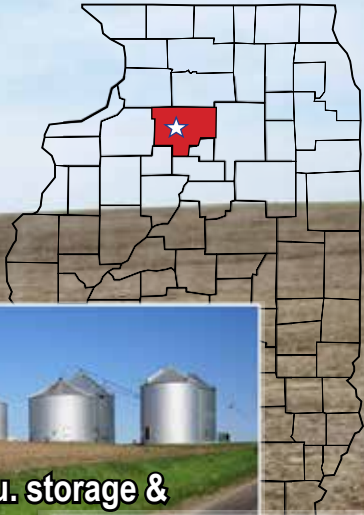


**904.11**  
Surveyed Acres  
in 9 Tracts

# Bureau County, IL

## LAND AUCTION

Tuesday, December 20, 2022  
at 10:00 a.m.



76,500 bu. storage &  
NECO dryer system  
on Tract 8



**5-yr. Average Yields**

Corn - 207± bpa  
Soybeans - 65± bpa

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

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

Click on image  
to register



Click here to view  
video of the Porter Farm



Seller: Sunshine Agriculture, Inc.  
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



CAPITAL  
AGRICULTURAL  
PROPERTY  
SERVICES

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

# Bureau County Farm Auction Information

**Auction:** Tuesday, December 20, 2022, at 10:00 a.m.  
 Online Information: [www.capitalag.com](http://www.capitalag.com)  
 Online Bidding Powered by: Proxibid

**Procedure:** 904.11± total surveyed acres of farmland offered in **9 tracts** to be sold based upon surveyed acres. The farm will be sold using the Buyer's Choice method. Bids will be made on a per acre basis. The winning bidder can take one or multiple tracts at the winning price per acre. Tracts not taken by the winning bidder will be offered with another round of bidding. These tracts will not be combined in any fashion. Surveys for each tract will be provided on or before the date of sale. 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. Property is being sold on an "as is/where is" basis.

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 or wire transfer for 10% of the purchase price delivered to the Seller's attorney by 4:00 p.m. on December 21, 2022. The balance of the purchase price is due at closing, which will occur on or before January 21, 2023. The property is being sold in 9 tracts.

**Financing:** Bidders must have arranged financing prior to the auction and should be prepared to enter into purchase contract following the auction, and pay cash at closing.

**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., December 21, 2022. Balance due upon closing.

**Closing & Possession:** Closing to occur on or before January 23, 2023, subject to rights of the current tenant.

**Mineral Rights:** Any mineral rights owned by Seller will be conveyed to Buyer(s) at closing.

**Lease:** Open for 2023

**Survey:** The farm is being sold based upon surveyed acres.

**FSA Information:** Farm #10506, Tract #8505, 9082, 11749

Crop	Base Ac.**	Tract Yield**	Program
Corn	224.21	158	PLC
Soybeans	162.29	50	PLC

Farm #10507, Tract #3990, 3991, 11750

Crop	Base Ac.**	Tract Yield**	Program
Corn	250.89	158	ARC-Co
Soybeans	65.21	50	PLC

Farm #7143, Tract #9081

Crop	Base Ac.**	Tract Yield**	Program
Corn	86.40	164	ARC-Co
Soybeans	71.80	49	PLC

\*\*Exact base acres and yield to be determined after reconstitution from the Bureau County FSA Office. Tracts 9082, 11749, 3990, 11750 & 9081 have acres classified as "highly erodible land," according to FSA. FSA aerial maps available upon request.

## Real Estate Taxes:

The Seller has paid the 2021 real estate taxes due in 2022. Seller will give a credit to the buyer(s) at closing for the 2022 payable 2023 real estate taxes, based upon the most current and available information. The 2021 taxes paid in 2022 were:

Parcel Number	Tax Acres*	Total Taxes	Tax Per/Ac.
14-02-100-010	208.84	\$5,854.14	\$28.03
14-03-100-003	158.44	\$4,900.24	\$30.93
14-03-300-001	81.91	\$2,773.50	\$33.86
14-03-400-001	205.54	\$9,571.84	\$46.57
14-09-200-001	75.22	\$2,055.66	\$27.33
14-09-200-011	37.20	\$1,063.68	\$28.59
14-10-100-003	143.20	\$4,727.52	\$33.01
14-10-100-001	1.90	\$41.26	\$21.72
Total		\$30,987.84	

\*Exact tax acres and total taxes to be determined after split from the Bureau County Assessor's & Treasurer's Offices. According to the Bureau County Treasurer's Office, the farm is located in the Bureau Valley Unit School District #340 and Sauk VI JC District 506.

**Improvements:** Tract 8 - 36' x 54' Morton machine shed, 4 grain bins totaling 76,500 bu. of storage, wet holding bin, NECO dryer system

**Easements:** Utility and ingress/egress easements.

**Seller's Attorney:** Jenny Worthy, ph: 404-853-8011  
 Evershed & Sutherland

**Seller:** Sunshine Agriculture, Inc.

**Auctioneer:** Timothy A. Harris, Designated Managing Broker  
 Capital Agricultural Property Services, Inc.  
 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, AFM**

**IL Licensed Auctioneer**

**815-875-7418**

**[timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)**

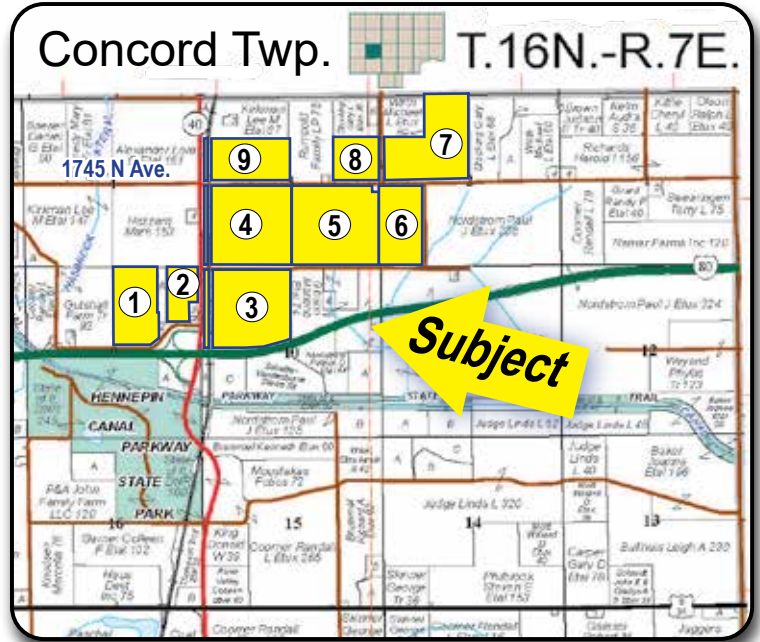
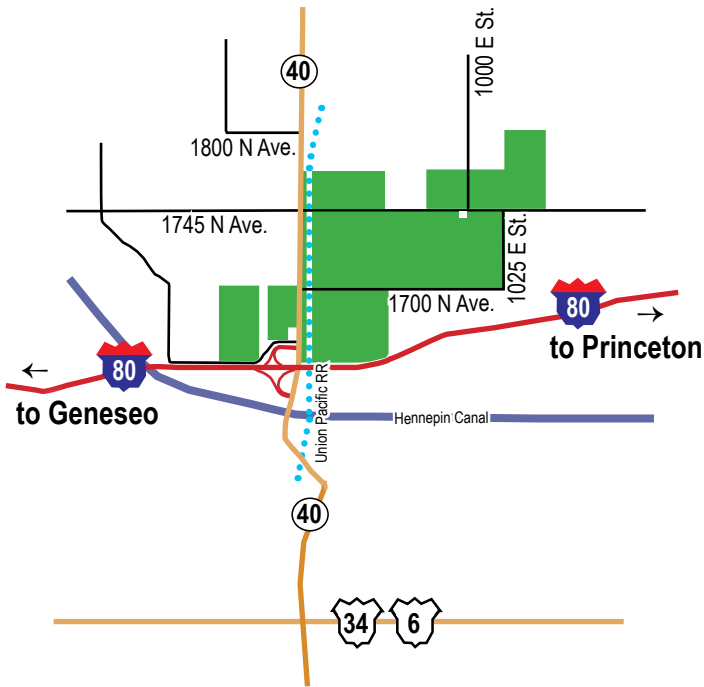


**All announcements made the day of auction take precedence over any prior advertising, either written or oral.**



# Porter Farm Bureau County, IL

**904.11** TOTAL SURVEYED ACRES  
**864.61±** EST. FSA CROPLAND ACRES  
**OFFERED IN 9 TRACTS**



Plat Map courtesy of Rockford Map Publishers.

### Property Location:

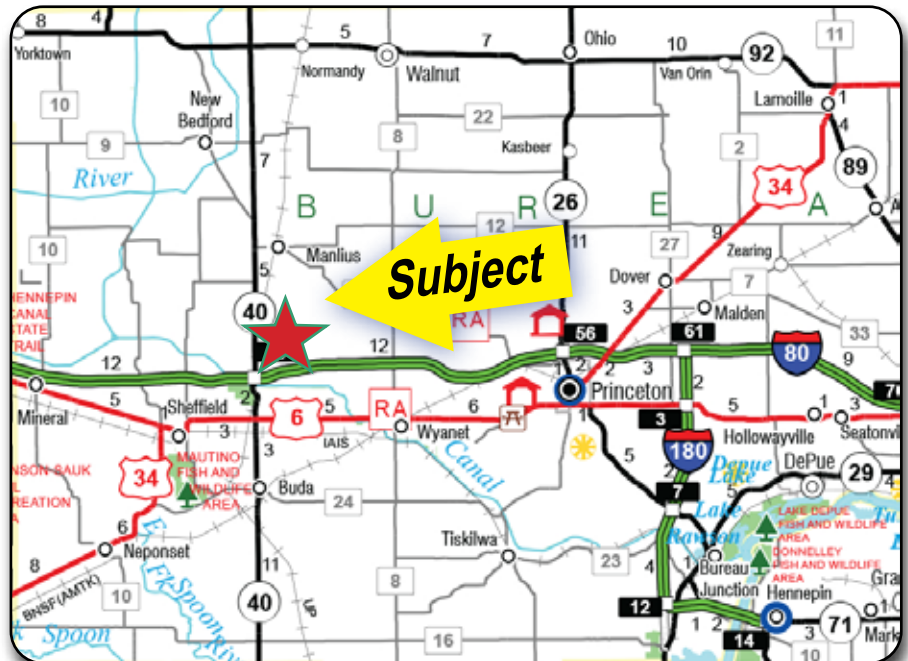
Part of Sections 2, 3, 9 and 10, Concord Twp. 16N, Range 7E, Bureau Co., IL

North of Interstate 80 at IL Route 40 Exit

- 3± miles south of Manlius, IL
- 4± miles north of Buda, IL
- 10± miles west of Princeton, IL
- 27± miles south of Sterling, IL
- 46± miles north of Peoria, IL

### Directions to Property:

From Interstate 80 exit IL Rte. 40 north. See signs for each tract.

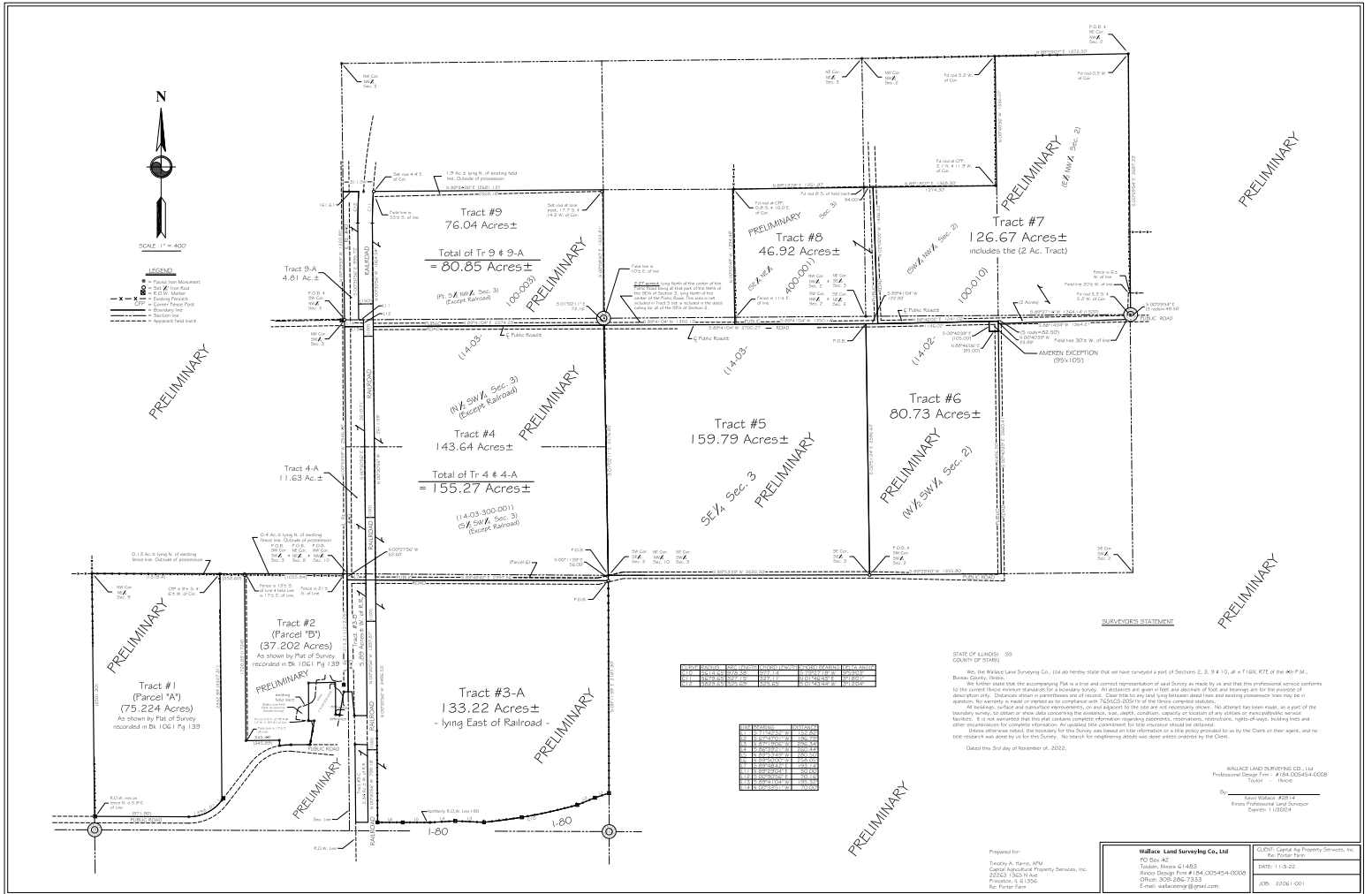


Map courtesy of IDOT.Illinois.gov

# Porter Farm Bureau County, IL

**904.11 TOTAL SURVEYED ACRES**  
**864.61± EST. FSA CROPLAND ACRES**  
**OFFERED IN 9 TRACTS**

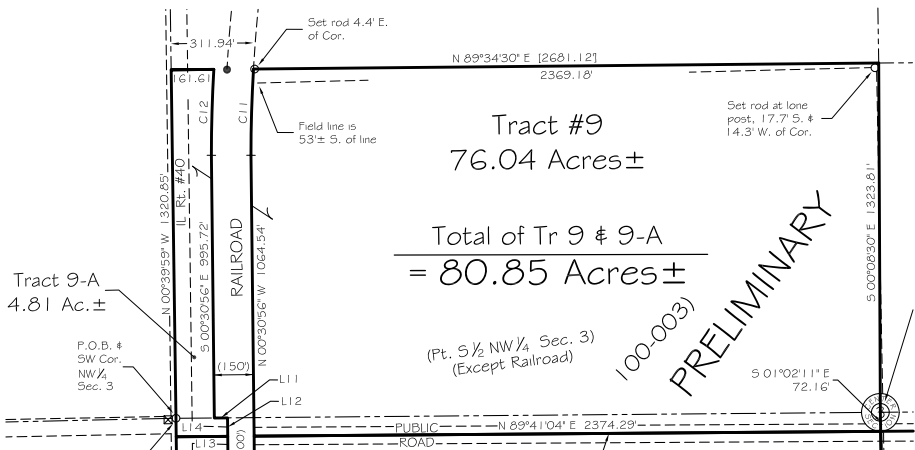
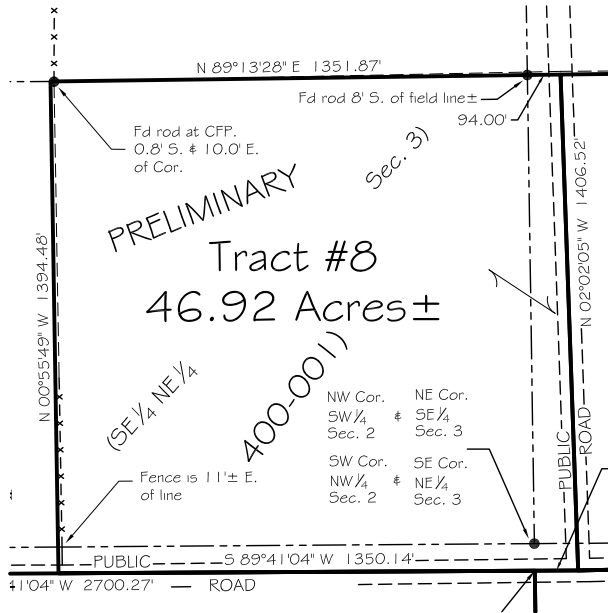
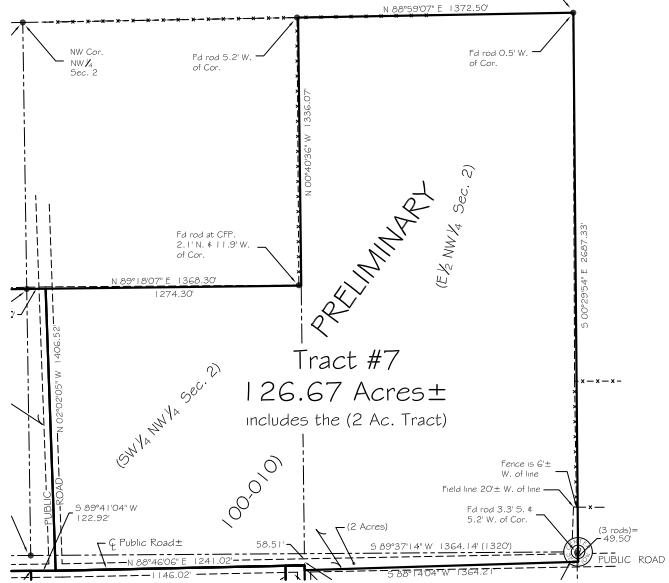
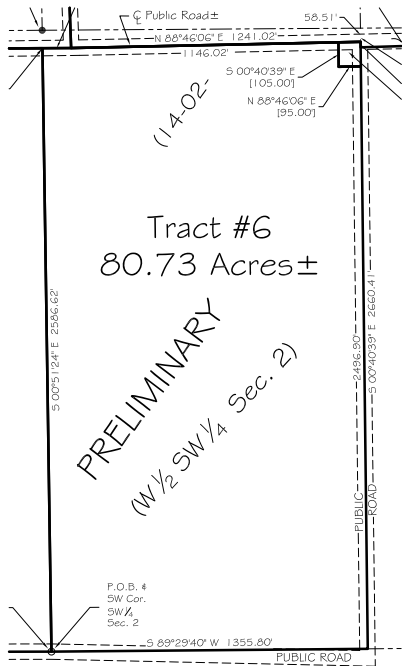
8/14/2022 09:02:00 AM by Wallace Land Surveying, Inc. for Bureau County, Illinois. 11/03/2022 10:03:54 AM





# Porter Farm Bureau County, IL

**904.11** TOTAL SURVEYED ACRES  
**864.61±** EST. FSA CROPLAND ACRES  
**OFFERED IN 9 TRACTS**



# Porter Farm Bureau County, IL

**904.11** TOTAL SURVEYED ACRES  
**864.61±** EST. FSA CROPLAND ACRES  
**OFFERED IN 9 TRACTS**

ILLINOIS BUREAU Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 7143</b> Prepared : 10/20/22 12:17 PM CST Crop Year : 2023
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<b>Operator Name</b>									
CRP Contract Number(s)	: None								
Recon ID	: None								
Transferred From	: None								
ARCPLC G/I/F Eligibility	: Eligible								

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
170.18	161.62	161.62	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod	
0.00	0.00	161.62	0.00	0.00		0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN	SOYBN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	86.40	0.00	164	0
Soybeans	71.80	0.00	49	0
<b>TOTAL</b>	<b>158.20</b>	<b>0.00</b>		

NOTES

<b>Tract Number</b>	: 9081
<b>Description</b>	: SEC 2 3 Concord Twp
<b>FSA Physical Location</b>	: ILLINOIS/BUREAU
<b>ANSI Physical Location</b>	: ILLINOIS/BUREAU
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: HEL field on tract. Conservation system being actively applied
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: SUNSHINE AGRICULTURE INCORPORATED
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
170.18	161.62	161.62	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	161.62	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	86.40	0.00	164

United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 7143</b> Prepared : 10/20/22 12:17 PM CST Crop Year : 2023
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<b>Tract 9081 Continued ...</b>			
Soybeans	71.80	0.00	49
<b>TOTAL</b>	<b>158.20</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/household status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's Disability Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 532-5392. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 696-7442; or (3) e-mail: [programfiles@usda.gov](mailto:programfiles@usda.gov). USDA is an equal opportunity provider, employer, and lender.

Exact base acres and yield for each tract to be determined after reconstitution from the Bureau County FSA Office.  
 All boundary lines are approximate.



# Porter Farm Bureau County, IL

## 904.11 TOTAL SURVEYED ACRES 864.61± EST. FSA CROPLAND ACRES OFFERED IN 9 TRACTS

ILLINOIS BUREAU Form: FSA-156EZ  
 United States Department of Agriculture Farm Service Agency  
 FARM : 10506  
 Prepared : 10/20/22 12:19 PM CST  
 Crop Year : 2023  
 Abbreviated 156 Farm Record

Operator Name :  
 CRP Contract Number(s) : None  
 Recon ID : 17-011-2021-56  
 Transferred From : None  
 ARC/PLC GWP Eligibility : Eligible

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
392.51	386.71	386.71	0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod	
0.00	0.00	386.71	0.00	0.00	0.00	0.00	0.00	0.00	

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

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	224.21	0.00	158	
Soybeans	162.29	0.00	50	0
<b>TOTAL</b>	<b>386.50</b>	<b>0.00</b>		

**NOTES**

Tract Number : 8505  
 Description : SEC 3 Concord Twp  
 FSA Physical Location : ILLINOIS/BUREAU  
 ANSI Physical Location : ILLINOIS/BUREAU  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : SUNSHINE AGRICULTURE INCORPORATED  
 Other Producers :  
 Recon ID : None

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
60.03	77.94	77.94	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	77.94	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	58.30	0.00	158

ILLINOIS BUREAU Form: FSA-156EZ  
 United States Department of Agriculture Farm Service Agency  
 FARM : 10506  
 Prepared : 10/20/22 12:19 PM CST  
 Crop Year : 2023  
 Abbreviated 156 Farm Record

Tract 8505 Continued ...

Soybeans	19.80	0.00	50
<b>TOTAL</b>	<b>77.90</b>	<b>0.00</b>	

**NOTES**

Tract Number : 9082  
 Description : SEC 2 3 Concord Twp  
 FSA Physical Location : ILLINOIS/BUREAU  
 ANSI Physical Location : ILLINOIS/BUREAU  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : SUNSHINE AGRICULTURE INCORPORATED  
 Other Producers : JANICE E MADISON  
 Recon ID : None

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
236.54	236.54	236.54	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	236.54	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	128.80	0.00	158
Soybeans	107.70	0.00	50
<b>TOTAL</b>	<b>236.50</b>	<b>0.00</b>	

**NOTES**

Tract Number : 11749  
 Description : Sec 3 Concord Twp  
 FSA Physical Location : ILLINOIS/BUREAU  
 ANSI Physical Location : ILLINOIS/BUREAU  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : SUNSHINE AGRICULTURE INCORPORATED  
 Other Producers :  
 Recon ID : 17-011-2021-55

ILLINOIS BUREAU Form: FSA-156EZ  
 United States Department of Agriculture Farm Service Agency  
 FARM : 10506  
 Prepared : 10/20/22 12:19 PM CST  
 Crop Year : 2023  
 Abbreviated 156 Farm Record

Tract 11749 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
75.94	72.23	72.23	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	72.23	0.00	0.00	0.00	0.00	0.00

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	37.11	0.00	158
Soybeans	34.99	0.00	50
<b>TOTAL</b>	<b>72.10</b>	<b>0.00</b>	

**NOTES**

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.usda.gov/complaint\\_filing\\_cust.html](http://www.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [usda.nondiscrimination@usda.gov](mailto:usda.nondiscrimination@usda.gov). USDA is an equal opportunity provider, employer, and lender.

**Exact base acres and yield for each tract to be determined after reconstitution from the Bureau County FSA Office.  
All boundary lines are approximate.**



# Porter Farm Bureau County, IL

## 904.11 TOTAL SURVEYED ACRES 864.61± EST. FSA CROPLAND ACRES OFFERED IN 9 TRACTS

ILLINOIS BUREAU	United States Department of Agriculture Farm Service Agency	<b>FARM : 10507</b> Prepared : 10/20/22 12:18 PM CST Crop Year : 2023							
Form: FSA-156EZ	Abbreviated 156 Farm Record								
See Page 2 for non-discriminatory Statements.									
Operator Name : CRP Contract Number(s) : None Recon ID : 17-011-2021-56 Transferred From : None ARCPLC G/IF Eligibility : Eligible									
<b>Farm Land Data</b>									
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
333.35	316.28	316.28	0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	Acres Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod	
0.00	0.00	316.28	0.00	0.00		0.00	0.00	0.00	
<b>Crop Election Choice</b>									
ARC Individual		ARC County		Price Loss Coverage					
None		CORN		SOYBN					
<b>DCP Crop Data</b>									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	250.89	0.00	158	0					
Soybeans	65.21	0.00	50	0					
<b>TOTAL</b>	<b>316.10</b>	<b>0.00</b>							
NOTES									
Tract Number : 3990 Description : SEC 9 Concord Twp FSA Physical Location : ILLINOIS/BUREAU ANSI Physical Location : ILLINOIS/BUREAU BIA Unit Range Number : HEL Status : HEL field on tract. Conservation system being actively applied Wetland Status : Wetland determinations not complete WL Violations : None Owners : SUNSHINE AGRICULTURE INCORPORATED Other Producers : None Recon ID : None									
<b>Tract Land Data</b>									
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane		
74.70	72.55	72.55	0.00	0.00	0.00	0.00	0.00		
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod		
0.00	0.00	72.55	0.00	0.00	0.00	0.00	0.00		
<b>DCP Crop Data</b>									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield						
Corn	62.80	0.00	158						

ILLINOIS BUREAU	United States Department of Agriculture Farm Service Agency	<b>FARM : 10507</b> Prepared : 10/20/22 12:18 PM CST Crop Year : 2023							
Form: FSA-156EZ	Abbreviated 156 Farm Record								
<b>Tract 3990 Continued ...</b>									
Soybeans	9.70	0.00	50						
<b>TOTAL</b>	<b>72.50</b>	<b>0.00</b>							
NOTES									
Tract Number : 3991 Description : SEC 9 10 Concord Twp FSA Physical Location : ILLINOIS/BUREAU ANSI Physical Location : ILLINOIS/BUREAU BIA Unit Range Number : HEL Status : HEL field on tract. Conservation system being actively applied Wetland Status : Wetland determinations not complete WL Violations : None Owners : SUNSHINE AGRICULTURE INCORPORATED Other Producers : None Recon ID : None									
<b>Tract Land Data</b>									
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane		
179.07	169.41	169.41	0.00	0.00	0.00	0.00	0.00		
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod		
0.00	0.00	169.41	0.00	0.00	0.00	0.00	0.00		
<b>DCP Crop Data</b>									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield						
Corn	149.90	0.00	158						
Soybeans	19.50	0.00	50						
<b>TOTAL</b>	<b>169.40</b>	<b>0.00</b>							
NOTES									
Tract Number : 11750 Description : Sec 3 Concord Twp FSA Physical Location : ILLINOIS/BUREAU ANSI Physical Location : ILLINOIS/BUREAU BIA Unit Range Number : HEL Status : HEL field on tract. Conservation system being actively applied Wetland Status : Wetland determinations not complete WL Violations : None Owners : SUNSHINE AGRICULTURE INCORPORATED Other Producers : None Recon ID : 17-011-2021-55									

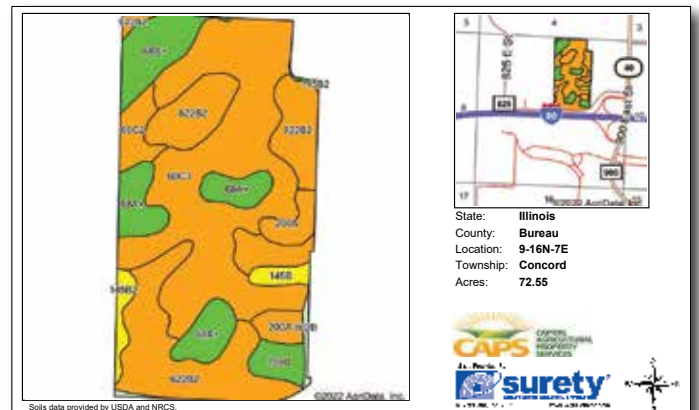
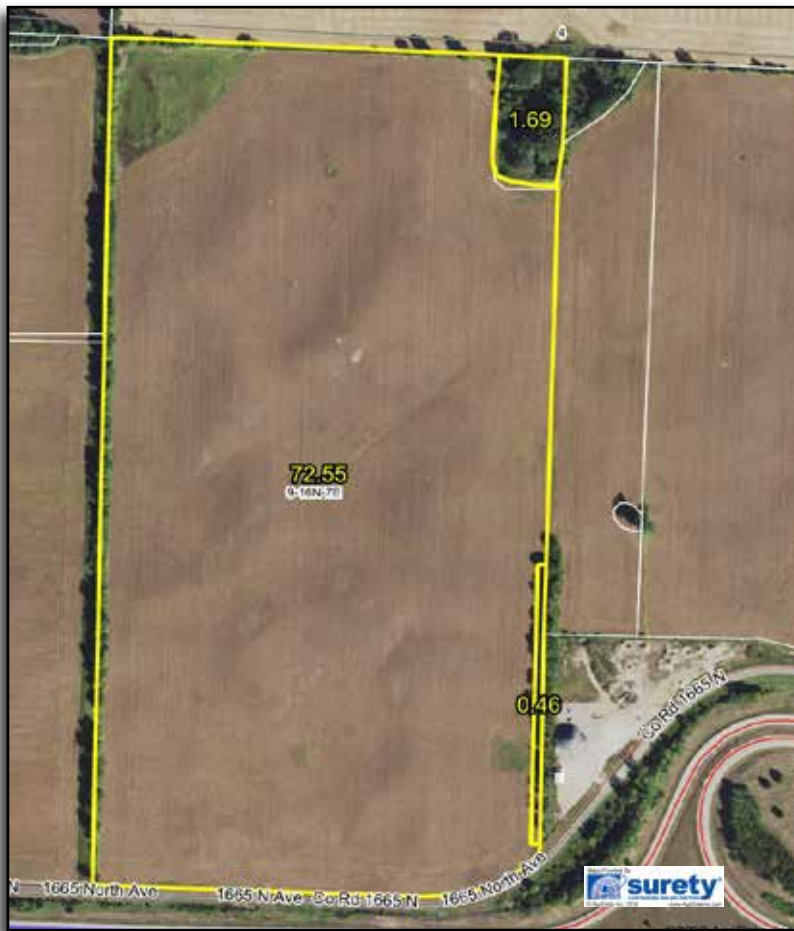
ILLINOIS BUREAU	United States Department of Agriculture Farm Service Agency	<b>FARM : 10507</b> Prepared : 10/20/22 12:18 PM CST Crop Year : 2023							
Form: FSA-156EZ	Abbreviated 156 Farm Record								
<b>Tract 11750 Continued ...</b>									
<b>Tract Land Data</b>									
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane		
79.58	74.32	74.32	0.00	0.00	0.00	0.00	0.00		
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod		
0.00	0.00	74.32	0.00	0.00	0.00	0.00	0.00		
<b>DCP Crop Data</b>									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield						
Corn	38.19	0.00	158						
Soybeans	36.01	0.00	50						
<b>TOTAL</b>	<b>74.20</b>	<b>0.00</b>							
NOTES									
<p style="font-size: x-small;">In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</p> <p style="font-size: x-small;">Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p style="font-size: x-small;">To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <a href="http://www.asc.usda.gov/complaint_filing_cust.html">http://www.asc.usda.gov/complaint_filing_cust.html</a> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9999. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</p>									

Exact base acres and yield for each tract to be determined after reconstitution from the Bureau County FSA Office.  
All boundary lines are approximate.

# Porter Farm Bureau County, IL

**TRACT 1**  
**75.22 TOTAL SURVEYED ACRES**  
**72.55± EST. FSA CROPLAND ACRES**

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



Area Symbol: IL011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	28.52	39.3%		**137	**45	**101
**622B2	Wyand silt loam, 2 to 5 percent slopes, eroded	22.05	30.4%		**153	**50	**114
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	11.57	15.9%		192	63	143
200A	Orio loam, 0 to 2 percent slopes	3.25	4.5%		147	48	110
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	2.22	3.1%		**148	**48	**110
**199B	Plano silt loam, 2 to 5 percent slopes	1.94	2.7%		**192	**59	**141
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	1.27	1.8%		**170	**54	**125
**145B	Saybrook silt loam, 2 to 5 percent slopes	1.09	1.5%		**177	**56	**131
802B	Orthents, loamy, undulating	0.58	0.8%				
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.06	0.1%		195	63	144
<b>Weighted Average</b>					<b>153</b>	<b>50</b>	<b>113.5</b>

**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  
 Crop yields and productivity indices for optimum management (B811) 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  
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.  
 Aerial map and soils information provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

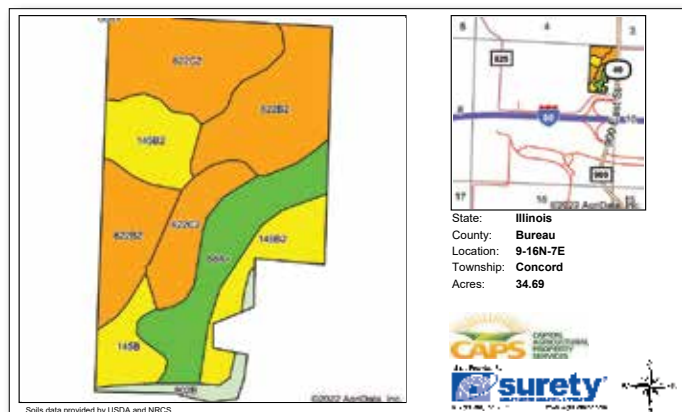
**All boundary lines are approximate.**

# Porter Farm Bureau County, IL

## TRACT 2

**37.20 TOTAL SURVEYED ACRES**  
**34.69± EST. FSA CROPLAND ACRES**

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



Area Symbol: IL011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	9.83	28.3%		**153	**50	**114
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	9.47	27.3%		**150	**49	**112
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	6.32	18.2%		**170	**54	**125
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	5.79	16.7%		192	63	143
**145B	Saybrook silt loam, 2 to 5 percent slopes	2.14	6.2%		**177	**56	**131
802B	Orthents, loamy, undulating	1.14	3.3%				
<b>Weighted Average</b>					<b>158.2</b>	<b>51.3</b>	<b>117.6</b>

**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  
Crop yields and productivity indices for optimum management (B811) 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  
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.  
Aerial map and soils information provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines are approximate.

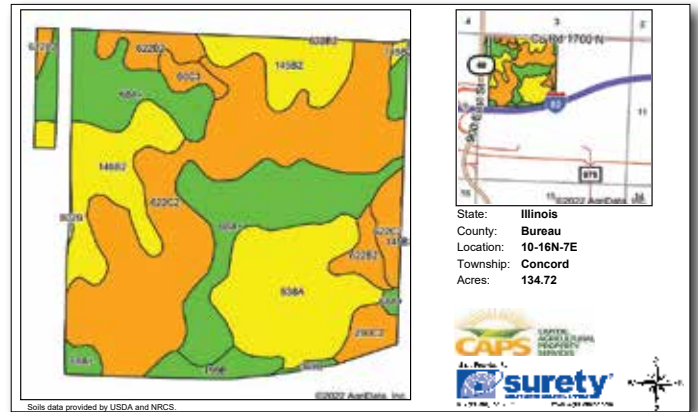
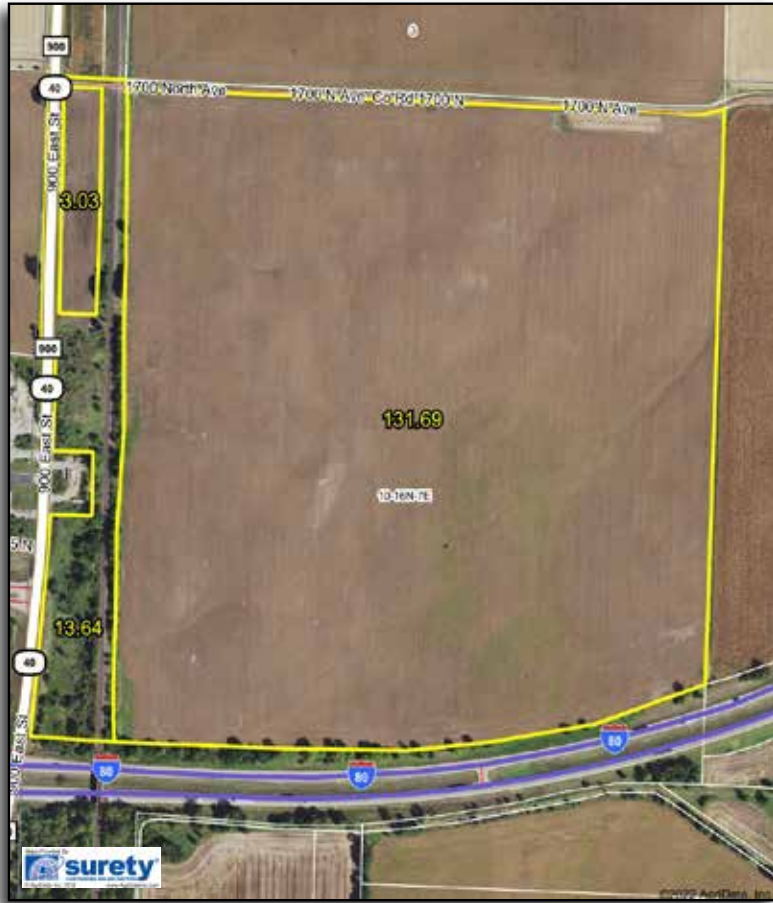


# Porter Farm Bureau County, IL

## TRACT 3

**141.45 TOTAL SURVEYED ACRES**  
**134.72± EST. FSA CROPLAND ACRES**

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



Area Symbol: IL011, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622C2	Wyand silt loam, 5 to 10 percent slopes, eroded	47.14	35.0%		**150	**49	**112
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	31.38	23.3%		192	63	143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	21.14	15.7%		**170	**54	**125
638A	Muskego muck, 0 to 2 percent slopes	20.15	15.0%		169	54	125
**622B2	Wyand silt loam, 2 to 5 percent slopes, eroded	6.64	4.9%		**153	**50	**114
**199B	Plano silt loam, 2 to 5 percent slopes	3.10	2.3%		**192	**59	**141
**290C2	Warsaw silt loam, 5 to 10 percent slopes, eroded	2.68	2.0%		**150	**48	**111
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	1.89	1.4%		**137	**45	**101
**369B	Waupecan silt loam, 2 to 5 percent slopes	0.44	0.3%		**187	**58	**138
802B	Orthents, loamy, undulating	0.16	0.1%				
<b>Weighted Average</b>					<b>166.6</b>	<b>54</b>	<b>123.7</b>

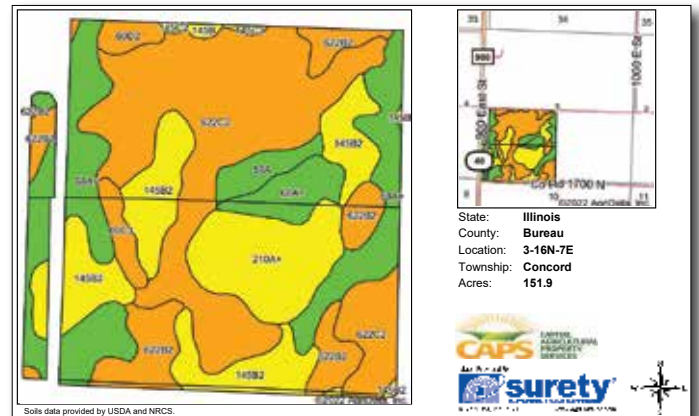
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811  
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 \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.  
 Aerial map and soils information provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

**All boundary lines are approximate.**

# Porter Farm Bureau County, IL

**TRACT 4**  
**155.27 TOTAL SURVEYED ACRES**  
**151.90± EST. FSA CROPLAND ACRES**

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



Area Symbol: IL011, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622C2	Wyand silt loam, 5 to 10 percent slopes, eroded	51.42	33.9%		**150	**49	**112
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	34.33	22.6%		192	63	143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	26.12	17.2%		**170	**54	**125
**622B2	Wyand silt loam, 2 to 5 percent slopes, eroded	15.40	10.1%		**153	**50	**114
210A+	Lena silt loam, depressional, 0 to 2 percent slopes, overwash	15.18	10.0%		170	55	126
59A	Lisbon silt loam, 0 to 2 percent slopes	3.43	2.3%		188	59	136
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	2.64	1.7%		**137	**45	**101
**60D2	La Rose silt loam, 10 to 18 percent slopes, eroded	2.18	1.4%		**142	**46	**105
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	0.62	0.4%		**166	**53	**123
**145B	Saybrook silt loam, 2 to 5 percent slopes	0.58	0.4%		**177	**56	**131
<b>Weighted Average</b>					<b>165.9</b>	<b>53.9</b>	<b>123.2</b>

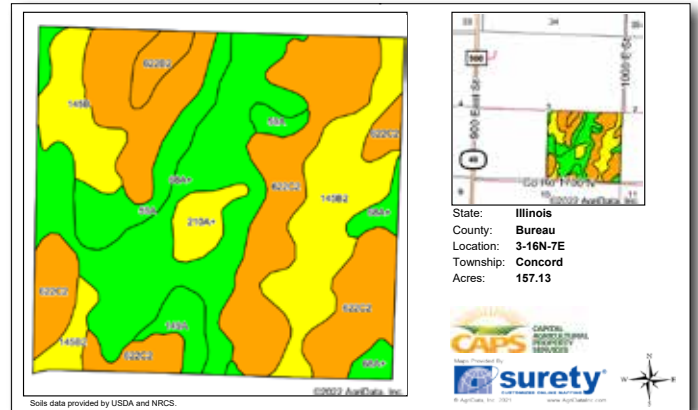
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811  
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 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.  
 Aerial map and soils information provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

**All boundary lines are approximate.**

# Porter Farm Bureau County, IL

**TRACT 5**  
**159.79 TOTAL SURVEYED ACRES**  
**157.13± EST. FSA CROPLAND ACRES**

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



Area Symbol: IL011, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	59.71	38.0%		**150	**49	**112
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	41.28	26.3%		192	63	143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	24.09	15.3%		**170	**54	**125
59A	Lisbon silt loam, 0 to 2 percent slopes	10.80	6.9%		188	59	136
**145B	Saybrook silt loam, 2 to 5 percent slopes	9.59	6.1%		**177	**56	**131
210A+	Lena silt loam, depressional, 0 to 2 percent slopes, overwash	4.33	2.8%		170	55	126
149A	Brenton silt loam, 0 to 2 percent slopes	4.07	2.6%		195	60	141
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	3.26	2.1%		**153	**50	**114
<b>Weighted Average</b>					<b>170.1</b>	<b>55</b>	<b>126.1</b>

**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

Crop yields and productivity indices for optimum management (B811) 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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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

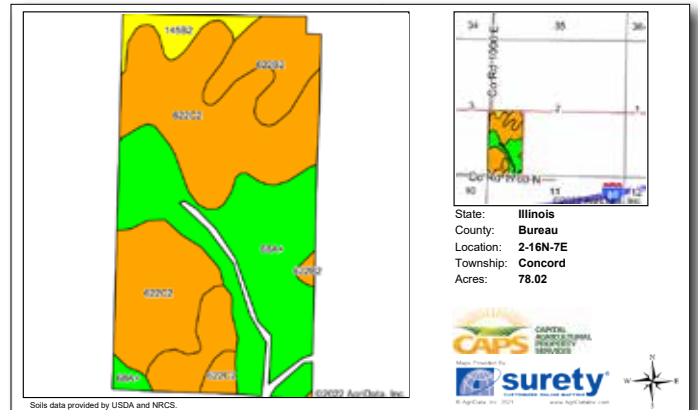
**All boundary lines are approximate.**



# Porter Farm Bureau County, IL

**TRACT 6**  
**80.73 TOTAL SURVEYED ACRES**  
**78.02± EST. FSA CROPLAND ACRES**

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



Area Symbol: IL011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	35.58	45.6%	Orange	**150	**49	**112
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	26.65	34.2%	Green	192	63	143
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	12.74	16.3%	Orange	**153	**50	**114
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	3.05	3.9%	Yellow	**170	**54	**125
<b>Weighted Average</b>					<b>165.6</b>	<b>54.1</b>	<b>123.4</b>

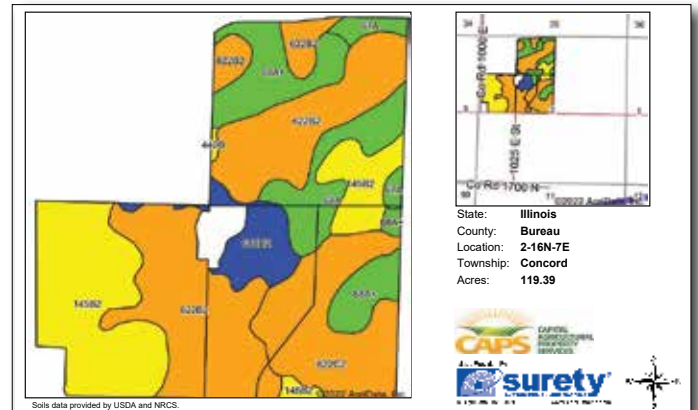
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811  
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 Aerial map and soils information provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines are approximate.

# Porter Farm Bureau County, IL

**TRACT 7**  
**126.67 TOTAL SURVEYED ACRES**  
**119.39± EST. FSA CROPLAND ACRES**

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



Area Symbol: IL011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622B2	Wyand silt loam, 2 to 5 percent slopes, eroded	42.11	35.3%		**153	**50	**114
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	28.94	24.2%		**170	**54	**125
**622C2	Wyand silt loam, 5 to 10 percent slopes, eroded	18.33	15.4%		**150	**49	**112
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	13.01	10.9%		192	63	143
68A	Sable silty clay loam, 0 to 2 percent slopes	8.07	6.8%		192	63	143
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	6.39	5.4%		**130	**42	**95
67A	Harpster silty clay loam, 0 to 2 percent slopes	2.31	1.9%		182	57	133
**440B	Jasper silt loam, 2 to 5 percent slopes	0.23	0.2%		**173	**56	**129
<b>Weighted Average</b>					<b>162.9</b>	<b>52.8</b>	<b>120.9</b>

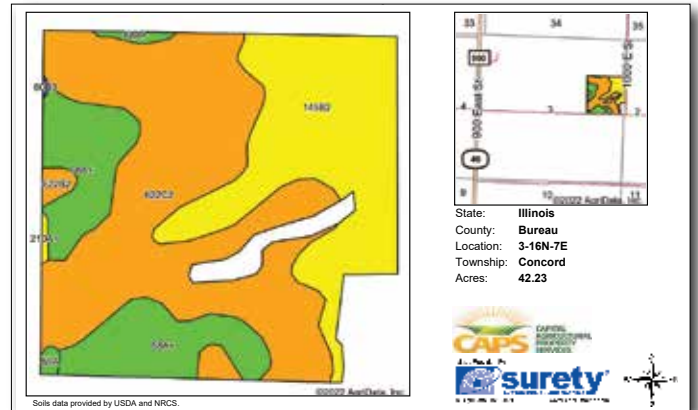
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811  
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 Aerial map and soils information provided by Surety Custom Online Mapping - Field borders provided by Farm Service Agency as of 5/21/2008.

All boundary lines are approximate.

# Porter Farm Bureau County, IL

**TRACT 8**  
**46.92 TOTAL SURVEYED ACRES**  
**42.23± EST. FSA CROPLAND ACRES**

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



Area Symbol: IL011, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	20.71	49.0%		**150	**49	**112
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	12.82	30.4%		**170	**54	**125
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	8.05	19.1%		192	63	143
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	0.36	0.9%		**153	**50	**114
59A	Lisbon silt loam, 0 to 2 percent slopes	0.18	0.4%		188	59	136
210A+	Lena silt loam, depressional, 0 to 2 percent slopes, overwash	0.11	0.3%		170	55	126
<b>Weighted Average</b>					<b>164.3</b>	<b>53.3</b>	<b>122</b>

**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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All boundary lines are approximate.



# Porter Farm Bureau County, IL

**TRACT 8**  
**46.92 TOTAL SURVEYED ACRES**  
**42.23± EST. FSA CROPLAND ACRES**

## Bin Site & Improvements



All buildings and equipment sizes are estimated and being sold in as-is, where-is condition with no guarantees or warranties.





# Farmland Auction in 9 Tracts

## 904.11+/- total surveyed acres of

### Bureau Co., IL Farmland

Thursday, December 20, 2022, at 10:00 a.m.

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

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

DECEMBER						
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18	19	20	21	22	23	24
25	26	27	28	29	30	31



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