

Hull Farm Auction

HIGH QUALITY FARM

Lee County, Illinois

IN-PERSON & LIVE ONLINE

February 14, 2023

2:00 pm

74.424[±] surveyed acres

register: landprollc.us/auctions

12.2.22

12.12.22

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



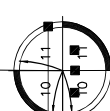
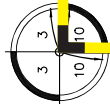
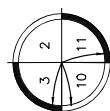
Ray L. Brownfield ALC AFM
Land Pro LLC
Designated Managing Broker | Owner
630.258.4800 | landprollc.us

Hull Farm

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Plat of Survey



STATE OF ILLINOIS)
COUNTY OF LASALLE)SS

Kenneth A. Giordano, Illinois Professional Land Surveyor, do hereby state that the survey and bearings were made under a direction at the office of LAND PRO, LLC. I further state that I have made no independent search for records of ownership, title or other estate that I have relied upon for this survey, but have relied upon the materials and representations supplied to me by the owner 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

That part of the West Half of the Northeast Quarter of Section 10, Township 20 North, Range 10 East of the Fourth Principal Meridian described as follows;

[illegible]

S 00°24'35" W 2617.09

74.424 Acres +/-

Field work complete on 11/21/2022
Document # 2000-02967 and document recorded in Book 2 Page 47 with the Lee County Records Office were used as a basis for this survey.
Recorded Bearings Reference Illinois WEST Zone Coordinate System and are on the North American Datum of 1983 (NAD 83) in U.S. Survey Feet.
Vertical Datum is North American Vertical Datum of 1988 (NAVD 88) in Feet.

Survey Notes

Field work complete on 11/21/2022
Document # 200-02967 and document recorded in Book 2 page 47 with the
Lee County Records Office were used as a basis for this survey.
Recorded Bearings Reference Illinois WEST ZONE Coordinate System and
are on the North American Datum of 1983 (NAD 83) in U.S. Survey Feet.
Vertical Datum is North American Vertical Datum of 1988 (NAVD 88) in Feet.




Kenneth A. Giordano
Illinois Professional Land Surveyor
No. 35-3550
t.giordano@ivssurveying.com

**ILLINOIS VALLEY
SURVEYING & CONSULTANTS, INC.**

PROFESSIONAL LAND SURVEYING - PROFESSIONAL ENGINEERING
558 EAST 350TH ROAD, SUITE 100
OGLESBY, ILLINOIS 61348
815-780-8344
P.O. BOX 302
HENNEPIN, ILLINOIS 61327
815-225-7511
www.VSUrveying.com
DESIGN FIRM LICENSE: ILLINOIS #184-004102

DATE: 11/28/2022	FILE #: 2010.22.01	SCALE: 1" = 200'	DRAWING: HULL
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DRAWING: HULL

SCALE: 1" = 200'

FILE #: 2010.22.01

ATE: 11/28/2022

1

45' x 72' machine shed with concrete floor. Built in 2009

IN-PERSON & LIVE ONLINE

auction location:

Amboy Community Center | 280 W. Wasson Road | Amboy, IL 61310

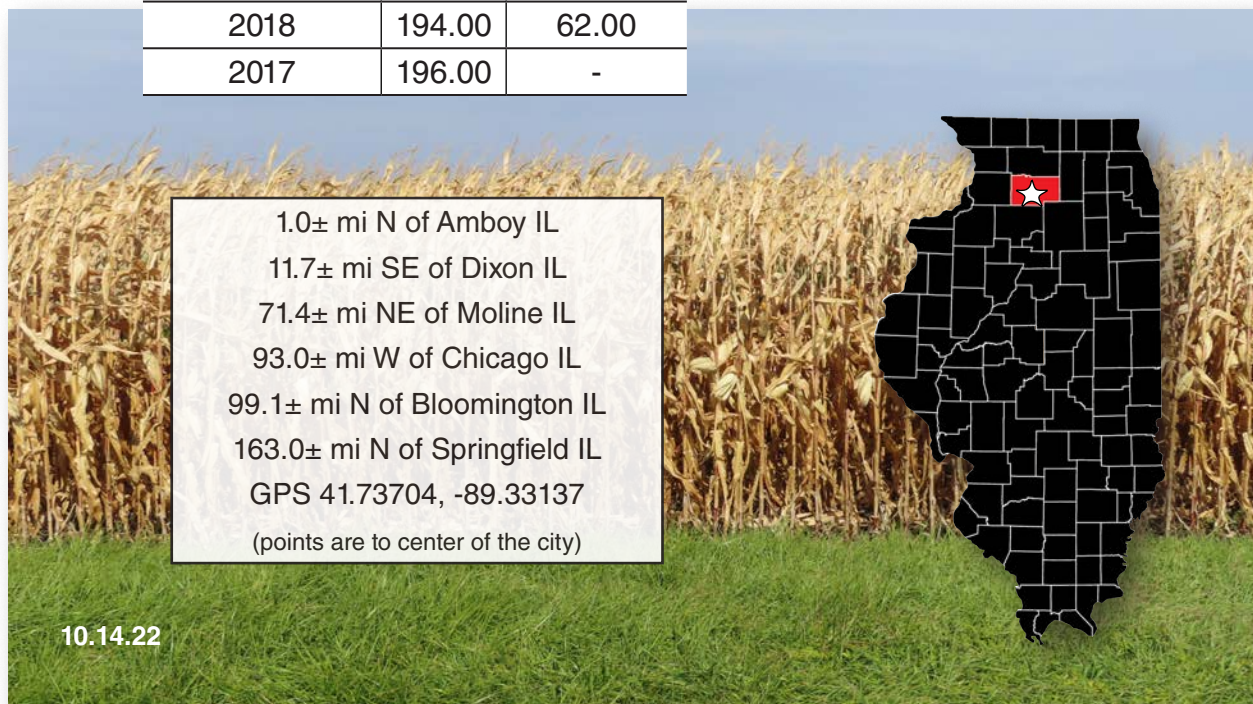
Tuesday | February 14, 2023 | 2:00 pm

register: landprollc.us/auctions

acreage	74.424± surveyed acres (70.92± tillable acres)
description	The W½ of the NE¼, Section 10, Amboy Township, T.20N.-R.10E., Lee County IL
soils	Productivity Index - 126.9 (Prairieville, Selma, Nachusa, Wyanet)
taxes (2021)	\$4,075.62 (\$52.90/ac)
PIN	02.15.10.200.001
buildings	home + buildings (sold "AS-IS, WHERE-IS, WITH ALL FAULTS")
farm lease	2022 farm lease has been terminated
frontage	IL Rt 52, Nauman Road

Hull Farm Yield History		
	Corn	Soybeans
2022	218.00	-
2021	-	58.00
2020	192.00	-
2019 - wet year	-	42.00
2018	194.00	62.00
2017	196.00	-

FSA Farm 89 Tract 110 PLC		
Commodity	Base Acres	County Yield
Corn	70.90	113





Parcel Details for 021510200001

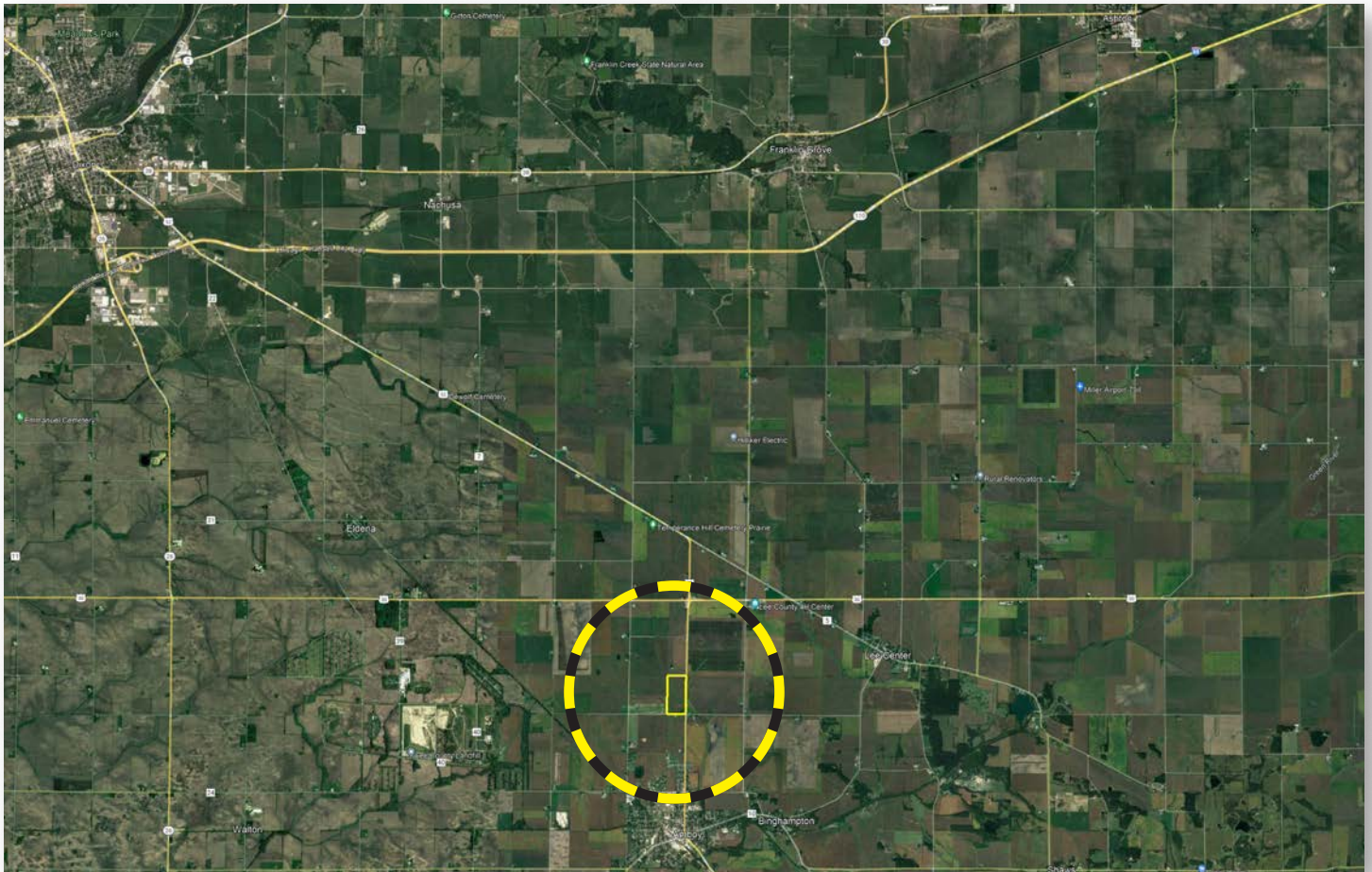
Property Information		
Parcel Number 02-15-10-200-001	Site Address 1570 NAUMAN RD AMBOY, IL 61310	Owner Name & Address
Tax Year 2021 (Payable 2022) ▼		
Sale Status None		
Property Class 0011 - Improved Farmland	Tax Code 02002 -	Tax Status Taxable
Net Taxable Value 50,914	Tax Rate 8.004900	Total Tax \$4,075.62 Pay Taxes
Township Amboy	Acres 77.0400	Mailing Address
Abbreviated Legal Description (For reference only; insufficient for use in recorded documents.) SECT/LOT:10 TWP:20RNG/BLK:010 WH NEQ EXCEPT STATE ROW 2-47 LIFE ESTATE/RUTH 0006-0222		

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/24/2022	\$2,037.81	\$0.00	\$0.00	\$0.00	\$2,037.81	\$2,037.81	6/22/2022	\$0.00
2	09/02/2022	\$2,037.81	\$0.00	\$0.00	\$0.00	\$2,037.81	\$2,037.81	8/18/2022	\$0.00
Total		\$4,075.62	\$0.00	\$0.00	\$0.00	\$4,075.62	\$4,075.62		\$0.00

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	4,304	8,800	30,274	7,536	0	50,914

No Exemptions

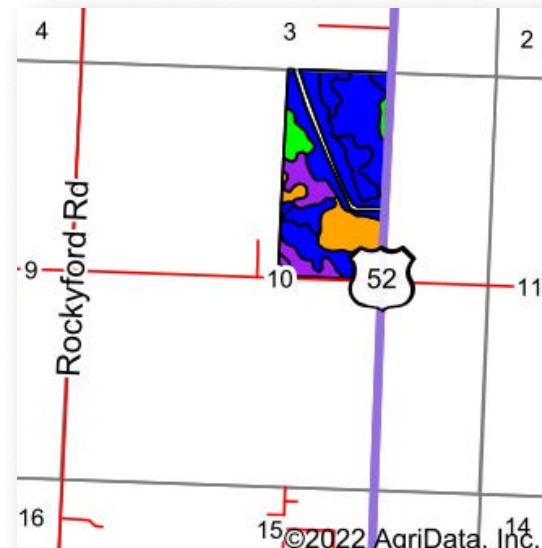
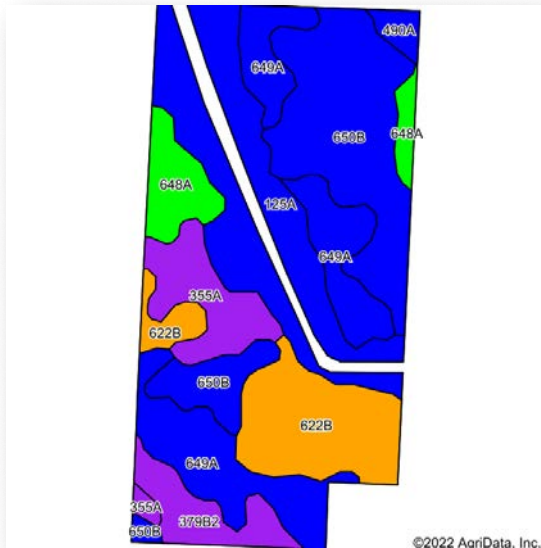
Farmland		
Land Type	Acres	EAV
Cropland	71.2700	30,132
Homesite	1.2600	0
Non-Ag	0.9700	0
Other Farmland	0.9100	52
Waste Contributory	2.6300	89
Totals	77.0400	30,274
Click to open Farmland Details		



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





Area Symbol: IL103, Soil Area Version: 18											
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
**650B	Prairieville silt loam, 2 to 5 percent slopes	17.29	24.4%		FAV	**174	**55	**69	**6.34	0.00	**130
125A	Selma loam, 0 to 2 percent slopes	14.96	21.1%		FAV	176	57	70	0.00	6.38	129
649A	Nachusa silt loam, 0 to 2 percent slopes	14.02	19.8%		FAV	183	61	73	0.00	5.27	137
**622B	Wyanet silt loam, 2 to 5 percent slopes	10.17	14.4%		FAV	**159	**52	**64	**5.22	0.00	**119
355A	Binghampton sandy loam, 0 to 2 percent slopes	5.46	7.7%		FAV	142	45	59	0.00	4.77	105
648A	Clyde clay loam, 0 to 2 percent slopes	4.31	6.1%		FAV	186	62	77	0.00	5.52	139
**379B2	Dakota sandy loam, 2 to 5 percent slopes, eroded	3.71	5.2%		FAV	**143	**47	**58	**4.17	0.00	**106
490A	Odell silt loam, 0 to 2 percent slopes	0.93	1.3%		FAV	176	56	68	0.00	5.14	129
Weighted Average						170.7	55.4	68.4	2.51	3.16	126.9

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/>

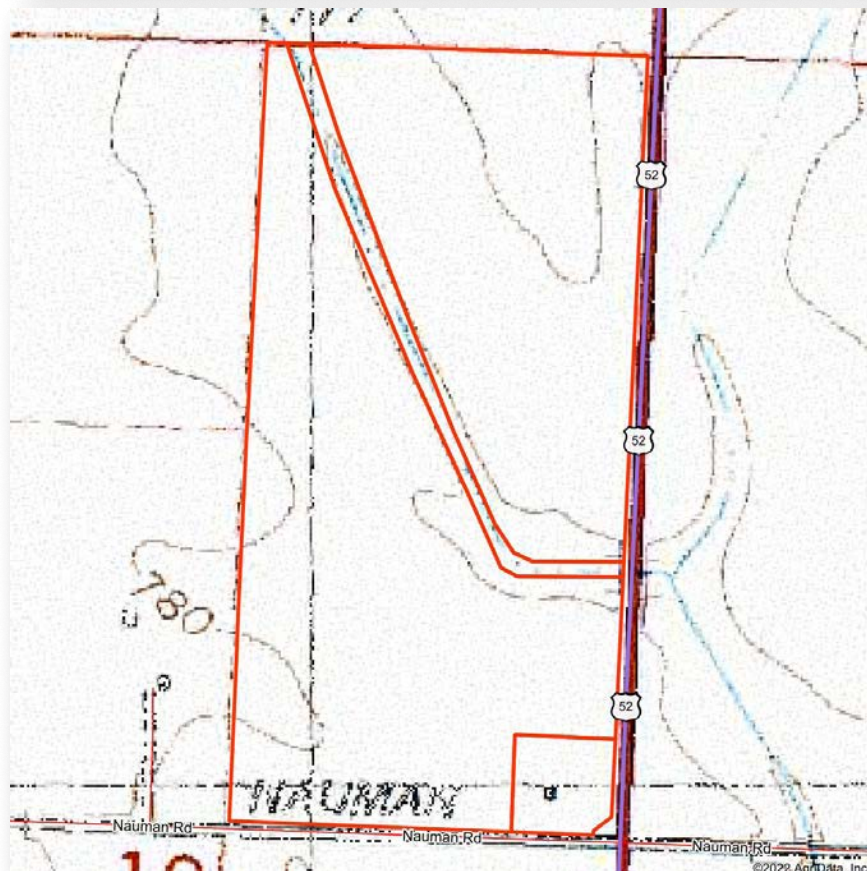
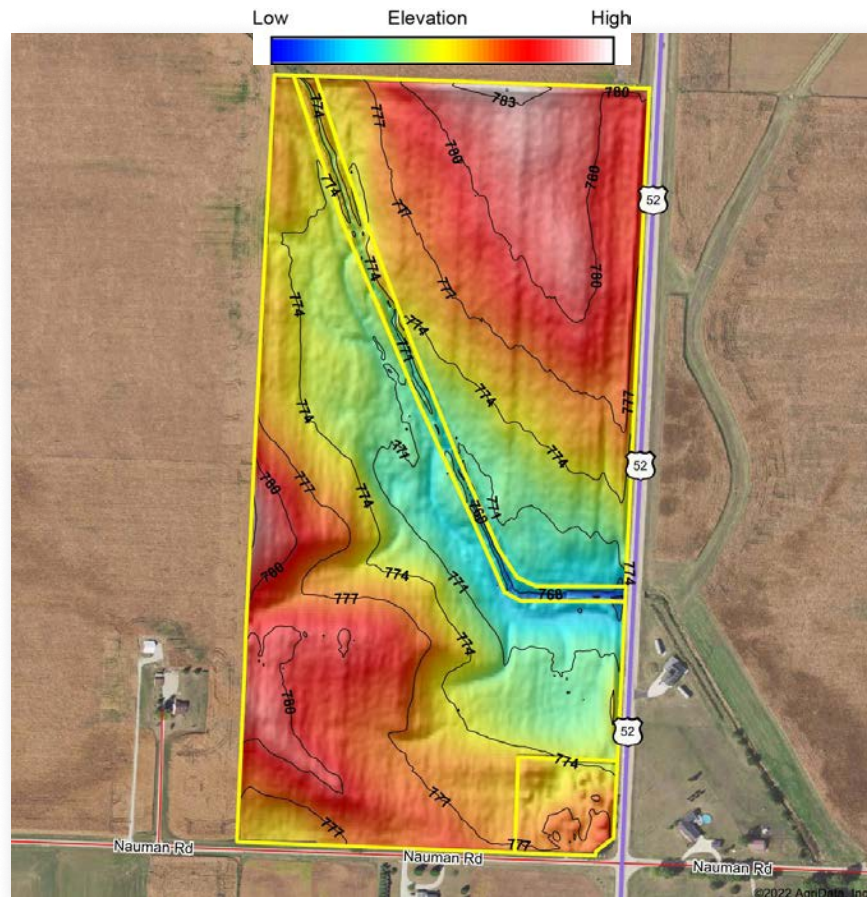
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^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.





**45' x 72' machine shed
insulated concrete floor
built in 2009**



**1.5 story residence (1,275 sq ft)
basement (1,075 sq ft)
built in 1921**

HOME + BUILDINGS BEING SOLD "AS-IS, WHERE-IS, WITH ALL FAULTS"



United States
Department of
Agriculture

Lee County, Illinois



Common Land Unit

-  Non-Cropland
-  Cropland

Tract Boundary
plss_a_il

0 170 340 680
Feet

2022 Program Year

Map Created December 02, 2021

Wetland Determination Identifiers

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

Tract Cropland Total: 70.92 acres

Farm 89
Tract 110

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
LEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 89
Prepared : 11/7/22 3:46 PM CST
Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.34	70.92	70.92	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	70.92	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
CORN	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	70.90	0.00	113	

TOTAL **70.90** **0.00**

NOTES

Tract Number : 110

Description : F 10 SEC 10 AMBOY TWP
FSA Physical Location : ILLINOIS/LEE
ANSI Physical Location : ILLINOIS/LEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILLIAM G HULL JR TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.34	70.92	70.92	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	70.92	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

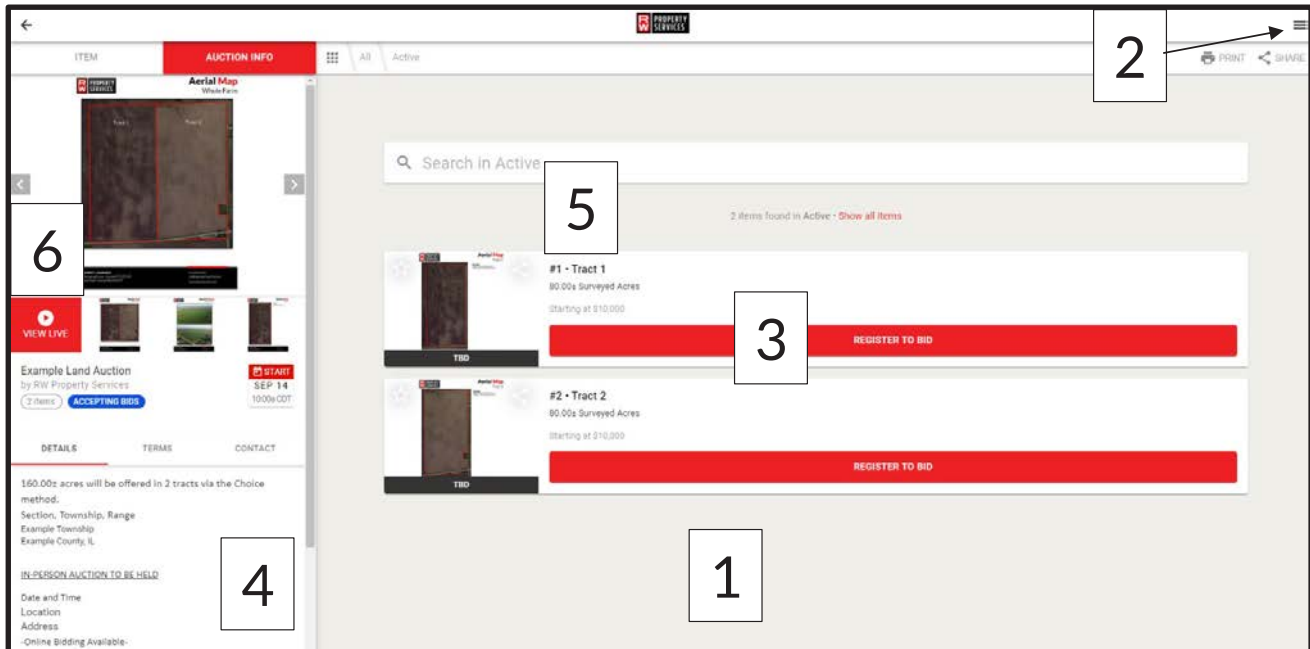
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Corn	70.90	0.00	113

TOTAL **70.90** **0.00**



Online Auction Information

Navigating the Bidding Platform



1. Desktop Auction Platform
2. Account Information
 - Must be signed in to register and bid.
3. Registration/Prebid/Bid Button
 - Must be registered to bid at the auction.
 - Do not have to be registered to view auction.
 - Once registered and signed in, this turns into the "Prebid/Bid" button.
4. General Farm Information
5. Tract Information
 - Each tract has a documents section with all relevant information pertaining to the auction and each individual tract.
6. Live Auction Viewing
 - Must click on "View Live" to view the auction.
 - Auction goes live approximately 15 minutes before scheduled start time.
 - Do not have to be registered to view auction.

ROBERT J. WARMBIR
Managing Broker License #471.021140
Auctioneer License #441.002377

815.693.4063
rob@rwpropertyservice.com
rwpropertyservice.com

Hull Farm Auction Terms and Conditions

Procedure. This is a one tract auction which will be in-person and live online with phone bids accepted. 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. There is no buyer's premium.

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 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 thirty (30) days after February 14, 2023, or as soon thereafter as applicable closing documents are completed. The anticipated closing date is on or before March 14, 2023.

Possession/Lease

Possession will be granted at closing. Seller has terminated the 2022 cash rental lease with the tenant in possession.

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. At closing, Seller will credit 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. The farm has been surveyed and will be 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. William G. Hull III, Michael R. Hull, and Cara J. Hull

Attorney. Brown Law Group, LLC

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

Robert J. "Rob" Warmbir, ALC AFM
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auction location

Amboy Community Center

280 W. Wasson Road

Amboy, IL 61310

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