



Dahl Real Estate
Auctions and Appraisals

DARRELL R. DAHL
BROKER/OWNER

ILLINOIS LICENSED REAL ESTATE BROKER
ILLINOIS CERTIFIED GENERAL APPRAISER
AUCTIONEER

PUBLIC AUCTION

468+/- ACRES
OFFERED IN 4 TRACTS

TUESDAY NOVEMBER 27, 2012
6:00 P.M.

AT ARNIES HAPPY SPOT BALLROOM
IL ROUTE 40 DEER GROVE, IL 61243
(12 MILES SOUTH OF STERLING/ROCK FALLS ON ROUTE 40)

SELLER: HELEN KLEMP DECLARATION OF
TRUST, ET AL

SALE CONDUCTED BY
UC-DAHL REAL ESTATE - WALNUT, ILLINOIS.
IN CONJUNCTION WITH
DEKALB LAND COMPANY
SYCAMORE, ILLINOIS.
DARRELL DAHL - (815) 379-2447
AUCTIONEER LIC. #440.000235
PAUL BRESIA, BROKER - (815) 766-1018

BUREAU AND HENRY COUNTY FARMLAND

468 +/- ACRES IN 4 TRACTS

TUESDAY NOVEMBER 27, 2012

6:00 P.M.

THE UNDERSIGNED WILL OFFER THE FOLLOWING FARMS AT PUBLIC AUCTION AT ARNIES HAPPY SPOT BALLROOM LOCATED AT IL ROUTE 40, DEER GROVE, ILLINOIS 61243
(12 Miles South of Sterling/Rock Falls IL on Route 40)

FARM 1: 201.97+/- Acres Located in Sec. 15 of Fairfield Township T17N-R7E Bureau Co. IL. Soils consist of Waukegan Silt Loam, Selma Loam, Orio Loam, Harpster Silt Loam and Lawler Loam. PI Estimated at 121. 200 +/- Till. (99%). PPN 01-15-100-001. Taxes \$2,262

FARM 2: 108.55+/- Acres Located in Sections 8 and 17 of Manlius Township T17N R 7E Bureau Co. IL. Soils Consist of Saybrook Silt Loam, Hartzberg Silty Clay Loam, Harpster Clay Loam, Drummer Silt Loam. PI Estimated at 125. 91+/- Ac. Till (85%), 15 Ac. +/- Pasture & Bldg Site.PPN 08-08-400-002, 08-17-100-002 & 08-17-200-001. Taxes.-\$1,823

FARM 3: TRACT 1: 79+/- Acres Located in the E ½ SE ¼ Sec. 20 of Alba Township T17N, R 5E Henry Co. IL. Soils consist of Dickenson Sandy Loam, Selma Loam, Sparta Loamy Sand , Waukegan Silt Loam and Drummer Silty Clay Loam. PI Estimated at 112. 99% Till. Pt PPN 10-20-400-004&006. Estimated Taxes - \$751

FARM 3: TRACT 2: 79+/- Acres Located in the W ½ SW ¼ Sec. 21 of Alba Township T17N, R 5E Henry Co. IL. Soils consist of Waukegan Silt Loam. Dickenson Sandy Loam, Orio Loam, Selma Loam, Sparta Loamy Sand , and Drummer Silty Clay Loam. PI Estimated at 115. 99% Till. PPN 10-21-300-003 . Taxes - \$551

SELLER: HELEN W. KLEMP DECLARATION OF TRUST, ET AL
SALE CONDUCTED BY:

UNITED COUNTRY DAHL REAL ESTATE
WALNUT, ILLINOIS (815) 379-2447
IN CONJUNCTION WITH
DEKALB LAND COMPANY
SYCAMORE, ILLINOIS (815) 766-1018

DARRELL DAHL
AUCTIONEER LIC.#440.000235

PAUL BRESIA
BROKER

FARM 1 201.97 ACRES

Aerial Map



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map center: 41° 32' 57.46, 89° 47' 48.08

scale: 6395

15-18N-6E
Bureau County
Illinois



10/29/2012

Maps provided by:

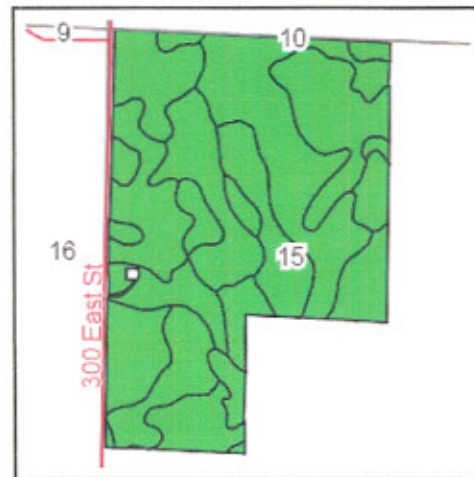
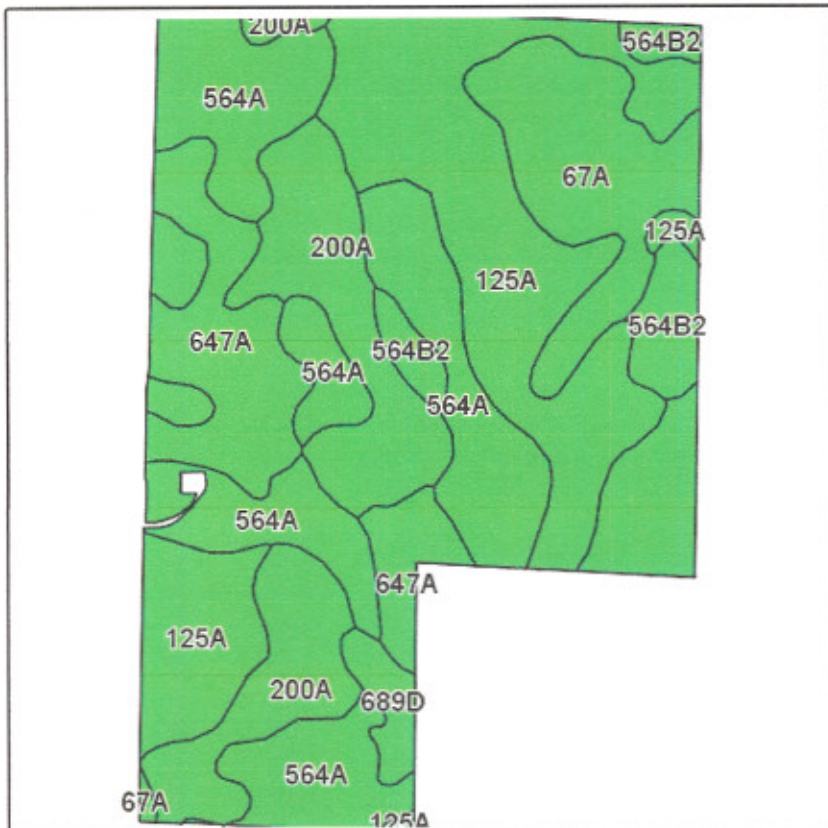


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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

FARM 1 201.97 ACRES Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **15-18N-6E**
 Township: **Fairfield**
 Acres: **200.5**
 Date: **10/29/2012**

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by University of Illinois at Champaign-Urbana.



Maps provided by:

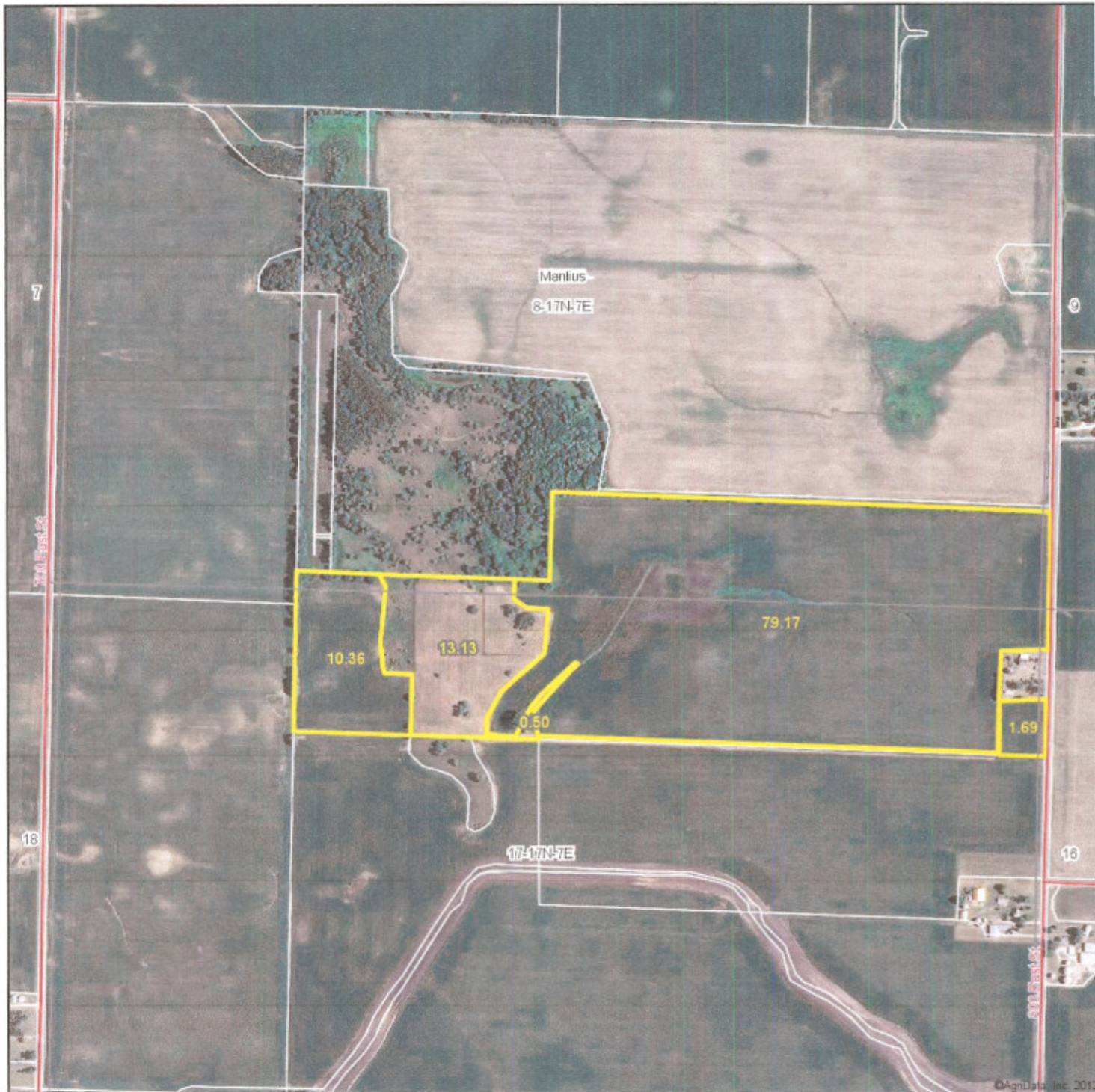


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Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
564A	Waukegan silt loam, 0 to 2 percent slopes	53.5	26.7%		162	53	119
125A	Selma loam, 0 to 2 percent slopes	53.2	26.5%		176	57	129
200A	Orio loam, 0 to 2 percent slopes	32	16.0%		147	48	110
67A	Harpster silty clay loam, 0 to 2 percent slopes	28.3	14.1%		182	57	133
647A	Lawler loam, 0 to 2 percent slopes	21.8	10.9%		157	52	118
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	8.3	4.1%		**154	**50	**113
**689D	Coloma sand, 7 to 15 percent slopes	3.4	1.7%		**95	**30	**71
Weighted Average					164.1	53.2	121

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 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://holproductivity.cces.illinois.edu/>
 ** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

FARM 2 108.55 ACRES
Aerial Map



map center: 41° 28' 4.85, 89° 42' 49.44
scale: 8808

8-17N-7E
Bureau County
Illinois

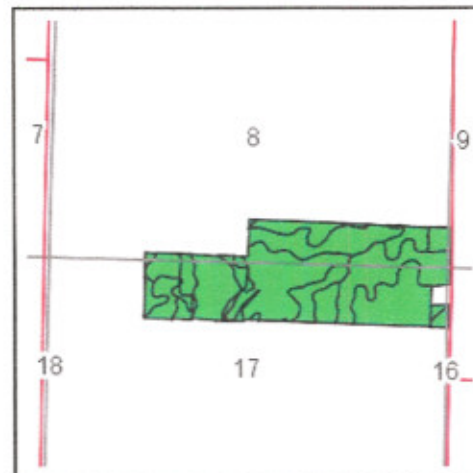
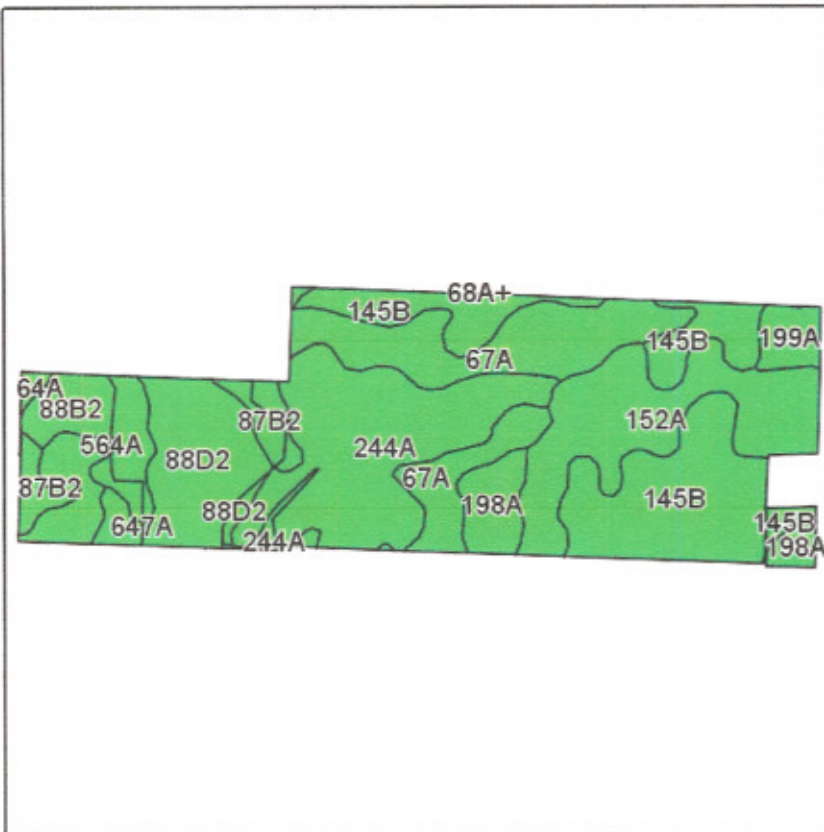


Maps provided by:
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CUSTOMIZED ONLINE MAPPING

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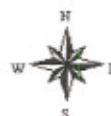
10/29/2012

FARM 2 108.55 ACRES Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **8-17N-7E**
 Township: **Manlius**
 Acres: **104.9**
 Date: **10/29/2012**

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by University of Illinois at Champaign-Urbana.



Maps provided by:



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	21.9	21.1%		**177	**56	**131
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	19.6	18.7%		182	59	134
67A	Harpster silty clay loam, 0 to 2 percent slopes	16.1	15.3%		182	57	133
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.6	14.8%		195	63	144
**88D2	Sparta sand, 7 to 15 percent slopes, eroded	10	9.5%		**106	**36	**82
**88B2	Sparta sand, 2 to 6 percent slopes, eroded	6.2	5.9%		**113	**39	**87
198A	Elburn silt loam, 0 to 2 percent slopes	4.3	4.1%		197	61	143
564A	Waukegan silt loam, 0 to 2 percent slopes	4	3.8%		162	53	119
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	3.8	3.6%		**135	**44	**99
199A	Plano silt loam, 0 to 2 percent slopes	2.2	2.1%		194	60	142
647A	Lawler loam, 0 to 2 percent slopes	1.1	1.1%		157	52	118
Weighted Average					169.7	54.5	125.5

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: 10/2012 Amended Table S2 B811 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (BB11) 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

FARM 3 TRACT 1 79 +/- ACRES

Aerial Map



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map center: 41° 26' 33.39, 89° 56' 21.83

scale: 8806

20-17N-5E
Henry County
Illinois



10/29/2012

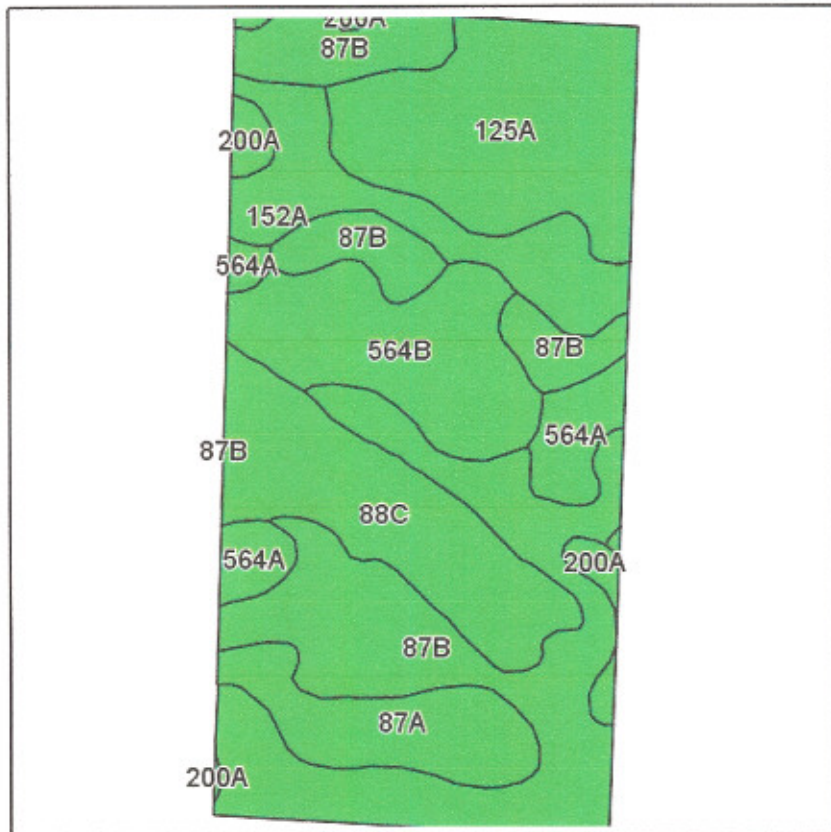
Maps provided by:



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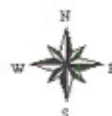
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FARM 3 TRACT 1 79+/- ACRES
Soils Map



State: **Illinois**
 County: **Henry**
 Location: **20-17N-5E**
 Township: **Alba**
 Acres: **79**
 Date: **10/29/2012**

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by University of Illinois at Champaign-Urbana.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**87B	Dickinson sandy loam, 2 to 5 percent slopes	27.6	34.8%		**141	**46	**103
125A	Selma loam, 0 to 2 percent slopes	12.8	16.2%		176	57	129
**88C	Sparta loamy sand, 6 to 12 percent slopes	10.5	13.3%		**115	**40	**89
**564B	Waukegan silt loam 2 to 5 percent slopes	9.4	12.0%		**160	**52	**118
152A	Drummer silty clay loam, 0 to 2 percent slopes	7	8.9%		195	63	144
87A	Dickinson sandy loam, 0 to 2 percent slopes	5.8	7.3%		142	46	104
564A	Waukegan silt loam, 0 to 2 percent slopes	3.9	5.0%		162	53	119
200A	Orio loam, 0 to 2 percent slopes	2	2.5%		147	48	110
Weighted Average					151.6	49.6	111.8

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 52 B811 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRE's web site: <http://soilproductivity.nres.illinois.edu/>
 ** Indices adjusted for slope and erosion according to Bulletin 611 Table 53

Aerial Map



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map center: 41° 26' 33.39, 89° 56' 21

scale: 8998

20-17N-5E
Henry County
Illinois



10/29/2012

Maps provided by:

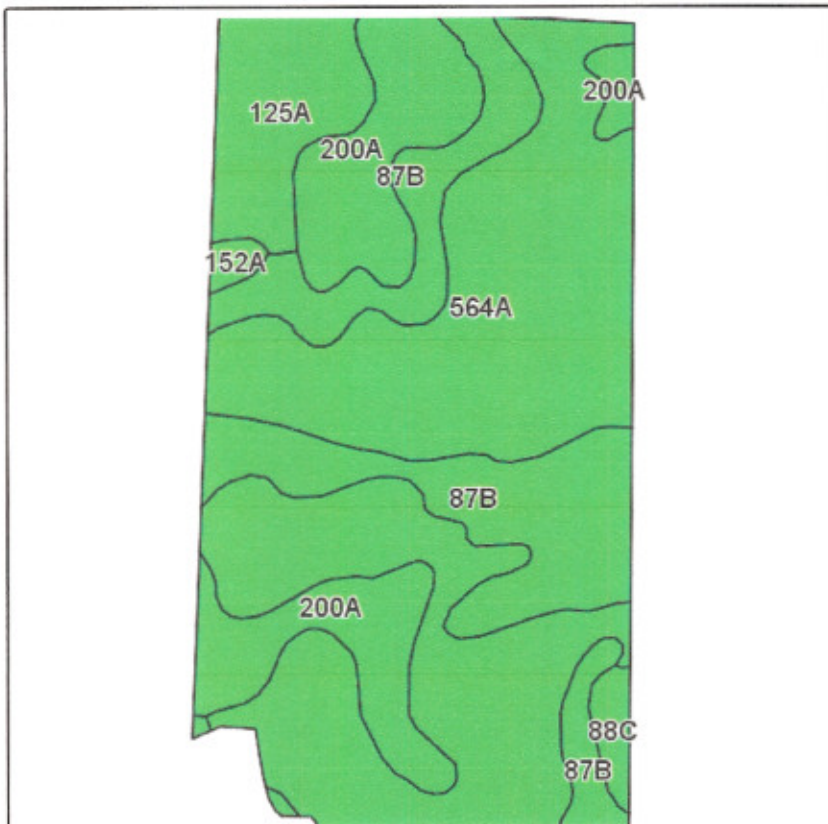


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FARM 3 TRACT 2 79+/- ACRES

Soils Map



State: **Illinois**
 County: **Henry**
 Location: **20-17N-5E**
 Township: **Alba**
 Acres: **81.2**
 Date: **10/29/2012**

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by University of Illinois at Champaign-Urbana.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
564A	Waukegan silt loam, 0 to 2 percent slopes	41.9	51.6%		162	53	119
**87B	Dickinson sandy loam, 2 to 5 percent slopes	17.5	21.5%		**141	**46	**103
200A	Orio loam, 0 to 2 percent slopes	13.6	16.7%		147	48	110
125A	Selma loam, 0 to 2 percent slopes	6.7	8.2%		176	57	129
**88C	Sparta loamy sand, 6 to 12 percent slopes	1	1.3%		**115	**40	**89
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.5	0.7%		195	63	144
Weighted Average					155.7	50.9	114.7

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 8611 (Updated 1/10/2012)
 Crop yields and productivity indices for optimum management (0811) 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



Dahl Real Estate

Auctions and Appraisals

DARRELL R. DAHL
BROKER/OWNER

ILLINOIS LICENSED REAL ESTATE BROKER
ILLINOIS CERTIFIED GENERAL APPRAISER
AUCTIONEER

TERMS OF THE SALE

The farm will be sold on a dollar per acre basis. The successful bidder will be required to pay ten percent (10%) down the day of the auction and the balance will be due on or before December 27, 2012. Taxes for the year of 2012 payable 2013 will be credited to the buyer at closing based on the latest available information. The 2013 and all subsequent taxes will be assumed by the new owner. Immediate Possession. A title policy in the amount of the purchase price, subject to standard and usual exceptions, 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. Seller has the right to accept or reject any and all bids.

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, United Country - Dahl Real Estate or Dekalb Land Company. 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, United Country Dahl Real Estate or Dekalb Land Company. 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 Bureau and Henry County Supervisor of Assessments and the Bureau and Henry County FSA office.

SALE CONDUCTED BY:
UNITED COUNTRY DAHL REAL ESTATE
WALNUT, ILLINOS
815 379-2447

DARRELL DAHL
(815) 379-2447
AUCTIONEER LIC#440.000235