

Dahl Real Estate

Auctions and Appraisals

DARRELL R. DAHL
BROKER/OWNER

102 North Main Street
Walnut, IL 61376
815-379-2447

ILLINOIS LICENSED
REAL ESTATE BROKER
ILLINOIS CERTIFIED
GENERAL APPRAISER
AUCTIONEER

PUBLIC AUCTION

**41 +/- TAXABLE ACRES
SATURDAY AUGUST 16, 2025**

10:00 AM

**AT THE DAHL AUCTION BUILDINGS
11041 IL HWY 92 WALNUT, IL
(3 Miles West of Walnut on State Route 92)
LIVE AND ONLINE BIDDING**

**SELLER:
YVONNE REYNOLDS TRUST
ELIZABETH BILLHARTZ
AND KATHRYN REAVEY TRUSTEES**

**SALE CONDUCTED BY
DAHL REAL ESTATE
102 NORTH MAIN – WALNUT, ILLINOIS
(815) 379-2447
DAHLAUCTION.COM**

**AUCTIONEERS:
DARRELL R. DAHL & COLLIN G. RABE**

PUBLIC AUCTION

41 +/- TAXABLE ACRES

LEE COUNTY, ILLINOIS FARMLAND

SATURDAY AUGUST 16, 10 A.M.

**THE UNDERSIGNED WILL OFFER THE FOLLOWING TRACT VIA
PUBLIC AUCTION AT THE DAHL AUCTION BUILDINGS LOCATED AT
11041 IL STATE ROUTE 92 WALNUT, IL 61376.**

(Three Miles West of Walnut on Route 92)

LIVE AND ONLINE BIDDING AVAILABE AT DAHLAUCTION.COM

The tract is located in part of Section 30 T 20N, R 10E Lee County IL. The farm is approximately 2 Miles West and 1 Mile South of Amboy, Illinois and accessed from Morgan Road just on the North Side of the Green River.

OPEN TENACY FOR 2025

SOILS: There are 41+/- taxable acres of which 29.55 is classified as tillable with the balance being wooded and Green River. The soils on the farm consist of 8776A Comfrey Loam, 7682A Medway Loam and 87A Dickinson Sandy Loam. The productivity index on the farm is calculated to be 137.6. Overall this is a very good producing farm.

2024 TAX INFORMATION:

The 2024 taxes payable in 2025 were \$1,617.20. The permanent parcel number for the farm is 02-15-30-400-001

SELLER: YVONNE REYNOLDS TRUST

TERMS OF THE SALE

The farm will be sold on a dollar per acre basis based on 41+/- acres. The successful bidder will be required to enter into a standard purchase contract and pay ten percent (10%) down the day of the auction with the balance being due on or before December 5, 2025. Taxes for 2025 will be provided as a credit to the purchaser based on 2024 taxes. Open tenancy for 2026. A title policy in the amount of the purchase price will be furnished to the buyer at closing. All announcements made day of sale take precedence over previous advertised or announced terms and/or conditions. Auctioneer and or staff may bid on behalf of others at the sale if necessary. Seller has the right to accept or reject any and all bids. Information is believed to be accurate, but we urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions. Online bidding available at Dahlauction.com. Download The Dahl Real Estate App at The App Store or Google Play

SALE CONDUCTED BY:

DAHL REAL ESTATE 815-379-2447

AUCTIONEERS: DARRELL R. DAHL & COLLIN G. RABE

FOR MORE INFORMATION VISIT DAHLAUCTION.COM

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DARRELL R. DAHL
BROKER/OWNER

102 North Main Street
Walnut, IL 61376
815-878-0438

ILLINOIS LICENSED
REAL ESTATE BROKER

ILLINOIS CERTIFIED
GENERAL APPRAISER

AUCTIONEER

YVONNE REYNOLDS TRUST 41 TAXABLE ACRES MOL

OWNER: YVONNE REYNOLDS TRUST

LOCATION: Part of Section 30 T 20N, R 10E Lee County IL. The farm is approximately 2 Miles West and 1 Mile South of Amboy, Illinois and accessed from Morgan Road just on the North Side of the Green River.

POSSESSION: AVAILABLE TO FARM IN 2026.

ZONING: THE FARM IS ZONED AGRICULTURAL BY THE LEE COUNTY ZONING COMMISSION.

GRAIN MARKETS: LOCAL GRAIN MARKETS ARE LOCATED IN THE OHIO AND AMBOY AREA AS WELL AS ILLINOIS RIVER MARKETS AND STERLING RAIL FACILITY.

COMMENTS: The farm is well located in a strong agricultural area with numerous competitive markets for grain. Farmland as well as recreational sales in the Lee county area have been commanding excellent prices in the past few years and anyone interested in a superior cash grain farm will want to consider purchasing this property.

Although the information contained in this brochure is considered to be accurate, no representation or warranty to that effect is being made. The information contained herein is subject to verification, and no liability for errors or omissions is assumed. The seller reserves the right to accept or reject any or all offers. All inquiries and inspection appointments must be channeled through:

**DAHL REAL ESTATE
Darrell R. Dahl – Broker
102 North Main
Walnut, IL 61376
(815) 379-2447**

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YVONNE REYNOLDS TRUST 41 +/- TAXABLE ACRES

Tract I: Located in Section 30, T-20N, R-10E, (Amboy Twp) Lee Co. Illinois.

General Description: There are 41+/- taxable acres of which 29.55 is tillable with the balance being wooded and Green River. Access to the farm is from Morgan Road.

Soils: The soils on the farm consist of 8776A Comfrey Loam, 7682A Medway Loam and 87A Dickinson Sandy Loam. . The productivity index on the farm is calculated to be 137.6. Overall this is a very good producing farm.

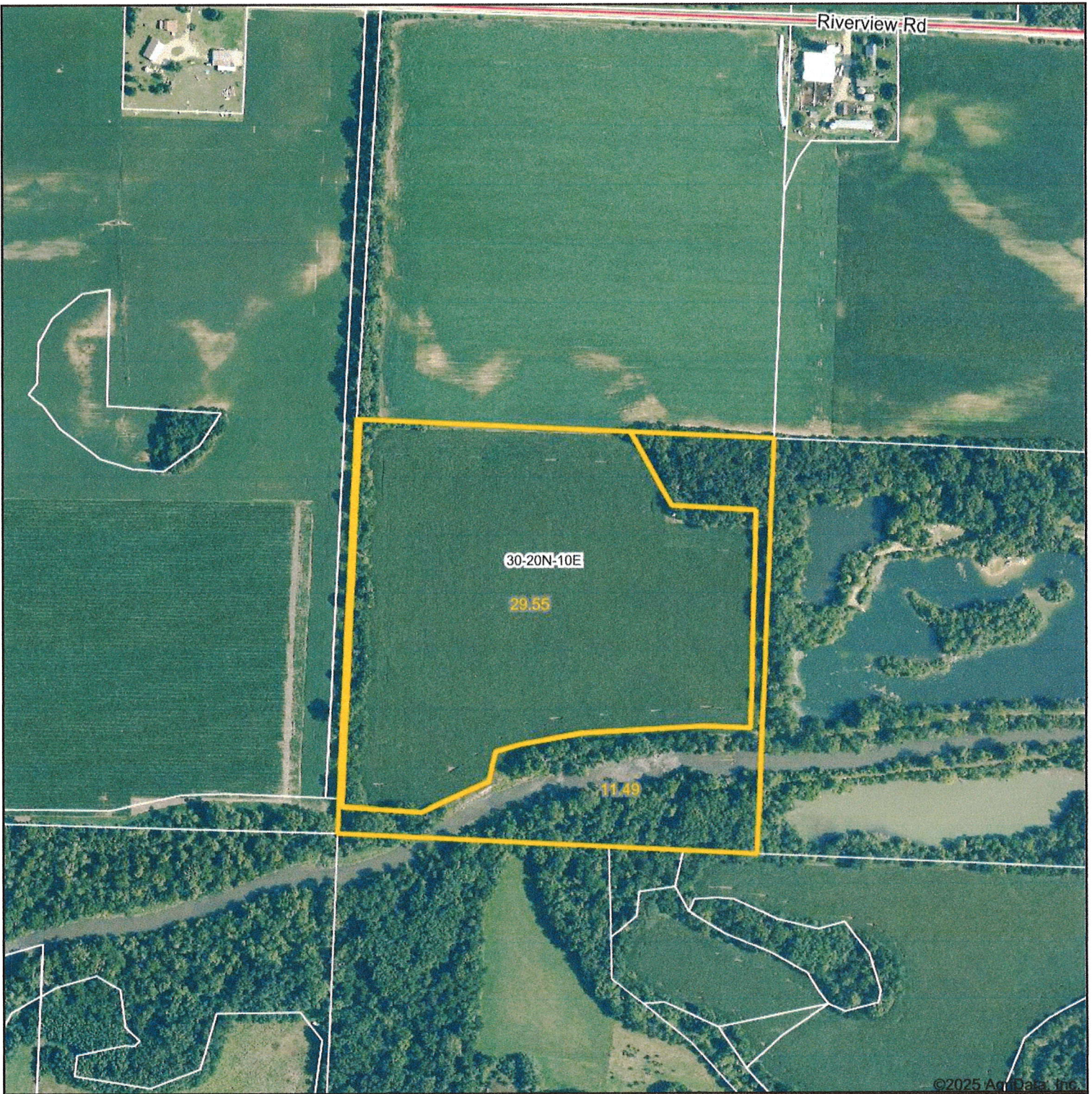
Taxes: The 2024 taxes payable in 2025 were \$1,617.20. The permanent parcel number for the farm is 02-15-30-400-001

Possession: The farm is leased for 2025 with open tenancy for 2026. Possession will be given following the expiration of the 2025 lease.

TERMS AND CONDITIONS

The farm will be sold on a dollar per acre basis based on 41+/- acres. The successful bidder will be required to enter into a standard purchase contract and pay ten percent (10%) down the day of the auction with the balance being due on or before December 5, 2025. Taxes for 2025 will be provided as a credit to the purchaser based on 2024 taxes. Open tenancy for 2026. A title policy in the amount of the purchase price will be furnished to the buyer at closing. All announcements made day of sale take precedence over previous advertised or announced terms and/or conditions. Auctioneer and or staff may bid on behalf of others at the sale if necessary. Seller has the right to accept or reject any and all bids. Information is believed to be accurate, but we urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions. Online bidding available at Dahlauction.com. Download The Dahl Real Estate App at The App Store or Google Play.

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 41° 41' 29.74, -89° 23' 23.05

0ft 496ft 991ft

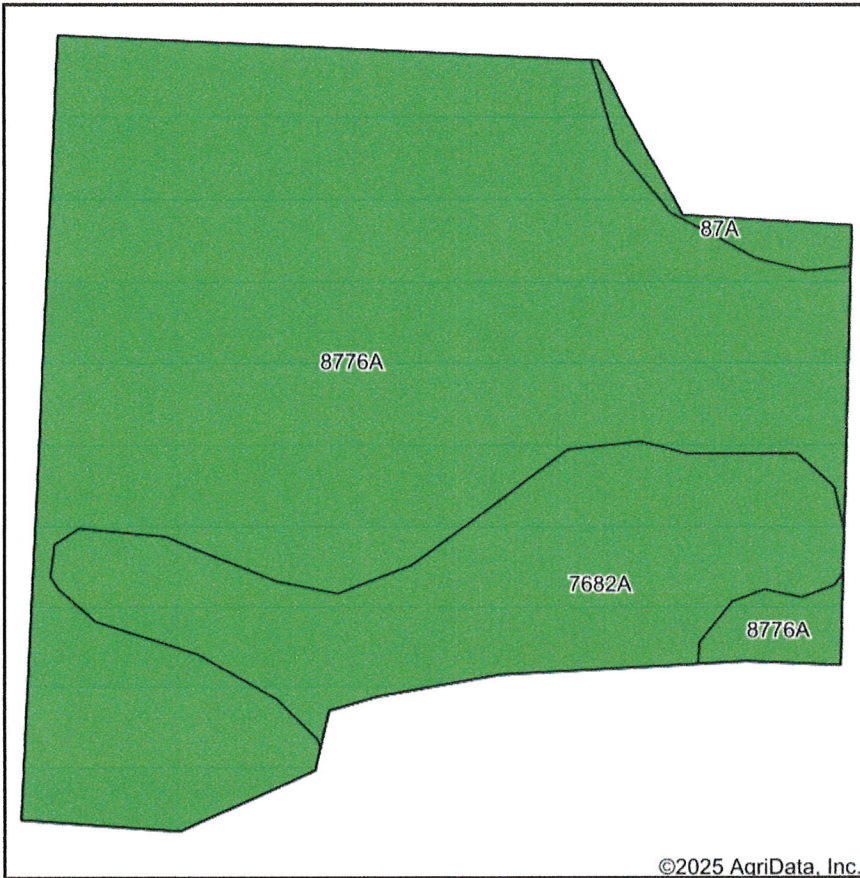
30-20N-10E
Lee County
Illinois



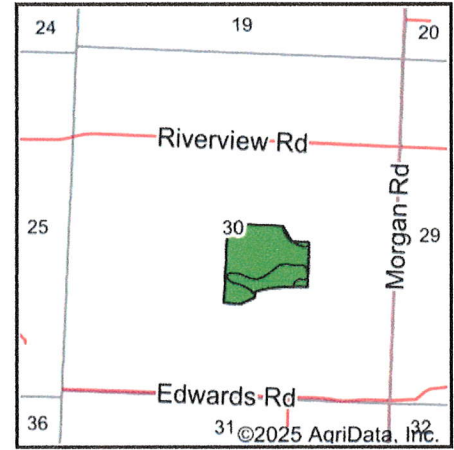
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Lee**
 Location: **30-20N-10E**
 Township: **Amboy**
 Acres: **29.55**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL103, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	22.30	75.5%		**188	**62	**141	85
**7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	6.75	22.8%		**174	**57	**129	76
**87A	Dickinson sandy loam, 0 to 2 percent slopes	0.50	1.7%		**142	**46	**103	48
Weighted Average					184	60.6	137.6	*n 82.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

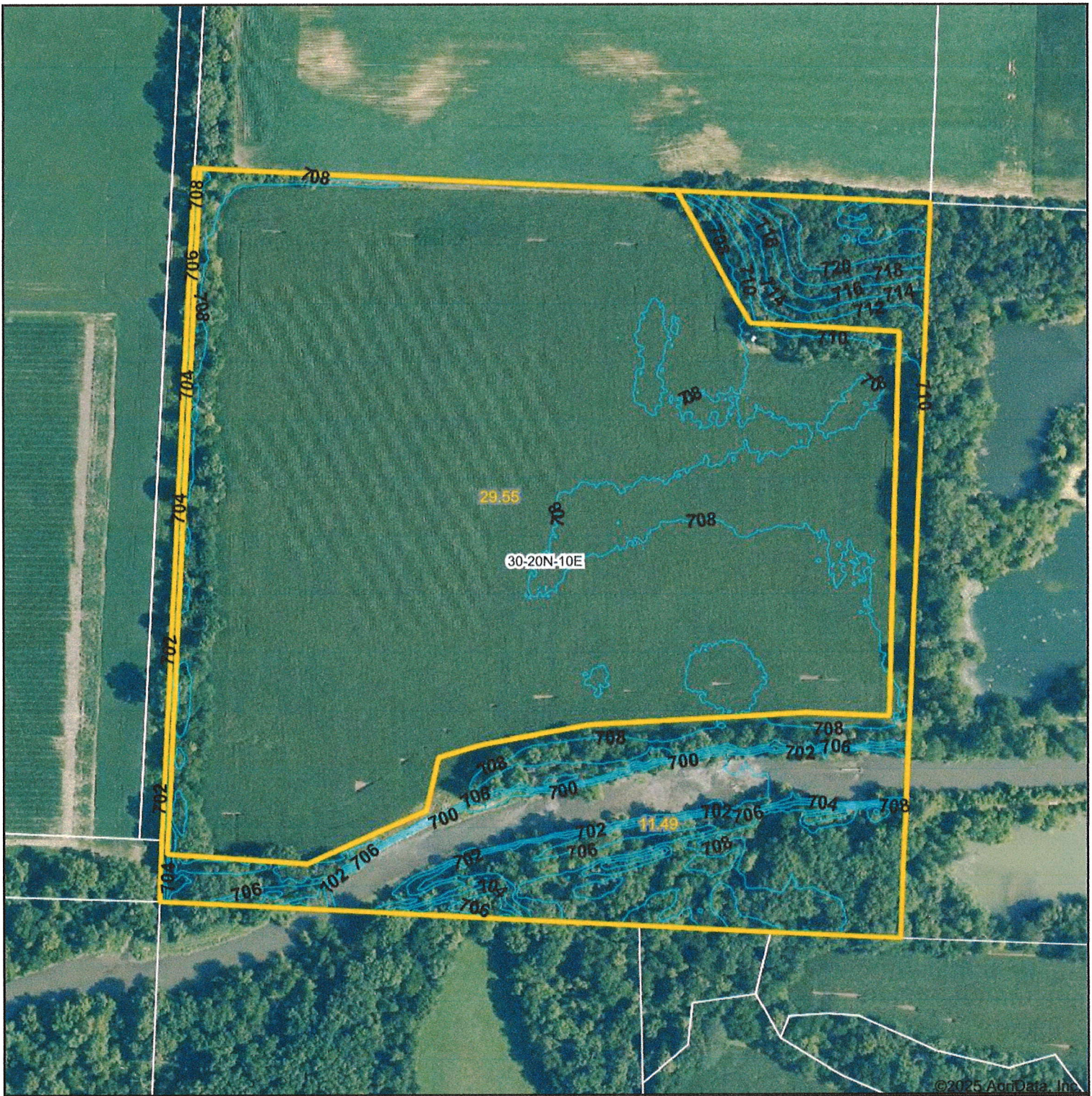
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

Topography Contours



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 698.2

Max: 722.8

Range: 24.6

Average: 707.4

Standard Deviation: 3.02 ft

A number line is shown with major tick marks at 0, 100, 200, 300, 400, 500, and 600. Minor tick marks are present every 20 units. The number 281 is marked with a dot between 260 and 280, closer to 280.



5/15/2025

30-20N-10E
Lee County
Illinois

Boundary Center: 41° 41' 29.74, -89° 23' 23.05

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.



United States
Department of
Agriculture

Lee County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created February 26, 2025

Farm 146

Tract 177

Tract Cropland Total: 29.61 acres

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

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 146

Prepared : 5/16/25 10:26 AM CST

Crop Year : 2025

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
41.05	29.61	29.61	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	29.61	0.00		0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.60	0.00	162	
TOTAL	29.60	0.00		

NOTES

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Tract Number : 177

Description : H 8 SEC 30 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 : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : YVONNE E REYNOLDS
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
41.05	29.61	29.61	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	29.61	0.00	0.00	0.00	0.00	0.00

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Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 146

Prepared : 5/16/25 10:26 AM CST

Crop Year : 2025

Tract 177 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.60	0.00	162
TOTAL	29.60	0.00	

NOTES

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DISCLAIMER AND ABSENCE OF WARRANTIES

All information contained in this brochure and related materials are subject terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller nor Dahl Real Estate. The information provided in this brochure is believed to be accurate; however, it is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller nor Dahl Real Estate. All sketches and dimensions in this brochure are approximate. All acreage figures are approximate and have been based on information from the offices of the Lee County Supervisor of Assessments and the Lee County FSA office and Surety Agridata mapping software.

SELLER: YVONNE REYNOLDS TRUST

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