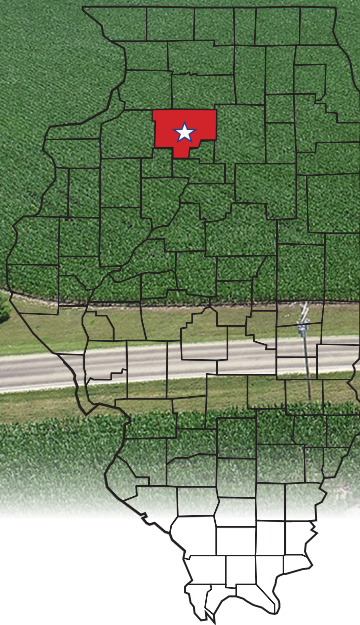


**60.26±**

Total Surveyed Acres  
in 1 Tract

# Bureau County, IL **LAND AUCTION**

Thursday, August 24, 2023  
at 10:00 a.m.



Soil Productivity Index of 133



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

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

Click on image  
to register



Click to view video  
of the Larson Farm



Seller: Kim M. Larson, Et Al

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)



# Bureau County Farm Auction Information

**Auction:** Thursday, August 24, 2023, at 10:00 a.m.  
Online Information: [www.capitalag.com](http://www.capitalag.com)  
Online Bidding Powered by: Proxibid

**Procedure:** 60.26± total surveyed acres of farmland offered in **1 tract** to be sold based upon total surveyed acres. Bids will be made on a per acre basis. 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. Property is being sold on an "as is/where is" basis.

The property is being sold as a single tract 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.

The successful bidder 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 August 24, 2023. The balance of the purchase price is due at closing, which will occur on or before September 25, 2023.

**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., August 24, 2023. Balance due upon closing.

**Closing & Possession:** Closing to occur on or before September 25, 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:** There is a lease in place for 2023. The farm lease for 2024 is open.

**Survey:** The farm is being sold based upon total surveyed acres and will be provided to buyer before closing.

**FSA Information:** Farm #9125, Tract #10840

<u>Crop</u>	<u>Base Ac.</u>	<u>Tract Yield</u>	<u>Program</u>
Corn	49.00	150	PLC
Soybeans	16.26	48	PLC

Base and Cropland Acres will be updated after reconstitution by the Bureau County FSA Office. According to the Bureau County FSA EZ form, NHEL fields on tract.

**Real Estate Taxes:** Seller will pay the 2022 pay 2023 real estate taxes. Buyer will be given a credit at closing for the 2023 real estate taxes payable 2024, based upon the most current and available information, including confirmed multipliers. The 2022 taxes paid in 2023 were:

<u>Parcel Number</u>	<u>Tax Acres*</u>	<u>Total Taxes*</u>	<u>Tax Per/Ac.</u>
16-27-300-013	76.20	\$4,583.06	\$60.15

According to the Bureau County Treasurer's Office, the farm is located in the Princeton Grade School District #115, Princeton High School District #500 and Sauk VI JC District 513.

\*Taxes and acres include house & buildings located on the northwest side of 2155 E St., and 8.5± acres on the southwest side of farm previously sold and is not part of this offering. Exact tax acres and amounts will be determined after split by the Bureau County Assessor's & Treasurer's Offices.

**Improvements:** Barn, 2 machine sheds and corn crib

**Easements:** None

**Seller's Attorney:** Michael English, ph. 815-875-4555  
Russell, English, Scoma & Beneke, P.C.

**Seller:** Kim M. Larson, Et Al

**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**

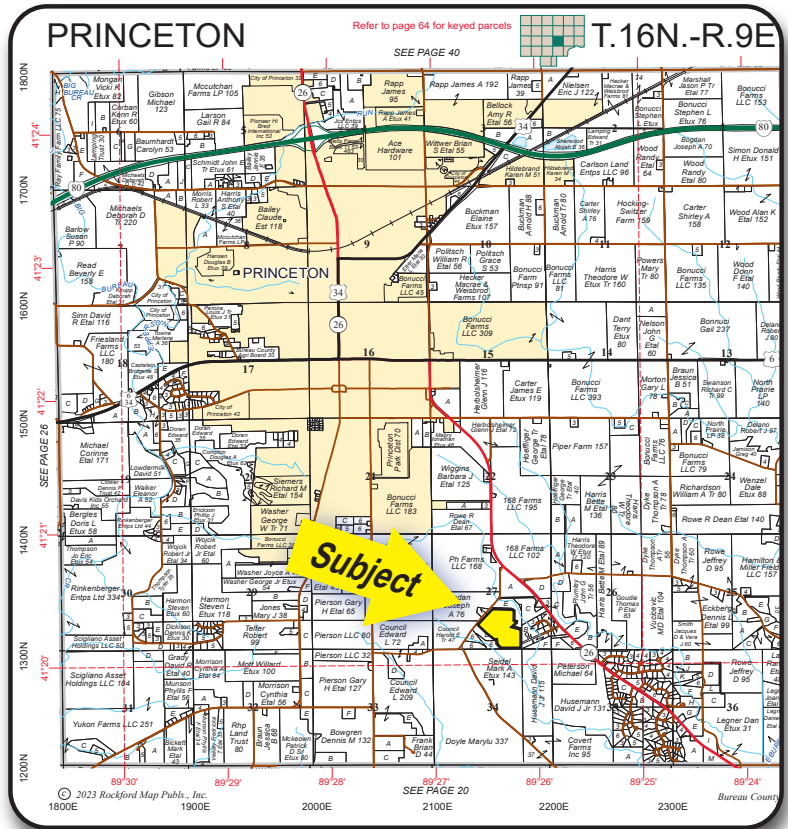
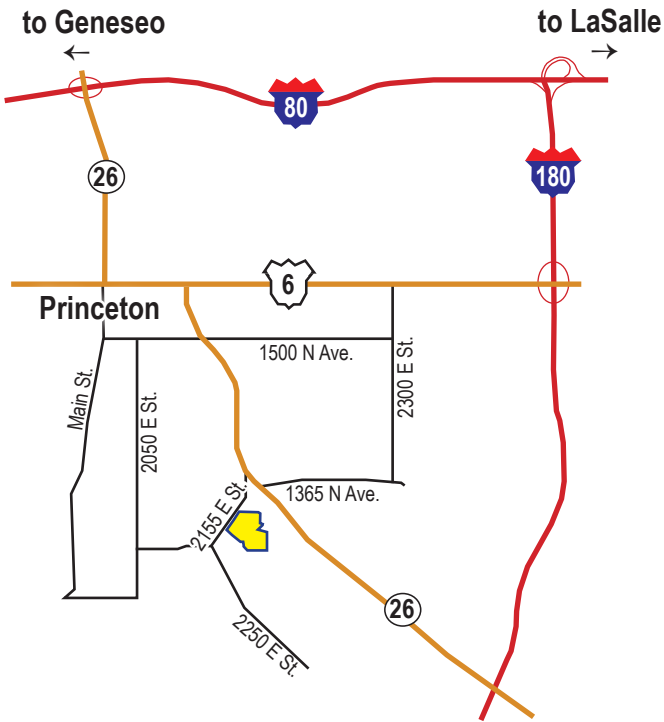
**[timothy.a.harris@pgim.com](mailto:timothy.a.harris@pgim.com)**



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

# Larson Farm Bureau County, IL

**60.26± TOTAL SURVEYED ACRES**  
**55.35± EST. CROPLAND ACRES\***



## Property Location:

Part of the West Half of the Southeast Quarter and part of the East Half of the Southwest Quarter of Section 27, Princeton Twp. 16N, Range 9E, Bureau Co., IL

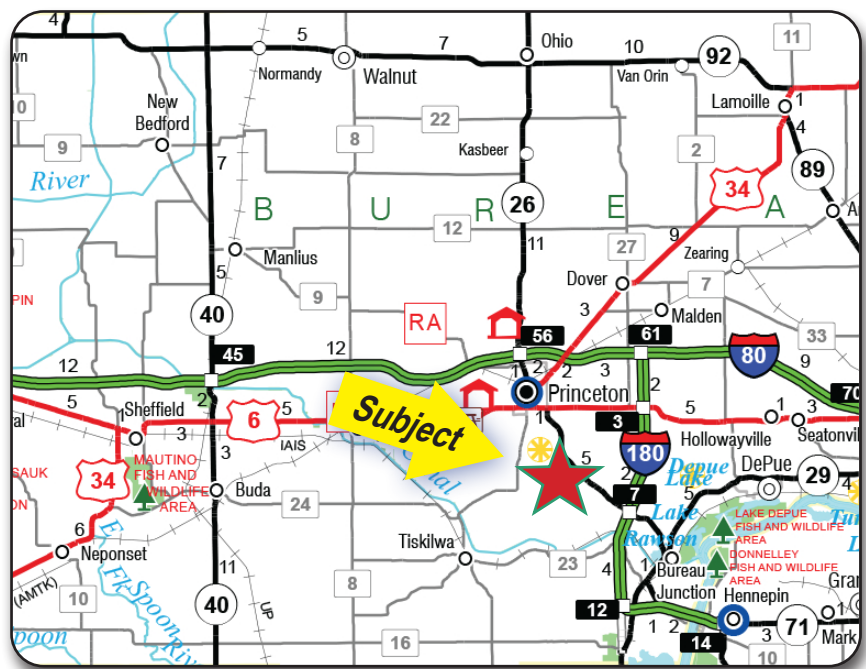
South of Interstate 80 and IL Route 26 Exit

- 3± miles south of Princeton, IL
- 9± miles northwest of Hennepin, IL
- 12± miles east of Buda, IL
- 23± miles west of LaSalle, IL

## Directions to Property:

13343 2155 E Street, appx. 1/2 mile south of Rte. 26

From Interstate 80 exit IL Rte. 26 south thru Princeton, or Interstate 180 exit IL Rte. 6 west to IL Rte. 26 south. Go south on CR 138 S onto 2155 E Street to property on east side of road.



Map courtesy of IDOT.Illinois.gov

All boundary lines are approximate

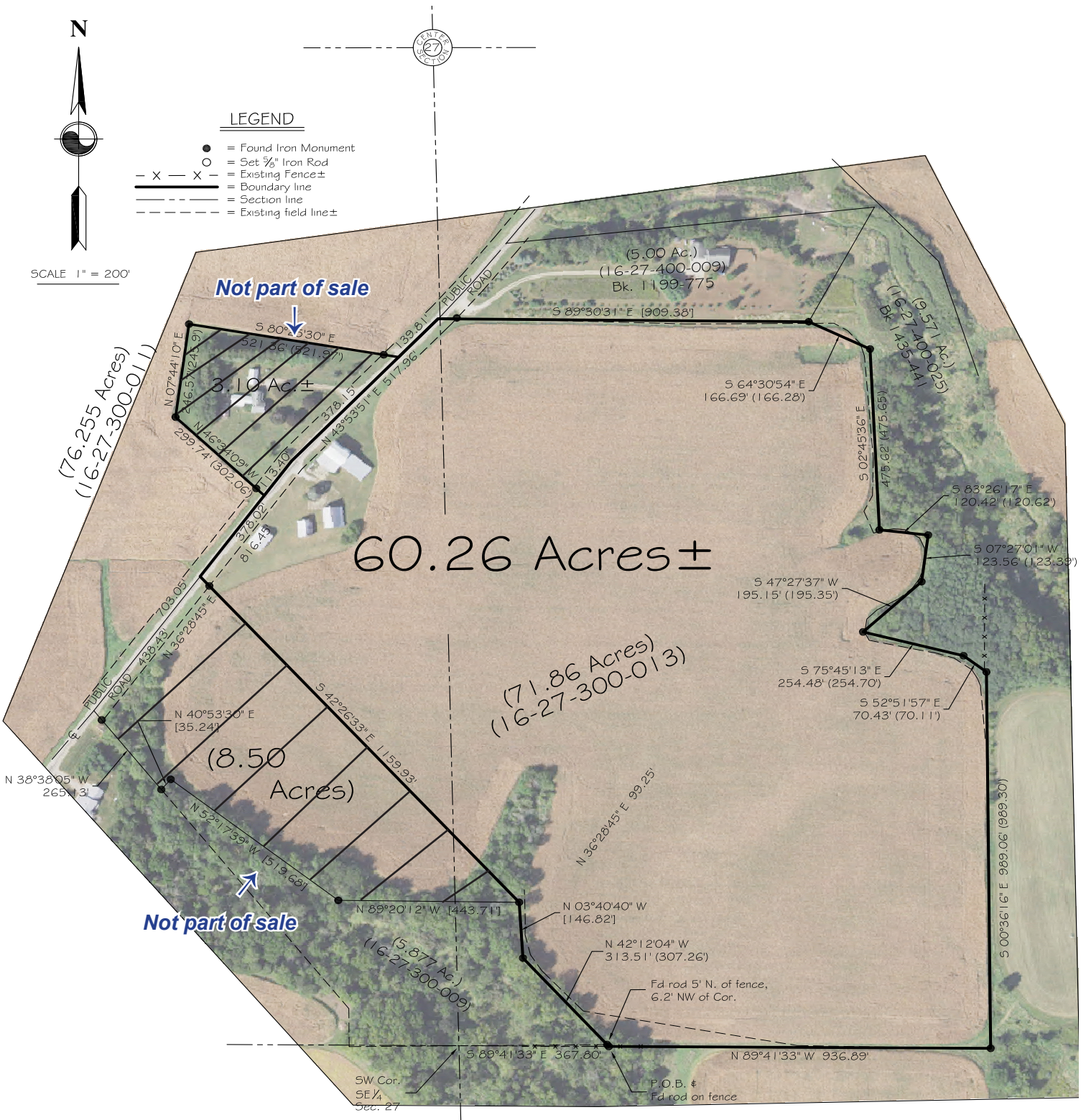
\*Base and Cropland Acres will be updated after reconstitution by the Bureau County FSA Office.



# Larson Farm

## Bureau County, IL

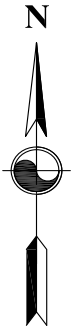
**60.26± TOTAL SURVEYED ACRES**  
**55.35± EST. CROPLAND ACRES\***



SCALE 1" = 200'

**LEGEND**

- = Found Iron Monument
- = Set 3/8" Iron Rod
- X - X - = Existing Fence ±
- — — — = Boundary line
- - - - - = Section line
- ⋯ ⋯ ⋯ = Existing field line ±



**Wallace Land Surveying Co., Ltd**  
 PO Box 42  
 Toulon, Illinois 61483  
 Illinois Design Firm # 184.005454-0008  
 Office: 309-286-7333  
 E-mail: wallaceengr@gmail.com

CLIENT: Kim Larson
DATE: 6-29-23
JOB: 23150-001

Prepared for:  
 Kim Larson  
 13403 IL Hwy 26  
 Princeton, IL 61356

\*Base and Cropland Acres will be updated after reconstitution by the Bureau County FSA Office.

# Larson Farm Bureau County, IL

**60.26± TOTAL SURVEYED ACRES**  
**55.35± EST. CROPLAND ACRES\***

ILLINOIS BUREAU Form: FSA-156EZ See Page 3 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 9125 Prepared : 5/24/23 4:21 PM CST Crop Year : 2023
--	--	---

Operator Name : ██████████  
 CRP Contract Number(s) : None  
 Recon ID : 17-011-2012-109  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.58	65.61	65.61	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	65.61	0.00		0.00	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	49.26	0.00	150	0
Soybeans	16.34	0.00	48	0
<b>TOTAL</b>	<b>65.60</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 10840  
**Description** : Sec 27 Princeton  
**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** : KIM MARIE LARSON  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
70.21	65.27	65.27	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	65.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	49.00	0.00	150
Soybeans	16.26	0.00	48
<b>TOTAL</b>	<b>65.26</b>	<b>0.00</b>	

**NOTES**

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\*Base and Cropland Acres will be updated after reconstitution by the Bureau County FSA Office.



# Larson Farm Bureau County, IL

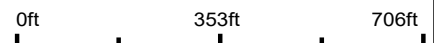
**60.26± TOTAL SURVEYED ACRES**  
**55.35± EST. CROPLAND ACRES\***

Aerial Map



©2023 AgriData, Inc.

Boundary Center: 41° 20' 16.51, -89° 26' 22.49



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**27-16N-9E**  
**Bureau County**  
**Illinois**



7/6/2023

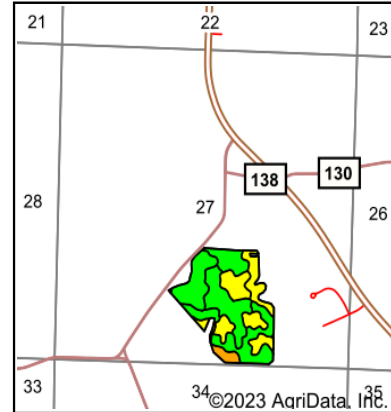
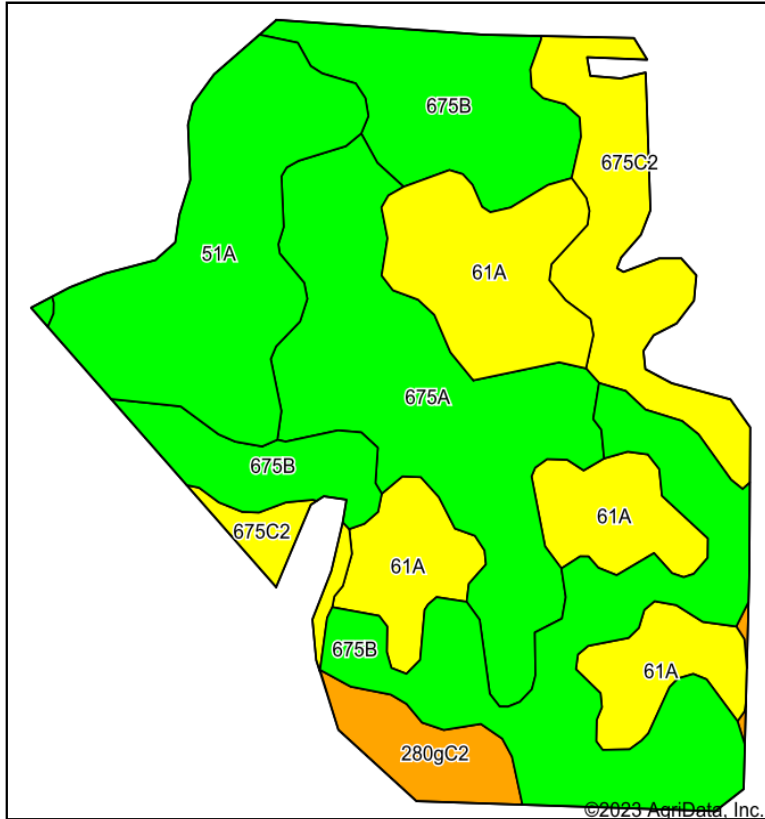
All boundary lines are approximate

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# Larson Farm Bureau County, IL

**60.26± TOTAL SURVEYED ACRES**  
**55.35± EST. CROPLAND ACRES\***

## Soils Map



State: **Illinois**  
County: **Bureau**  
Location: **27-16N-9E**  
Township: **Princeton**  
Acres: **55.35**  
Date: **7/6/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**675B	Greenbush silt loam, 2 to 5 percent slopes	16.80	30.4%		**182	**57	**133
61A	Atterberry silt loam, 0 to 2 percent slopes	11.13	20.1%		182	56	132
675A	Greenbush silt loam, 0 to 2 percent slopes	10.64	19.2%		184	58	134
51A	Muscataine silt loam, 0 to 2 percent slopes	8.80	15.9%		200	64	147
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	5.94	10.7%		**171	**54	**125
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.04	3.7%		**155	**49	**113
<b>Weighted Average</b>					<b>183.1</b>	<b>57.5</b>	<b>133.6</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.

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

\*Base and Cropland Acres will be updated after reconstitution by the Bureau County FSA Office.

# Farmland Auction in 1 Tract 60.26+/- total surveyed acres of Bureau Co., IL Farmland

Thursday, August 24, 2023, 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*

August						
		1	2	3	4	
56	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



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and Auction Services by:

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Designated Managing Broker

Licensed Illinois Auctioneer #441.001976

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

Call: 815-875-7418

22265 1365 North Ave.  
Princeton, IL 61356



Click on image to register

## DISCLAIMER

All acres noted in this brochure are +/-.

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