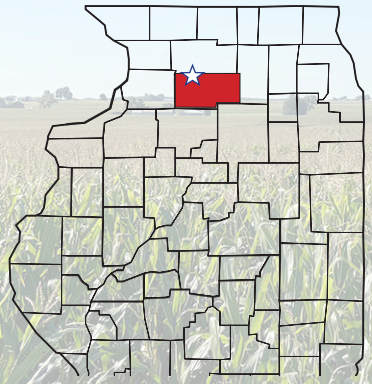
FARMLAND AUCTION

76.857± Surveyed Acres

Lee County, IL in 1 Tract

Wednesday, November 6, 2024 at 10:00 a.m.



Virtual Online Only Auction!

75.61± FSA cropland acres

Class A Farm - Soil PI 137 - No Improvements

Click to view Video of the Pyle/Butterbaugh Farm YouTube

Click on image to register

Online Bidding | Powered By: proxibid

No buyer's premium to bid online

Online at: www.capitalag.com

Seller: Carol Pyle & David Butterbaugh

Boundary lines are approximate.

For more information, contact:

Timothy A. Harris, IL Licensed Auctioneer

815-875-7418 timothy.a.harris@pgim.com

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

CAPS CAPITAL AGRICULTURAL PROPERTY SERVICES

www.capitalag.com

Lee County Farm Auction Information

Auction: Wednesday, November 6, 2024 at 10:00 a.m.
Online Information: www.capitalag.com
Online Bidding Powered by: Proxibid

Procedure: 76.857± 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 in one 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 November 7, 2024. The balance of the purchase price is due at closing, which will occur on or before December 11, 2024.

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., November 7, 2024. Balance due upon closing.

Closing & Possession: Closing to occur on or before December 11, 2024, subject to rights of the current tenant.

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

Lease: The 2024 lease has been terminated and open for 2025.

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

Easements: None

FSA Information: Farm #8756
Tract #1236:

Crop	Base Ac.	Tract Yield	Program
Corn	75.30	182	PLC
Soybeans	.30	49	PLC

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

Real Estate Taxes: Seller has paid the 2023 real estate taxes payable in 2024. Buyer will be given a credit at closing for the 2024 real estate taxes payable in 2025, based upon the most current and available information, including confirmed multipliers. The 2023 taxes paid in 2024 were:

Parcel Number	Tax Acres	Total Taxes	Tax Per/Ac.
16-01-14-100-002	76.00	$3,444.54	$45.32

Improvements: None

Seller's Attorney: David Badger, ph. 815-288-4949
Ehrmann Gehlbach Badger & Considine, LLC

Seller: Carol Pyle & David Butterbaugh

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

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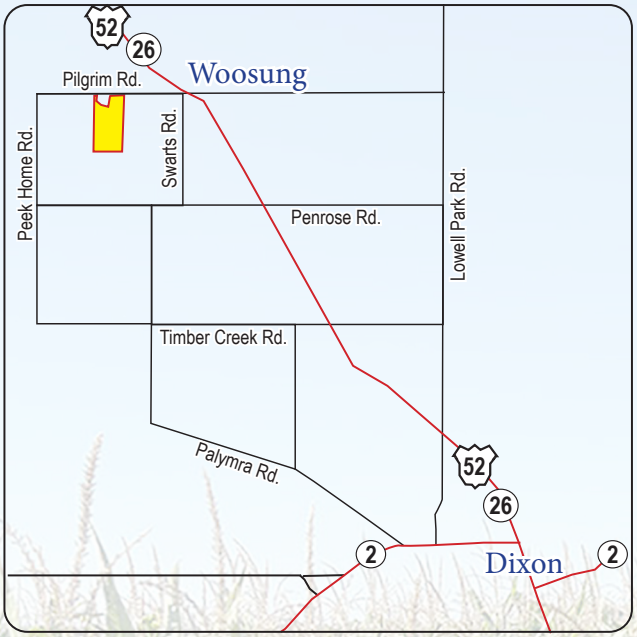
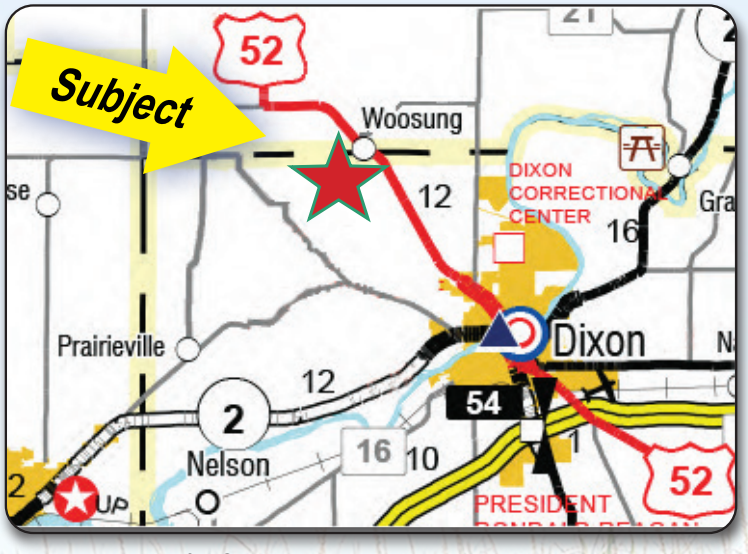
All announcements made the day of auction take precedence over any prior advertising, either written or oral.

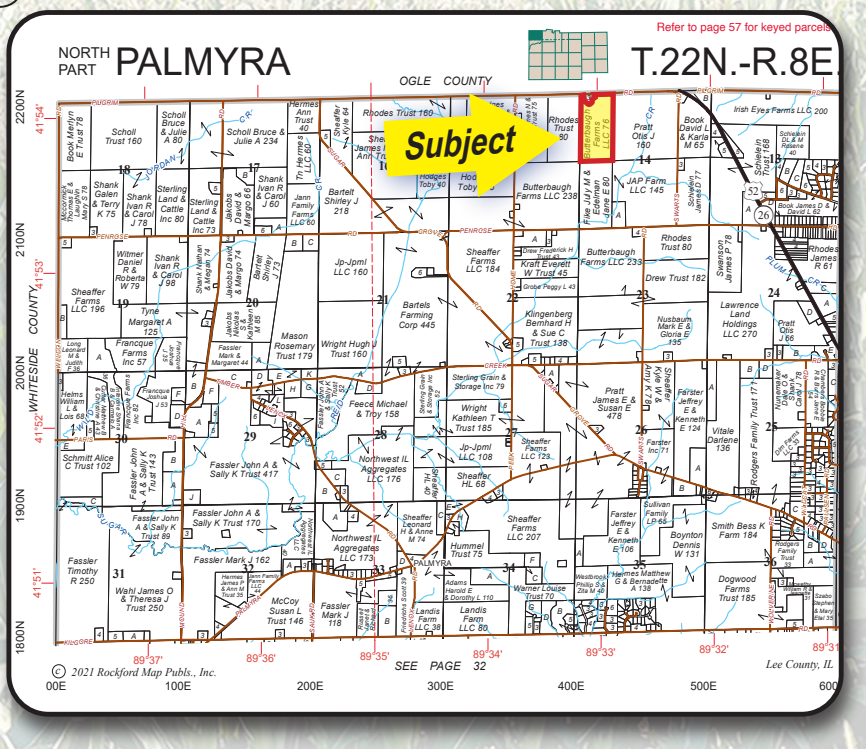
Pyle/Butterbaugh Farm
Lee County, IL

76.857± TOTAL SURVEYED ACRES
75.61± FSA CROPLAND ACRES





Map courtesy of IDOT.Illinois.gov



Property Location:

Part of the West Half of the Northwest Quarter of Section 14, Palmrya Twp. T88 North, Range 8 East, Lee Co., IL

Directions to Property:

From US 52 / IL Hwy. 26 towards Woosung, turn left on Swarts Road, then right on Pilgrim Road, 1 mile west to Farm

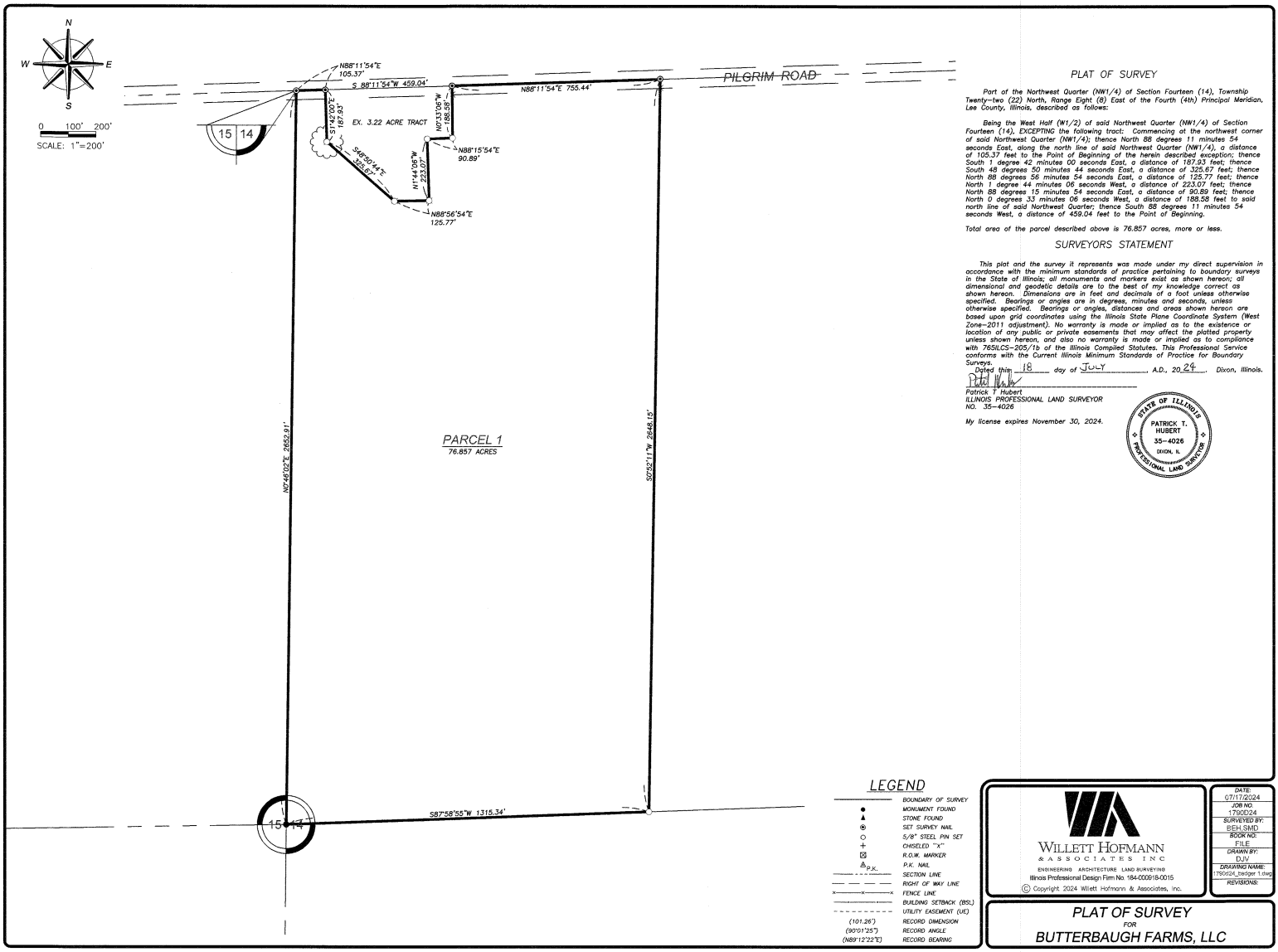
1± mile south & west of Woosung, IL
5± miles northwest of Dixon, IL
6.5± miles south of Polo, IL
20± miles northeast of Sterling, IL

All boundary lines are approximate

Pyle/Butterbaugh Farm
Lee County, IL

76.857± TOTAL SURVEYED ACRES
75.61± FSA CROPLAND ACRES

SURVEY



PLAT OF SURVEY

Part of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Twenty–two (22) North, Range Eight (8) East of the Fourth (4th) Principal Meridian, Lee County, Illinois, described as follows:

Being the West Half (W1/2) of said Northwest Quarter (NW1/4) of Section Fourteen (14), EXCEPTING the following tract: Commencing at the northwest corner of said Northwest Quarter (NW1/4); thence North 88 degrees 11 minutes 54 seconds East, along the north line of said Northwest Quarter (NW1/4), a distance of 105.37 feet to the Point of Beginning of the herein described exception; thence South 1 degree 42 minutes 00 seconds East, a distance of 187.83 feet; thence South 46 degrees 50 minutes 44 seconds East, a distance of 325.67 feet; thence North 88 degrees 56 minutes 54 seconds East, a distance of 125.77 feet; thence North 1 degree 44 minutes 06 seconds West, a distance of 223.07 feet; thence North 88 degrees 15 minutes 54 seconds East, a distance of 90.89 feet; thence North 0 degrees 33 minutes 06 seconds West, a distance of 188.58 feet to said north line of said Northwest Quarter; thence South 88 degrees 11 minutes 54 seconds West, a distance of 459.04 feet to the Point of Beginning.

Total area of the parcel described above is 76.857 acres, more or less.

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 exist as shown hereon; all dimensional and geodetic details are to the best of my knowledge correct as shown hereon. Dimensions 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 (West Zone–2011 adjustment). 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 also no warranty is made or implied as to compliance with 765ILCS–205/1b of the Illinois Compiled Statutes. This Professional Service conforms with the Current Illinois Minimum Standards of Practice for Boundary Surveys.

Dated this 18 day of JULY, A.D., 2024. Dixon, Illinois.

Patrick T. Hubert
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 35–4026

My license expires November 30, 2024.

STATE OF ILLINOIS · PATRICK T. HUBERT · 35–4026 · DIXON, IL · PROFESSIONAL LAND SURVEYOR

LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- STONE FOUND
- SET SURVEY NAIL
- 5/8" STEEL PIN SET
- CHISELED "X"
- R.O.W. MARKER
- P.K. NAIL
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK (BSL)
- UTILITY EASEMENT (UE)
- (101.26') RECORD DIMENSION
- (90°01'25") RECORD ANGLE
- (N89°12'22"E) RECORD BEARING

WILLETT HOFMANN & ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING
Illinois Professional Design Firm No. 184-000918-0015
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DATE: 07/17/2024
JOB NO: 1790D24
SURVEYED BY: BEH,SMD
BOOK NO: PILE
DRAWN BY: DJV
DRAWING NAME: 1790r24_badger 1.dwg
REVISIONS:

PLAT OF SURVEY FOR BUTTERBAUGH FARMS, LLC

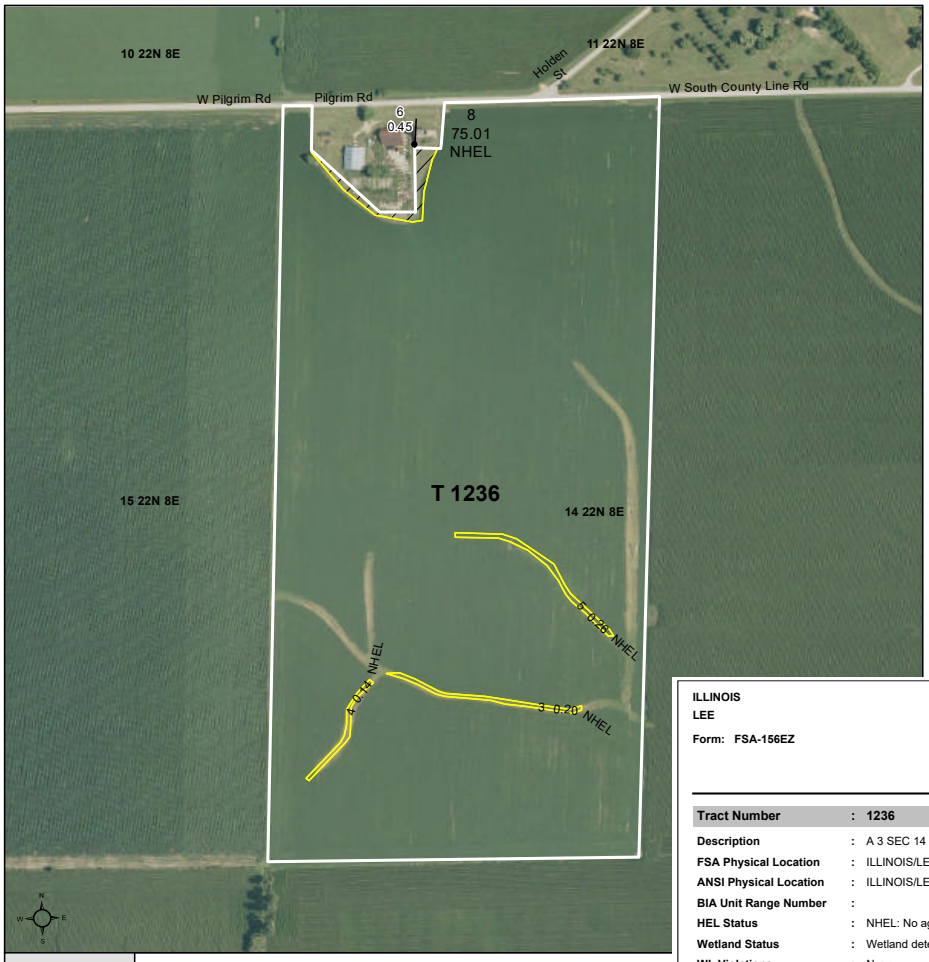
All boundary lines are approximate

Pyle/Butterbaugh Farm
Lee County, IL

76.857± TOTAL SURVEYED ACRES
75.61± FSA CROPLAND ACRES

USDA United States Department of Agriculture

Lee County, Illinois



Legend
- Tract Boundary
- Non-Cropland
- Cropland
- CRP

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

Tract Cropland Total: 75.61 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) ima assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a resu Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determinati boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS
LEE

Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8756
Prepared : 9/4/24 1:06 PM CST
Crop Year : 2024

Tract Number	:	**1236**
Description	:	A 3 SEC 14 PALMYRA TWP
FSA Physical Location	:	ILLINOIS/LEE
ANSI Physical Location	:	ILLINOIS/LEE
BIA Unit Range Number	:	
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Wetland determinations not complete
WL Violations	:	None
Owners	:	
Other Producers	:	None
Recon ID	:	None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.06	75.61	75.61	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	75.61	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	75.30	0.00	182
Soybeans	0.30	0.00	49
TOTAL	**75.60**	**0.00**	

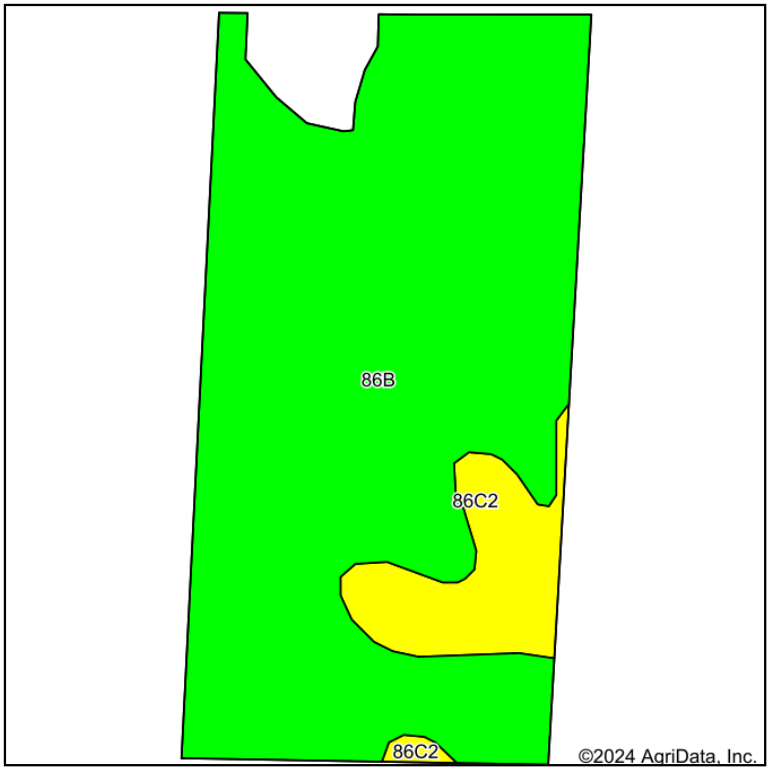
NOTES

Boundary lines on map provided by the Lee County Farm Service Agency

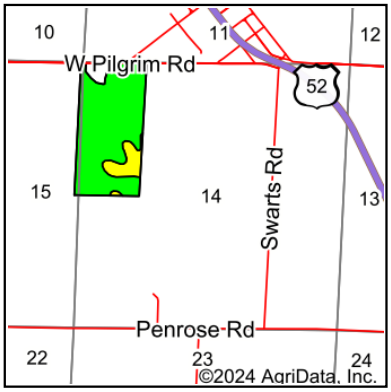
Pyle/Butterbaugh Farm
Lee County, IL

76.857± TOTAL SURVEYED ACRES
75.61± FSA CROPLAND ACRES

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Lee**
Location: **14-22N-8E**
Township: **Palmyra**
Acres: **75.61**
Date: **8/15/2024**

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Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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N W E S

Area Symbol: IL103, 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	*n NCCPI Corn	*n NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	67.50	89.3%		**187	**59	**138	92	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	8.11	10.7%		**178	**56	**131	84	65
				Weighted Average	**186**	**58.7**	**137.2**	***n 91.1**	***n 76.6**

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
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG
*n: The aggregation method is "Weighted Average using all components"

All boundary lines are approximate

Farmland Auction in 1 Tract 76.857+/- total surveyed acres of Lee Co., IL Farmland

Wednesday, November 6, 2024, at 10:00 a.m.

Online: www.capitalag.com - follow link to register at proxibid.com

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

November						
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

☑ Mark Your CALENDAR

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and Auction Services by:

Timothy A. Harris, AFM
Designated Managing Broker
Licensed Illinois Auctioneer #441.001976
timothy.a.harris@pgim.com
Call: 815-875-7418

22265 1365 North Ave.
Princeton, IL 61356

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Online Bidding | Powered By: proxibid

Click on image to register

DISCLAIMER

All acres noted in this brochure are +/-.

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