OGLE COUNTY, ILLINOIS

FARMLAND AUCTION

Tuesday, September 30th, 2025 at 11:00 AM

Sale to be held at: **Byron Forest Preserve/Jarrett Center**
7993 N River Rd
Byron, IL 61010

OPEN TENANCY 2026!

80.16 Surveyed Acres

80.16 Surveyed Acres Sect 7 East Part of Byron & North Part of Marion Township Ogle County, IL

118.91 Avg PI. FSA 71.96 Acres Tax # 05-07-200-004 $ 2,597.08

**** Parcel has CRP ground of 7.42 Acres that is in the program until 9/30/2032- Payment is $ 274.32/Acre for CRP ground.***

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 January 15, 2026.
Buyer shall receive a credit at closing for the prorated 2025 property taxes based upon the latest available tax information. 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
Wayne Byers Residuary Trust
Perry Byers, Trustee

Attorney, Amanda Adams Martinez, LLC
815-491-8065

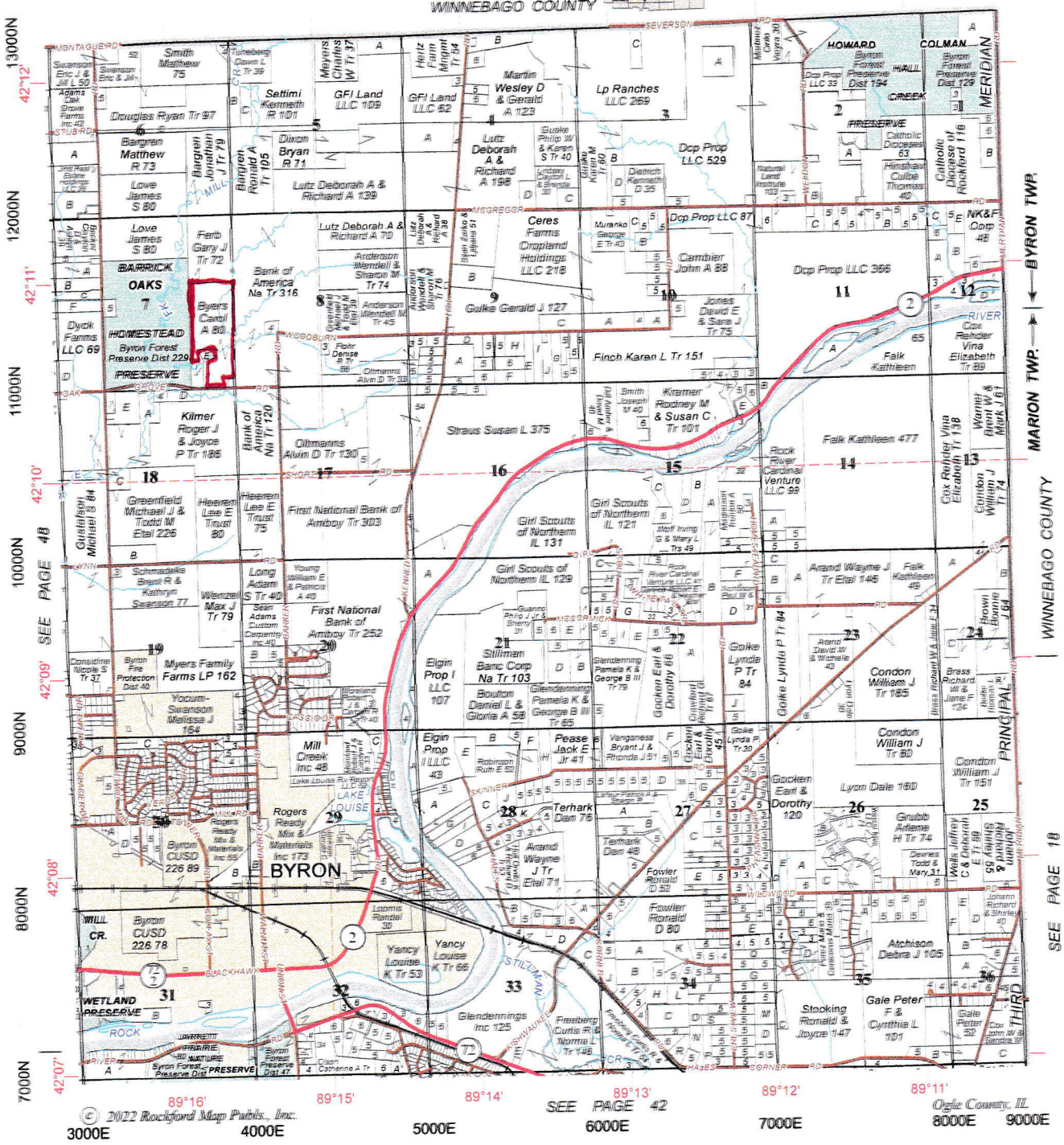
For Information Contact:
Lenny Bryson, Auctioneer
Illinois License # 440 000158
Polo, IL 61064
815-946-4120

Go to www.lennybrysonauctioneer.com to view details, maps, surveys, etc.

Refer to page 66 for keyed parcels

EAST PART BYRON NORTH PART MARION T.25N.-R.11E.

WINNEBAGO COUNTY



USDA United States Department of Agriculture

Ogle County, Illinois

Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created February 26, 2025

Farm **9672**

Tract **8904**

Tract Cropland Total: 71.65 acres

Date: 8/8/2022

Conservation Plan Map

Client(s): CAROL A BYERS
Location: Sec 7, T25N, R11E
Byron East, Marion North
le County, Illinois
Approximate Acres: 7.42

Assisted By: DAVID HAHN
NRCS
OREGON SERVICE CENTER
OGLE COUNTY SOIL & WATER CONSERVATION DISTRICT

Land Units: Tract 8904, Fields 38,61

Prepared with assistance from USDA-Natural Resources Conservation Service

0 376
Feet

Conservation Practice Polygons

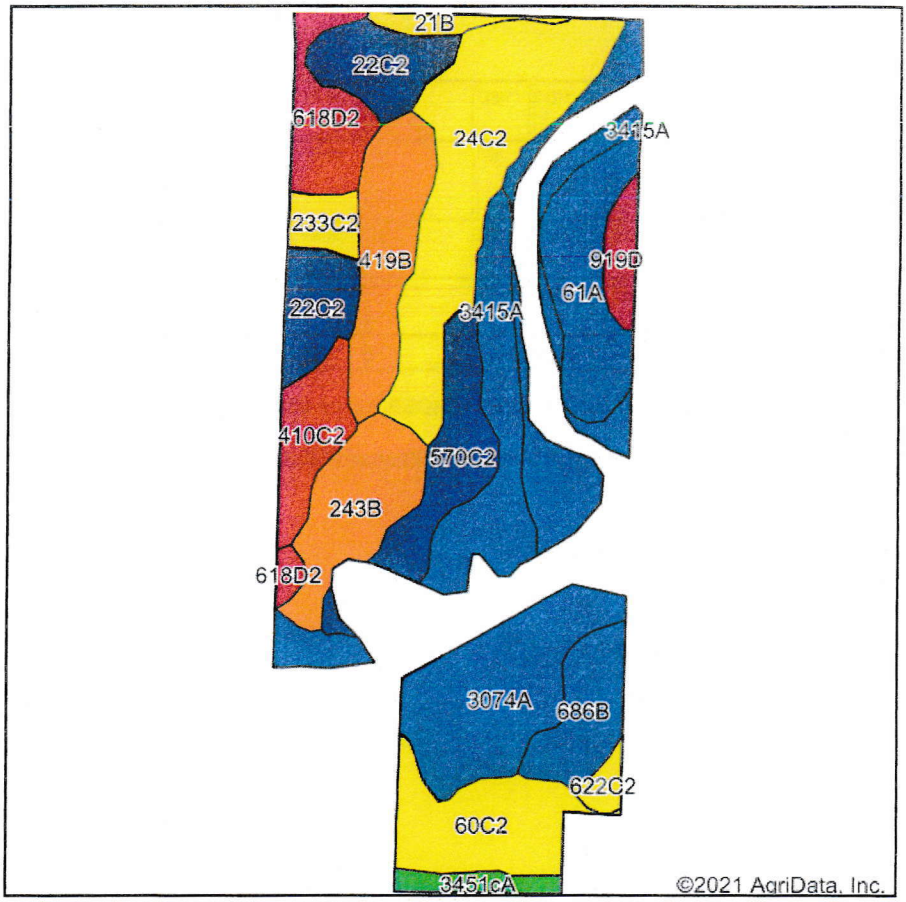
- Prescribed Burning (338)
- Field Border (386)

N

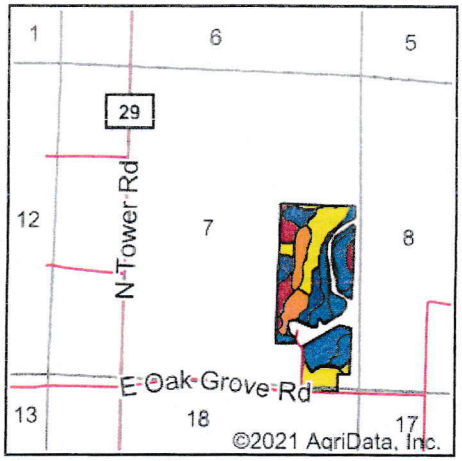
USDA

USDA is an equal opportunity provider, employer, and lender

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Ogle**
Location: **7-25N-11E**
Township: **Byron**
Acres: **76.7**
Date: **5/4/2021**

WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IL141, Soil Area Version: 18

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	Alfalfa *d* hay, T/A	Grass-legume *e* hay, T/A	Crop productivity index for optimum management
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	14.40	18.8%		FAV	186	58	73	99	0	0.00	5.52	136
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	11.41	14.9%		FAV	**155	**49	**60	**77	0	**4.55	0.00	**113
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	5.67	7.4%		FAV	180	57	66	89	0	0.00	5.02	131
**22C2	Westville silt loam, 5 to 10 percent slopes, eroded	5.51	7.2%		FAV	**141	**47	**56	**69	0	**3.85	0.00	**105
61A	Atterberry silt loam, 0 to 2 percent slopes	5.38	7.0%		FAV	182	56	71	98	0	0.00	5.52	132
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	5.27	6.9%		FAV	**148	**48	**59	**69	0	**4.67	0.00	**110
**419B	Flagg silt loam, 2 to 5 percent slopes	5.15	6.7%		FAV	**160	**51	**62	**82	0	**4.97	0.00	**118
**243B	St. Charles silt loam, 2 to 5 percent slopes	4.75	6.2%		FAV	**166	**51	**64	**86	0	**5.09	0.00	**121
**570C2	Martinsville silt loam, 5 to 10 percent slopes, eroded	4.27	5.6%		FAV	**144	**46	**59	**70	0	**4.20	0.00	**106
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	3.65	4.8%		FAV	**130	**42	**52	**62	0	**3.12	0.00	**95
**686B	Parkway silt loam, 2 to 5 percent slopes	3.23	4.2%		FAV	**184	**58	**72	**97	0	**6.70	0.00	**137
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	2.89	3.8%		FAV	**123	**40	**52	**63	0	**3.26	0.00	**91
**919D	Rodman-Fox complex, 6 to 12 percent slopes	1.29	1.7%		UNF	**120	**40	**47	**54	0	0.00	**3.45	**90

**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	1.27	1.7%		FAV	**155	**48	**61	**82	0	**4.78	0.00	**113
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	1.09	1.4%		FAV	190	61	73	97	0	0.00	5.77	140
**21B	Pecatonica silt loam, 2 to 5 percent slopes	0.83	1.1%		FAV	**152	**49	**59	**76	0	**4.47	0.00	**112
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	0.64	0.8%		FAV	**150	**49	**60	**73	0	**4.90	0.00	**112
					Weighted Average	162.1	51.4	63.4	82.4	*-	2.88	1.93	118.9

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: http://soilproductivity.nres.illinois.edu/
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
a UNF = unfavorable; FAV = favorable
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".
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.