

Dahl Real Estate

Auctions and Appraisals

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

PUBLIC AUCTION

**97.61 +/- TAXABLE ACRE
SATURDAY NOVEMBER 22, 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:
WANGELIN FAMILY**

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

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

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WANGELIN FAMILY FARM 97.61 TAXABLE ACRES

OWNER: WANGELIN FAMILY

LOCATION: PART SOUTHEAST QUARTER OF SECTION 36 OF FAIRFIELD
TOWNSHIP BUREAU COUNTY, ILLINOIS.

POSSESSION: AVAILABLE TO FARM IN 2026.

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

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 Bureau 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) 878-0438**

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WANGELIN FAMILY FARM 97.61 TAXABLE ACRES

Tract I: Located in Section 36, T-18N, R-6E, (Fairfield Twp) Bureau Co. Illinois.

General Description: There are 97.61 +/- acres of which 96.92 +/- is classified as tillable with the balance being building site and road. There is a 40X 96 pole shed included in the tract. Of the 96.92 acres considered tillable 15.49 acres are enrolled in a conservation reserve program with a rental rate of \$230.00 per acre and has an expiration date of 09-30-2035. There is an irrigation pivot included with the property but no rights to well or electricity are included in the sale. The well and main service panel are not located on this property.

Soils: The soils on the farm consist of 638A Muskego Muck, 564A Waukegan Silt Loam, 67A Harpster Silty Clay Loam, 152A Drummer Silty Clay Loam, 87B2 Dickinson Sandy Loam and 200A Orio Loam. The productivity index on the farm is calculated to be 121.7. Overall this is a very good producing farm.

Taxes: The 2024 taxes payable in 2025 were \$4161.96. The permanent parcel number for the farm is 01-36-400-003

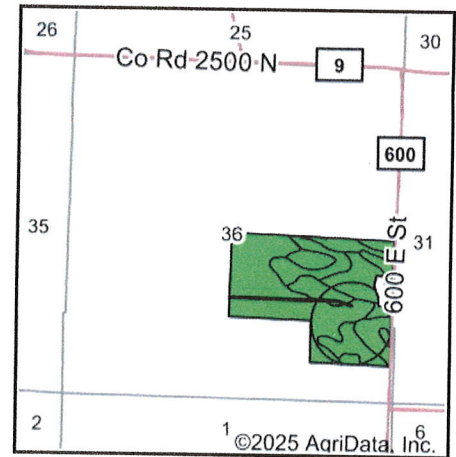
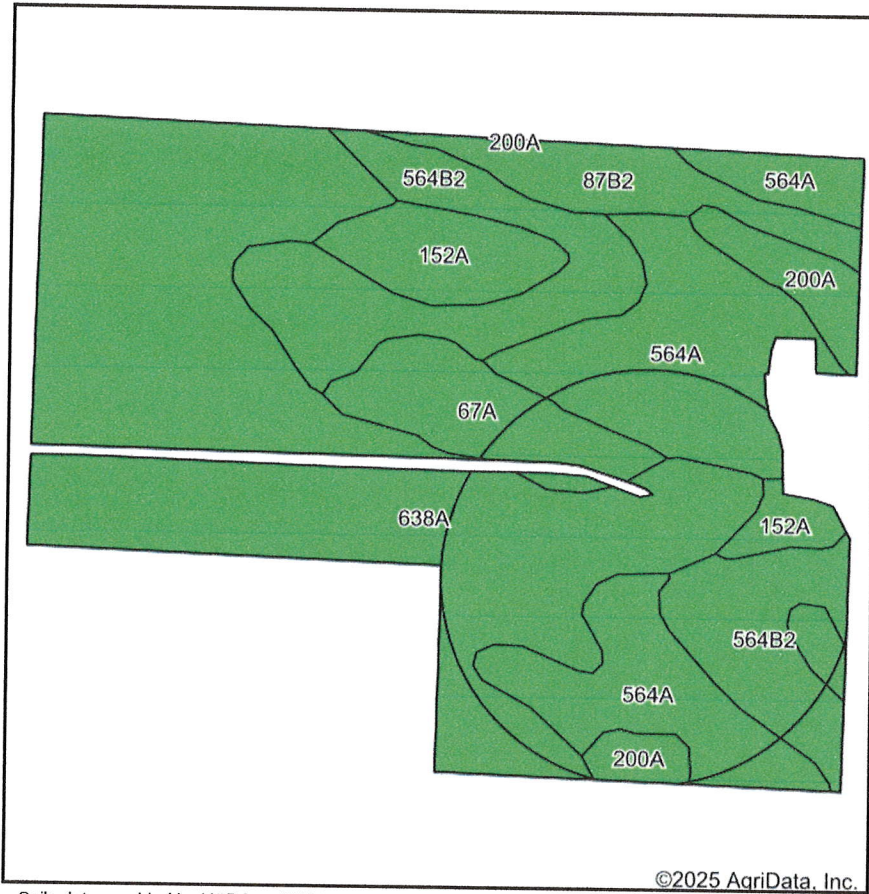
Possession: The farm is leased for 2025 with open tenancy for 2026. Possession will be given following the expiration of the 2025 lease.

TERMS AND CONDITIONS

The farm will be sold on a dollar per acre basis based on 97.61 +/- 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 is available at Dahlauction.com. Download The Dahl Real Estate App at The App Store or Google Play.

**DAHL REAL ESTATE
Darrell R. Dahl – Broke**

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **36-18N-6E**
 Township: **Fairfield**
 Acres: **96.92**
 Date: **9/8/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
638A	Muskego muck, 0 to 2 percent slopes	42.75	43.9%		169	54	125	80
564A	Waukegan silt loam, 0 to 2 percent slopes	19.92	20.6%		162	53	119	77
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	15.38	15.9%		**154	**50	**113	59
**67A	Harpster silty clay loam, 0 to 2 percent slopes	5.49	5.7%		**182	**57	**133	79
**152A	Drummer silty clay loam, 0 to 2 percent slopes	5.32	5.5%		**195	**63	**144	74
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	4.61	4.8%		**135	**44	**98	40
**200A	Orio loam, 0 to 2 percent slopes	3.45	3.6%		**153	**50	**115	61
Weighted Average					165.2	53.2	121.7	*n 73.1

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: 01-28-2025

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"



United States
Department of
Agriculture

Bureau 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 March 12, 2025

Farm 7362

Tract 9229

IL011_T9229_A1

Tract Cropland Total: 238.31 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).

Topography Contours



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 622.0

Max: 647.0

Range: 25.0

Average: 629.9

Standard Deviation: 5.77 ft

0ft 467ft 934ft



9/8/2025

36-18N-6E
Bureau County
Illinois

Boundary Center: 41° 30' 4.1, -89° 44' 51.93

Maps Provided By:



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

[Back](#)

Parcel # 01-36-400-003

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Tax Year 2024 Payable 2025

[General Info](#)[Payments & Fees](#)[Tax Districts](#)[Sales History](#)[Property Characteristics](#)[Farmland](#)[Images](#)[Multi-year Summary](#)

Owner Name: WANGELIN, RUTH ANN

Alt. Parcel Number:	
Site Address:	
Property Use:	0011 - Farmland with all buildings
Tax Code:	01008
Section/Lot:	36
Legal Township:	18
Range/Block:	06
Township:	FAIRFIELD
Subdivision:	
Zoning:	
Mobile ID #:	
Legal Description:	N1/2 SE (EX PT E SI) & N1/2 SE SE DOC 13-3524

Land:	0
Farm Land:	45,481
Building:	0
Farm Building:	2,680
Total Assessed Value:	48,161

Total Exemptions:	0
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	Billed	Collected
Taxes:	\$4,161.96	\$4,161.96
Fees:	\$0.00	\$0.00
Interest:	\$0.00	\$0.00
Collection Status:		Collected

[Data Sheet](#)[Assessment Notice](#)[Archived Property Record Card](#)[Farm Record Card](#)[Tax Bill](#)[Statement](#)[Email Sign Up](#)[GIS](#)

Data current as of 08/26/2025 09:00 pm

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ILLINOIS

BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7362

Prepared : 9/4/25 8:36 AM CST

Crop Year : 2025

Operator Name : [REDACTED]
 CRP Contract Number(s) : 11907
 Recon ID : None
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
241.30	238.31	238.31	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	189.96		0.00		48.35	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	126.06	0.00	185	74
Soybeans	63.90	5.54	58	66
TOTAL	189.96	5.54		

NOTES

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Tract Number : 9229

Description : SEC 36 Greenville Twp SEC 31 Fairfield Twp
 FSA Physical Location : ILLINOIS/BUREAU
 ANSI Physical Location : ILLINOIS/BUREAU
 BIA Unit Range Number :
 HEL Status : HEL determinations not completed for all fields on the tract
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : RUTH ANN WANGELIN ESTATE, RICHARD G WANGELIN IRRV TRUST
 Other Producers : [REDACTED]
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
241.30	238.31	238.31	0.00	0.00	0.00	0.00	0.0

ILLINOIS
BUREAU
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7362
Prepared : 9/4/25 8:36 AM CST
Crop Year : 2025

Tract 9229 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	189.96	0.00	48.35	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	126.06	0.00	185
Soybeans	63.90	5.54	58
TOTAL	189.96	5.54	

NOTES

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EXHIBIT A

PARCEL 1:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 36 and the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, all in Township 18 North, Range 6 East of the Fourth Principal Meridian; EXCEPTING THEREFROM a part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section 36, Township 18 North, Range 6 East of the Fourth Principal Meridian, described as follows: Commencing at a point 675 feet South of the Northeast corner of said East Half (E 1/2); thence South and along the East line of said East Half (E 1/2), a distance of 400 feet to a point; thence Westerly at an angle of 90 degrees 40 minutes measured counterclockwise from the last described line, a distance of 244 feet to a point; thence Northerly at an angle of 91 degrees 23 minutes measured counterclockwise from the last described line, a distance of 300.25 feet to a point; thence Westerly at an angle of 268 degrees 28 minutes measured counterclockwise from the last described line, a distance of 47 feet to a point; thence North and parallel to the said East line, a distance of 100 feet; thence Easterly at an angle of 90 degrees 31 minutes measured counterclockwise from the last described line, a distance of 300 feet to the Point of Beginning; all situated in the Township of Fairfield, County of Bureau and State of Illinois;

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DISCLAIMER AND ABSENCE OF WARRANTIES

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SELLER: WANGELIN FAMILY

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