

OGLE COUNTY, ILLINOIS

FARMLAND AUCTION

Wednesday, February 5th, 2025 at 11:00 A.M.

Sale to be held ONSITE ONLY at: Polo Senior Center
101 E Mason St
Polo, IL 61064



OPEN TENANCY 2025!

77.604 Surveyed Acres of Farmland Only

77.604 Surveyed Acres of Farmland Only

Section 23 in Buffalo Township Ogle County, IL
132 P.I.

Tax ID # 14-23-200-001 \$ 5,264.56 (will need be reassessed without
buildings)

Terms and conditions

Land sold per surveyed acre. Successful buyer will be required to put 10% down and enter into a purchase agreement at the conclusion of the auction, which shall contain the complete terms of the sale. Balance of purchase due at closing on or before March 5th, 2025.

Buyer shall receive tax credit at the time of closing for the 2025 taxes (payable 2026), based on prorated 2024 taxes. All subsequent taxes will be the buyer's responsibility. This printed information is believed to be correct, but all buyers should research the property and make their own conclusions. All announcements made day of the sale take precedence over all printed materials. The property is sold as is, where is. The Seller has the right to accept or reject any and all bids. The Seller will provide title insurance policy ensuring merchantable title.

OWNER

Frances Dippel Irrevocable Trust
Alan Dippel, Trustee

Attorney, M. Thomas Suits
815-946-2276

For Information Contact:

Lenny Bryson, Auctioneer
Illinois License # 440 000158
Polo, IL 61064
815-946-4120

To view survey, aerial, & soil maps visit www.lennybrysonauctioneer.com

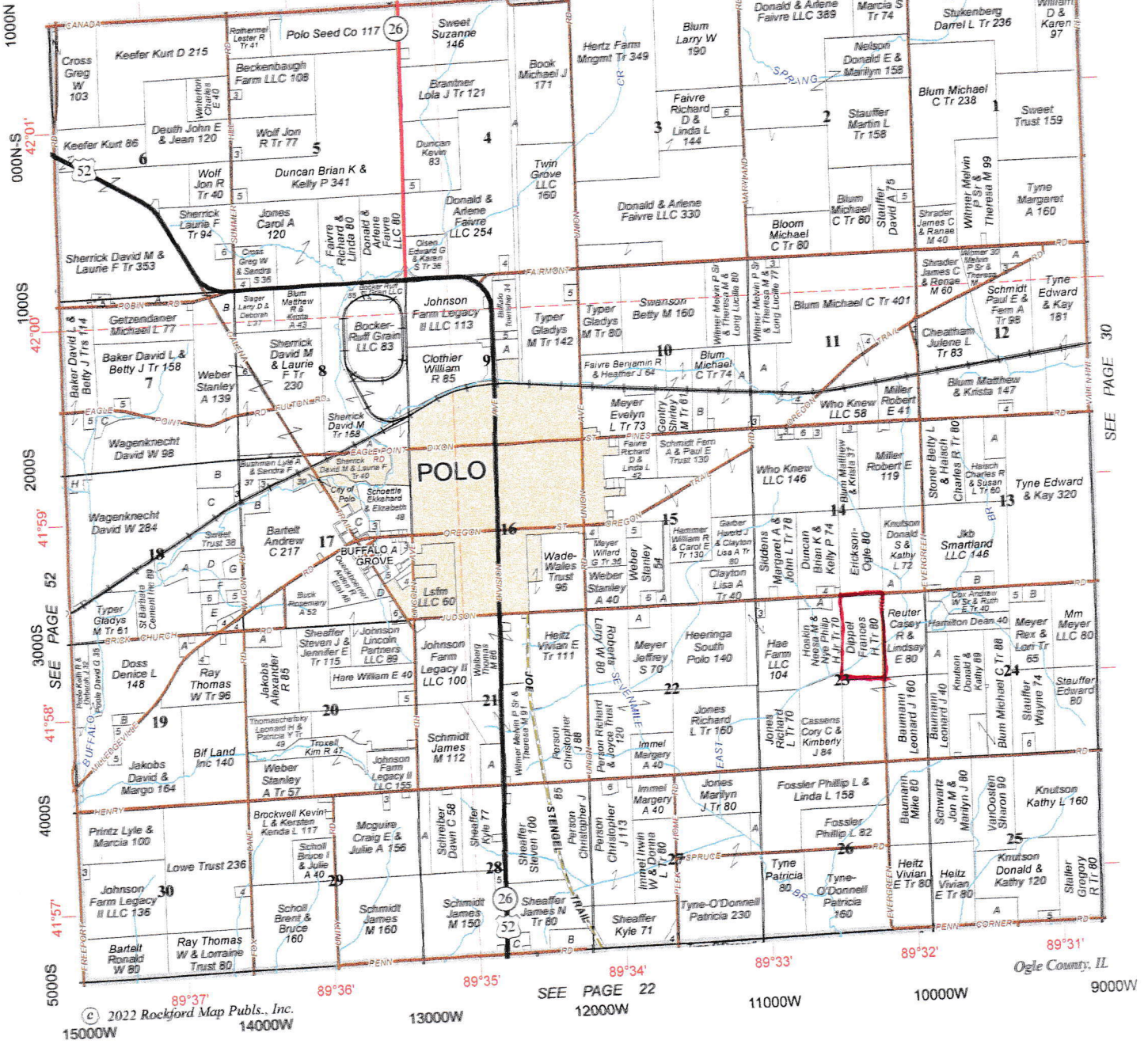
BUFFALO

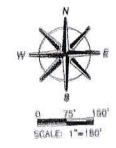
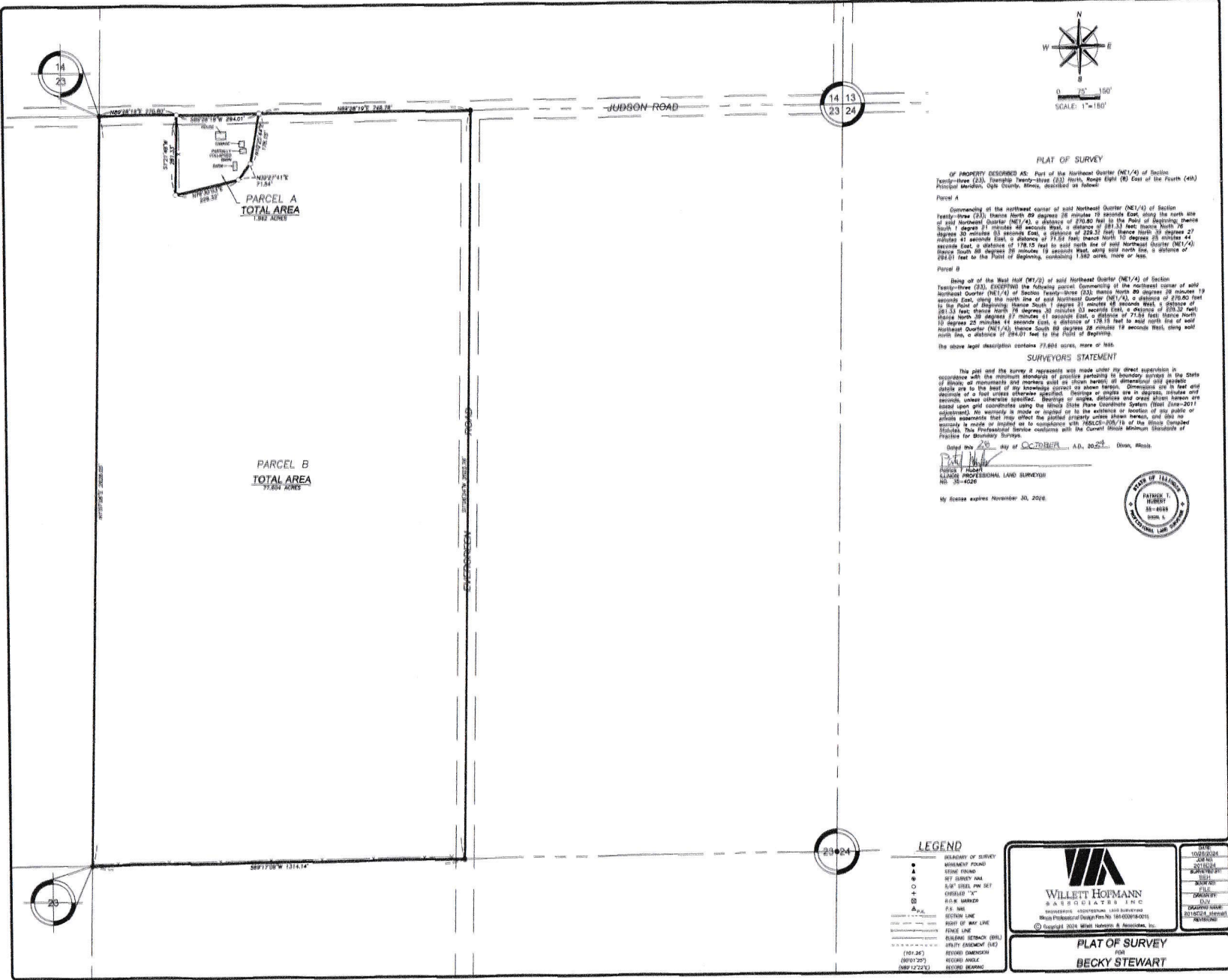
Refer to page 62 for keyed parcels



T.23N.-R.8E.

SEE PAGE 36





PLAT OF SURVEY

OF PROPERTY DESCRIBED AS: Part of the Northeast Quarter (NE 1/4) of Section Twenty-three (23), Township Twenty-three (23) North, Range Eight (8) East of the Fourth (4th) Principal Meridian, Ogle County, Illinois, described as follows:

Parcel A
Commencing at the northeast corner of said Northeast Quarter (NE 1/4) of Section Twenty-three (23), Thence North 29 degrees 26 minutes 19 seconds East, along the north line of said Northeast Quarter (NE 1/4), a distance of 870.80 feet to the Point of Beginning, thence South 1 degree 21 minutes 44 seconds West, a distance of 281.33 feet; thence North 76 degrees 20 minutes 33 seconds East, a distance of 223.22 feet; thence North 30 degrees 27 minutes 41 seconds East, a distance of 77.61 feet; thence North 10 degrees 28 minutes 42 seconds East, a distance of 178.15 feet to said north line of said Northeast Quarter (NE 1/4); thence South 88 degrees 26 minutes 19 seconds West, along said north line, a distance of 894.07 feet to the Point of Beginning, containing 1.962 acres, more or less.

Parcel B
Being all of the West Half (W 1/2) of said Northeast Quarter (NE 1/4) of Section Twenty-three (23), EXCEPTING the following parcel: Commencing at the northeast corner of said Northeast Quarter (NE 1/4) of Section Twenty-three (23), thence North 29 degrees 26 minutes 19 seconds East, along the north line of said Northeast Quarter (NE 1/4), a distance of 870.80 feet to the Point of Beginning; thence North 1 degree 21 minutes 44 seconds West, a distance of 281.33 feet; thence North 76 degrees 20 minutes 33 seconds East, a distance of 223.22 feet; thence North 30 degrees 27 minutes 41 seconds East, a distance of 77.61 feet; thence North 10 degrees 28 minutes 42 seconds East, a distance of 178.15 feet to said north line of said Northeast Quarter (NE 1/4); thence South 88 degrees 26 minutes 19 seconds West, along said north line, a distance of 894.07 feet to the Point of Beginning.
The above legal description contains 77.604 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 as monuments and markers exist as shown herein; all dimensions and bearings are to the best of my knowledge correct on stone markers. 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 area shown herein are based upon GPS coordinates using the Illinois State Plane Coordinate System (NAD 83-2011 adjustment). No warranty is made or implied as to the existence or location of any public or private easements that may affect the plotted property unless shown herein, and this no warranty is made or implied as to compliance with 765/CS-100/76 of the Illinois Compiled Statutes. This Professional Service conforms with the Current Illinois Minimum Standards of Practice for Boundary Surveys.

Dated this 20th day of OCTOBER, A.D., 2023, Ogle, Illinois.

 Patrick J. Hubert
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 No. 351-6208
 My license expires November 30, 2026.

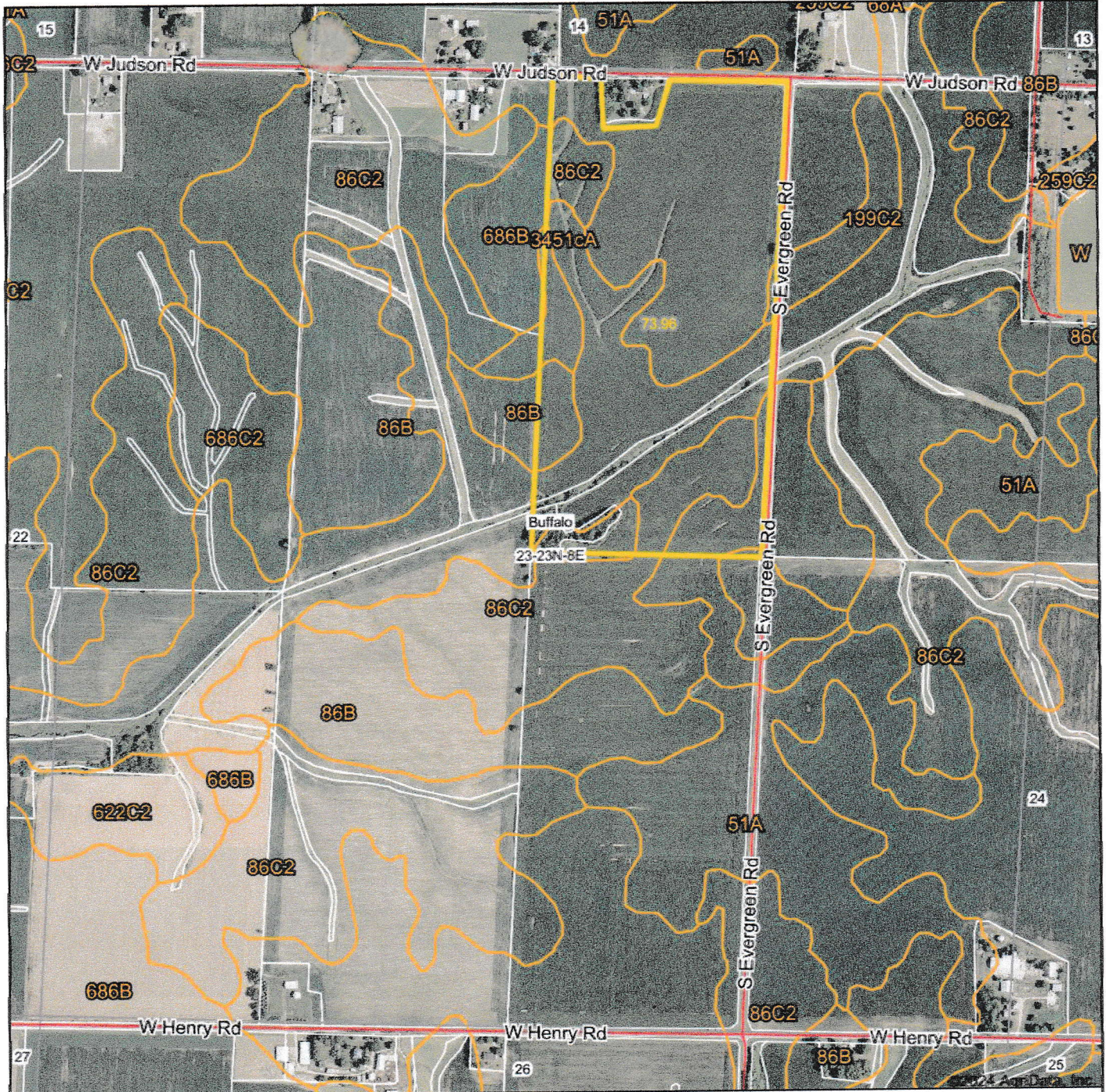
LEGEND

- MONUMENT OF SURVEY
- MONUMENT FOUND
- STONE FOUND
- SET SURVEY NAIL
- 3/4" IRON PIPE SET
- CONCRETE
- IRON BANDS
- IRON
- WOODEN NAIL
- RIGHT OF WAY LINE
- FENCE LINE
- ENCLOSURE (EML)
- EMPTY ENCLOSURE (EML)
- RECORD SHADOW
- RECORD ANGLE
- RECORD BEARING

WILLETT HOFMANN
 SURVEYING & MAPPING
 1000 S. WASHINGTON ST., SUITE 100
 OGLE COUNTY, ILLINOIS 61350-1000
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PLAT OF SURVEY
 FOR
BECKY STEWART

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 41° 58' 13.79, -89° 32' 17.34

0ft 854ft 1707ft

23-23N-8E
Ogle County
Illinois

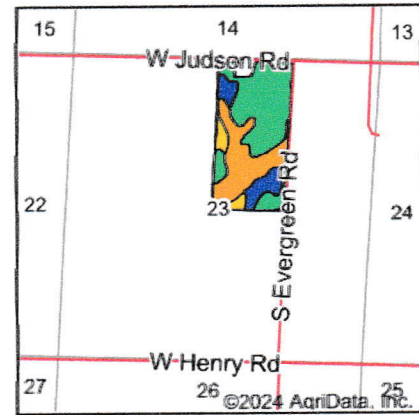
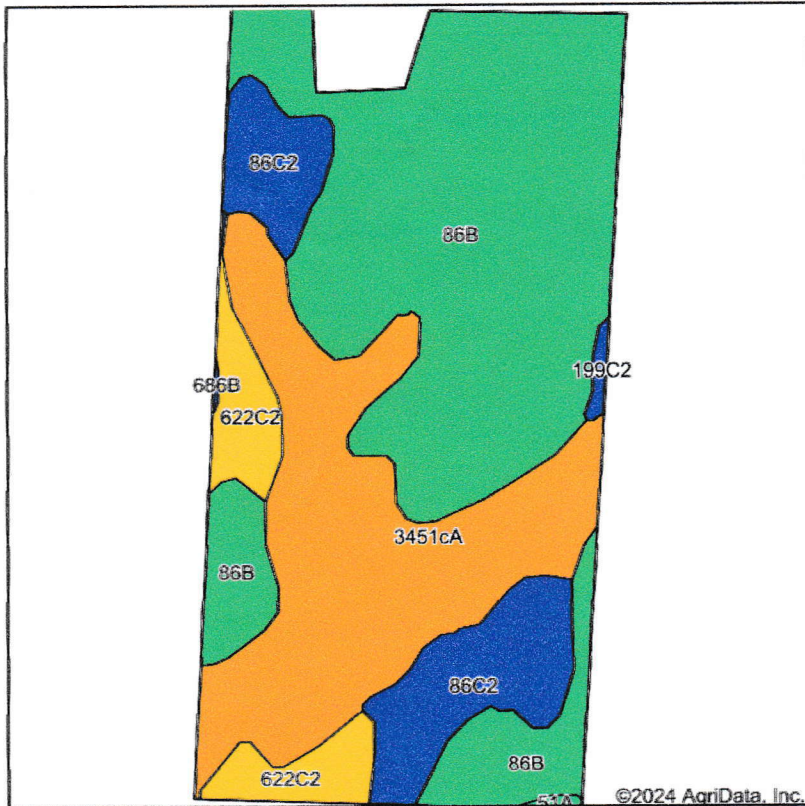


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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11/18/2024

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

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **23-23N-8E**
 Township: **Buffalo**
 Acres: **73.96**
 Date: **11/18/2024**

Lenny Bryson Auctioneer

SALES OF ALL TYPES



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-legume hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	38.34	51.9%		FAV	**187	**59	**74	**100	0	**6.80	**138	78
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	21.16	28.6%		FAV	**171	**55	**66	**87	0	**5.20	**126	81
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.15	12.4%		FAV	**178	**56	**70	**95	0	**6.40	**131	65
**622C2	Wyand silt loam, 5 to 10 percent slopes, eroded	4.74	6.4%		FAV	**150	**49	**60	**73	0	**4.90	**112	55
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	0.32	0.4%		FAV	**180	**56	**69	**96	0	**6.50	**132	67

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



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
51A	Muscataine silt loam, 0 to 2 percent slopes	0.16	0.2%	■	FAV	200	64	75	104	138	6.00	147	79
**686B	Parkway silt loam, 2 to 5 percent slopes	0.09	0.1%	■	FAV	**184	**58	**72	**97	0	**6.70	**137	85
Weighted Average						178.9	56.8	70.3	93.9	0.3	6.2	132	*n 75.7

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>

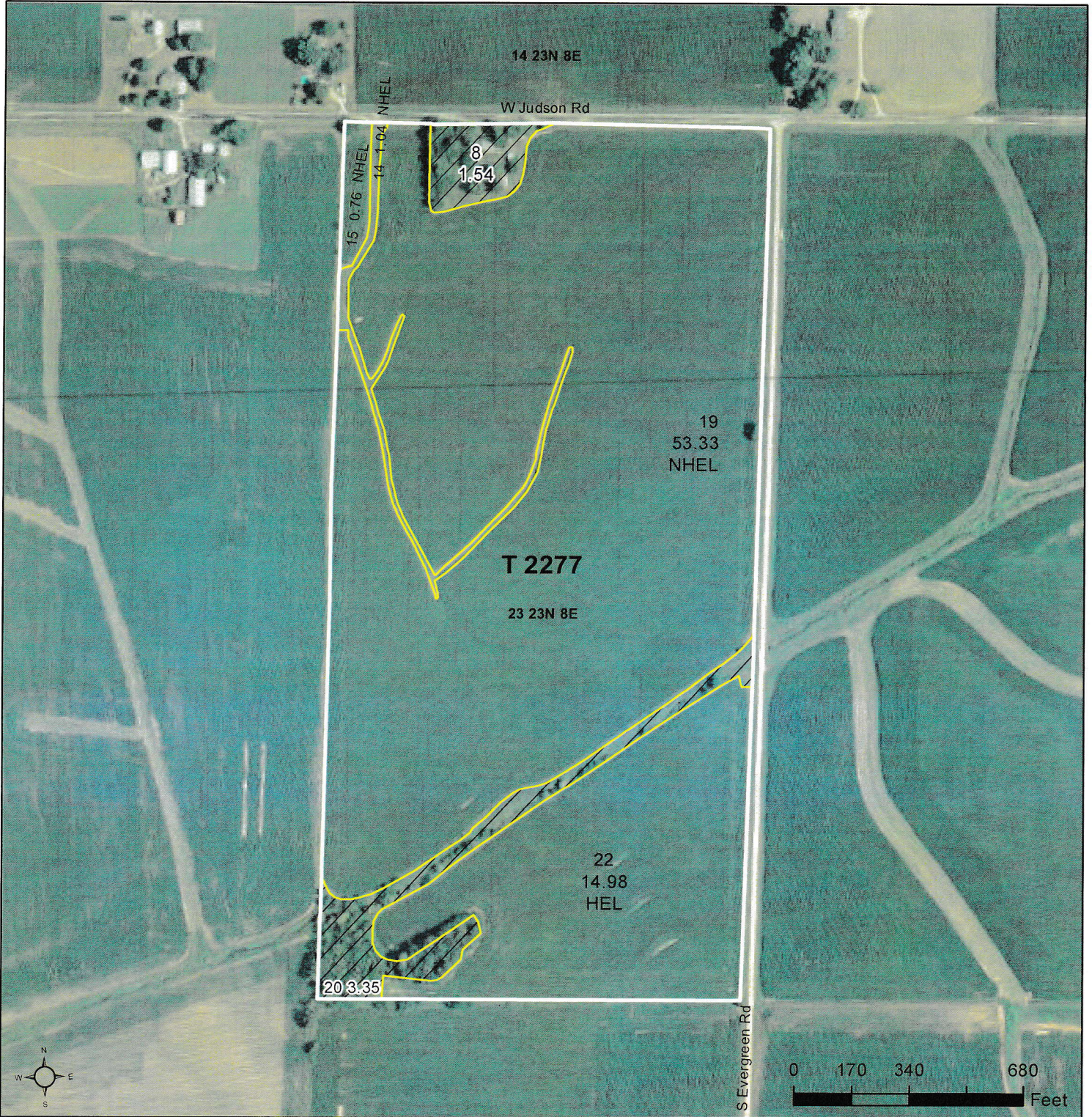
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

^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".

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

*n: The aggregation method is "Weighted Average using all components"



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2024 Program Year
Map Created March 14, 2024
Farm 624
Tract 2277

Tract Cropland Total: 70.11 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Property Information		
Parcel Number 14-23-200-001	Site Address 10421 W JUDSON RD POLO POLO, IL 61064	Owner Name & Address DIPPEL, FRANCES HELEN TRUSTEE TRUST: DIPPEL REVOCABLE TRUST #1 8195 RONDA DR NORTH CHARLESTON, SC, 29406
Tax Year 2023 (Payable 2024) ▼		
Sale Status None		
Property Class 0011 - Homesite-Dwelling	Tax Code 00241 - BUFFALO CODE 41	Tax Status Taxable
Net Taxable Value 71,290	Tax Rate 7.384690	Total Tax \$5,264.56
Township Buffalo	Acres 80.0000	Mailing Address Secured
Legal Description RNG/BLK: 8 TWP:23 SECT/LOT:23 W1/2 NE4		

Billing									
<i>If paying without an original bill, please include a \$2.00 duplicate bill fee per parcel with the tax payment.</i>									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/10/2024	\$2,632.28	\$0.00	\$0.00	\$0.00	\$2,632.28	\$2,632.28	6/17/2024	\$0.00
2	09/10/2024	\$2,632.28	\$0.00	\$0.00	\$0.00	\$2,632.28	\$2,632.28	9/13/2024	\$0.00
Total		\$5,264.56	\$0.00	\$0.00	\$0.00	\$5,264.56	\$5,264.56		\$0.00

Payment History				
Tax Year	Total Billed	Total Paid	Amount Unpaid	
2023	\$5,264.56	\$5,264.56	\$0.00	
2022	\$4,145.08	\$4,145.08	\$0.00	
2021	\$3,998.26	\$3,998.26	\$0.00	
Show 25 More				

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	7,529	16,447	47,314	0	0	71,290
Department of Revenue	7,529	16,447	47,314	0	0	71,290
Board of Review Equalized	7,529	16,447	47,314	0	0	71,290
Board of Review	7,529	16,447	47,314	0	0	71,290
S of A Equalized	7,529	16,447	47,314	0	0	71,290
Supervisor of Assessments	7,000	15,291	47,314	0	0	69,605
Township Assessor	7,000	15,291	47,314	0	0	69,605
Prior Year Equalized	6,243	15,291	44,252	0	0	65,786

Farmland			
Land Type	Acres	EAV	
Cropland	70.9200	46,758	
Contributory Waste	0.6200	29	
Homesite	0.4000	0	
Other Farmland	5.0600	527	
Road	3.0000	0	
Totals	80.0000	47,314	

[Click to open Farmland Details](#)

No Genealogy Information

No Sales History Information

No Exemptions

No Redemptions

Taxing Bodies

District	Tax Rate	Extension
POLO UNIT 222	4.712510	\$3,359.55
POLO FIRE DISTRICT	0.764550	\$545.05
OGLE COUNTY	0.693990	\$494.75
SAUK VALLEY COM COL 506	0.415430	\$296.16
BUFFALO TOWNSHIP	0.299070	\$213.21
BUFFALO TOWNSHIP ROAD	0.274480	\$195.68
POLO PUBLIC LIB	0.224660	\$160.16
TOTAL	7.384690	\$5,264.56

- POLO UNIT 222
- POLO FIRE DISTRICT
- OGLE COUNTY
- SAUK VALLEY COM COL 506
- BUFFALO TOWNSHIP
- BUFFALO TOWNSHIP ROAD
- POLO PUBLIC LIB