

LAND AUCTION



ABSOLUTE AUCTION

85.75 AC± | 1 TRACT | DEKALB CO, IL

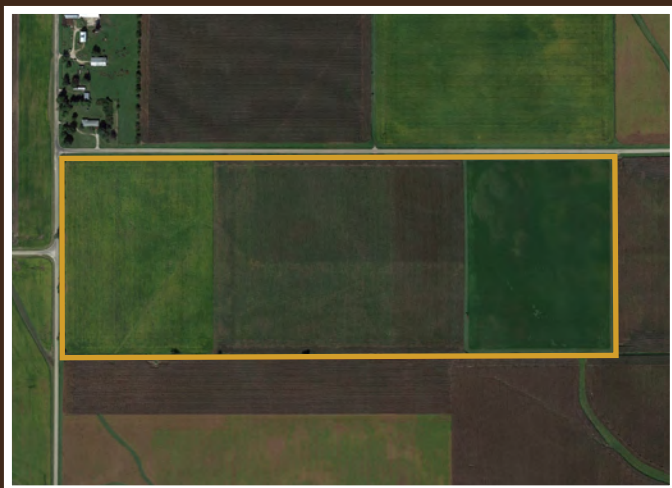
ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/30/22 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: INDIAN OAKS GOLF CLUB
603 E. PRESERVE ROAD | SHABBONA, IL 60550

Attention Farmers and Investors! Here's a great opportunity to own predominantly Class A farmland along County Line Road near Shabbona. Zoned for agricultural use, historically planted crops have rotated between corn and soybeans. The tract itself is a rectangular tillable farm plot with great road access on north and west sides. Utilities are nearby. The tillable tract soils consist mainly of Elpaso silty clay loam, Catlin silt loam, and Flanagan silt loam with an AVG PI of 142. This incredible tract of farmland sits in a highly desired area and is sure to bring a lot of attention on auction day so don't miss your opportunity!



TRACT 1: 85.75 ± ACRES

Deeded acres: 85.75 +/-

FSA Farmland Acres: 77.67

DCP Cropland Acres: 77.67

Soil Types: Elpaso silty clay loam, Catlin silt loam, Flanagan silt loam

Soil PI/NCCPI/CSR2: 142 PI

Base acres and Yield: Corn Base Ac 32.26/PLVC yield 141, Soybean Base Ac 26.05/PLC yield 46, Oats Base Ac 2.65/PLC Yield 59

Cash Rents: Seller will retain 100% 2022 Cash Rent

Taxes: \$4,506.20

Lease Status: Open Tenancy for 2023 crop year

Possession: Immediate possession subject to current tenants rights for 2022

Survey needed: No survey required

Brief Legal: PT S ½ N ½ S31 T38N R3E DeKalb Co

PIDs: 13-31-100-006

Lat/Lon: 41.7259,-88.9359



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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