

# FARMLAND AUCTION

*Lee County, Illinois*

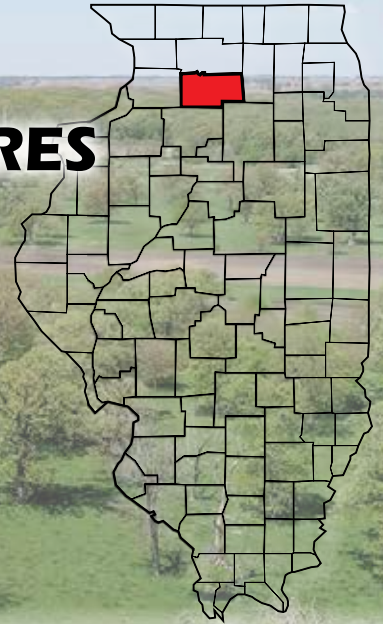
**348.463+/- TOTAL SURVEYED ACRES**

***Offered in 2 Tracts***

**Tract 1: 266.41± SURVEYED ACRES**

**Tract 2: 82.022± SURVEYED ACRES**

***Virtual Online Only Auction!***  
***No buyer's premium to bid online***



**Seller: Russell Jahnke &  
Vivian Jahnke Trusts**

**Thursday  
August 19, 2021  
10:00 a.m.**

**Online: [www.capitalag.com](http://www.capitalag.com)**



Click on image to register

Boundary lines are approximate



For more information, contact:

**Timothy A. Harris, IL Licensed Auctioneer**  
**815-875-7418 [timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)**

22263 1365 N Ave, Princeton, IL 61356 - IL Licensed Auctioneer #441.001976



[www.capitalag.com](http://www.capitalag.com)

# Lee County Farm Auction Information

**Auction:** Thursday, August 19, 2021, at 10:00 a.m.  
Online Information: [www.capitalag.com](http://www.capitalag.com)  
Online Bidding Powered by: Proxibid

**Procedure:** 348.463± total surveyed acres of farmland will be offered in 2 tracts. Property will be sold in a manner resulting in the highest sales price per acre, subject to acceptance by Owner/Seller. Owner/Seller reserves the right to reject any and all bids. There will be a maximum of one purchase contract and deed per tract. Further divisions are the responsibility of the buyer(s). Property is being sold on an "as is/where is" basis. Bidder(s) should arrange financing prior to the auction and should be prepared to enter into purchase contract following the auction.

The successful bidder(s) will be required to enter into a purchase agreement immediately following the close of the auction. The agreement must be signed and returned to the Seller's attorney by e-mail, fax or hand delivery to the Seller's attorney by 4:00 p.m. the day of the auction. A personal or cashier's check for 10% of the purchase price delivered to the Seller's attorney by 4:00 p.m. on August 20, 2021. The balance of the purchase price is due at closing, which will occur on or before October 5, 2021 at Kenzley Title Company. The property is being sold in 2 tracts and if you wish to split it into smaller parcels, and convey the same to multiple buyers, all expenses related to the division are the sole responsibility of the buyer(s).

**Terms:** Cash. Ten percent (10%) earnest money deposit of contract selling price required on auction day at time of signing the purchase agreement, to be transferred either via wire transfer or by check to account designated by Seller's attorney delivered by 4:00 p.m., August 20, 2021. Balance due upon closing.

**Mineral Rights:** Any mineral rights owned by Seller will be conveyed to Buyer.

**CRP Info:** Seller will receive the 2021 CRP Payment.

**Lease:** Open for 2022

**Closing & Possession:** Closing to occur on or before October 5, 2021, subject to rights of the current tenant.

**Survey:** The farm is being sold based upon surveyed acres. Owner/Seller will not provide a survey for any splits other than what is being offered for sale.

**Real Estate Taxes:** The Seller has paid the 2020 real estate taxes due in 2021. Seller will give a credit to the buyer(s) at closing for the 2021 payable 2022 real estate taxes, based upon the most current and available information. According to the Lee County Treasurer's Office, the total 2020 paid in 2021 real estate / drainage taxes were \$8,659.10, which includes buildings and 15.8± acres not part of this offering. The farm is located in the Inlet Swamp Drainage District, Ashton-Franklin Center CUSD 275, and SVCC School District 506.

**Improvements:** 3 obsolete sheds on Tract 1

**Seller's Attorney:** David Badger  
Erhmann, Gehlbach, Badger & Considine, LLC.

**Seller:** Russell Jahnke & Vivian Jahnke Trusts,  
Midland States Bank, Trustee

**Auctioneer:** Timothy A. Harris, Designated Managing Broker  
Illinois Auctioneer Lic. #441.001976

**Agency:** Capital Agricultural Property Services, Inc. and  
Timothy A. Harris, Auctioneer, represent and are  
agents of the Owner/Seller.

**For more information, contact:**

**Timothy A. Harris**  
**815-875-7418**  
**[timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)**

**Location:**

Appx. 1/2 mile east of Lee Center on Inlet Road  
4± miles northeast of Amboy, IL  
13± miles southeast of Dixon, IL  
18± miles northwest of Mendota, IL  
23± miles east of Rock Falls, IL  
23± miles southwest of Rochelle, IL

**Directions to Property:**

From West: US 52 to US 30 east, turn south on Inlet Road  
appx. 1.5 miles to property.

From East: Interstate 39 exit US 30 west, turn south on Pine Hill Road to Inlet Road west to property.

Boundary lines are approximate



**All announcements made the day of auction take precedence over any prior advertising, either written or oral.**

# Russell Jahnke & Vivian Jahnke Trusts Tract 1

**266.441± TOTAL SURVEYED ACRES**  
**103.56± FSA CROPLAND ACRES**  
**62.33± CRP ACRES**  
**90.07± PASTURE ACRES**

## Property Location:

Sections 8 & 9 in Lee Center Twp. 20N, Range 11E, Lee Co., Ill.

Improvements: 3 obsolete sheds

## FSA Information: Farm #4042

Crop	Base Acres*	Tract Yield*	Program
Corn-T4587	101.20	172	PLC
Soybeans-T4587	24.66	45	ARC-Co

Base acres include acreage that is not part of this offering.

\*Exact base acres and yields to be determined upon reconstitution from the Lee County FSA Office.

## CRP Information thru 9/30/2021:

Contract	Acres	Payment Rate	Total Payment
1196A	62.33	\$193.39	\$12,054.00

CRP acres and payments to be determined upon reconstitution from the Lee County FSA Office.

## Parcel Real Estate/Drainage Taxes for 2020 paid in 2021:

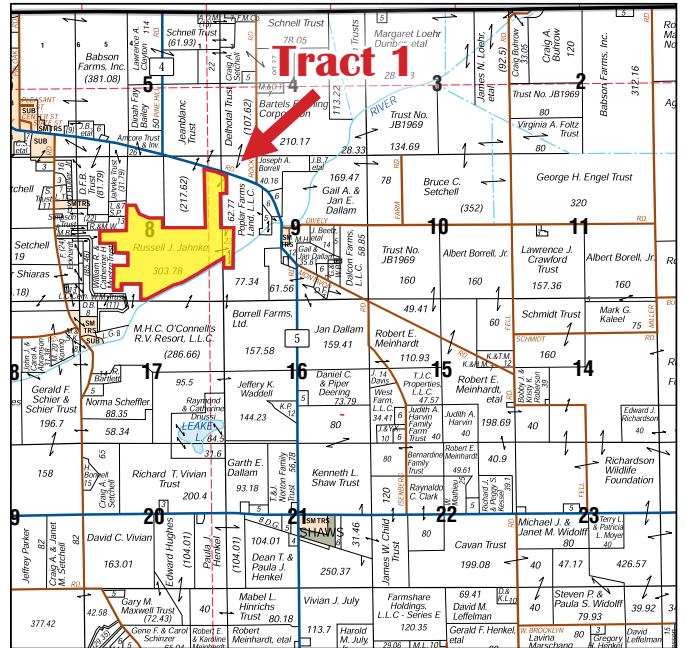
Parcel No.	Tax Acres	Total Taxes	Tax Per Ac.
11-16-08-400-005*	303.78	\$4,734.04	\$15.58
11-16-09-300-009	22.65	\$385.30	\$17.01

\*Includes acres offered for sale in Tract 2, and buildings and pasture not part of sale.

Parcel numbers and real estate/drainage taxes to be determined after split from the Lee County Assessor/Treasurer's Offices.

The farm is located in the Inland Swamp Drainage District, Ashton-Franklin Center CUSD 275 and SVCC School District 506.

Winning Bid: \$ \_\_\_\_\_

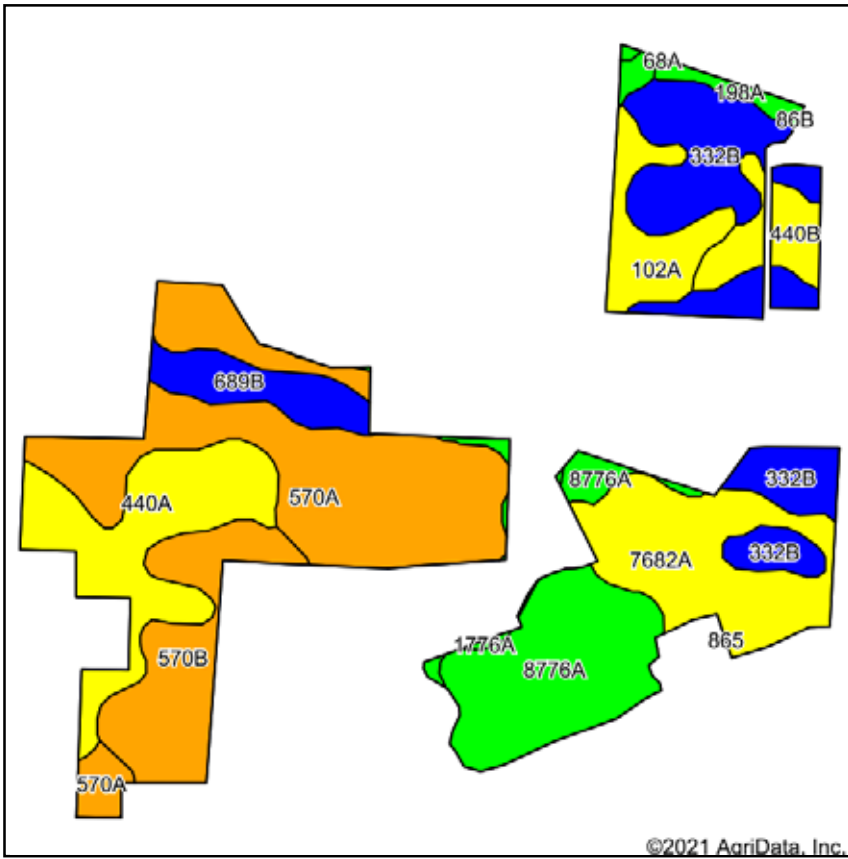


Boundary lines are approximate

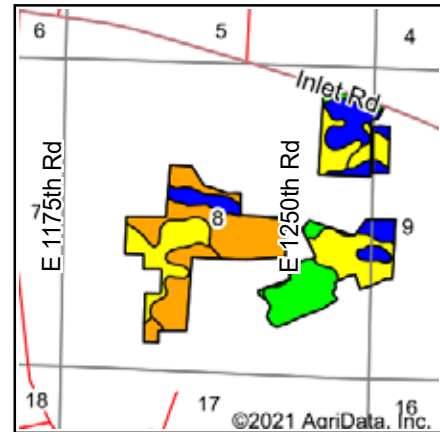
# Russell Jahnke & Vivian Jahnke Trusts

## Tract 1

**266.441± TOTAL SURVEYED ACRES**  
**103.56± FSA CROPLAND ACRES**  
**62.33± CRP ACRES**  
**90.07± PASTURE ACRES**



Soils data provided by USDA and NRCS.



State: Illinois  
 County: Lee  
 Location: 8-20N-11E  
 Township: Lee Center  
 Acres: 166.15 (Includes CRP acres)  
 Date: 6/7/2021



Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
570A	Martinsville Silt Loam	0 to 2	38.96	23.4	Orange	155	49	114
332B	Billet Fine Sandy Loam	2 to 5	23.69	14.3	Blue	**134	**44	**98
8776A	Comfrey Loam	0 to 2	23.60	14.2	Green	185	61	138
440A	Jasper Loam	0 to 2	20.31	12.2	Yellow	175	57	130
7682A	Medway Loam	0 to 2	19.92	12.0	Light Green	176	57	131
570B	Martinsville Silt Loam	2 to 5	15.33	9.2	Orange	**153	**49	**113
102A	La Hogue Loam	0 to 2	8.04	4.8	Yellow	162	52	121
689B	Coloma Sand	1 to 7	7.19	4.3	Blue	**101	**32	**75
440B	Jasper Loam	2 to 5	5.87	3.5	Yellow	**173	**56	**129
198A	Elburn Silt Loam	0 to 2	1.80	1.1	Green	197	61	143
1776A	Comfrey Silt Loam	0 to 2	1.22	.7	Green	185	61	138
51A	Muscataune Silt Loam	0 to 2	.16	.1	Green	200	64	147
86B	Osco Silt Loam	2 to 5	.06	.0	Green	**189	**59	**140
Weighted Average						160.4	51.8	119

Soils information includes CRP acres

Boundary lines are approximate

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

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

Soils data provided by USDA, NRCS, University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers.

Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

# Russell Jahnke & Vivian Jahnke Trusts Tract 2

**82.022± TOTAL SURVEYED ACRES**  
**7.51± FSA CROPLAND ACRES**  
**8.27± CRP ACRES**  
**64.11± WOODS/RECREATIONAL ACRES**

## Property Location:

Part of Sections 5 & 8 in Lee Center Twp. 20N, Range 11E, Lee Co., Ill.

Improvements: None

## FSA Information: Farm #4042

Crop	Base Acres*	Tract Yield*	Program
Corn-T4587	101.20	172	PLC
Soybeans-T4587	24.66	45	ARC-Co
Corn -T4260	4.03	172	PLC
Soybeans-T4260	.98	45	ARC-Co

Base acres include acreage that is included in Tract 1 and a portion not part of this offering.

\*Exact base acres and yields to be determined upon reconstitution from the Lee County FSA Office.

## CRP Information thru 9/30/2021:

Contract	Acres	Payment Rate	Total Payment
1197	5.00	\$177.24	\$886.00
1196A	3.27	\$193.39	\$632.00

CRP acres and payments to be determined upon reconstitution from the Lee County FSA Office.

## Parcel Real Estate/Drainage Taxes for 2020 paid in 2021:

Parcel No.	Tax Acres	Total Taxes	Tax Per Ac.
11-16-05-300-002*	26.78	\$3,279.30	\$122.45
11-16-08-100-009	31.79	\$260.46	\$8.19
11-16-08-400-005**	303.78	\$4,734.04	\$15.58

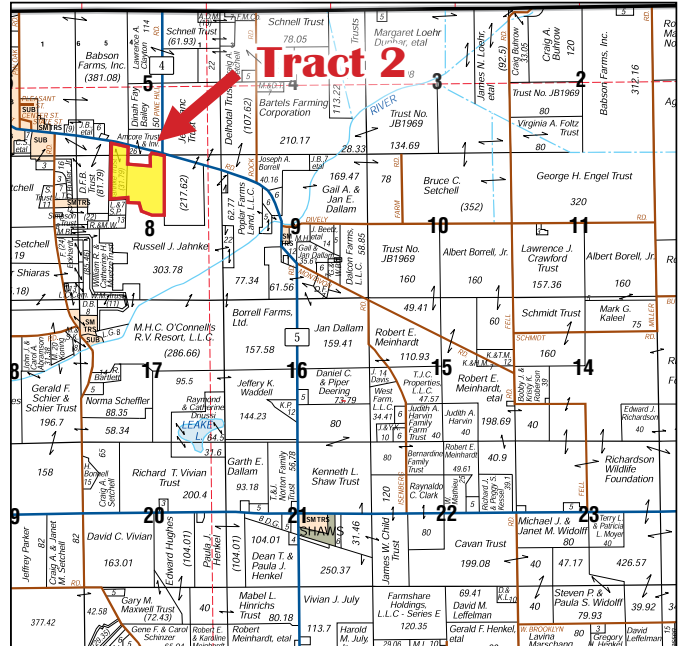
\*Includes house, garage and acreage not part of sale.

\*\*Includes acres offered for sale in Tract 1, and buildings and pasture not part of sale.

Parcel numbers and real estate/drainage taxes to be determined after split from the Lee County Assessor/Treasurer's Offices.

The farm is located in the Inland Swamp Drainage District, Ashton-Franklin Center CUSD 275 and SVCC School District 506.

Winning Bid: \$ \_\_\_\_\_

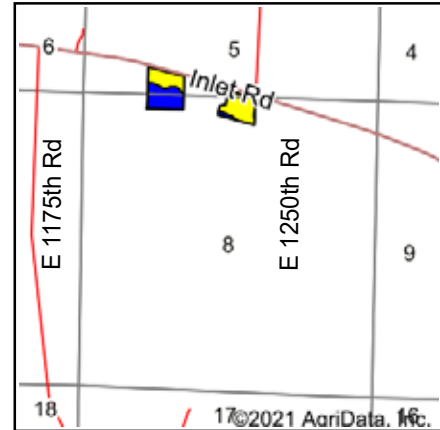
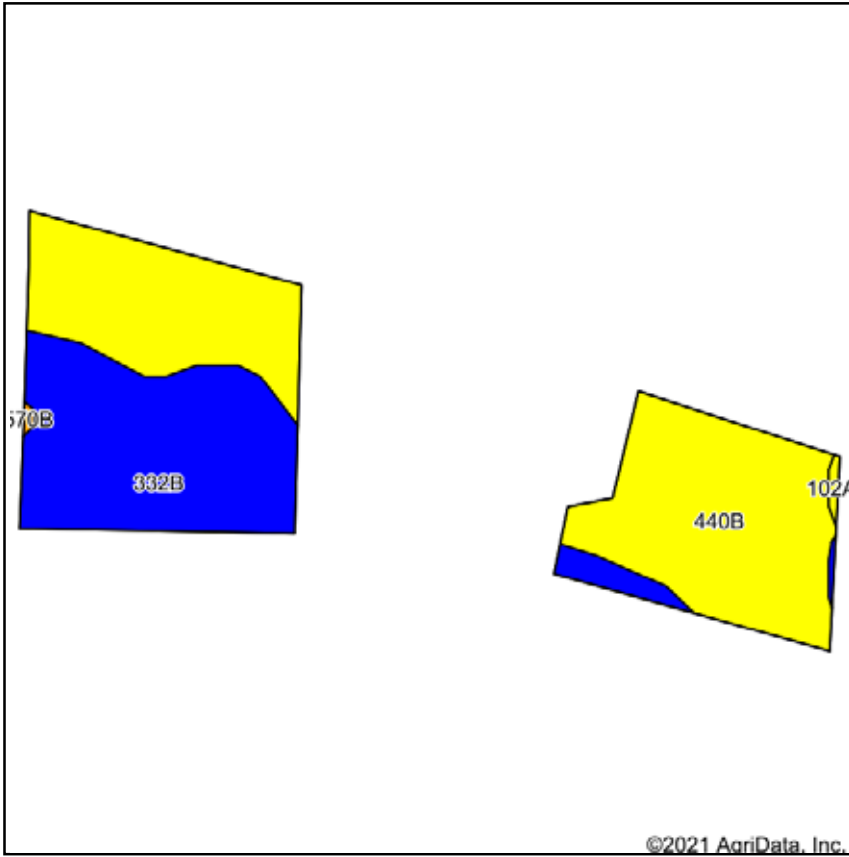


Boundary lines are approximate

Tax Acres provided by Lee County Assessor's Office. Soils data provided by USDA, NRCS, University of Illinois at Champaign-Urbana. Plat Map courtesy of Rockford Map Publishers. Aerial map provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

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State: Illinois  
 County: Lee  
 Location: 8-20N-11E  
 Township: Lee Center  
 Acres: 16.26 (Includes CRP acres)  
 Date: 5/18/2021



Code	Soil Description	Percent % Slopes	Acres	Percent of Field	Ill. State PI Legend	Corn Bu/A	Soybeans Bu/A	Crop PI for Optimum Mgt.
440B	Jasper Loam	2 to 5	9.87	90.7		**173	**56	**129
332B	Billett Fine Sandy Loam	2 to 5	6.32	38.9		**134	**44	**98
102A	La Hogue Loam	0 to 2	.07	.4		162	23	121
Soils information includes CRP acres				Weighted Average		157.8	51.3	117

Boundary lines are approximate

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

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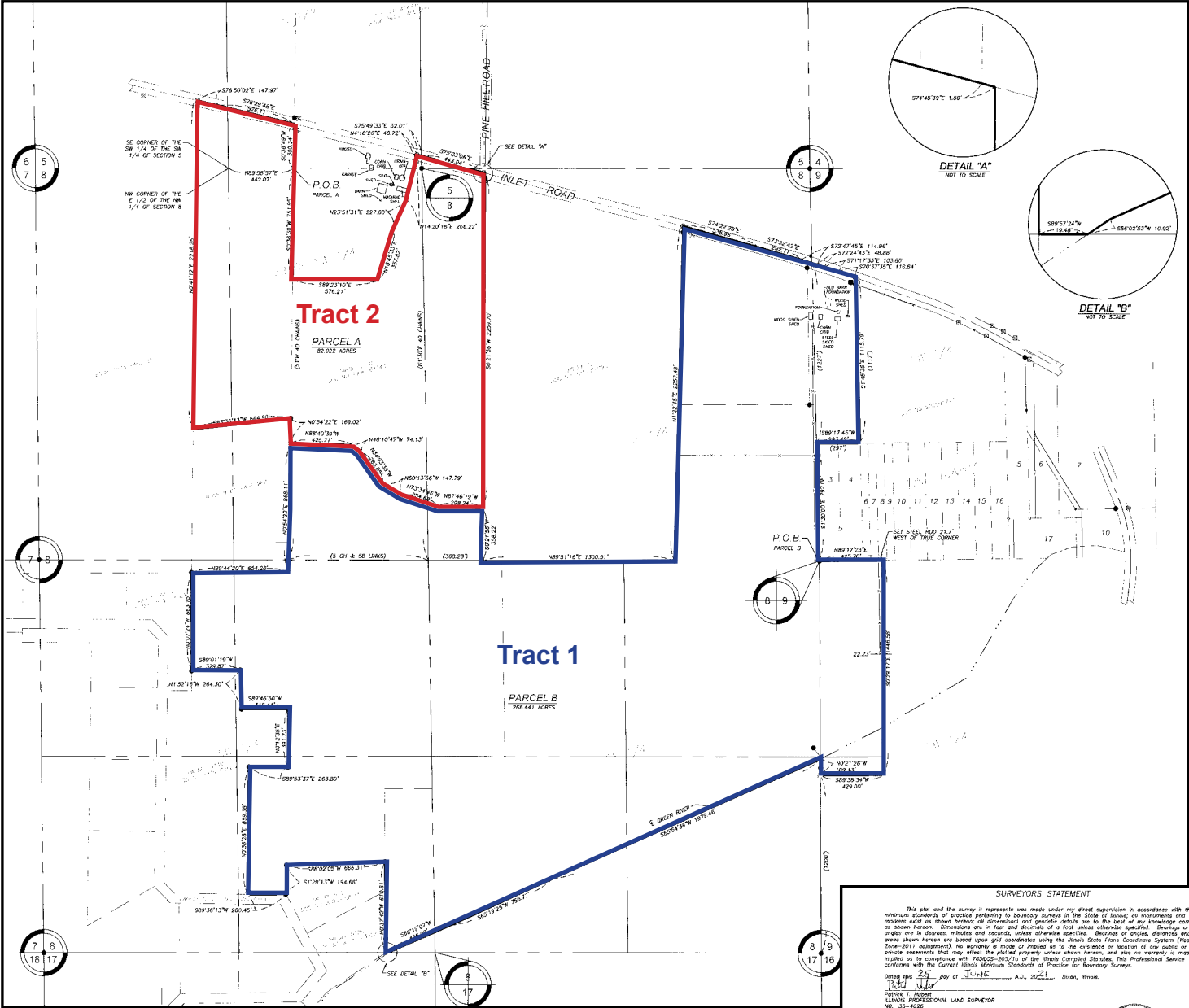
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## Survey



Survey with full legal description  
available upon request

**SURVEYORS STATEMENT**

This plat and the survey it represents was made under my direct supervision in accordance with the minimum standards of practice pertaining to boundary surveys in the State of Illinois, all monuments and markers used to show corners, all dimensions and bearings, details are to the best of my knowledge correct as shown hereon. Distances are in feet and decimals of a foot unless otherwise specified. Bearings or angles are in degrees, minutes and seconds, unless otherwise specified. Bearings or angles, distances and areas shown hereon are based upon grid coordinates using the Illinois State Plane Coordinate System (First Zone-NAD 83 adjustments). No warranty is made or implied as to the existence or location of any public or private easements that may affect the platted property unless shown hereon, and no warranty is made or implied as to its compliance with 2605CS-2607CS of the Illinois Crop Land Statute. This Professional Service conforms with the Current Illinois Minimum Standards of Practice for Boundary Surveys.

Dated the 22 day of JUNE, A.D., 2021, at DOWNERS GROVE, ILLINOIS.

*Paul W. Wendler*  
Paul W. Wendler  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 33-4028  
my license expires November 30, 2022

**LEGEND**

- BOUNDARY OF SURVEY
- MONUMENT (ROUND)
- IRON NAIL
- SIX IRON NAILS
- STAIN STEEL NAIL SET
- CORNER (L) (R)
- SECTION LINE
- RIGHT OF WAY LINE
- PROPOSED SURVEY
- PROPERTY LINE (S)
- CONVEYANCE
- SECTION CORNER
- ROCKS OR BLENDS

**wendler**  
wendler engineering services, inc.  
Civil, Structural, Surveying  
www.wendlers.com ph 815.288.2701  
1400 Polkessa Dr., Naperville, IL 60563

**PLAT OF SURVEY**  
FOR  
**RUSSEL & VIVIAN JANKE TRUST**

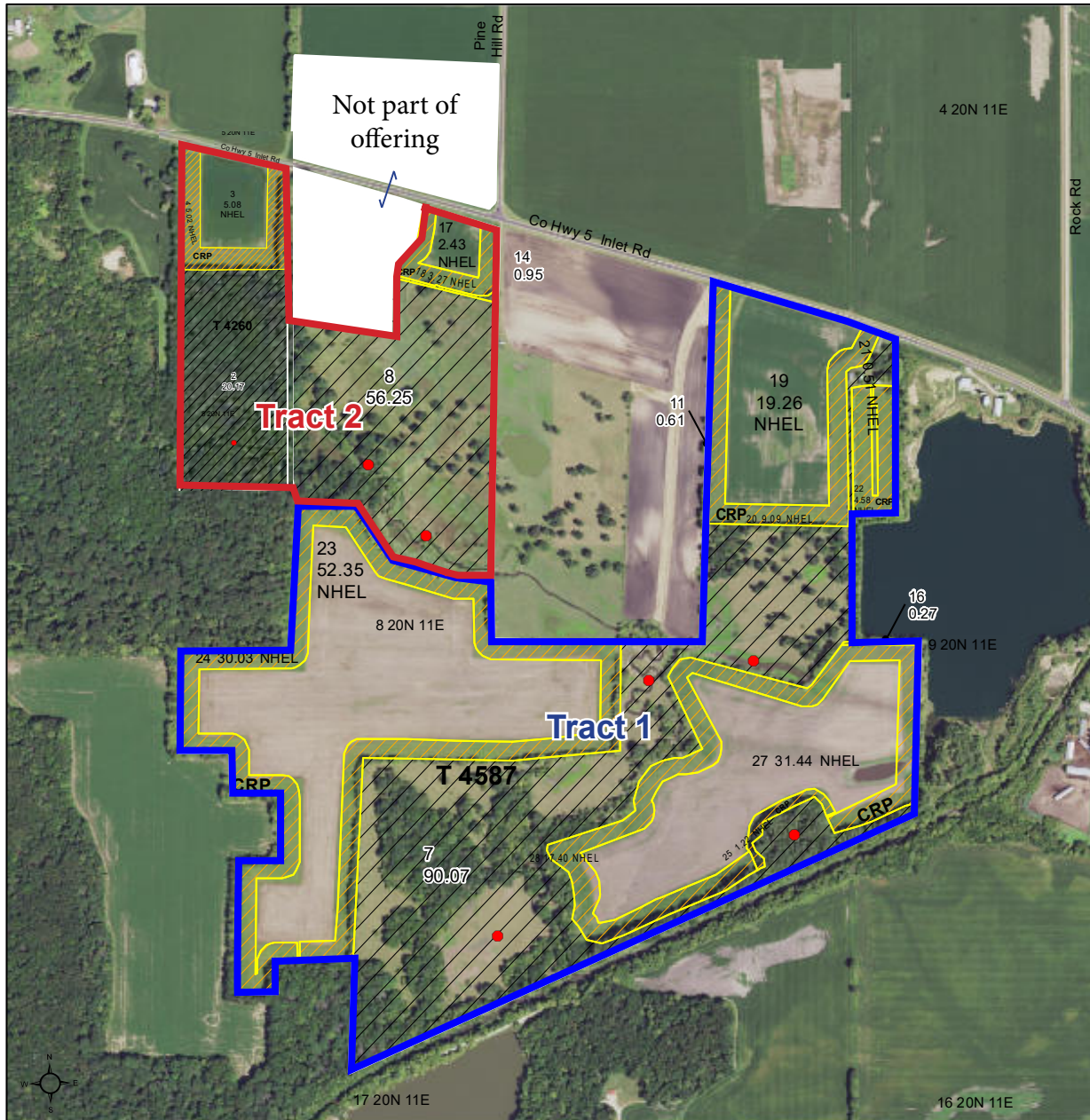
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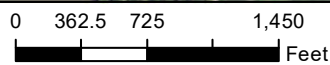
## Lee County, IL CRP Map



Lee County, Illinois



**Common Land Unit**  
 CRP  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 p1ss\_a\_il\_WMAS



2021 Program Year  
 Map Created October 14, 2020

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation  
 Compliance Provisions

Tract Cropland Total: 193.72 acres

**Farm 4042**  
**Tract 4587**

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).

Boundary lines are approximate



# Farmland Auction in 2 Tracts

## 348.463+/- total surveyed acres of Lee Co., IL Farmland

Thursday, August 19, 2021, at 10:00 a.m.

**Online:** [www.capitalag.com](http://www.capitalag.com) - follow link to register at [proxibid.com](http://proxibid.com)



Click on image to register

*Virtual Online Only Auction!  
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### **DISCLAIMER** All acres noted in this brochure are +/-.

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests. This offering is subject to prior sale, matters of title, or requirements the seller may impose, and it may be withdrawn from the market without advance notice.



22263 1365 N Avenue  
Princeton, IL 61356

## **Lee Co., IL Farmland Auction**

Further Information  
and Auction Services by:

**Timothy A. Harris, AFM**

Managing Broker  
Licensed Illinois Auctioneer  
#441.001976

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