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L-2400270

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

659.73± Acres, Lee and Ogle County, Illinois

Wednesday, July 31, 2024 | 10:00 AM

Lincoln Arts Center | 108 S Main Street, Rochelle, Illinois

Highlights:

- Offered in six diverse tracts
- Productivity indexes range from 130-142
- All tracts are open to lease for the 2025 crop year
- Tracts are offered by Buyer's Choice

For additional information, please contact:

Marlon Ricketts, AFM, Agent | (815) 322-7290

www.FarmersNational.com

Bidding starts | Monday, July 29, 2024, at 8:00 AM
Bidding closes | Wednesday, July 31, 2024, at close of live event

To register and bid go to: www.fncbid.com

Property Information | Tract 1

Directions to Property:

Starting at the intersection of I-88 and State Route 251 south of Rochelle, Illinois, travel south 1.3 miles south on State Route 251 to Conrad Road. Turn west on Conrad Road, and travel 1.5 miles to Melugins Grove Road. Travel south on Melugins Grove Road .25 miles. The farm is located on the east side of Melugins Grove Road.

Legal Description:

- 40 acres -SW 1/4 SE 1/4 Section 3, Township 39, Range 1 of the 3rd Principal Meridian in Lee County, Illinois
- 40 acres - SE 1/4 SE 1/4 Section 3, Township 39, Range 1 of the 3rd Principal Meridian in Lee County, Illinois
- 77.92 acres - S 1/2 NE 1/4 except 2.08 acres SE part, Section 10, Township 39, Range 1 of the 3rd Principal Meridian in Lee County, Illinois
- 78.38 acres - NE 1/4, except S 1/2 & Ex N 317'S2188" & E 233' NE 1/4 Section 10, Township 39, Range 1 of the 3rd Principal Meridian in Lee County, Illinois
- 40 acres - NE 1/4 SE 1/4 Section 10, Township 39, Range 1 of the 3rd Principal Meridian in Lee County, Illinois

Property Description:

276.3 acres located southwest of Rochelle, Illinois. Productivity index of 142. The farm is bordered by gravel roads, with Melugins Grove Road on the west and Gittleson Road on the east. The farm topography is flat. The farm is open to lease for the 2025 crop season.

Taxes:

- PIN 17-05-03-400-003: \$2,473.72
- PIN 17-05-03-400-004: \$2,577.12
- PIN 17-05-10-200-003: \$4,562.80
- PIN 17-05-10-200-005: \$4,515.86
- PIN 17-05-10-400-001: \$2,192.24

FSA Information:

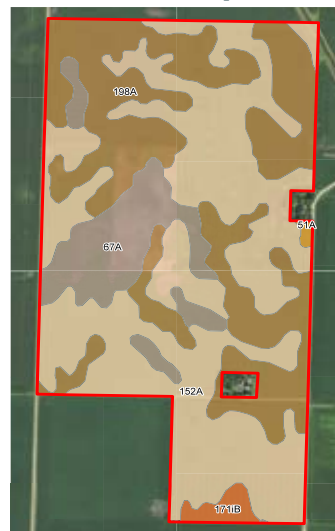
	Base	Yield
Corn	190.20 acres	174 bushels
Soybeans	80.30 acres	52 bushels

Farm Data:

Cropland	267.46 acres
Non-crop	4.08 acres
Waste	4.76 acres
Total	276.30 acres



Soil Map



Aerial Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
152A	Drummer silty clay loam, 0 to 2 percent slopes	144	195	63	138.5
198A	Elburn silt loam, 0 to 2 percent slopes	143	197	61	100.2
67A	Harpster silty clay loam, 0 to 2 percent slopes	133	182	57	33.9
171iB	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	137	185	58	4.3
51A	Muscature silt loam, 0 to 2 percent slopes	147	200	64	0.8
Total		142.2	194	61.5	277.7

Property Information | Tract 2

Directions to Property:

Starting at the intersection of State Route 38 and Woodlawn Road in Creston, Illinois, travel south 2.5 miles south on Woodlawn Road to Ritchie Road. Turn west on Ritchie Road, and travel 1 mile to Locust Road. Turn south on Locust Road, and travel 1 mile to Hayes Road. The farm is located on the west side of Locust Road and south of Hayes Road.

Legal Description:

- Part N 1/2 SE 1/4 Section 3, Township 39N Range 2E of the 3rd Principal Meridian in Lee County, Illinois.

Property Description:

79.93 acres located southwest of Creston, Illinois. Productivity index of 132. The farm is bordered by gravel roads, with Locust Road on the east and Hayes Road on the north. The farm topography is gently rolling. The farm is open to lease for the 2025 crop season.

Farm Data:

Cropland	70.38 acres
Non-crop	2.22 acres
Waste	7.33 acres
Total	79.93 acres

FSA Information:

	Base	Yield
Corn	41.00 acres	144 bushels
Soybeans	24.70 acres	47 bushels

Taxes:

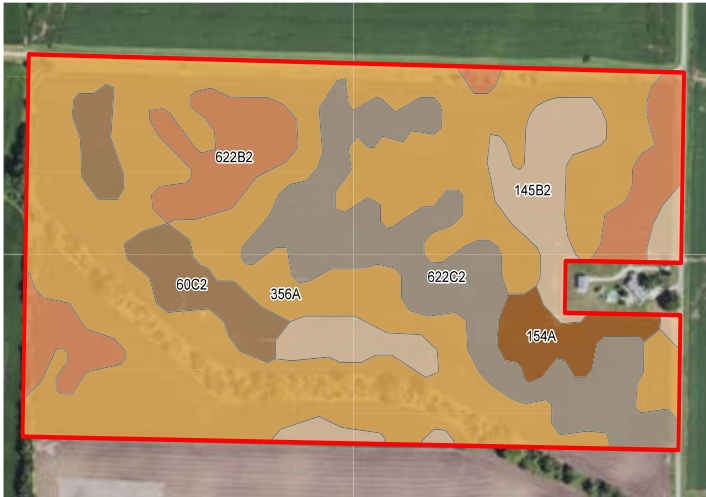
- PIN 01-06-03-400-004: \$3,177.90



Aerial Map



Soil Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
356A	Elpaso silty clay loam, 0 to 2 percent slopes	144	195	63	45.3
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	112	150	49	12.1
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	114	153	50	8.7
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	125	170	54	7.5
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	110	148	48	4.1
154A	Flanagan silt loam, 0 to 2 percent slopes	144	194	63	2.5
Total		132.4	178.9	57.9	80.2

Property Information | Tract 3

Directions to Property:

Starting at the intersection of State Route 38 and Woodlawn Road in Creston, Illinois, travel south 1.4 miles south on Woodlawn Road. The farm is located on the west side of Woodlawn Road.

Legal Description:

- S 1/2 S 1/2 NE 1/4 & part SE 1/4 Section 26, Township 40N, Range 2E of the 3rd Principal Meridian in Ogle County, Illinois.

Property Description:

115 acres located south of Creston, Illinois. Productivity Index of 135. The farm has paved road access from the east side. The farm topography is flat to gently rolling. Drainage tile installed in May 2017. The farm is open to lease for the 2025 crop season.

Farm Data:

Cropland	113.53 acres
Non-crop	0.47 acres
Waste	1.00 acres
Total	115.00 acres

FSA Information:

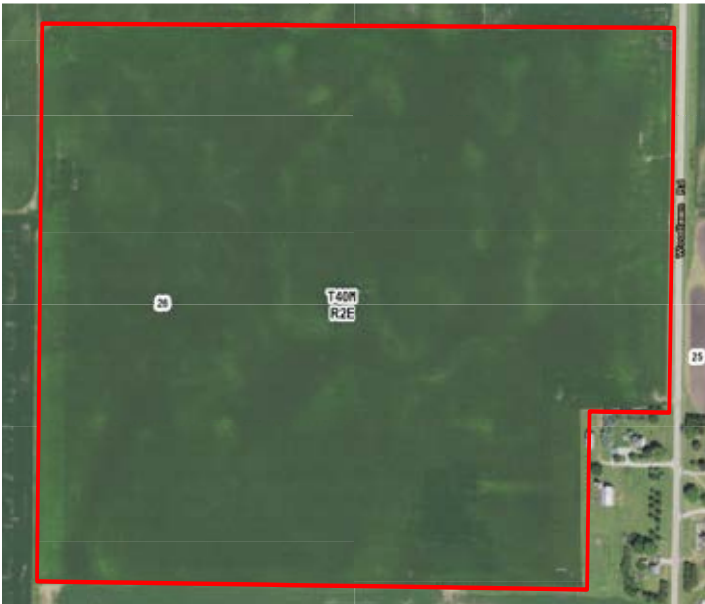
	Base	Yield
Corn	85.73 acres	175 bushels
Soybeans	28.58 acres	56 bushels

Taxes:

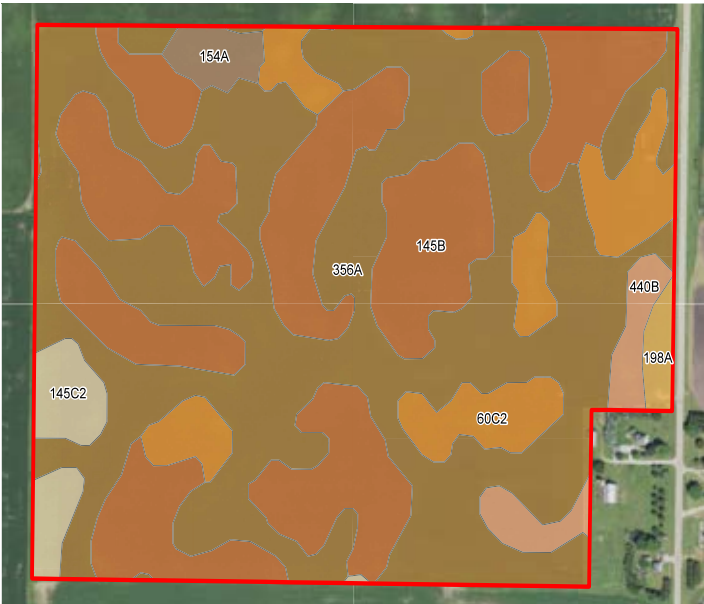
- PIN 25-16-400-005: \$6,249.60



Aerial Map



Soil Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
356A	Elpaso silty clay loam, 0 to 2 percent slopes	144	195	63	57.2
145B	Saybrook silt loam, 2 to 5 percent slopes	131	177	56	37.9
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	110	148	48	10.3
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	123	166	53	3.5
440B	Jasper loam, 2 to 5 percent slopes	129	173	56	3.1
154A	Flanagan silt loam, 0 to 2 percent slopes	144	194	63	1.7
198A	Elburn silt loam, 0 to 2 percent slopes	143	197	61	1.1
Total		135.6	183.4	58.8	114.8

Property Information | Tract 4

Directions to Property:

Starting at the intersection of State Route 38 and Woodlawn Road in Creston, Illinois, travel south 4.4 miles south on Woodlawn Road. The farm is located on the east side of Woodlawn Road.

Legal Description:

- N 1/2 SW 1/4, S 1/2 S 1/2 NW 1/4 Section 12, Township 39N, Range 2E of the 3rd Principal Meridian in Lee County, Illinois.

Property Description:

112.21 acres located south of Creston, Illinois. Productivity index of 130. The farm has paved road access from the west side. The farm topography is flat to gently rolling. Drainage tile was installed June 2018 and April 2019. The farm is open to lease for the 2025 crop season.

Farm Data:

Cropland	105.08 acres
Non-crop	0.48 acres
Waste	6.65 acres
Total	112.21 acres

FSA Information:

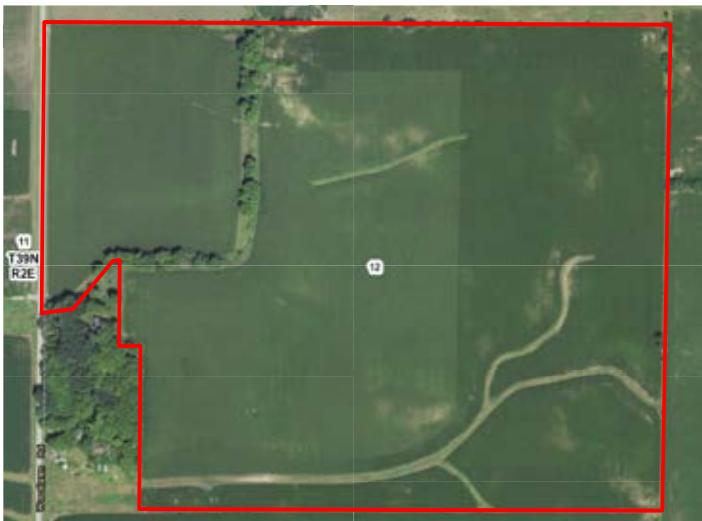
	Base	Yield
Corn	84.90 acres	175 bushels
Soybeans	28.29 acres	56 bushels

Taxes:

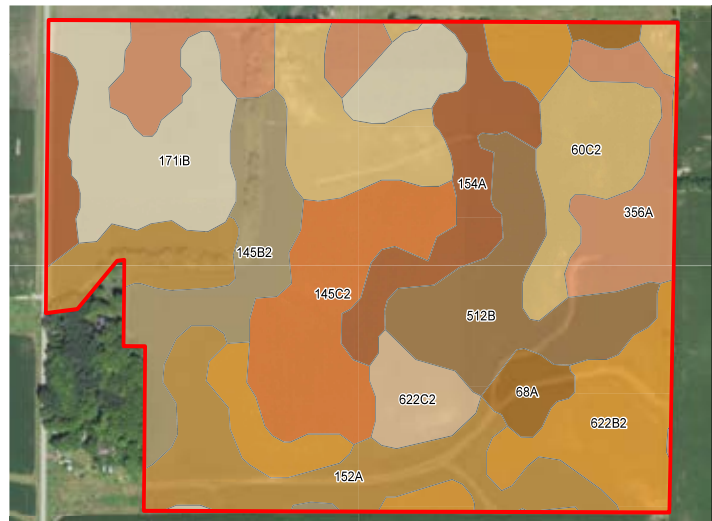
- PIN 01-06-12-300-004: \$4,311.02



Aerial Map



Soil Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
152A	Drummer silty clay loam, 0 to 2 percent slopes	144	195	63	16.2
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	110	148	48	14.5
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	114	153	50	14
171iB	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	137	185	58	14
356A	Elpaso silty clay loam, 0 to 2 percent slopes	144	195	63	12.1
145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	123	166	53	11.4
512B	Danabrook silt loam, 2 to 5 percent slopes	137	185	58	10.5
154A	Flanagan silt loam, 0 to 2 percent slopes	144	194	63	9.6
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	125	170	54	8.7
622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	112	150	49	3.3
68A	Sable silty clay loam, 0 to 2 percent slopes	143	192	63	2.7
Total		130.3	175.9	56.5	117

Property Information | Tract 5

Directions to Property:

Starting at the intersection of State Route 38 and Woodlawn Road in Creston, Illinois, travel south 2.5 miles to Ritchie Road. Turn west and travel 1.3 miles. The farm is located on the north side of Ritchie Road.

Legal Description:

- SW1/4 NE1/4 Section 34, Township 40N, Range 2E of the 3rd Principal Meridian in Ogle County, Illinois.

Property Description:

40 acres with a productivity index of 136. The farm has paved road access from the south side. The farm topography is gently rolling. Drainage tile was installed in 2018. Waterway reshaped and drainage ditch dredged in April 2023. The farm is open to lease for the 2025 crop season.

Farm Data:

Cropland	36.49 acres
Non-crop	2.51 acres
Road	1.00 acres
Total	40.00 acres

FSA Information:

	Base	Yield
Corn	27.53 acres	183 bushels
Soybeans	9.17 acres	57 bushels

Taxes:

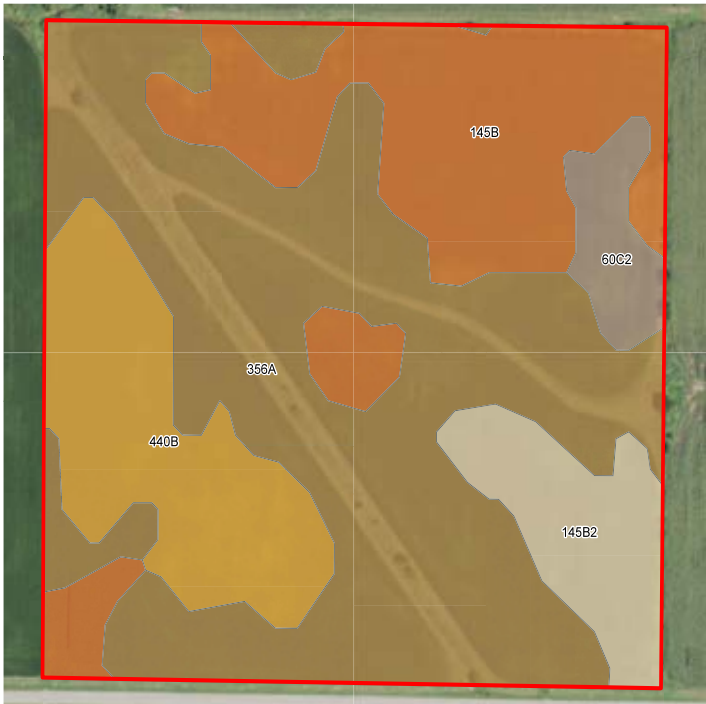
- PIN 25-34-200-003: \$2,000.56



Aerial Map



Soil Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
356A	Elpaso silty clay loam, 0 to 2 percent slopes	144	195	63	19.6
145B	Saybrook silt loam, 2 to 5 percent slopes	131	177	56	9
440B	Jasper loam, 2 to 5 percent slopes	129	173	56	5.8
145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	125	170	54	3.1
60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	110	148	48	1.4
Total		136	183.9	59.1	38.9

Property Information | Tract 6

Directions to Property:

Starting at the intersection of State Route 38 and Woodlawn Road in Creston, Illinois, travel south 2.5 miles to Ritchie Road. Turn west and travel 2.0 miles to Mulford Road. Turn south and travel 1.1 miles on Mulford Road (Mulford Road changes to Paw Paw Road at the Lee-Ogle County line). The farm is located on the west side of Mulford/Paw Paw Road.

Legal Description:

- Tract lying in E 1/2 SE 1/4 Section 4, Township 39N, Range 2E of the 3rd Principal Meridian in Lee County, Illinois

Property Description:

36.29 acres with a productivity index of 132. The farm has paved road access from the east side. The farm topography is gently rolling with a CRP filter strip bordering the north, west, and south edges of the acreage. The farm is open to lease for the 2025 crop season.

CRP Information:

- 7.49 acres, due to expire September 30, 2024. Annual payment of \$2,106.00

Farm Data:

Cropland	25.16 acres
Non-crop	7.19 acres
Waste	3.94 acres
Total	36.29 acres

FSA Information:

	Base	Yield
Corn	18.53 acres	175 bushels
Soybeans	6.18 acres	56 bushels

Taxes:

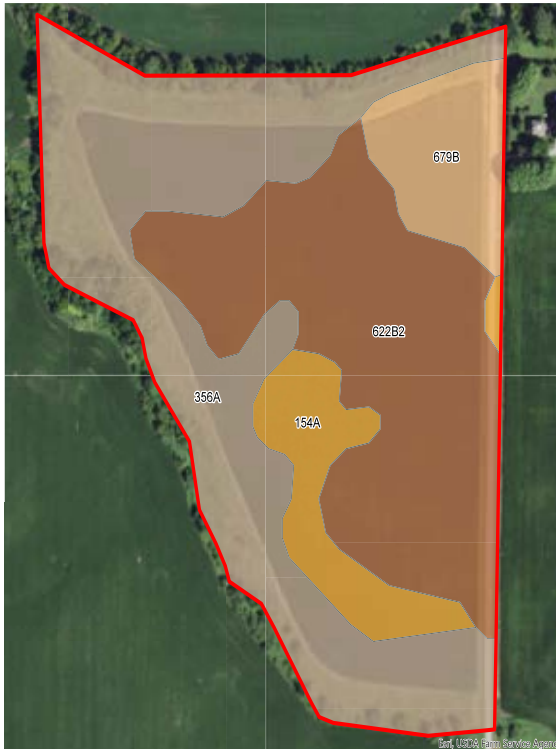
- PIN 01-06-04-400-004: \$1,137.92



Aerial Map



Soil Map



Map Symbol	Name	PI	Corn Yield	Beans Yield	Acres
356A	Elpaso silty clay loam, 0 to 2 percent slopes	144	195	63	15.9
622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	114	153	50	13.3
154A	Flanagan silt loam, 0 to 2 percent slopes	144	194	63	3.4
679B	Blackberry silt loam, 2 to 5 percent slopes	141	192	59	3.3
Total		132.6	179.1	57.8	35.9

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2024, payable in 2025, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted on September 16, 2024, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Chicago Title Insurance Company (Sycamore, Illinois).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Chicago Title Insurance Company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on September 16, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Chicago Title Insurance Company.

Sale Method: The real estate will be offered in six individual tracts via Buyer's Choice method. This method of sale allows the highest bidder to choose any or all tracts, or any combination of tracts. After the highest bidder has made their selection, a new round of bidding will begin. The highest bidder of that round will make their selection. This process continues until all tracts are sold. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Delbert M. Patzner Trust Dated July 27, 2006, As Amended, FBO Valerie L. Smith

Delbert M. Patzner Trust Dated July 27, 2006, As Amended, FBO Brenda M. Carter

Delbert M. Patzner Trust Dated July 27, 2006, As Amended, FBO Andrew M. Patzner

Delbert M. Patzner Trust Dated July 27, 2006, As Amended, FBO Madelynn N. Patzner

Verna M. White Trust Created Under The Delbert M. Patzner Trust Dated July 27, 2006, As Amended

Auctioneer: Chad Bals (441.002676)

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, July 29, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, July 31, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.