

Farmland Auction

67.661 SURVEYED ACRES IN 1 TRACT
SECT. 16, OTTER CREEK TWP. LASALLE CTY, IL
Thursday, February 8th, 2024 • 10:00AM
SEE MAPS & DATA @www.bradleyauctionsinc.com
HELD AT: STREATOR AMERICAN LEGION
POST #217, (218 W. MAIN ST. STREATOR)

FARM LOCATION:

4 MILES EAST OF STREATOR, IL. (N. 15th Rd)

SOILS: #375 RUTLAND (62%)

#554 KERNAN (23.7%) -- #448 MONA (10.5%)

WEIGHTED AV. P.I.: 124.3

TILLABLE: 63.21 ACRES NHEL

C.R.P.: 2.6 ACRES

TAX I.D.#: #34-16-405-000

TENANCY: OPEN FOR 2024

LAND POSTED WITH AUCTION SIGNS

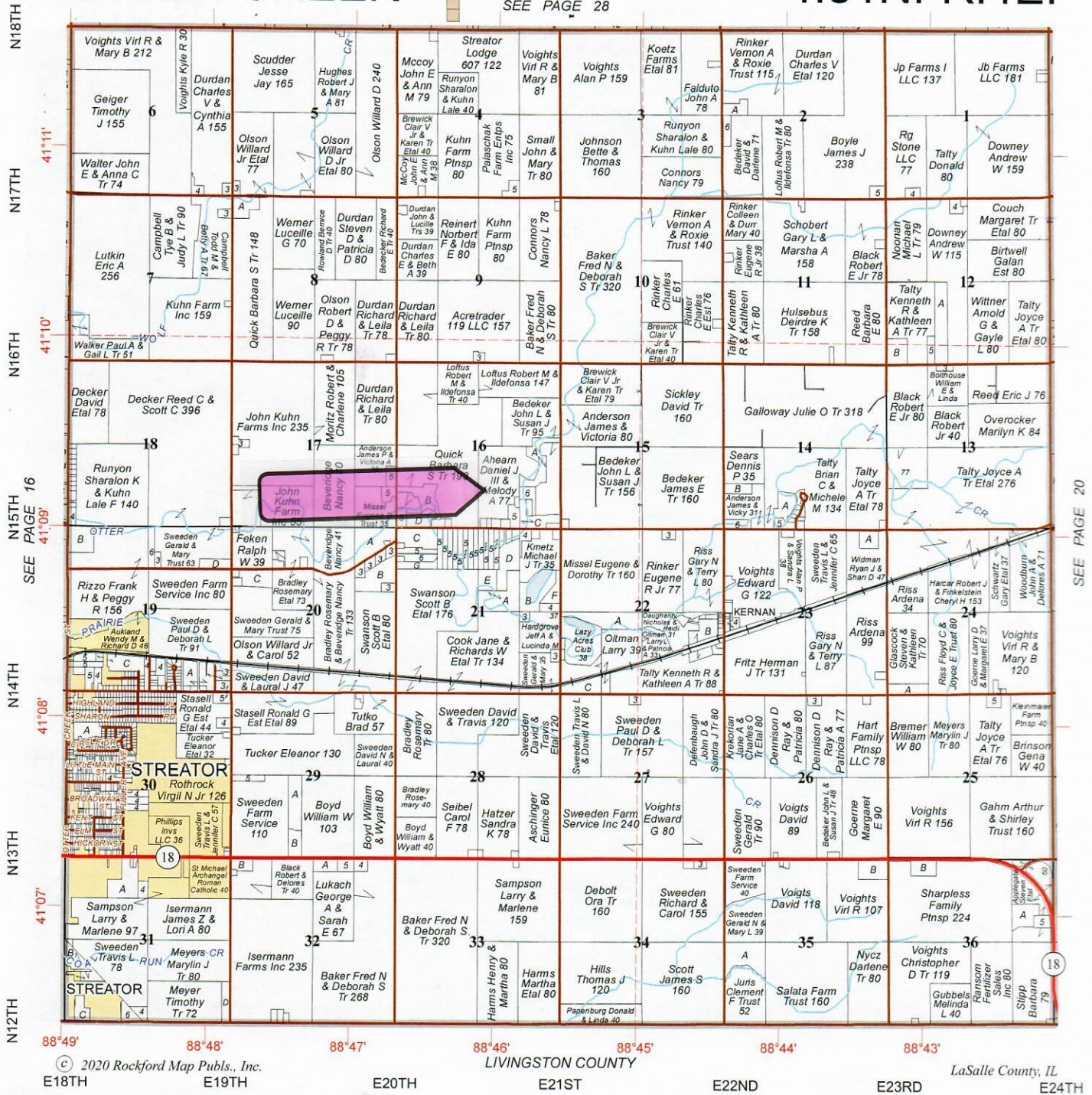
SELLERS: DANIEL J.(JOE) AHEARN III & MELODY AHEARN

Bradleys' Auction Service, Inc.
IL. Auction Firm Lic. #444.000138

OTTER CREEK

SEE PAGE 28

T.31N.-R.4E.



SEE PAGE 20

POUNDSTONE

ENGINEERING & SURVEYING, INC.

- CIVIL ENGINEERING • PROJECT MANAGEMENT
- LAND DEVELOPMENT • COMMERCIAL-INDUSTRIAL-MUNICIPAL-RESIDENTIAL ENGINEERING • LAND SUBDIVISION
- CONSTRUCTION LAYOUT & MANAGEMENT • STORM WATER MANAGEMENT • REGULATORY PERMITTING • ADA SITE COMPLIANCE • ALTA, BOUNDARY AND TOPOGRAPHIC SURVEYING

DARRELL A. POUNDSTONE, PE, PLS
ROBERT K. POUNDSTONE, PLS

OTTAWA - 815.228.5436

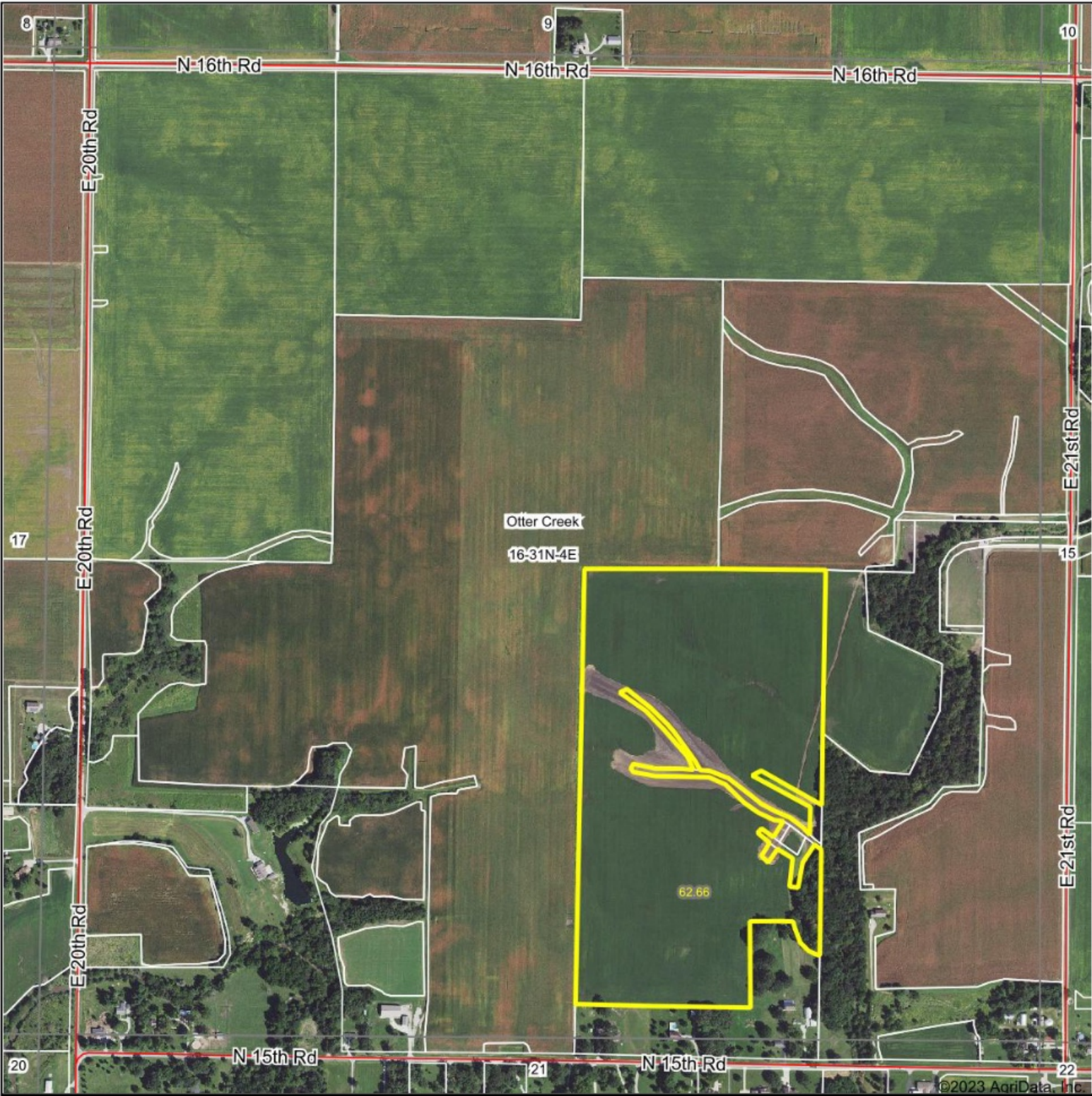
STREATOR - 815.673.4311

WWW.POUNDSTONEENG.COM

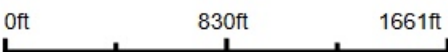
EMAIL: DARRELL.A@POUNDSTONEENG.COM



Aerial Map



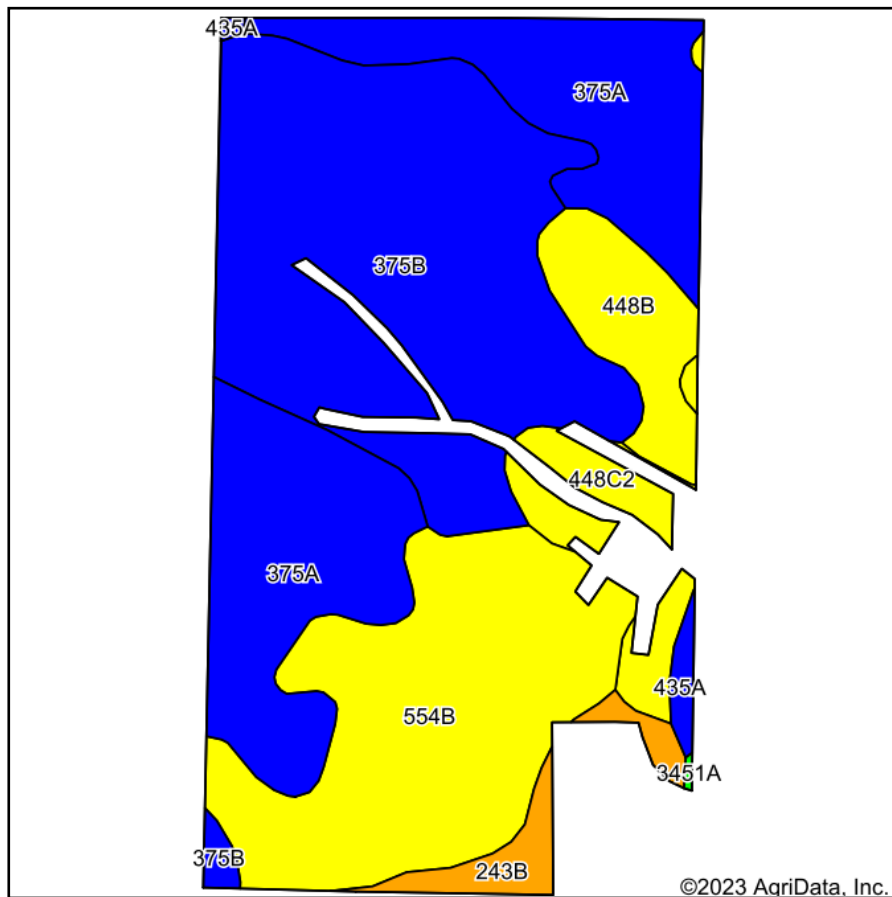
Boundary Center: 41° 9' 15.26, -88° 45' 58.55



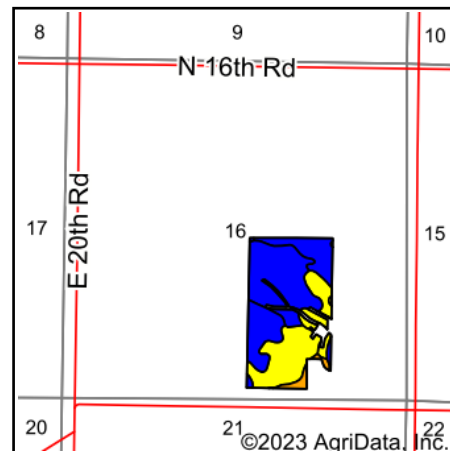
16-31N-4E
LaSalle County
Illinois



Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **LaSalle**
 Location: **16-31N-4E**
 Township: **Otter Creek**
 Acres: **62.66**
 Date: **12/11/2023**

Maps Provided By:



Area Symbol: IL099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**375B	Rutland silty clay loam, 2 to 5 percent slopes	22.26	35.5%		**176	**57	**70	**95	0	0.00	**5.39	**130
**375A	Rutland silty clay loam, 0 to 2 percent slopes	16.63	26.5%		**178	**57	**70	**96	0	0.00	**5.45	**132
**554B	Kernan silt loam, 2 to 4 percent slopes	14.87	23.7%		**151	**50	**60	**77	0	0.00	**4.55	**112
**448B	Mona silt loam, 2 to 5 percent slopes	3.78	6.0%		**160	**50	**62	**82	0	**4.26	0.00	**117
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	2.80	4.5%		**151	**47	**59	**77	0	**4.00	0.00	**110
**243B	St. Charles silt loam, 2 to 5 percent slopes	1.80	2.9%		**166	**51	**64	**86	0	**5.05	0.00	**121
**435A	Streator silty clay loam, 0 to 2 percent slopes	0.52	0.8%		**177	**58	**69	**92	0	0.00	**5.10	**131
Weighted Average					168.2	54.3	66.5	89.1	*	0.6	4.5	124.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/11/2023
Page 1 of 3

PLAT OF SURVEY

Description of Property Surveyed

Part of the West Half of the Southeast Quarter of Section 16, Township 31 North, Range 4 East of Third Principal Meridian, described as follows: Beginning at the Southwest corner of the Southeast Quarter of Section 16, thence North $0^{\circ}09'40''$ West 2641.49 feet along the West line of the Southeast Quarter of said Section 16 to the Center of said Section 16, thence North $89^{\circ}58'20''$ East 1317.09 feet along the North line of the Southeast Quarter of said Section 16 to the Northeast corner of the West Half of the Southeast Quarter of said Section 16, thence South $0^{\circ}11'55''$ East 1974.61 feet along the East line of the West Half of the Southeast Quarter of said Section 16, thence South $84^{\circ}25'56''$ West 130.70 feet, thence North $19^{\circ}56'49''$ West 115.09 feet, thence South $86^{\circ}17'55''$ West 198.73 feet, thence South $1^{\circ}02'44''$ East 447.27 feet, thence North $89^{\circ}49'28''$ West 900.19 feet, thence South $0^{\circ}08'08''$ West 305.75 feet to a Point of the South line of the Southeast Quarter of said Section 16, thence South $89^{\circ}59'40''$ West 56.10 feet along the South line of the Southeast Quarter of said Section 16 to the Point of Beginning, excepting therefrom that Part occupied by the Emery Green Grave Yard, containing 67.661 Acres, being situated in Otter Creek Township, LaSalle County, Illinois.

67.661 ACRES

SURVEYOR'S CERTIFICATE

I, Robert K. Poundstone, Illinois Professional Land Surveyor, do hereby certify that to the best of my knowledge and belief, the plat drawn hereon is a true and correct representation of a survey made under my direction.

Survey Ordered By: JOHN CANTLIN, ATTY

Dated: AUGUST 26, 1997

Robert K. Poundstone
Robert K. Poundstone
IL Prof. Land Surveyor No. 2105



LEGEND

ADJ. 1/4 AC. IN PROPERTY SURVEYED
1/4 SECTION SUBDIVISION LINE
FENCE LINE
FENCE POST
FENCE PIN
FOUNTAIN - ALL ROAD BRIDGE
SET 1/4 EA. 1/4 AC. 1/4 AC. 1/4 AC. 1/4 AC.

FILE NO. 3083

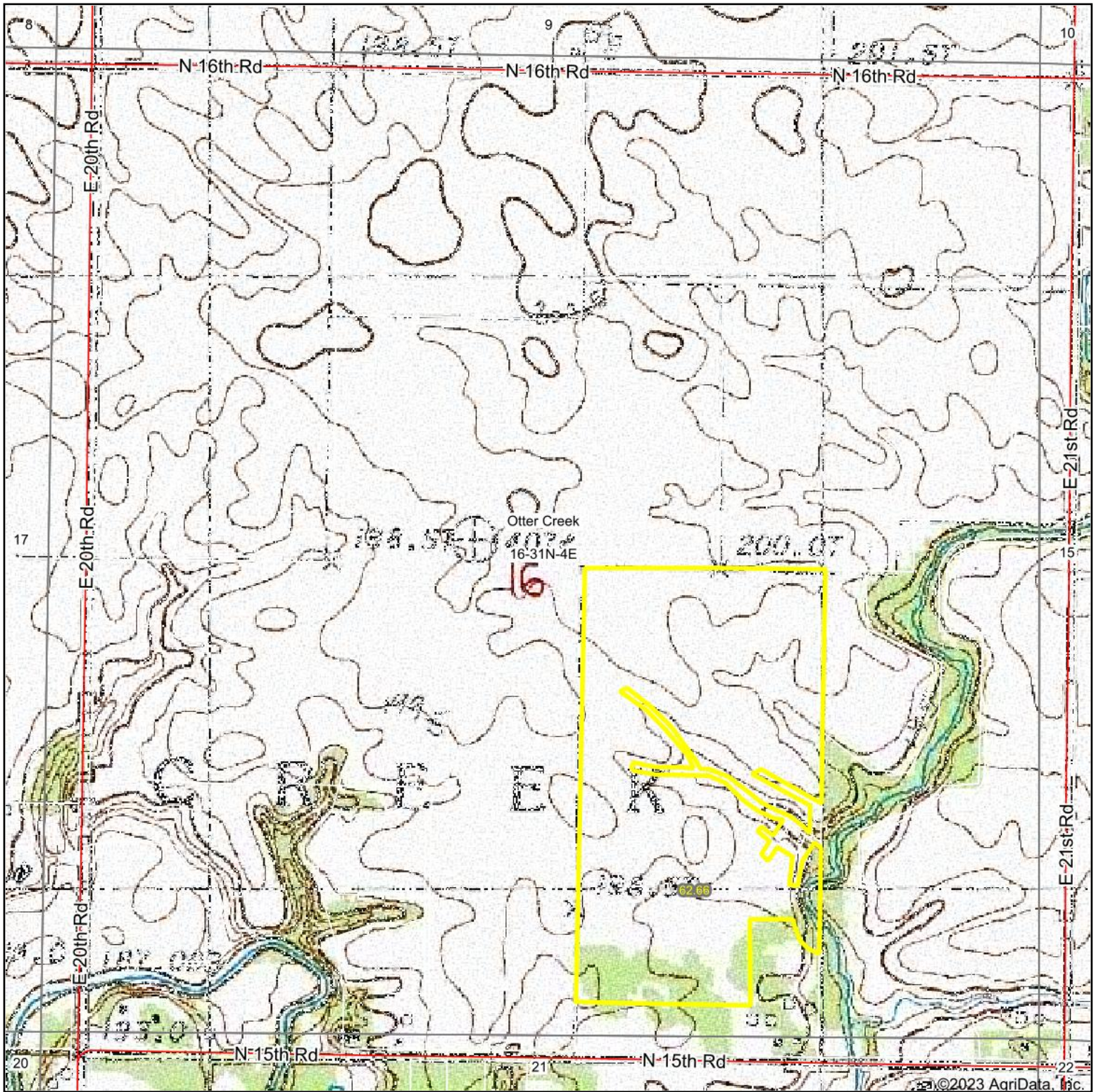


Emery green cemetery

Google earth



Topography Map



Map Center: 41° 9' 27.67, -88° 46' 9.66

0ft 830ft 1661ft

16-31N-4E
LaSalle County
Illinois

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrIDataInc.com



Field borders provided by Farm Service Agency as of 5/21/2008.

LA SALLE COUNTY TREASURER

JAMES L. SPELICH
707 EAST ETNA ROAD
P.O. BOX 1560
OTTAWA, IL 61350

RECEIPT PORTION - KEEP FOR YOUR RECORDS
2022 LA SALLE COUNTY REAL ESTATE TAX

DUE 07/06/2023	DUE 09/06/2023
FIRST INSTALLMENT \$893.99	SECOND INSTALLMENT \$893.99
FORFEITED \$0.00	FEES
PENALTY	PENALTY
TOTAL PAID 893.99	TOTAL PAID 893.99

LA SALLE COUNTY REAL ESTATE TAX BILL

PIN 34-16-405-000	
ACRES 67.000	BILL NUMBER 2300
CLASS CODE 0021	TAX CODE OZ004
TOWNSHIP 34-Otter Creek	
TAXABLE VALUE 28,580	

107 49906 1 MB 0.531 0.511



AHEARN, DANIEL J III / MELODY
1019 FENNER LN
GALLATIN, TN 37066-1546

PROPERTY DESCRIPTION

W1/2 SE1/4 SEC 16-31-4 (EX1AC TO CEMETERY &
EX BEG SE COR, N669.29' SW124.54' NW115.93
S446.85' W899.39' S308.14' E1263.49')

ASSESSED TO: AHEARN, DANIEL J III / MELODY

LOCATION OF PROPERTY	SECT/LOT	TWP	RANGE	ACRES
				67.000

FORMULA FOR TAX CALCULATION - 2022

Land	+	0
Farm Land	+	28,580
Building	+	0
Farm Building	+	0
B. Of R. Equalized	=	28,580
State Eq. Factors *	x	1.00000
State Eq. Value	=	28,580
Home Improvement	-	0
Owner Occupied	-	0
Senior Citizen	-	0
Disabled Veteran	-	0
Senior Assessment Freeze		0
Taxable Value	=	28,580
Tax Rate	x	6.25606
Real Estate Tax	=	\$1,787.98
Drainage Tax	=	\$0.00
Abated Taxes	=	\$0.00
Previous Year Taxable Value		26,085

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
COUNTY	0.80064	208.85	0.78038	223.02
SOCIAL SECURITY, I.M	0.24582	64.12	0.22780	65.11
OTTER CREEK TWP	0.18729	48.86	0.18223	52.08
SOCIAL SECURITY	0.00653	1.70	0.00636	1.82
OTTER CREEK TWP ROAD	0.26886	69.61	0.26547	75.88
SOCIAL SECURITY	0.00415	1.08	0.00404	1.15
STREATOR H#40	2.94202	767.42	2.86698	819.38
SOCIAL SECURITY, I.M	0.12148	31.69	0.11329	32.38
ALLEN TWP G#65	1.93640	505.10	1.36114	389.01
I.M.R.F, SOCIAL SECU	0.08024	20.94	0.08880	25.38
IVCC J513	0.36013	93.94	0.35455	101.34
SOCIAL SECURITY	0.00539	1.41	0.00502	1.43
Total	6.95695	1,814.72	6.25606	1,787.98

ASSESSOR'S NAME (SEE REVERSE SIDE)	TOTAL TAX DUE \$1,787.98
1977 EQUALIZED VALUE 0.00	FAIR MARKET VALUE 0.00

SECOND INSTALLMENT

AMOUNT

\$893.99

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 17 099		2. SIGN-UP NUMBER 51	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12199A		4. ACRES FOR ENROLLMENT 1.60	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) LA SALLE COUNTY FARM SERVICE AGENCY 1691 N 31ST ROAD, SUITE 1 OTTAWA, IL61350-9697				6. TRACT NUMBER 48320		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2018 TO: (MM-DD-YYYY) 09-30-2028	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 433-0551 x2				8. SIGNUP TYPE: Continuous			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre \$ 188.33		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 302.00		A. Tract No. 48320		B. Field No. 0006		C. Practice No. CP8A	
9C. First Year Payment \$						D. Acres 1.60	
						E. Total Estimated Cost-Share \$ 0.00	
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 50.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 50.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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.

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.

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 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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 17 099		2. SIGN-UP NUMBER 52	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12303		4. ACRES FOR ENROLLMENT 0.40	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) LA SALLE COUNTY FARM SERVICE AGENCY 1691 N 31ST ROAD, SUITE 1 OTTAWA, IL61350-9697				6. TRACT NUMBER 48320		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2019 TO: (MM-DD-YYYY) 09-30-2029	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 433-0551 x2				8. SIGNUP TYPE: Continuous			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.							
9A. Rental Rate Per Acre		\$ 125.55		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 50.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		48320	0003	CP15A	0.40
(Item 9C is applicable only when the first year payment is prorated.)				E. Total Estimated Cost-Share \$ 24.00			
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
[REDACTED]		50.00 %					
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
[REDACTED]		50.00 %					
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
		%					
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)

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CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 17 099		2. SIGN-UP NUMBER 55	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12462		4. ACRES FOR ENROLLMENT 0.60	
				6. TRACT NUMBER 48320		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2021 TO: (MM-DD-YYYY) 09-30-2031	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) LA SALLE COUNTY FARM SERVICE AGENCY 1691 N 31ST ROAD, SUITE 1 OTTAWA, IL61350-9697				8. SIGNUP TYPE: Continuous			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (815) 433-0551 x2							
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9A. Rental Rate Per Acre \$ 209.77		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 126.00		A. Tract No.		B. Field No.		C. Practice No.	
9C. First Year Payment \$		48320		0012		CP43	
(Item 9C is applicable only when the first year payment is prorated.)		48320		0017		CP43	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
		50.00 %					
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
		50.00 %					
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
		%					
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

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