

**CARROLL COUNTY, ILLINOIS**

# **FARMLAND AUCTION**

**Wednesday, November 20th, 2024 at 10:30 A.M.**

**Sale to be held at: Mill Wheel  
337 N Main Ave  
Milledgeville, IL 61051**

*66.464 Surveyed Acres of Farmland Only*

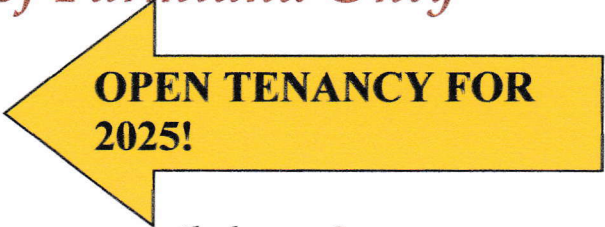
**Section 30 of Elkhorn Grove Township**

**\*\*FSA 69.3 Acres PI 134.3**

**Zoned Agriculture**

**\*\*Tax # 02-16-30-300-001 \$ 7210.26**

***\*\*The tax & FSA acres will change as there are currently house & buildings figured into those numbers; will be re-assessed/re-certified.***



**OPEN TENANCY FOR  
2025!**

***HARD ROAD ON BOTH SIDES OF FARMLAND!***

### ***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 December 20<sup>th</sup>, 2024.

Buyer shall receive a final credit at the time of closing of \$3,082.87 for 2024 taxes (payable 2025), based on prorated 2023 taxes on the farmland. 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 the 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**

**Arthur L & Joretta K Wolf Estate**  
Pam Shore, Executor

### **For Information Contact:**

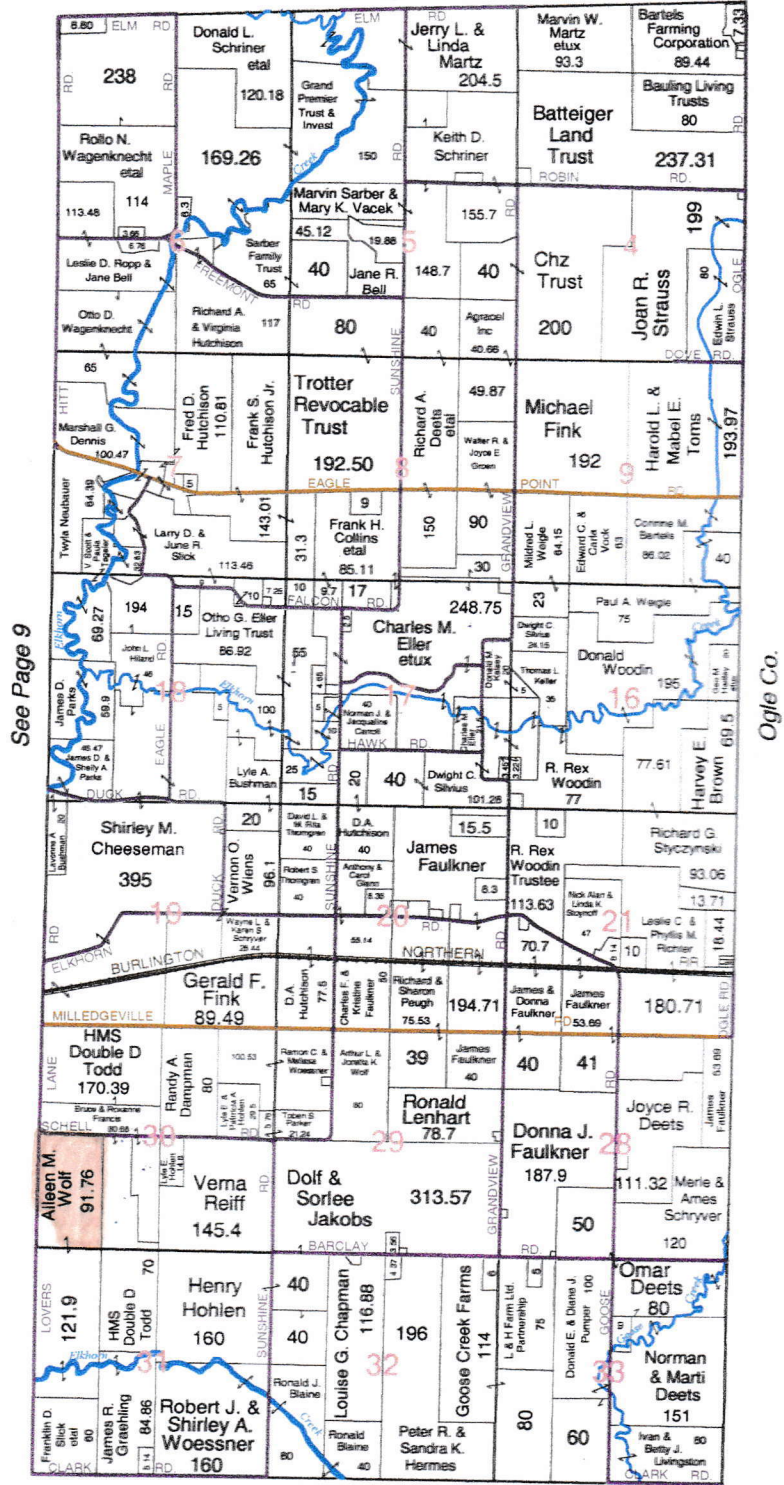
**Lenny Bryson, Auctioneer**  
**Illinois License # 440 000158**  
Polo, IL 61064  
815-946-4120

**Attorney, Trent Bush**

**Ward, Murray, Pace & Johnson P.C.**  
815-625-8200

To view survey, aerial, & soil maps visit [www.lennybrysonauctioneer.com](http://www.lennybrysonauctioneer.com)

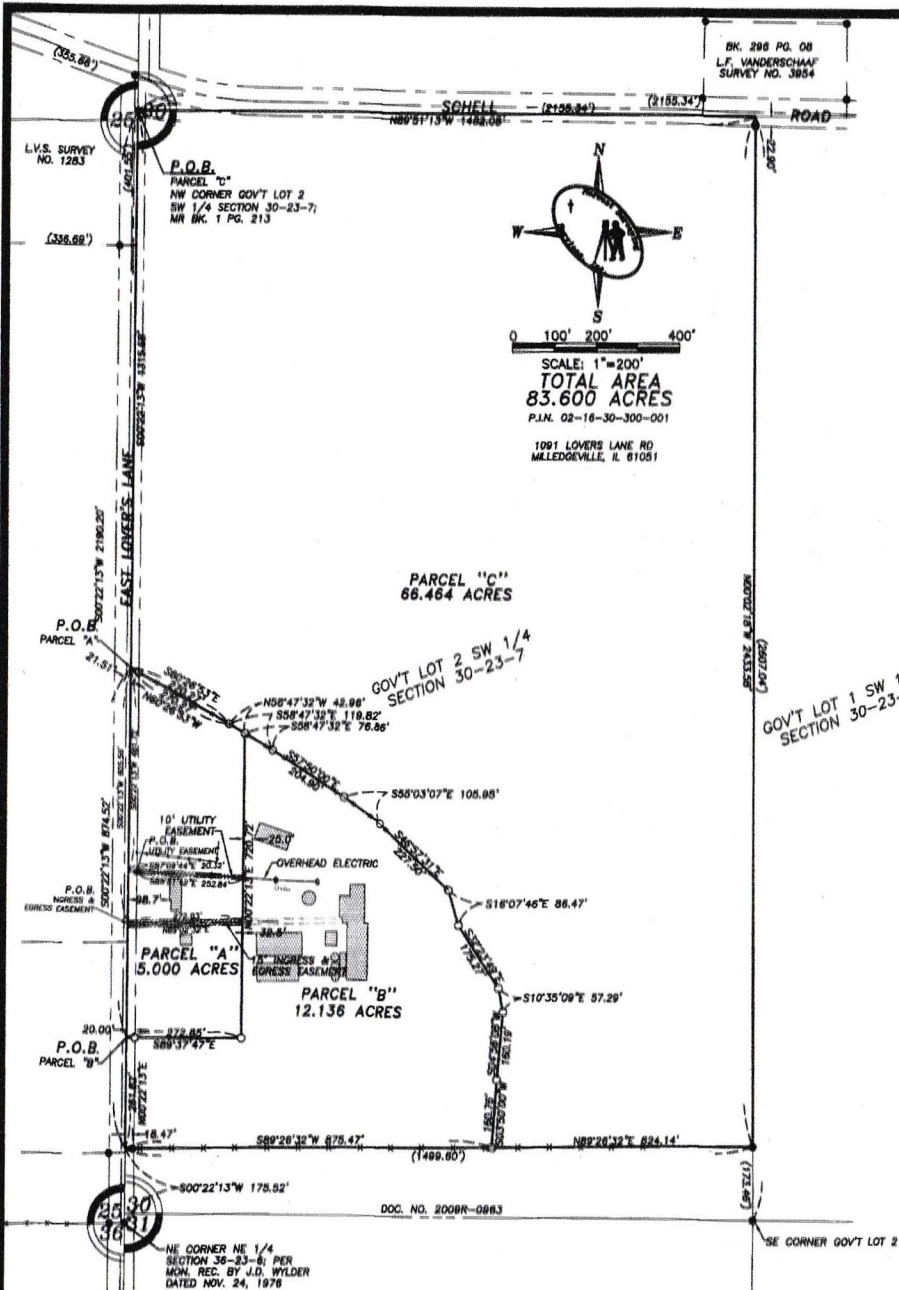
See Page 15



See Page 9

Ogle Co.

PLAT OF SURVEY



PARCEL "A"

Part of Government Lot 2 of the Southwest Quarter (SW 1/4) of Section 30, Township 23 North (T23N), Range 7 East (R7E) of the Fourth Principal Meridian (4th PM), Carroll County, Illinois, bounded and described as follows, to wit:

Commencing at the Northwest corner of said Southwest Quarter (SW 1/4) of Section 30; thence South 00 Degrees 22 Minutes 13 Seconds West, along the West line thereof, a distance of 1,315.68 feet to the Point of Beginning of the hereinafter described parcel; thence continuing South 00 Degrees 22 Minutes 13 Seconds West, along said West line, a distance of 874.52 feet; thence South 88 Degrees 37 Minutes 47 Seconds East, a distance of 272.85 feet; thence North 80 Degrees 26 Minutes 53 Seconds West, a distance of 270.27 feet to the Point of Beginning.

Containing 5,000 acres, more or less.

Subject to the Easement described below.

PARCEL "B"

Part of Government Lot 2 of the Southwest Quarter (SW 1/4) of Section 30, Township 23 North (T23N), Range 7 East (R7E) of the Fourth Principal Meridian (4th PM), Carroll County, Illinois, bounded and described as follows, to wit:

Commencing at the Northwest corner of said Southwest Quarter (SW 1/4) of Section 30; thence South 00 Degrees 22 Minutes 13 Seconds West, along the West line thereof, a distance of 2,190.50 feet to the Point of Beginning of the hereinafter described parcel; thence South 88 Degrees 37 Minutes 47 Seconds East, a distance of 272.85 feet; thence North 00 Degrees 22 Minutes 13 Seconds East, a distance of 270.27 feet; thence South 58 Degrees 47 Minutes 32 Seconds East, a distance of 78.85 feet; thence South 07 Degrees 50 Minutes 00 Seconds East, a distance of 204.90 feet; thence South 55 Degrees 03 Minutes 07 Seconds East, a distance of 105.95 feet; thence South 48 Degrees 57 Minutes 31 Seconds East, a distance of 227.50 feet; thence South 18 Degrees 07 Minutes 04 Seconds East, a distance of 86.47 feet; thence South 32 Degrees 23 Minutes 49 Seconds East, a distance of 175.27 feet; thence South 10 Degrees 35 Minutes 09 Seconds East, a distance of 57.29 feet; thence South 04 Degrees 56 Minutes 08 Seconds West, a distance of 160.19 feet; thence South 03 Degrees 50 Minutes 00 Seconds West, a distance of 180.78 feet to the North line of the property described on the deed recorded as Document No. 2008R-0863 in the Office of the Carroll County Recorder; thence South 89 Degrees 26 Minutes 32 Seconds West, along said North line, a distance of 875.47 feet to the West line of said Southwest Quarter (SW 1/4) of Section 30; thence North 00 Degree 22 Minutes 13 Seconds East, along said West line, a distance of 281.82 feet to the Point of Beginning.

Containing 12,136 acres, more or less.

Together with the Easements described below.

PARCEL "C"

Part of Government Lot 2 of the Southwest Quarter (SW 1/4) of Section 30, Township 23 North (T23N), Range 7 East (R7E) of the Fourth Principal Meridian (4th PM), Carroll County, Illinois, bounded and described as follows, to wit:

Beginning at the Northwest corner of said Southwest Quarter (SW 1/4) of Section 30; thence South 00 Degree 22 Minutes 13 Seconds West, along the West line thereof, a distance of 1,315.68 feet; thence South 80 Degree 29 Minutes 53 Seconds East, a distance of 270.27 feet; thence South 58 Degree 47 Minutes 32 Seconds East, a distance of 78.85 feet; thence South 07 Degree 50 Minutes 00 Seconds East, a distance of 204.90 feet; thence South 55 Degree 03 Minutes 07 Seconds East, a distance of 105.95 feet; thence South 48 Degree 57 Minutes 31 Seconds East, a distance of 227.50 feet; thence South 18 Degree 07 Minutes 04 Seconds East, a distance of 86.47 feet; thence South 32 Degree 23 Minutes 49 Seconds East, a distance of 175.27 feet; thence South 10 Degree 35 Minutes 09 Seconds East, a distance of 57.29 feet; thence South 04 Degree 56 Minutes 08 Seconds West, a distance of 160.19 feet; thence South 03 Degree 50 Minutes 00 Seconds West, a distance of 180.78 feet to the North line of the property described on the deed recorded as Document No. 2008R-0863 in the Office of the Carroll County Recorder; thence North 89 Degree 26 Minutes 32 Seconds East, along said North line, a distance of 824.14 feet to the East line of said Government Lot 2 of the Southwest Quarter (SW 1/4) of Section 30; thence North 00 Degree 02 Minutes 18 Seconds West, along said East line, a distance of 2,433.58 feet to the North line of said Southwest Quarter (SW 1/4) of Section 30; thence North 89 Degree 26 Minutes 32 Seconds West, along said North line, a distance of 1,482.05 feet to the Point of Beginning.

Containing 66,464 acres, more or less.

EASEMENTS

An Easement for the purpose of ingress, and egress, over, across and through a 15 foot wide strip of land lying 7.5 feet on each side of the following described Centerline, to wit:

Commencing at a point on the West line of the Southwest Quarter (SW 1/4) of Section 30, Township 23 North (T23N), Range 7 East (R7E) of the Fourth Principal Meridian (4th PM), Carroll County, Illinois, said point being South 00 Degree 22 Minutes 13 Seconds West, a distance of 1,315.68 feet from the Northwest corner thereof; thence South 00 Degree 22 Minutes 13 Seconds West, along said West line, a distance of 605.56 feet to the Point of Beginning of said Centerline; thence North 89 Degree 02 Minutes 32 Seconds East, a distance of 272.85 feet to the Point of Termination of said Centerline.

An Easement for the purpose of installation and maintenance of franchised public utilities, over, under, across and through a 10.0 foot wide strip of land lying 5.0 feet on each side of the following described Centerline, to wit:

Commencing at a point on the West line of the Southwest Quarter (SW 1/4) of Section 30, Township 23 North (T23N), Range 7 East (R7E) of the Fourth Principal Meridian (4th PM), Carroll County, Illinois, said point being South 00 Degree 22 Minutes 13 Seconds West, a distance of 1,315.68 feet from the Northwest corner thereof; thence South 00 Degree 22 Minutes 13 Seconds West, along said West line, a distance of 481.73 feet; thence South 87 Degree 09 Minutes 44 Seconds East, a distance of 20.32 feet to the occupied Easery Right-of-Way of East Lover's Lane and the Point of Beginning to the hereinafter described Centerline; thence South 86 Degree 51 Minutes 09 Seconds East, a distance of 252.94 feet to the Point of Termination of said Centerline.

SURVEYOR'S REPORT

This plat represents an original boundary survey of the property described hereon and conforms to the current Illinois Minimum Standards for a Boundary Survey. This Survey was done, by me or under my direct supervision, at the request of Randy Wolf of Millersville, Illinois.

All monuments exist as shown hereon. Bearings are in Degrees, Minutes and Seconds and are referenced to an assumed datum. Distances are in feet and decimals thereof.

All structural or utility improvements, surface and subsurface, on and adjacent to the sites are not necessarily shown. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

This Survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.

No warranty is expressed or implied as to compliance with 765ILCS-205/1b of the Illinois Compiled Statutes, or local requirements.

Dated this 20th day of July, 2024 C.E.

William E. Holt  
Illinois Professional Land Surveyor  
No. 35-2584  
License Renewed November 30, 2024 C.E.

LEGEND

- BOUNDARY OF SURVEY
- MONUMENT FOUND
- STONE FOUND
- SET IRON PIN W/CAP
- CHISELED "X"
- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- ( ) DEED/PLAT DIMENSION

NOTE: BEARINGS ARE ASSUMED



**NORWEST SURVEYING SERVICES, INC.**  
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS  
301 EAST UNDERHILL  
MILLERSVILLE, ILLINOIS 62550  
PHONE (618) 778-7178

SURVEYED BY	DATE	PROJECT NO.	JOB NO.	SCALE
W.E. HOLT	7-20-24	2024162	2024162	1"=200'
CHECKED BY	DATE	DATE	DATE	DATE
J.D. WILDER	08/16/24	08/16/24	08/16/24	08/16/24

**FARM PARCEL SURVEY**  
THIS SURVEY FOR **ARTHUR & JORETTA WOLF EST.**

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**Farm 6192**  
**Tract 12384**  
**2024 Program Year**




CLU	Acres	HEL	Crop
2	3.84	HEL	
6	13.61	UHEL	NC
7	65.46	HEL	

Page Cropland Total: 69.3 acres






Map Created March 04, 2024

**Common Land Unit**

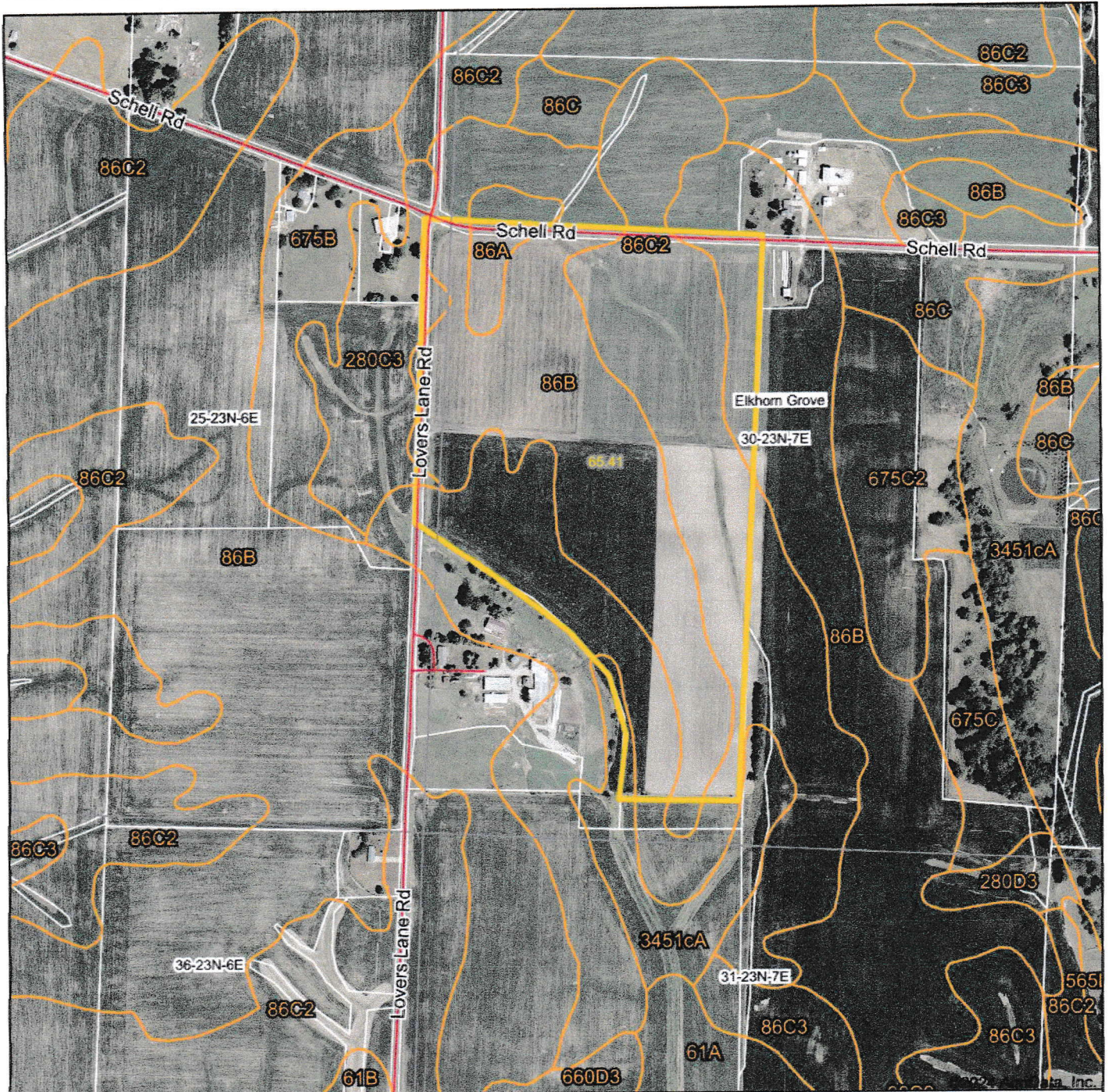
	Cropland
	Non-Cropland
	Tract Boundary

**Wetland Determination Identifiers**

	Restricted Use
	Limited Restrictions
	Exempt from Conservation Compliance Provisions

USDA 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 the NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

# Aerial Map



**Lenny Bryson Auctioneer**  
SALES OF ALL TYPES

Boundary Center: 41° 56' 56.92, -89° 44' 31.83

0ft 679ft 1357ft

Maps Provided By:



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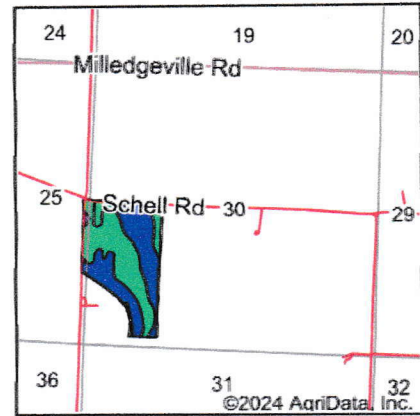
**30-23N-7E**  
**Carroll County**  
**Illinois**



9/12/2024

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

# Soils Map



State: **Illinois**  
 County: **Carroll**  
 Location: **30-23N-7E**  
 Township: **Elkhorn Grove**  
 Acres: **65.41**  
 Date: **9/12/2024**



**Lenny Bryson Auctioneer**

SALES OF ALL TYPES

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL015, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	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	32.07	49.0%		FAV	**187	**59	**74	**100	0	**6.80	**138	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	29.93	45.8%		FAV	**178	**56	**70	**95	0	**6.40	**131	65
86A	Osco silt loam, 0 to 2 percent slopes	2.03	3.1%		FAV	191	60	75	102	0	6.90	141	80
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.70	1.1%		FAV	**171	**55	**66	**87	0	**5.20	**126	81
**280C3	Fayette silty clay loam, 5 to 10 percent slopes, severely eroded	0.68	1.0%		FAV	**142	**45	**56	**72	0	**4.50	**104	50
<b>Weighted Average</b>						<b>182.4</b>	<b>57.5</b>	<b>71.9</b>	<b>97.3</b>	<b>*-</b>	<b>6.6</b>	<b>134.4</b>	<b>*n 71.9</b>

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


**CARROLL COUNTY**  
**LYDIA HUTCHCRAFT**  
**P.O. BOX 198**  
**MOUNT CARROLL, IL 61053-0198**  
**www.carrollcountyil.gov**

**CARROLL COUNTY PROPERTY TAX BILL**  
**2023 TAXES PAYABLE 2024**

PLEASE READ the instructions on the back of this bill regarding when to pay and where to pay your taxes. Additional information is provided for changing your mailing address and tax exemptions in which you might be entitled.

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

LEGAL DESC:  
 S30 T23 R7 LOT 2 SW 02-000-152-00

PROPERTY INDEX NUMBER (PIN) 02-16-30-300-001		003857 
PROPERTY CLASS	0011	
FIRST DUE DATE	07/03/2024	1977 EQUALIZED 4,848
FIRST INSTALLMENT	\$3,605.13	SAF BASE 38,483
SECOND DUE DATE	09/03/2024	FAIR CASH VALUE 101,590
SECOND INSTALLMENT	\$3,605.13	TOTAL ACRES 83.60
PRIOR TAX SOLD		TIF BASE 0
FORFEITED	\$0.00	LAND VALUE 2,800
		+ BUILDING VALUE 31,060
		+ FARM BUILDING 16,618
		+ FARM LAND 33,427
		- HOME IMPROVEMENT 0
		- DISABLED VET EXEMPT
		ASSESSED VALUE 83,905
		x STATE MULTIPLIER 1.0000
		= EQUALIZED VALUE 83,905
		- OWNER OCCUPIED 6,000
		- SENIOR EXEMPT 5,000
		- FREEZE EXEMPTIONS 0
		- RT VETERAN EXEMPT 0
		- DISABLE VET EXEMPT 0
		- DISABLE PER EXEMPT 0
		= NET TAXABLE VAL. 72,905
		x TAX RATE 9.88994
		= CURRENT TAX \$7,210.26
		= ENTERPRISE ZONE \$0.00
		+ FORFEITURE BAL \$0.00
		= TOTAL TAX DUE \$7,210.26

NAME:

003857 - 008434



WOLF, ARTHUR L  
 1091 LOVERS LANE RD  
 MILLEDGEVILLE IL 61051

**PAID**

**JUN 28 2024**

Milledgeville State Bank

*In Full*  
*PS*

TAX CODE 02001	CARROLL COUNTY ITEMIZED STATEMENT	TOWNSHIP Elkhorn Grove Township
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Taxing Body	Prior Year Rate	Prior Year Amount	Current Rate	Current Amount	% of Total
CARROLL COUNTY	0.62802	\$443.34	0.61100	\$445.44	6.18
CARROLL COUNTY	0.15417	\$108.84	0.13129	\$95.72	1.33
MILLEDGEVILLE FIRE	0.41014	\$289.53	0.39759	\$289.86	4.02
SAUK VALLEY JC 506	0.42681	\$301.30	0.40834	\$297.70	4.13
SAUK VALLEY JC 506	0.00777	\$5.48	0.00753	\$5.49	0.08
MULTI-TWP ASSESSMT 3	0.01588	\$11.21	0.01573	\$11.47	0.16
MILLEDGEVILLE PARK DIST	0.38390	\$271.00	0.37759	\$275.28	3.82
MILLEDGEVILLE PARK DIST	0.00000	\$0.00	0.00000	\$0.00	0.00
MILLEDGEVILLE PUBLIC LIBRARY	0.00000	\$0.00	0.25677	\$187.20	2.60
ELKHORN GROVE TWP	0.60223	\$425.12	0.59780	\$435.83	6.04
ELKHORN GROVE TWP	0.13205	\$93.22	0.13108	\$95.56	1.33
ELKHORN GROVE R&B	1.19998	\$847.09	1.19237	\$869.30	12.06
UNIT SCHOOL 399	5.57393	\$3,934.75	5.56375	\$4,056.25	56.26
UNIT SCHOOL 399	0.20966	\$148.00	0.19910	\$145.16	2.01
<b>TOTALS</b>	<b>9.74454</b>	<b>\$6,878.88</b>	<b>9.88994</b>	<b>\$7,210.26</b>	

LOCATION: 1091 LOVERS LANE RD  
 MILLEDGEVILLE, IL

Owner Name: WOLF, ARTHUR L

**MAKE CHECKS PAYABLE TO CARROLL COUNTY TREASURER**