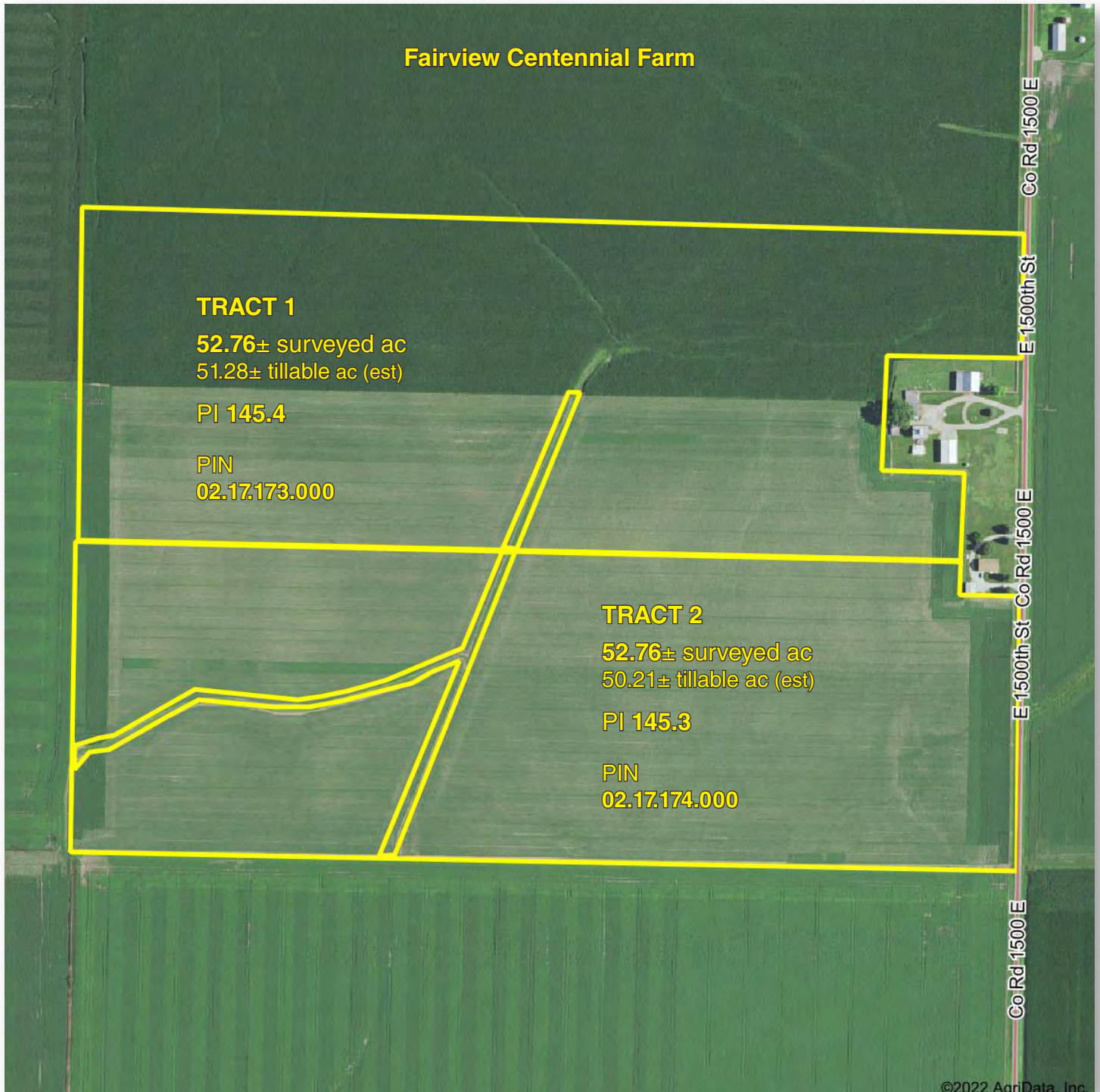
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Plat of Survey

STATE OF ILLINOIS)
COUNTY OF LASALLE)

I, Kenneth A. Giordano, Illinois Professional Land Surveyor, do hereby state that to the best of my knowledge and belief, that the plat drawn hereon is a true and correct representation of a survey made under my direction at the request of RANDY STEFFENS. I further state that I have made no independent search for records of ownership, or title search may disclose as part of this survey, but I have relied upon the materials and representations supplied to me by the owners or owners representative and that a current title commitment was not furnished to me as part of this survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Description of Property Surveyed

Tract #1

That part of the Northeast Quarter of Section 26, Township 32 North, Range 1 West of the Third Principal Meridian described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 26; thence South 01 degrees 07 minutes 25 seconds East 865.48 feet along the East line of the Northeast Quarter of said Section 26 to the Point of Beginning; thence South 01 degrees 07 minutes 25 seconds East 231.35 feet along said East line to the Southeast corner of said Section 26; thence South 03 degrees 32 minutes 45 seconds West 299.03 feet; thence North 89 degrees 17 minutes 06 seconds East 162.46 feet; thence North 89 degrees 17 minutes 06 seconds East 162.46 feet to the Point of Beginning containing 52.760 acres more or less and all situated in Granville Township, Putnam County, Illinois.

Tract #2

That part of the Northeast Quarter of Section 26, Township 32 North, Range 1 West of the Third Principal Meridian described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 26; thence South 01 degrees 07 minutes 25 seconds East 1903.78 feet along the East line of the Northeast Quarter of said Section 26 to the Point of Beginning; thence continuing South 01 degrees 07 minutes 25 seconds East 795.31 feet along said East line to the Southeast corner of said Section 26; thence South 03 degrees 32 minutes 45 seconds West 299.03 feet; thence North 89 degrees 17 minutes 06 seconds East 162.46 feet; thence North 89 degrees 17 minutes 06 seconds East 162.46 feet to the Point of Beginning containing 52.760 acres more or less and all situated in Granville Township, Putnam County, Illinois.

Legend

- Recovered Iron Pipe
- Recovered Iron Bar
- Recovered Nail
- Recovered Stone
- Recovered Spindle
- Boundary of Property
- Governmental Section line
- Measured Bearing and Distance

N 89°53'18" W 200.00'

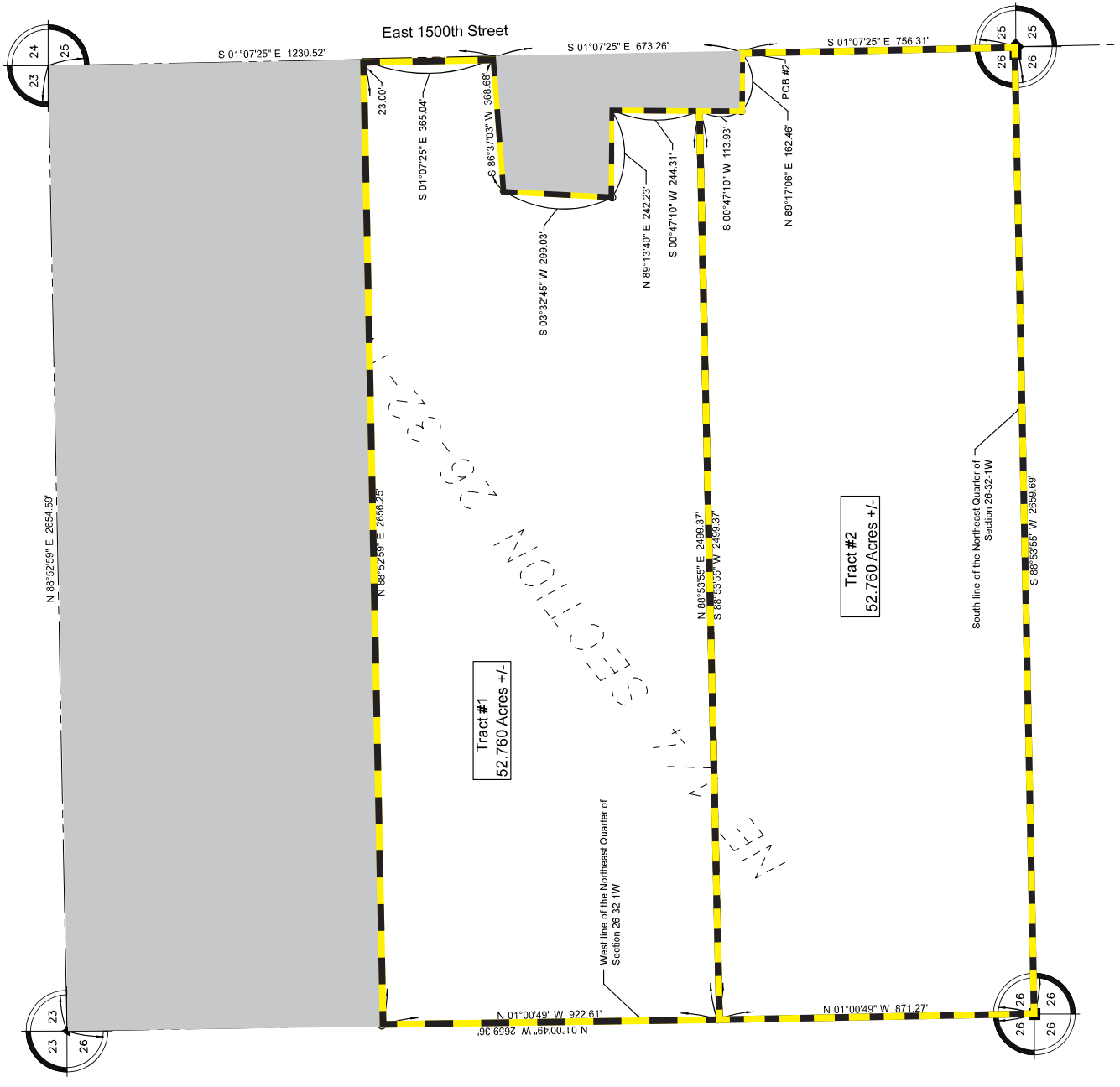


Kenneth A. Giordano
Kenneth A. Giordano
Illinois Professional Land Surveyor
No. 35-3550

ILLINOIS VALLEY
SURVEYING & CONSULTANTS, INC.

PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
P.O. BOX 302
HEMLOCK, ILLINOIS 61327
815-825-7511
www.ilvalleysurveying.com
DESIGN FIRM LICENSE: ILLINOIS #184-004102

DATE: 6/22/2022 FILE #: 3201.21.01 SCALE: 1"=200'



The Fairview Centennial Farm is a high quality, Class A farm containing 105.52± surveyed acres (101.49 tillable acres-est). The farm drains adequately and has an average Productivity Index of 145.3. The Fairview Centennial Farm is located near the Illinois River commodity markets.

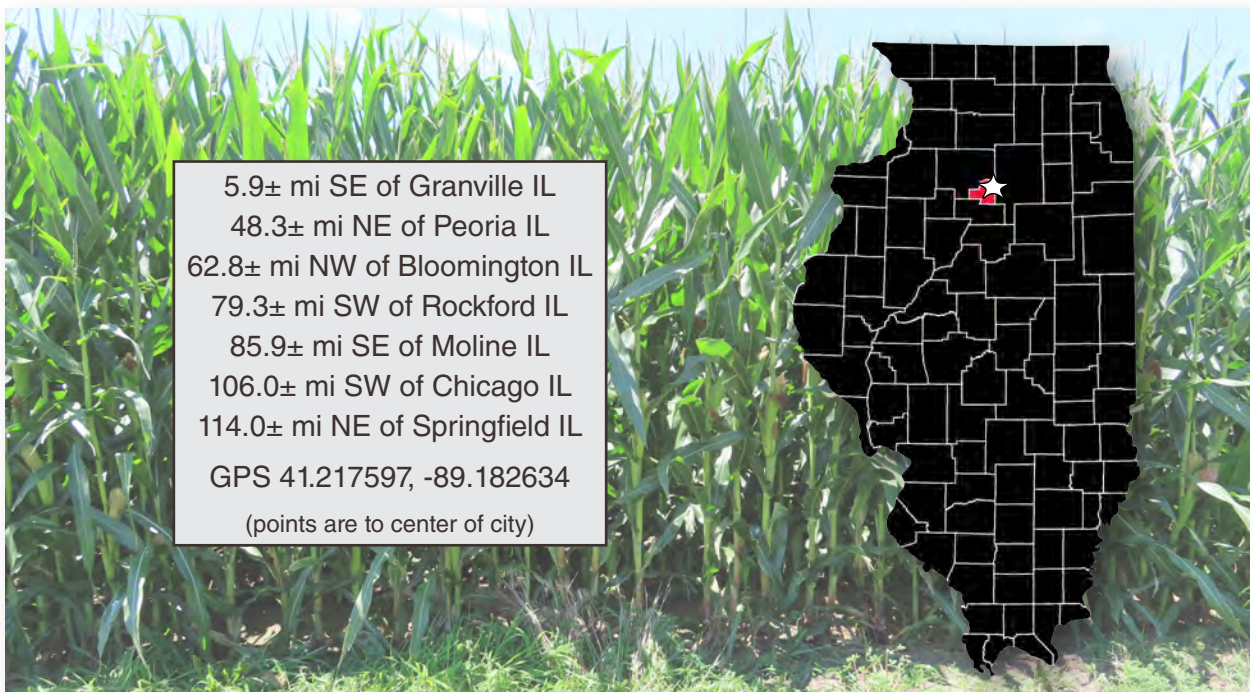
Auction Location

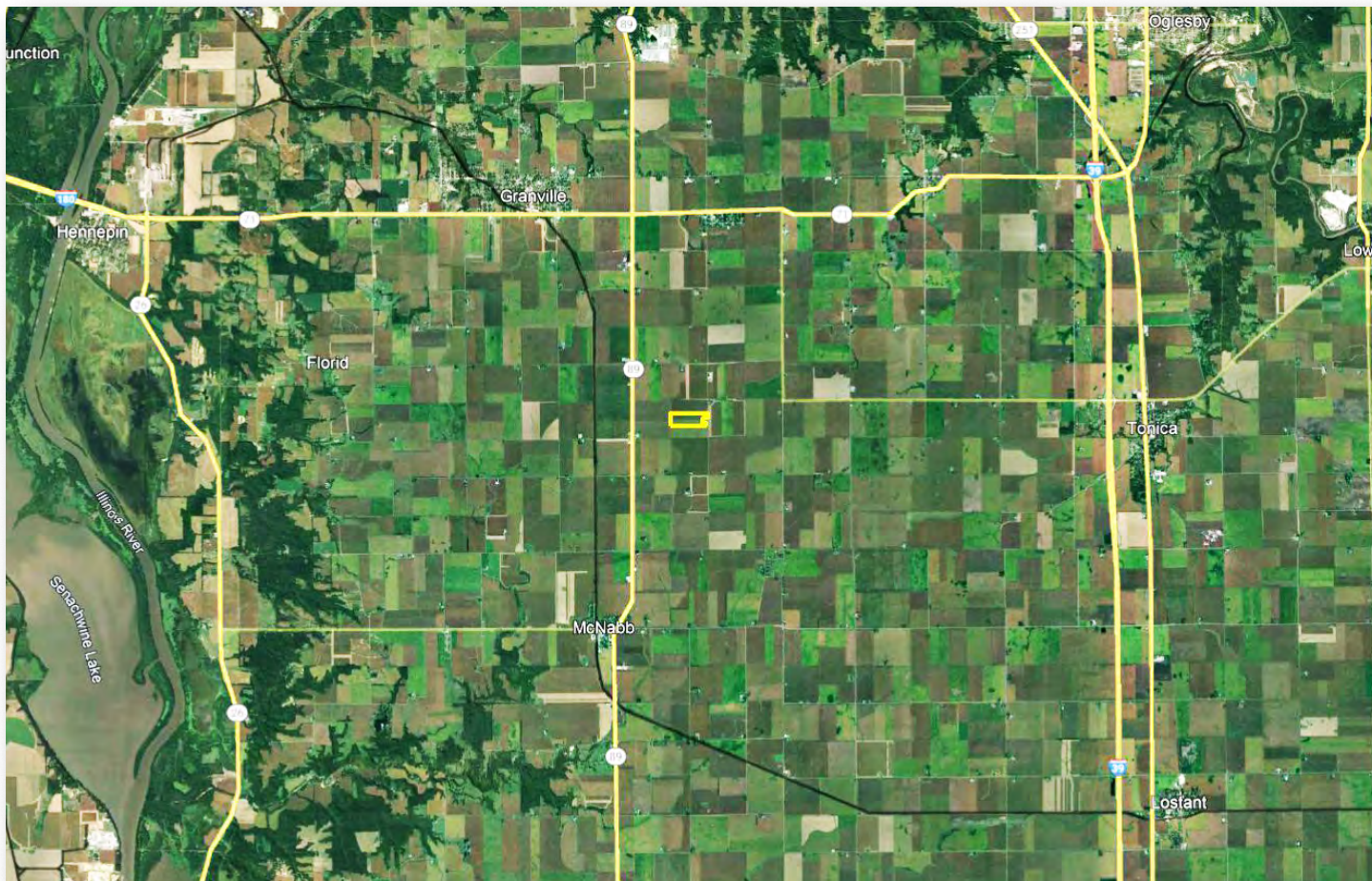
Putnam County Community Center | 128 First Street | Standard IL 61363

acreage	105.52± surveyed acres (101.49± tillable acres-est)
description	part of the N½ of the S½ of the NE¼ (Tract 1), and part of the S½ of the NE¼ (Tract 2), Section 26, Granville Township, T.32N.-R.1W., Putnam County Illinois
soils	Productivity Index - 145.35 (avg of both tracts) predominantly Muscatune and Sable
taxes (2021)	\$5,498.72 (\$52.11/ac) (both tracts)
PIN	02.17.173.000, 02.17.174.000 (no buildings)
frontage	County Road 1500 East

FSA Farm 18 Tract 149		
Commodity	Base Acres (est)	County Yield
Corn (PLC)	87.99	197
Soybeans (ARC-CO)	13.50	61

Tract 2, 8.1.22



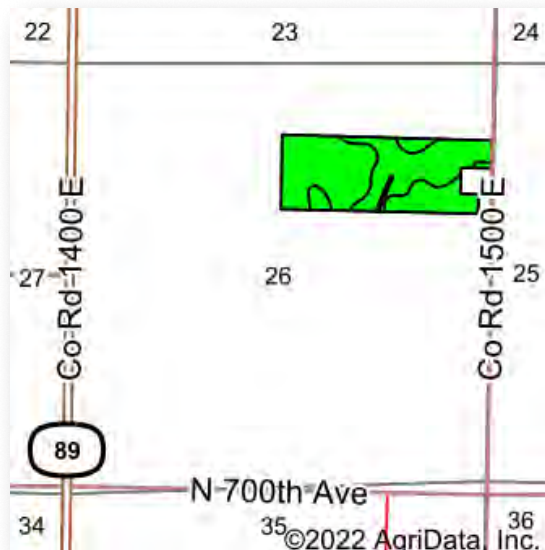
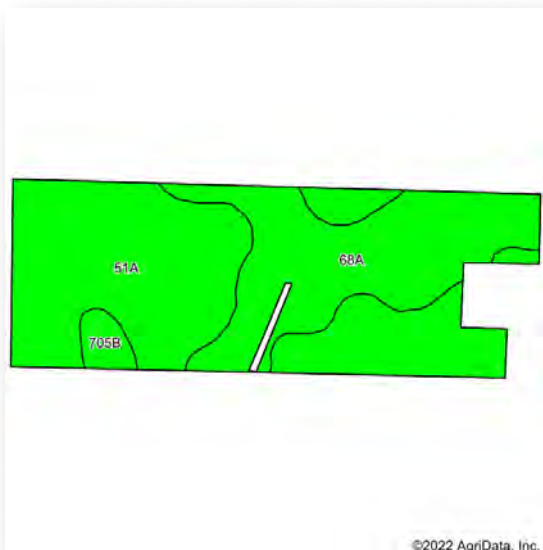


Ray L. Brownfield, ALC AFM | Licensed IL Designated Managing Broker, Owner

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



acreage	52.76± surveyed acres (51.28± tillable acres-est)
description	part of the N½ of the S½ of the NE¼ Section 26, Granville Township, T.32N.-R.1W., Putnam County Illinois
soils	Productivity Index - 145.4 (predominantly Muscatune and Sable)
taxes (2021)	\$2,749.36 (\$52.11/ac)
PIN	02.17.173.000 (no buildings)
frontage	County Road 1500 East



Area Symbol: IL155, Soil Area Version: 16											
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 ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
51A	Muscatune silt loam, 0 to 2 percent slopes	31.58	60.3%		FAV	200	64	75	0.00	6.02	147
68A	Sable silty clay loam, 0 to 2 percent slopes	19.32	36.9%		FAV	192	63	74	0.00	5.77	143
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.50	2.9%		FAV	**188	**60	**73	**7.33	0.00	**141
Weighted Average						196.7	63.5	74.6	0.21	5.76	145.4

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: <http://soilproductivity.nres.illinois.edu/>

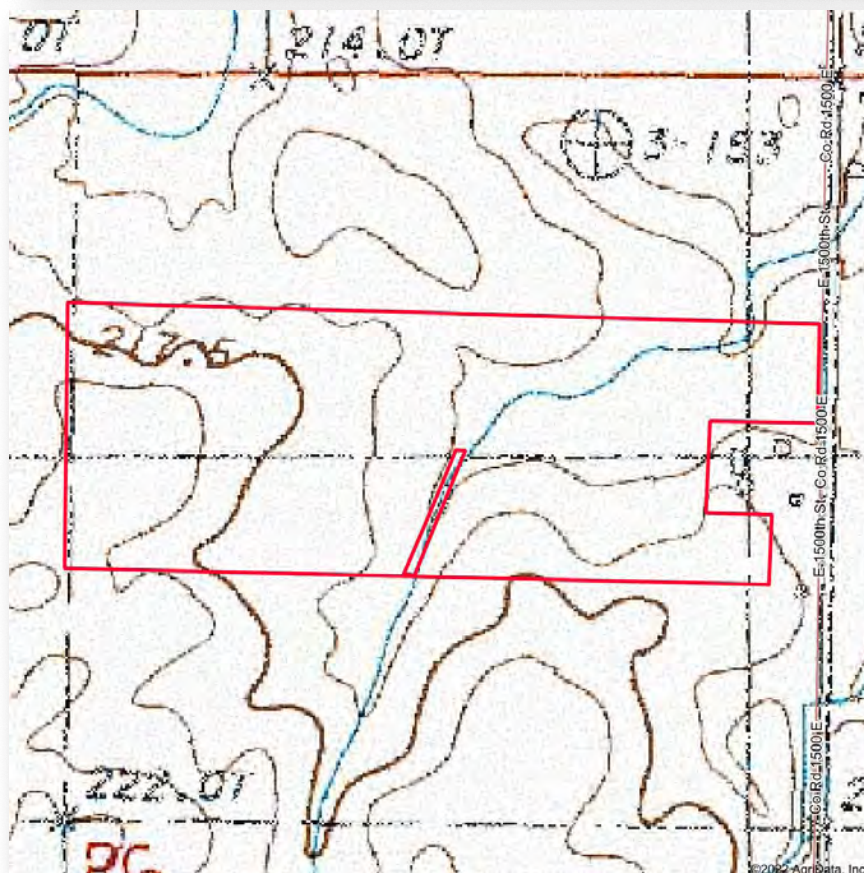
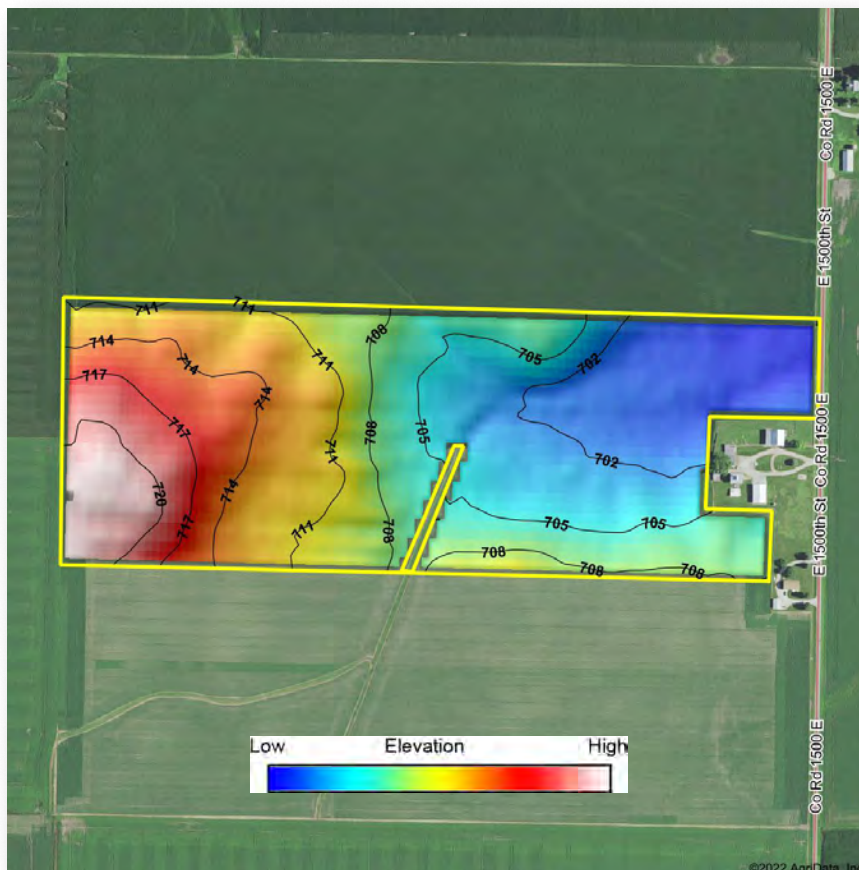
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^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.





Tract 1 looking west, 6.30.22

STATE OF ILLINOIS)
COUNTY OF LASALLE)SS

I, Kenneth A. Gordan, Illinois Professional Land Surveyor, do hereby state that to the best of my knowledge and belief, that the plat drawn herein is a true and correct representation of a survey made under my direction at the request of RANDY STEFFENS. I further state that I have made no independent search for records of ownership, or else I search may disclose as part of this survey, but I have relied upon the materials and representations supplied to me by the owners or owners representative and that a current title commitment was not furnished to me as part of this survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

Description of Property Surveyed

Tract #1
That part of the Northeast Quarter of Section 26, Township 32 North, Range 1 West of the Third Principal Meridian described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 26; thence South 01 degrees 07 minutes 25 seconds East 895.48 feet along the East line of the Northeast Quarter of said Section 26 to the Point of Beginning; thence continuing South 01 degrees 07 minutes 25 seconds East 365.04 feet along said East line; thence South 88 degrees 07 minutes 25 seconds West 366.08 feet; thence South 88 degrees 07 minutes 25 seconds West 209.31 feet; thence South 88 degrees 07 minutes 25 seconds West 242.23 feet; thence South 00 degrees 47 minutes 10 seconds West 244.31 feet; thence South 88 degrees 53 minutes 55 seconds West 249.37 foot to point on the West line of the Northeast Quarter of said Section 26; thence North 01 degrees 40 minutes 49 seconds West 922.61 feet; thence North 88 degrees 53 minutes 55 seconds West 922.61 feet; thence North 88 degrees 53 minutes 55 seconds West 922.61 feet to the Point of Beginning, containing 32,760 acres of land and all situated in Adams Township, Putnam County, Illinois.

Tract #2

That part of the Northeast Quarter of Section 26, Township 32 North, Range 1 West of the Third Principal Meridian described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 26, thence South 01 degrees 07 minutes 25 seconds East 1903.78 feet along the East line of the Northeast Quarter of said Section 26 to the Point of Beginning, thence continuing South 01 degrees 07 minutes 25 seconds East 756.31 feet along said East line to the Southeast corner of the Northeast Quarter of said Section 26; thence South 53 degrees 55 minutes 55 seconds West 2659.88 feet to the Northwest corner of said Section 26; thence North 26 degrees 01 minutes 25 seconds East of the Northwest corner of said Section 26, thence North 01 degrees 00 minutes 49 seconds West 871.27 feet along the West line of the Northeast Quarter of said Section 26; thence North 68 degrees 53 minutes 55 seconds East 2489.37 feet; thence South 00 degrees 00 minutes 00 seconds West 1002.46 feet; thence North 13 degrees 13 minutes 13 seconds East 2659.88 feet to the Point of Beginning, containing 2760 acres more or less and all situated in Granville Township County, Illinois.

Legend

- Recovered Iron Pipe
 ■ Recovered Iron Bar
 ▲ Recovered Nail
 ◆ Recovered Stone
 ◆ Recovered Spindle
 □ Boundary of Property
 — Governmental Section line
 --- Measured Bearing and Distance
 18° W 200.00'

Governmental Section III
Measured Bearing and Distance




Kenneth A. Girdano
Illinois Professional Land Surveyor
No. 35-3550

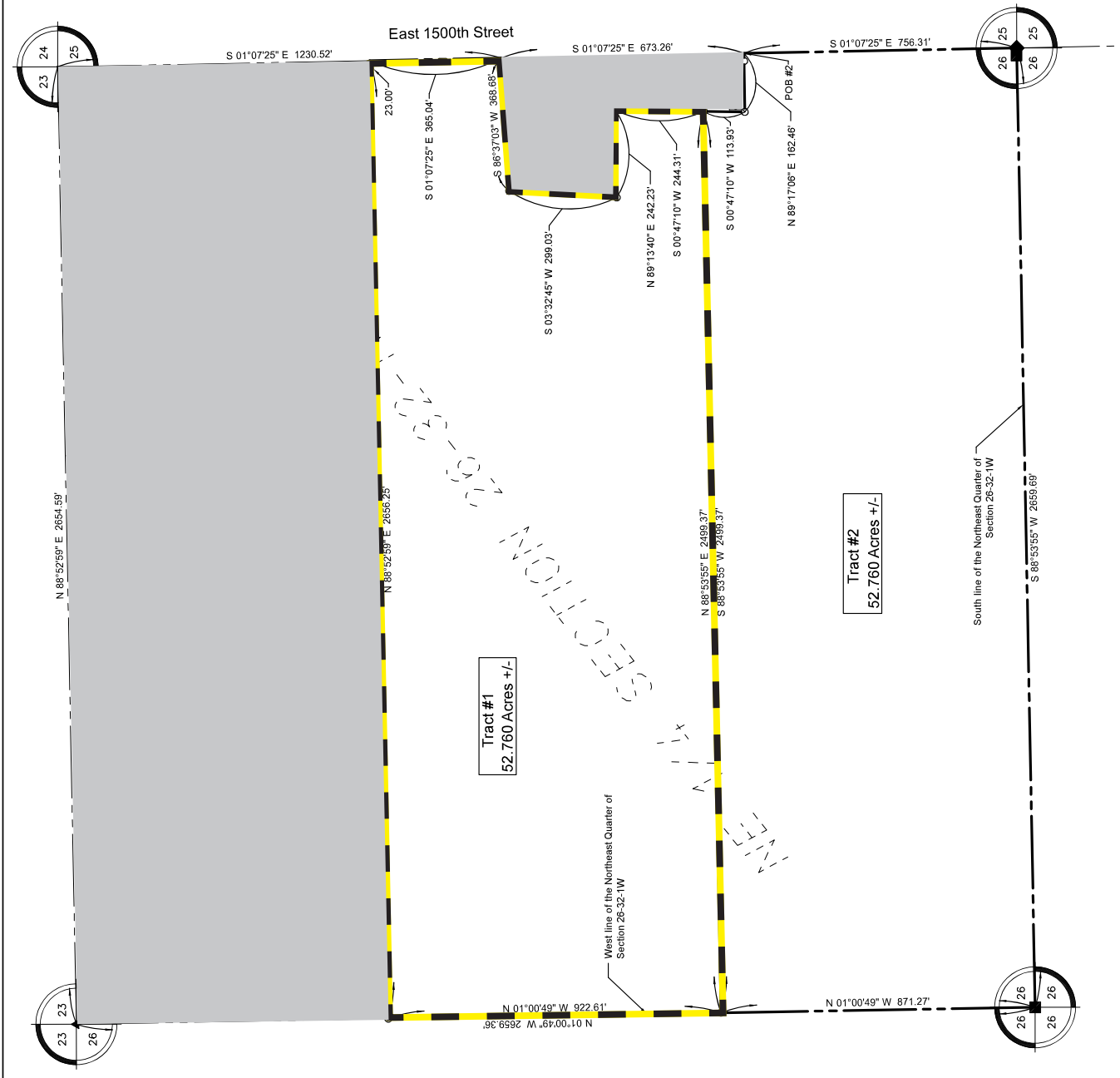
**ILLINOIS VALLEY
SURVEYING & CONSULTANTS, INC.**
PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING

2584 EAST 350TH ROAD, SUITE 100
OGLESBY, ILLINOIS 61348
815-780-8344

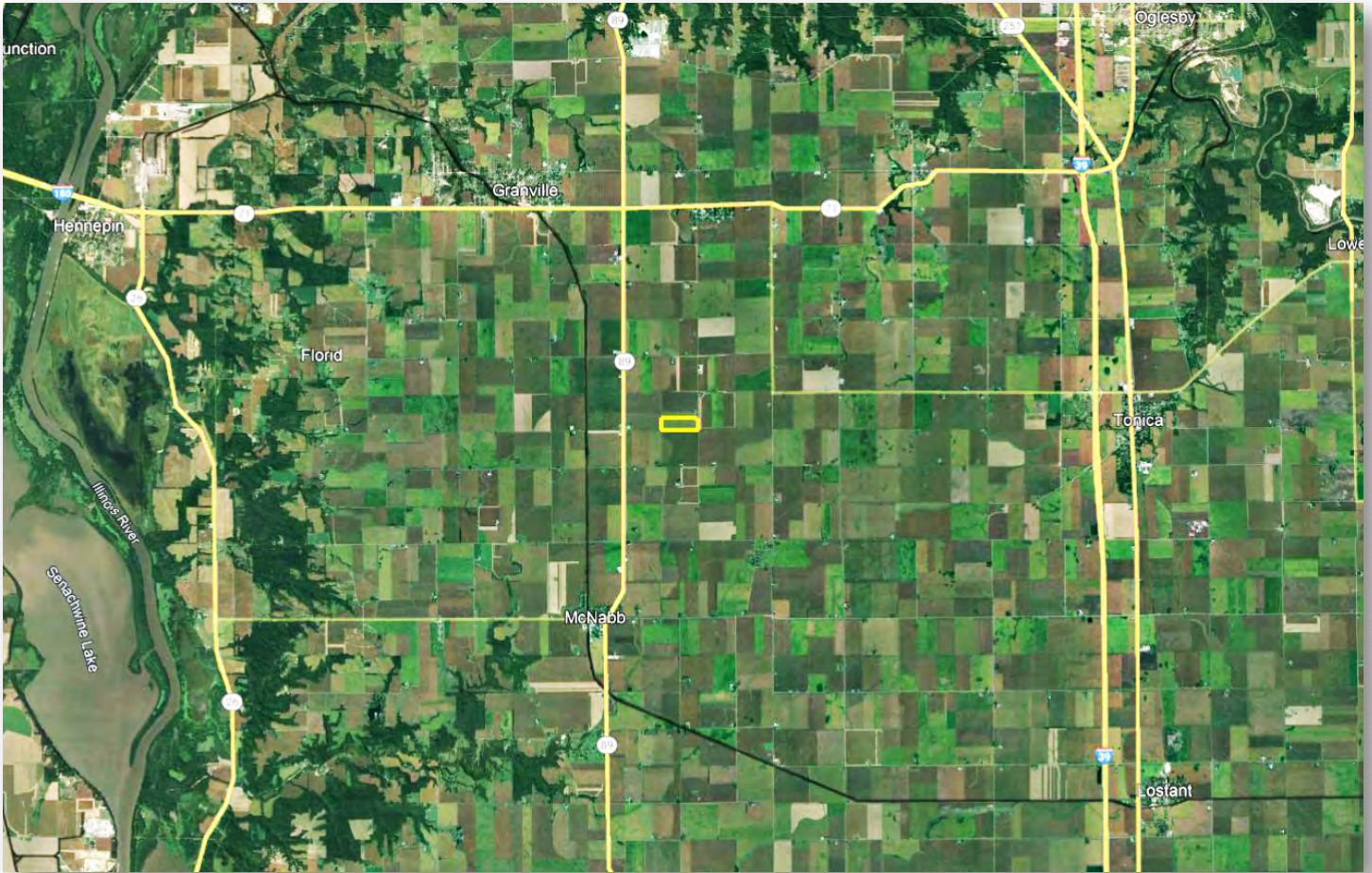
DESIGN FIRM LICENSE: ILLINOIS #184-004102

FILE #: 3201.21.01

SCALE: 1"=200'



This information is from sources Land Pro deems reliable, but is not guaranteed. Duplication, copying or distribution, in whole or part, is expressly prohibited without written authorization. Boundaries and acreages are approximate.

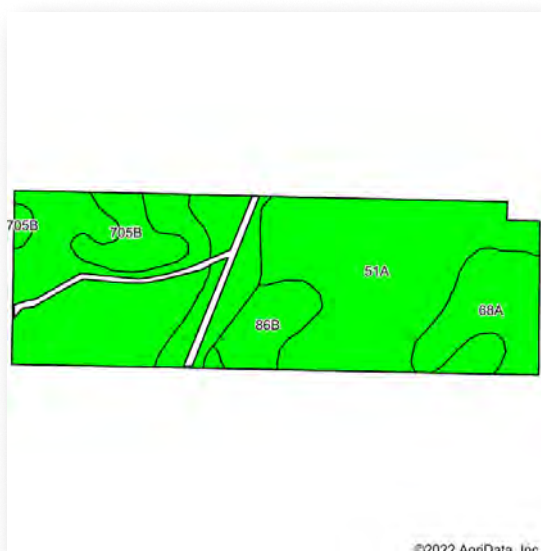


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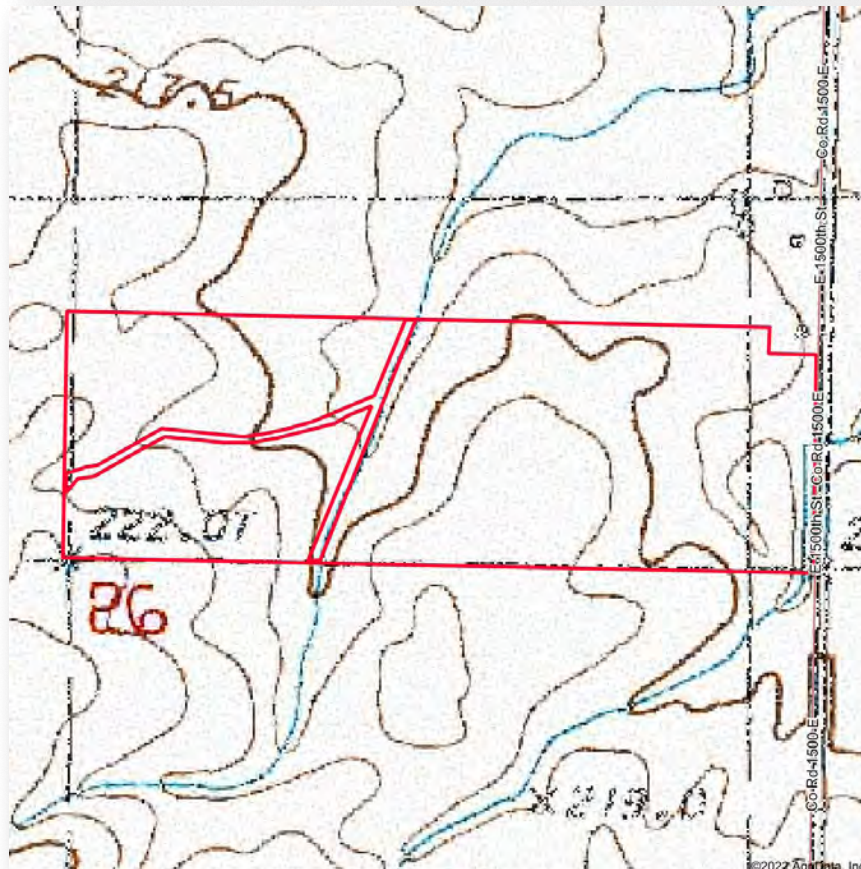
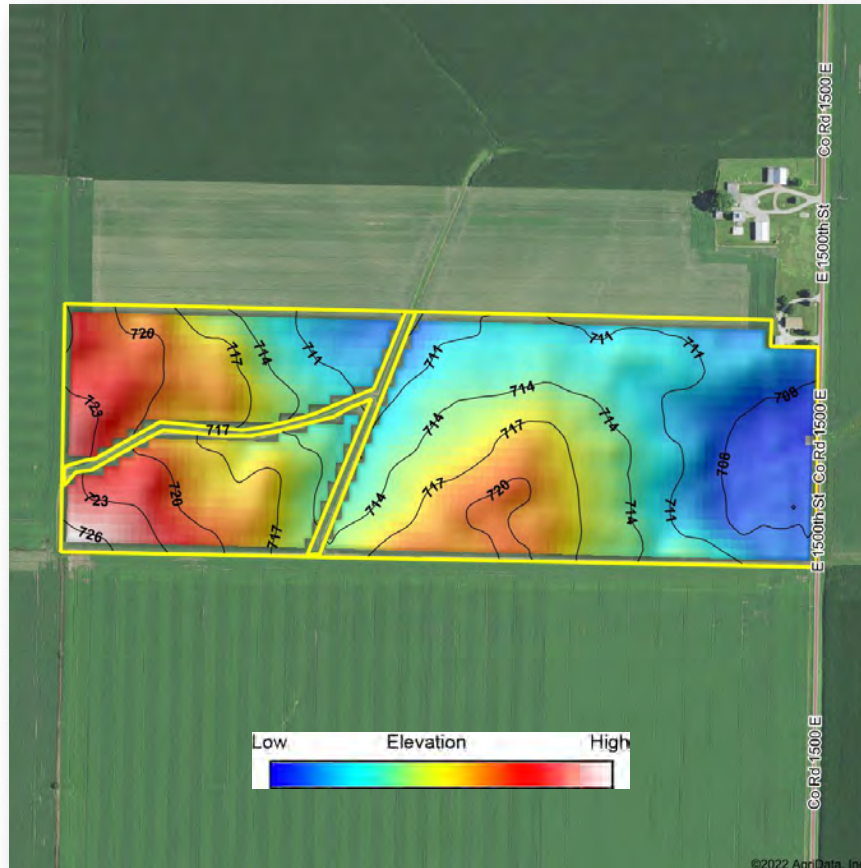
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.





Tract 2 looking west, 6.30.22

Plat of Survey

STATE OF ILLINOIS)
COUNTY OF LASALLE) SS

I, Kenneth A. Giordano, Illinois Professional Land Surveyor, do hereby state that to the best of my knowledge and belief, that the plat drawn hereon is a true and correct representation of a survey made under my direction at the request of RANDY STEFFENS. I further state that I have made no independent search for records of ownership, or title search may disclose as much, but the survey is made and intended to be made and intended to be made by the owners or their representatives and that a current title commitment was not furnished to me as part of this survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

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Tract #2

That part of the Northeast Quarter of Section 26, Township 32 North, Range 1 West of the Third Principal Meridian described as follows:

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Legend

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- Recovered Iron Bar
- Recovered Nail
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- Boundary of Property
- Governmental Section line
- Measured Bearing and Distance

N 89°53'18" W 200.00'



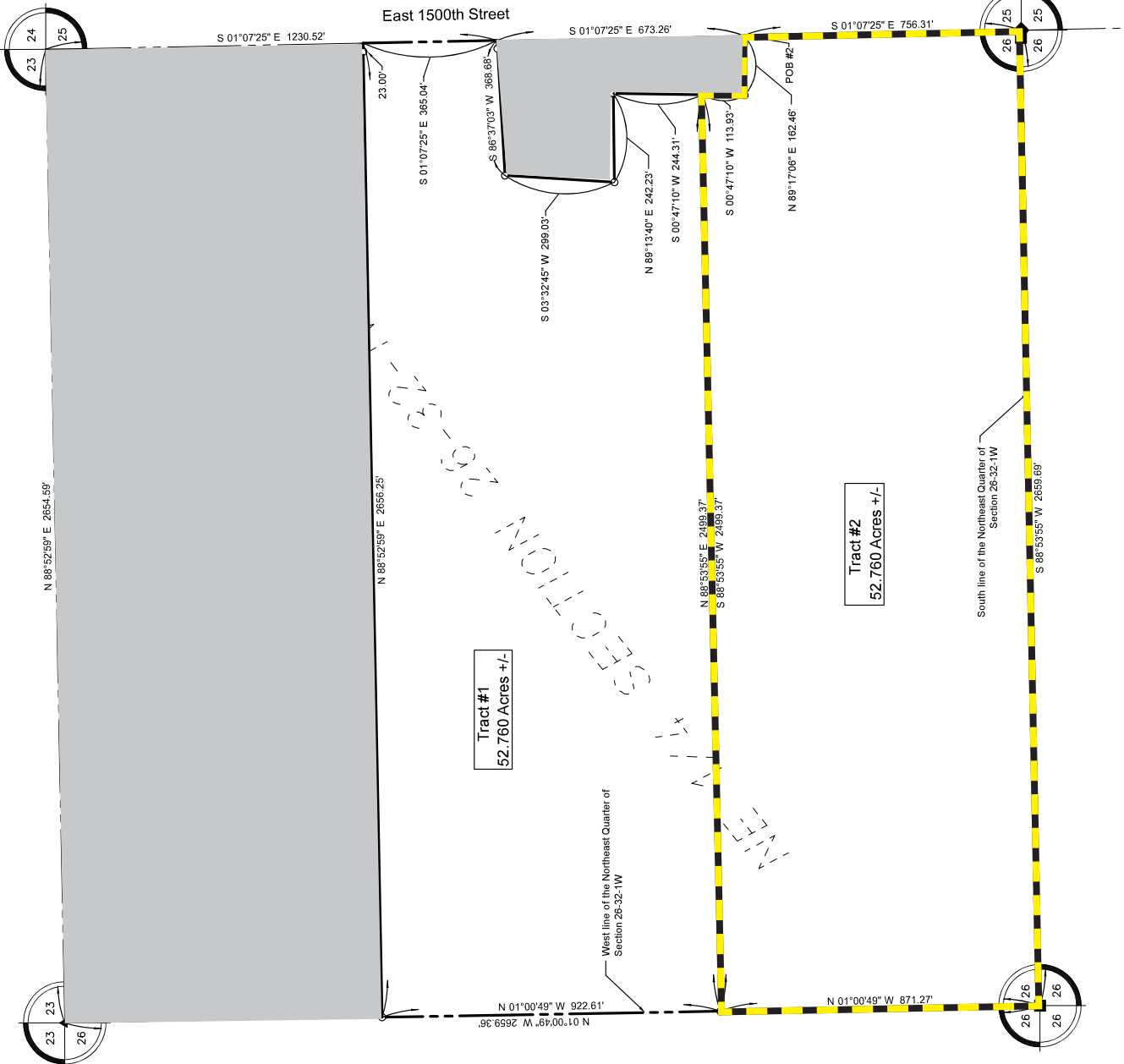
Kenneth A. Giordano
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No. 35-3550



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FAX: 815-780-7571
www.IVLSURVEYING.com
DESIGN FIRM LICENSE ILLINOIS #184-004102

DATE: 06/22/2022 FILE # 3201.21.01 SCALE: 1"=200'





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 _____



Fairview Centennial Farm Auction Terms and Conditions

Procedure. This is a two-tract auction. Both tracts will be offered as a “Choice” auction method. The “Choice” auction method allows the high bidder to choose which tract(s) they would like to purchase. If there is a remaining tract after the high bidder decides, the remaining tract will be offered with another round of bidding. Tracts will not be combined at the end. Bids will be taken in-person at the auction site and live online, including phone bids. 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(s) will sign a purchase agreement immediately following the close of bidding. **The purchase price will be calculated by multiplying the surveyed acres by the accepted 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 a purchase and sale agreement is signed. 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 sixty (60) days after September 14, 2022, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before November 14, 2022.

Possession/Lease

- A. Possession will be granted at closing. Seller will be responsible for assigning the 2022 cash rental lease (expires December 1, 2022) to the Buyer(s).
- B. Seller will receive 100% of the 2022 cash rent.

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(s).

Real Estate Taxes and Assessments. Seller will credit at closing, the 2022 real estate taxes, payable in 2023, based upon the most recent real estate tax information available. The 2023 real estate taxes payable in 2024, and all future real estate taxes, with no adjustments after closing, to be paid by Buyer.

Survey. Both tracts are surveyed and will be sold based on surveyed acres.

Mineral Rights. The deed will be subject to any prior conveyances and reservations of coal and minerals.

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.

Sellers. Bonnie S. Woolard and Judith K. Seraphin
Attorney. Allen & Korkowski & Associates

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

Robert J. “Rob” Warmbir, ALC AFM
Auctioneer
RW Property Services, LLC
License 441.002377 (Auctioneer)

Tract 1



Tract 2



UPCOMING LAND AUCTIONS

**Freise Farm • DeKalb County
September 20, 2022 • 10:00 am**



LIVE ONLINE ONLY

**Kessler Farm • Lee County
October 4, 2022 • 10:00 am**



8.10.22

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