OGLE COUNTY, ILLINOIS

FARMLAND & HUNTING GROUND AUCTION

Wednesday, December 9th, 2026 at 10:30 AM

Sale to be held at: Polo Senior Center ****All Parcels ZONED AG!**

101 E Mason St
Polo, IL 61064

2027 OPEN TENANCY

ALL PARCELS HAVE HARD ROAD ACCESS.

141.878 Surveyed Acres

**parcels will be surveyed and sold based on surveyed acres*

selling in FOUR parcels

Parcel A) 58.901 Acres
Section 33 Pine Creek Twp
P.I. 129.5 FSA Tillable 54.69 A

Parcel B) 47.279 Acres
Section 33 & 34 Pine Creek Twp
PI 107.5 FSA Tillable approx. 22 A ***B & C currently combined***

PARCELS B & C Hunter's Paradise

Parcel C) 35.198 Acres w/ cabin
(cabin needs TLC) with Pine Creek Access
Section 34 Pine Creek Twp
PI. 109.1 FSA Tillable approx. 13 A**B & C**
Currently combined

Parcel D) .5 Acre LOT ONLY
Section 28 Pine Creek Twp
Tax I.D.# 15-28-300-002 $ 262.00

Tax ID's will need to be reconfigured based on new surveyed acres
Tax I.D. # 15-34-100-001 $ 1,885.34 Tax I.D. # 15-33-200-001 $ 3,588.22

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 February 28th, 2027.
Buyer shall receive a credit at closing for the 2026 property 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.

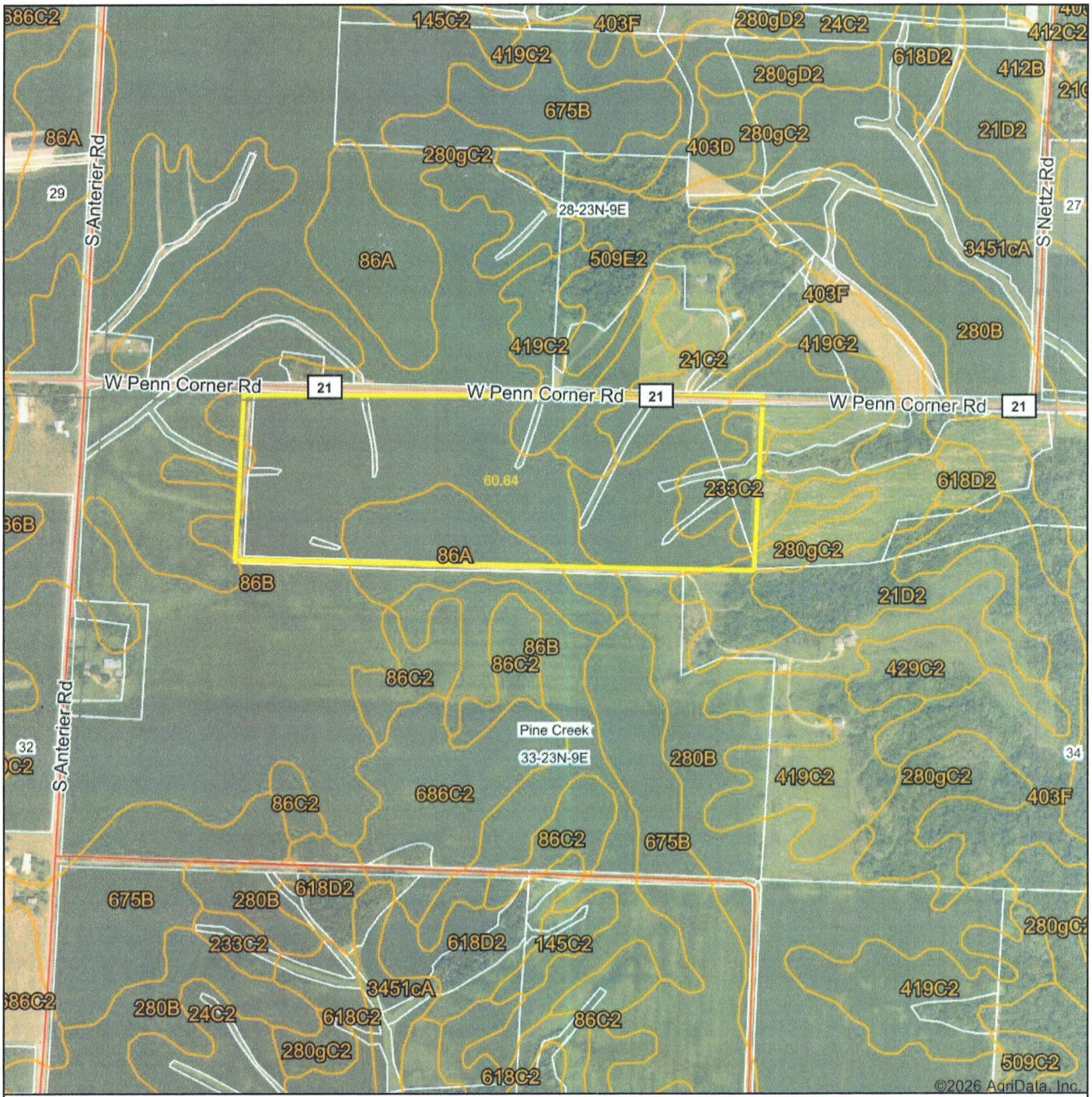
OWNERS,
Peter Dunfee, Individually, and as Administrator of the Estate of Wendy Collins

Attorney, M. Thomas Suits

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.

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 41° 56' 38.68, -89° 27' 56.24

0ft 851ft 1702ft

33-23N-9E
Ogle County
Illinois

N
W E
S

Maps Provided By:
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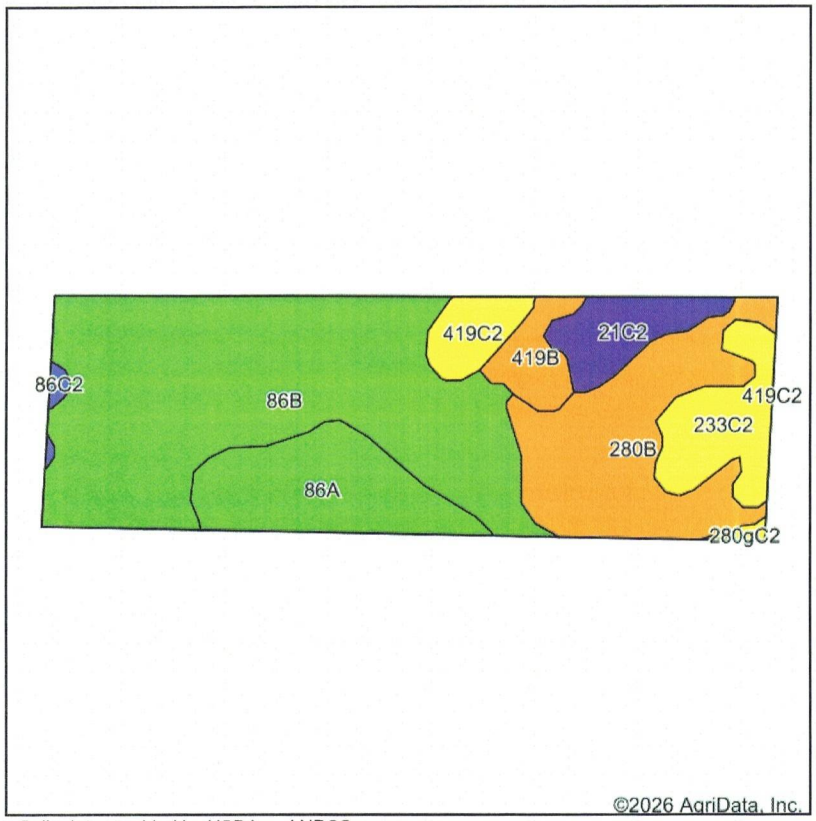
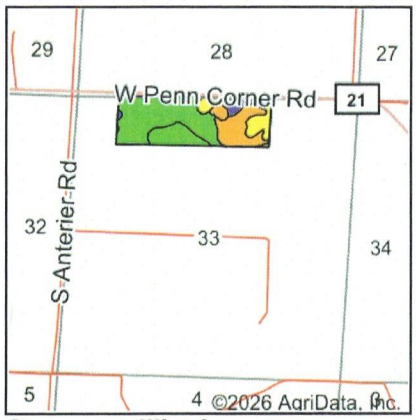
9/29/2026

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

Soils Map





State: **Illinois**
County: **Ogle**
Location: **33-23N-9E**
Township: **Pine Creek**
Acres: **60.64**
Date: **9/29/2026**

Lenny Bryson Auctioneer
SALES OF ALL TYPES

Maps Provided By:
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Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 24

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
**86B	Osco silt loam, 2 to 5 percent slopes	28.60	47.2%		FAV	**187	**59	**74	**100	0	**7.00	**138	78
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	11.52	19.0%		FAV	**164	**52	**65	**83	0	**5.00	**120	78
86A	Osco silt loam, 0 to 2 percent slopes	7.78	12.8%		FAV	191	60	75	102	0	7.00	141	80
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	4.65	7.7%		FAV	**155	**48	**61	**82	0	**5.00	**113	65
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	3.23	5.3%		FAV	**143	**46	**56	**72	0	**4.00	**105	67
**419B	Flagg silt loam, 2 to 5 percent slopes	2.20	3.6%		FAV	**160	**51	**62	**82	0	**5.00	**118	70

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

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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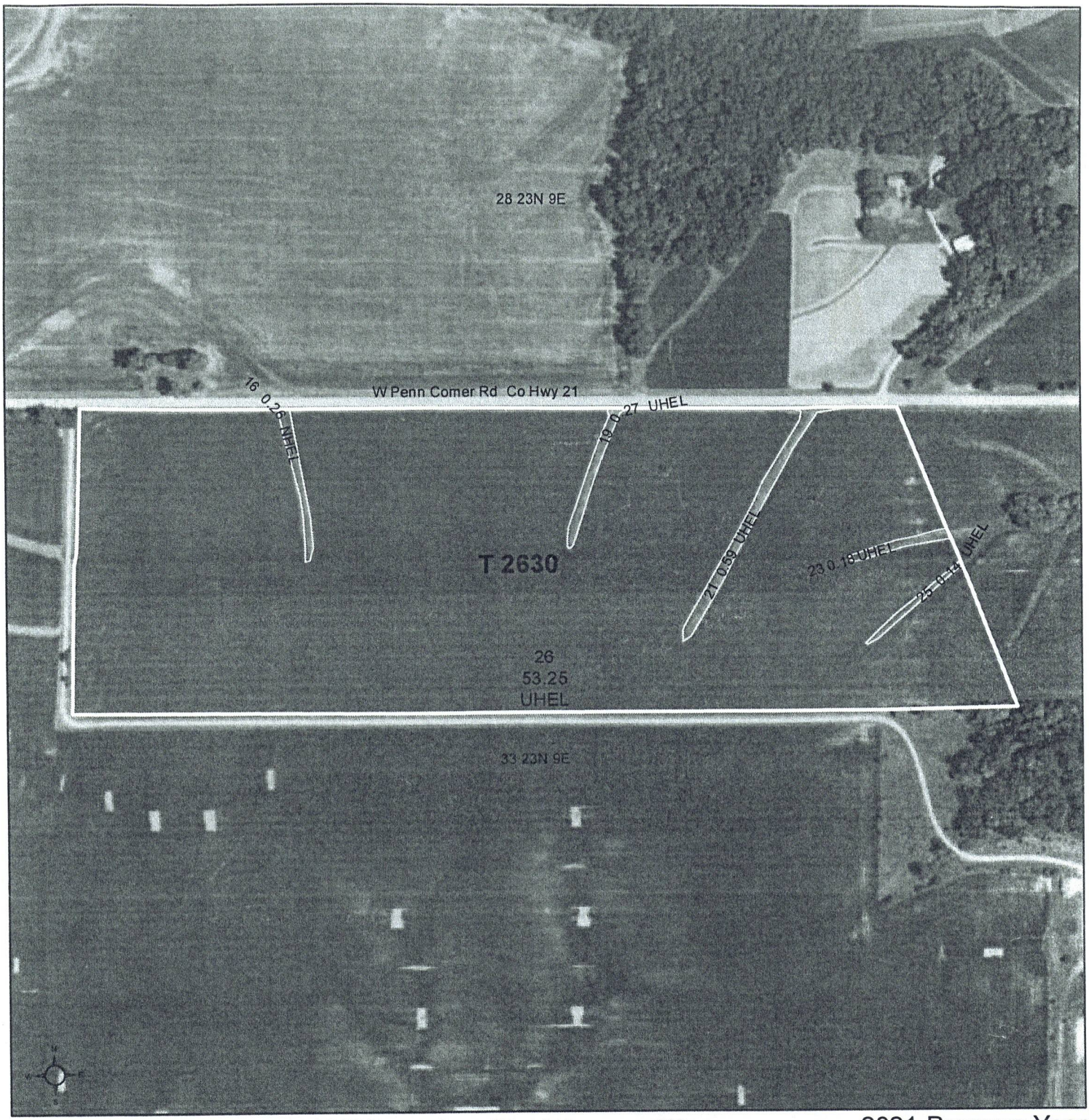
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	2.13	3.5%		FAV	**151	**48	**59	**77	0	**5.00	**111	62
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.30	0.5%		FAV	**178	**56	**70	**95	0	**6.00	**131	65
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	0.23	0.4%		FAV	**155	**49	**61	**79	0	**5.00	**113	66
				Weighted Average		**175.9**	**55.5**	**69.4**	**92.6**	***-**	**6.2**	**129.5**	***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"

USDA United States Department of Agriculture

Ogle County, Illinois



Common Land Unit

Cropland

Tract Boundary

Wetland Determination Identifiers

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

plss_a_il_WMAS

0 170 340 680 Feet

2021 Program Year

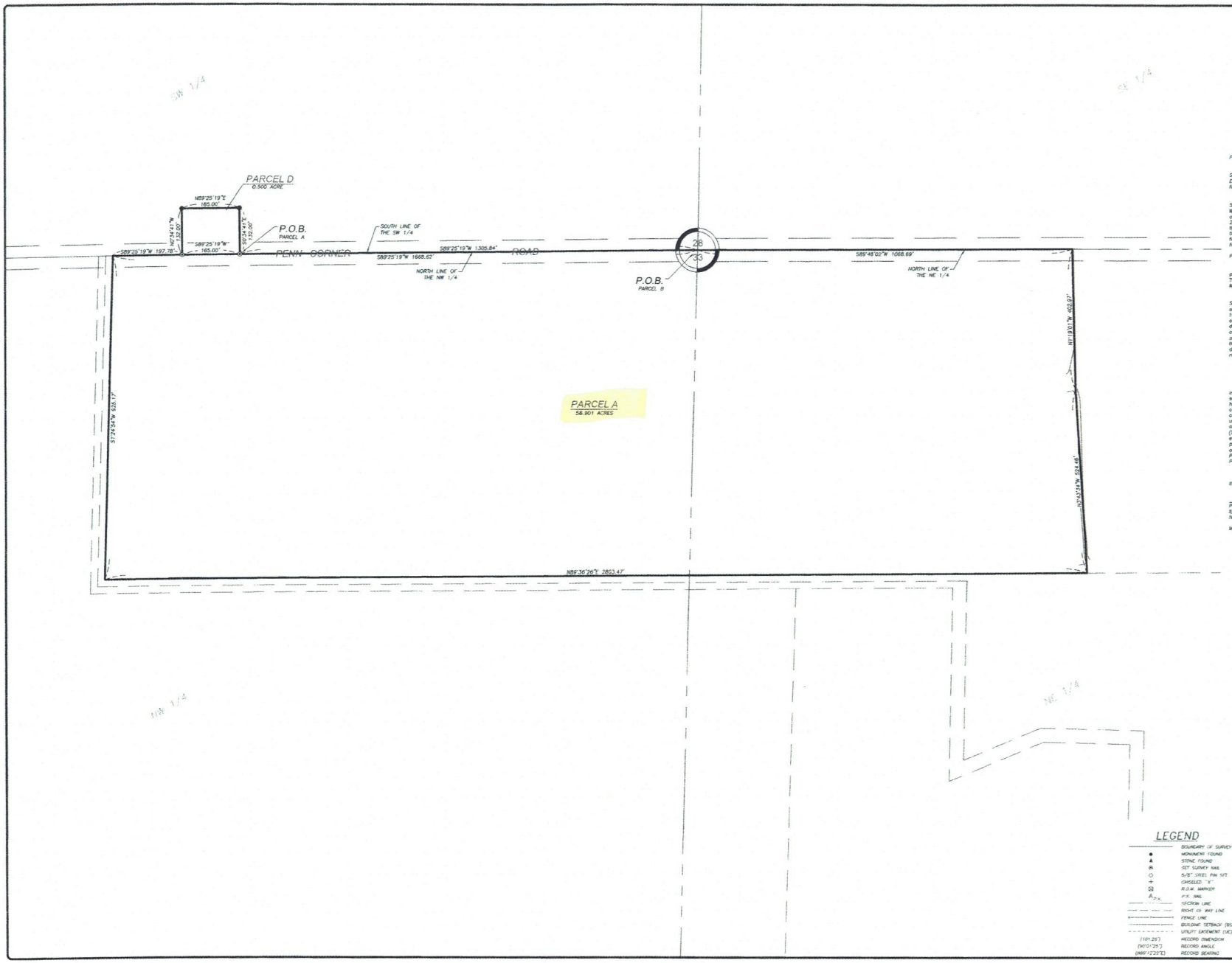
Map Created October 21, 2020

Farm **1856**

Tract **2630**

Tract Cropland Total: 54.69 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).





PLAT OF SURVEY

PARCEL D

OF PROPERTY DESCRIBED AS: Part of the Southwest Quarter (SW 1/4) of Section Twenty-Eight (28), Township Twenty-Three (23) North, Range Nine (9) East of the Fourth (4TH) Principal Meridian, Ogle County, Illinois, described as follows:

Commencing at the southeast corner of the Southwest Quarter (SW 1/4) of Section Twenty-Eight (28); thence South 89 degrees 25 minutes 19 seconds West, along the south line of the said Southwest Quarter (SW 1/4), a distance of 1305.84 feet, to the Point of Beginning; thence continuing South 89 degrees 25 minutes 19 seconds West, along said south line, a distance of 165.00 feet; thence North 00 degree 34 minutes 41 seconds West, a distance of 132.00 feet; thence North 89 degrees 25 minutes 19 seconds East, a distance of 165.00 feet; thence South 00 degree 34 minutes 41 seconds East, a distance of 132.00 feet, to the Point of Beginning, containing 0.500 acre, more or less.

PARCEL A

OF PROPERTY DESCRIBED AS: Part of the Northwest Quarter (NW 1/4) and part of the Northeast Quarter (NE 1/4) of Section Thirty-Three (33), Township Twenty-Three (23) North, Range Nine (9) East of the Fourth (4TH) Principal Meridian, Ogle County, Illinois, described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW 1/4) of Section Thirty-Three; thence South 89 degrees 25 minutes 19 seconds West, along the north line of the said Northwest Quarter (NW 1/4), a distance of 1668.62 feet; thence South 01 degree 24 minutes 54 seconds West, a distance of 925.17 feet; thence North 89 degrees 36 minutes 26 seconds East, a distance of 2803.47 feet; thence North 03 degrees 43 minutes 34 seconds West, a distance of 524.46 feet; thence North 01 degree 19 minutes 01 second West, a distance of 402.97 feet, to the north line of the Northeast Quarter (NE 1/4); thence South 89 degrees 48 minutes 02 seconds West, along said north line, a distance of 1068.69 feet, to the Point of Beginning, containing 58.901 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 _____ day of _____ A.D., 20_____. Dixon, Illinois.

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

My license expires November 30, 2028.

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
$A_{P.K.}$	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. 184-000018-0015

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DATE:	11/10/2026
JOB NO:	1970C26
SURVEYED BY:	MRK
BOOK NO:	FILE
DRAWN BY:	DJV
DRAWING NAME:	1970C26_Netz
REVISIONS:	

PLAT OF SURVEY
FOR
HARLAN NETZ

PARCELS A & B.

Property Information

Parcel Number 15-33-200-001	**Site Address**	**Owner Name & Address** SHAVER, JERRY LIFE USE 00000-0000
Tax Year 2025 (Payable 2026)		
Sale Status None		
Property Class 0021 - Farmland	**Tax Code** 01943 - PINE CREEK CODE 43	**Tax Status** Taxable
Net Taxable Value 49,182	**Tax Rate** 7.295790	**Total Tax** $3,588.22
Township Pine Creek	**Acres** 89.5000	**Mailing Address** Secured

Legal Description
RNG/BLK:9 TWP:23 SECT/LOT:33 N 14 CH OF E 65.5 CH N2 EX TRI TR IN SE COR

Billing

If paying without an original bill, please include a $2.00 duplicate bill fee per parcel with the tax payment. Certified funds only after October 1st.

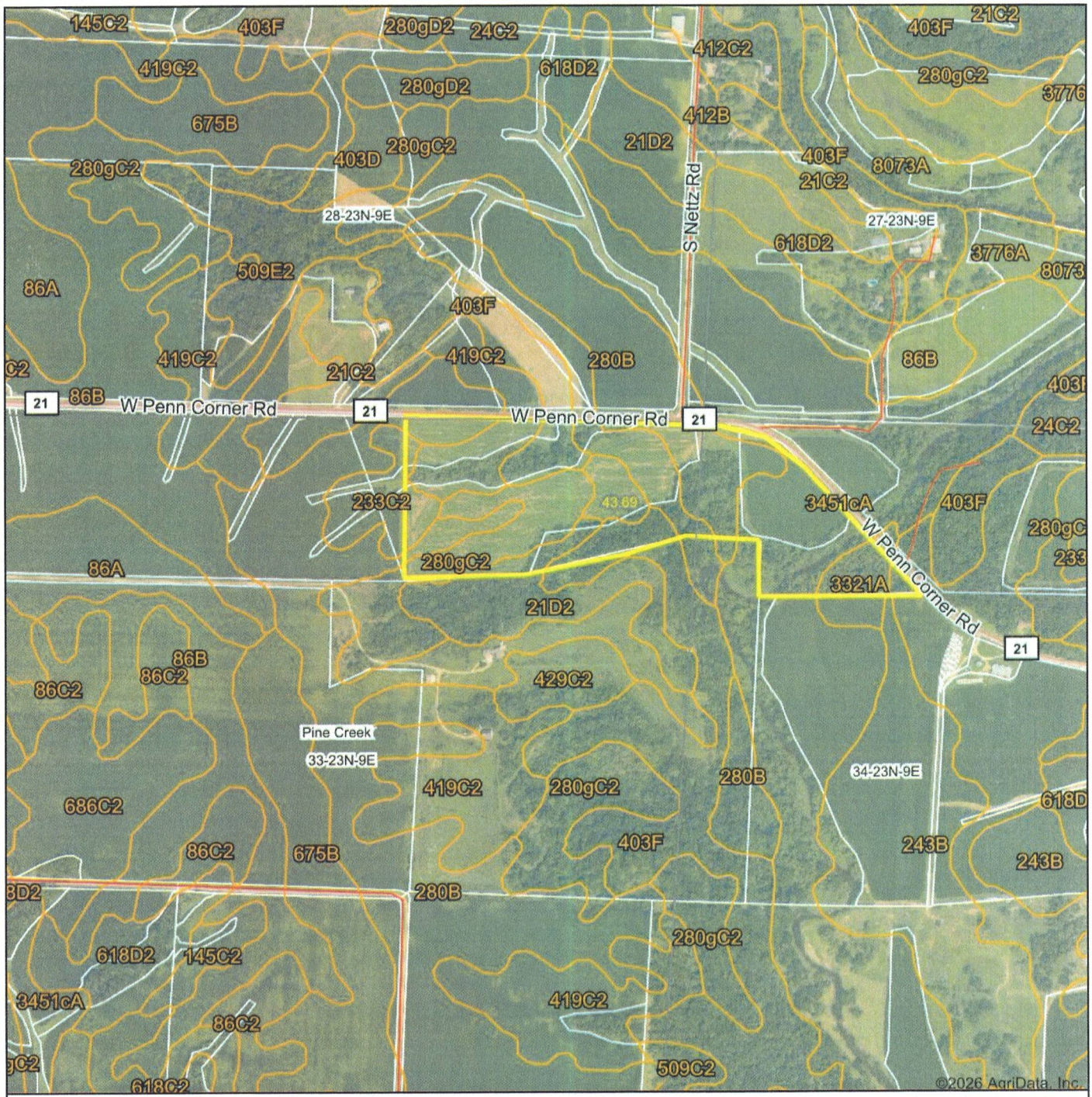
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/08/2026	$1,794.11	$0.00	$0.00	$0.00	$1,794.11	$1,794.11	5/13/2026	**$0.00**
2	09/08/2026	$1,794.11	$0.00	$0.00	$0.00	$1,794.11	$1,794.11	5/30/2026	**$0.00**
Total		**$3,588.22**	**$0.00**	**$0.00**	**$0.00**	**$3,588.22**	**$3,588.22**		**$0.00**

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2025	$3,588.22	$3,588.22	$0.00
2024	$3,345.02	$3,345.02	$0.00
2023	$2,937.14	$2,937.14	$0.00
2022	$2,761.68	$2,761.68	$0.00
2021	$2,627.34	$2,627.34	$0.00

Show 25 More (25)

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 41° 56' 38.44, -89° 27' 18.58

0ft 851ft 1702ft

33-23N-9E
Ogle County
Illinois

N W E S

Maps Provided By:
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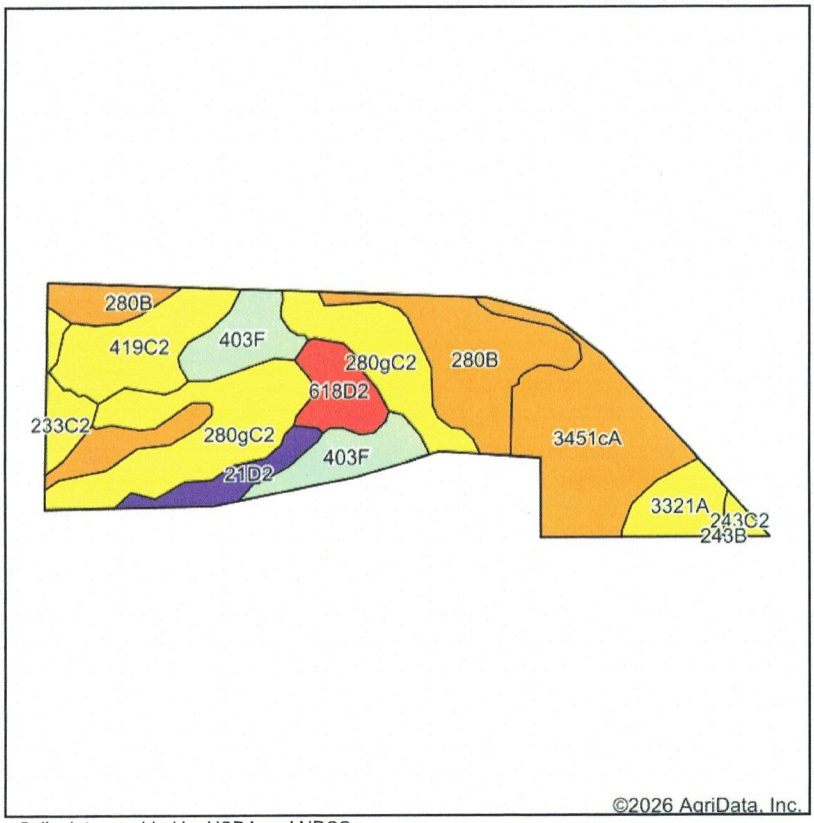
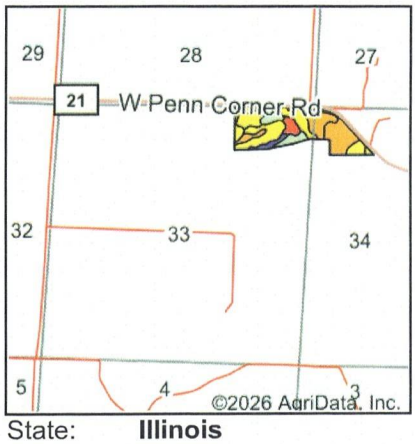
9/29/2026

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

Soils Map





State: **Illinois**
County: **Ogle**
Location: **33-23N-9E**
Township: **Pine Creek**
Acres: **43.69**
Date: **9/29/2026**

Lenny Bryson Auctioneer
SALES OF ALL TYPES

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N W E S

Soils data provided by USDA and NRCS.

Area Symbol: IL141, Soil Area Version: 24

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
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	10.49	23.9%		FAV	**155	**49	**61	**79	0	**5.00	**113	66
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	8.62	19.7%		FAV	**164	**52	**65	**83	0	**5.00	**120	78
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	8.16	18.7%		FAV	**171	**55	**66	**87	0	**5.00	**126	81
**403F	Elizabeth loam, 18 to 35 percent slopes	4.68	10.7%		UNF	**55	**19	**23	**26	0	**2.00	**42	3
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	4.13	9.5%		FAV	**151	**48	**59	**77	0	**5.00	**111	62

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

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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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
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	2.13	4.9%		FAV	**127	**41	**50	**61	0	**3.00	**93	51
**3321A	Du Page silt loam, 0 to 2 percent slopes, frequently flooded	2.05	4.7%		FAV	**153	**49	**59	**74	0	**5.00	**113	77
**21D2	Pecatonica silt loam, 10 to 18 percent slopes, eroded	1.65	3.8%		FAV	**134	**43	**52	**67	0	**4.00	**98	60
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	1.38	3.2%		FAV	**155	**48	**61	**82	0	**5.00	**113	65
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	0.40	0.9%		FAV	**156	**48	**60	**81	0	**5.00	**113	68
				Weighted Average		**146.4**	**46.7**	**57.5**	**74**	*-	**4.5**	**107.5**	***n 63.6**

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
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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".
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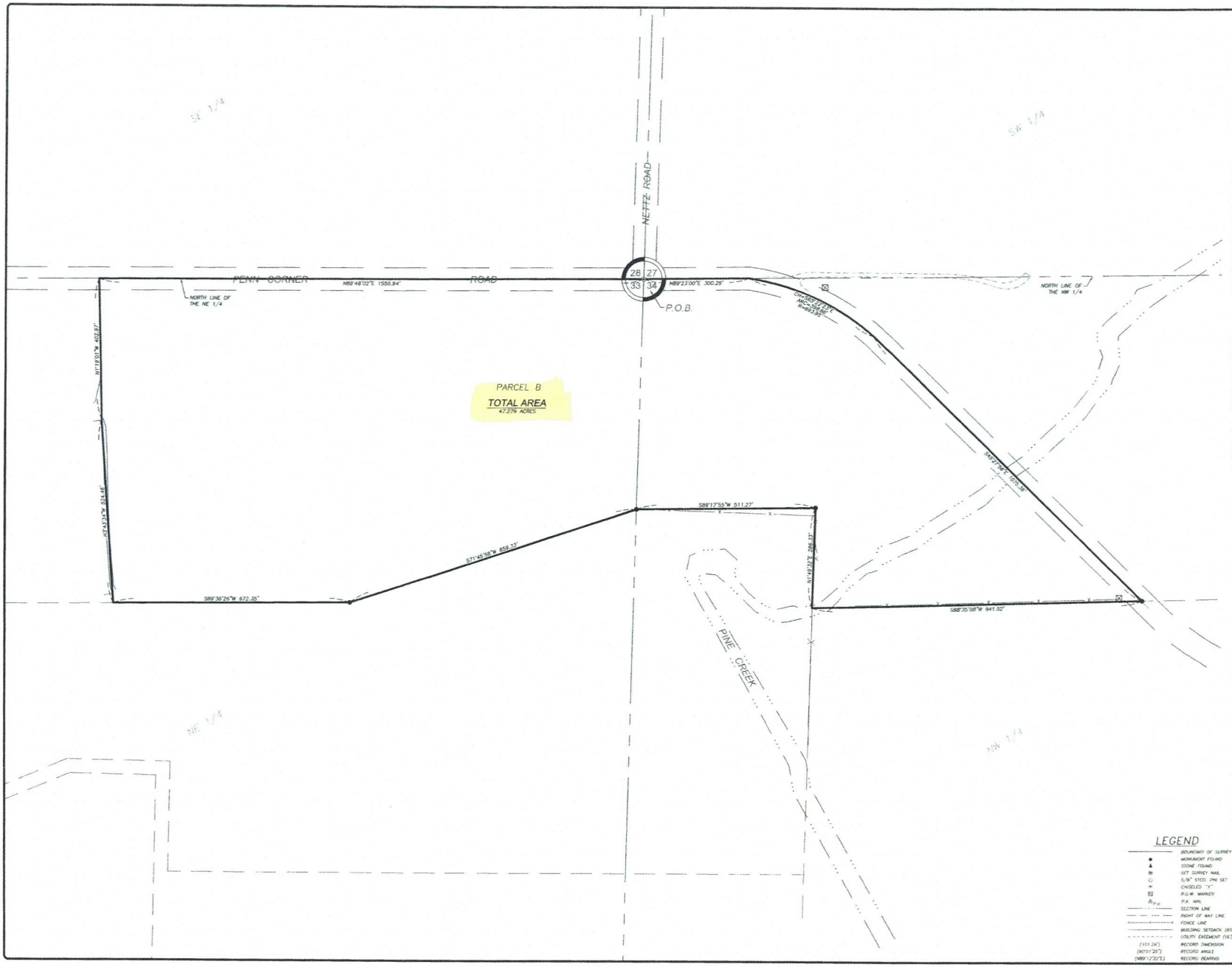

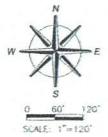

PLAT OF SURVEY

OF PROPERTY DESCRIBED AS: Part the Northwest Quarter (NE 1/4) of Section Thirty-Three (33) and part of the Northwest Quarter (NW 1/4) of Section Thirty-Four (34), Township Twenty-Three (23) North, Range Nine (9) East of the Fourth (4th) Principal Meridian, Ogle County, Illinois, described as follows:

Beginning at the northwest corner of the Northwest Quarter (NW 1/4) of Section Thirty-Four (34); thence North 89 degrees 23 minutes 00 second East, along the north line of the said Northwest Quarter (NW 1/4) a distance of 300.29 feet, to the centerline of Penn Corner Road; thence southeasterly, along said centerline, along the arc of a curve to the right, having a radius of 693.95 feet, a chord bearing of South 65 degrees 22 minutes 23 seconds East, an arc distance of 398.66 feet; thence continuing along said centerline, South 45 degrees 27 minutes 56 seconds East, a distance of 1075.36 feet; thence South 88 degrees 35 minutes 08 seconds West, a distance of 941.52 feet; thence North 01 degree 49 minutes 32 seconds East, a distance of 286.33 feet; thence South 89 degrees 17 minutes 55 seconds West, a distance of 511.27 feet; thence South 71 degrees 45 minutes 58 seconds West, a distance of 859.33 feet; thence South 89 degrees 36 minutes 26 seconds West, a distance of 672.35 feet; thence North 03 degrees 43 minutes 34 seconds West, a distance of 524.46 feet; thence North 01 degree 19 minutes 01 second West, a distance of 402.97 feet, to the north line of the Northeast Quarter (NE 1/4) of Section Thirty-Three (33); thence North 89 degrees 48 minutes 02 seconds East, along said north line, a distance of 1550.94 feet, to the Point of Beginning, containing 47.279 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 _____ day of _____ A.D., 20_____ Dixon, Illinois.

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

My license expires November 30, 2028.

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.	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. 184-003918-0015

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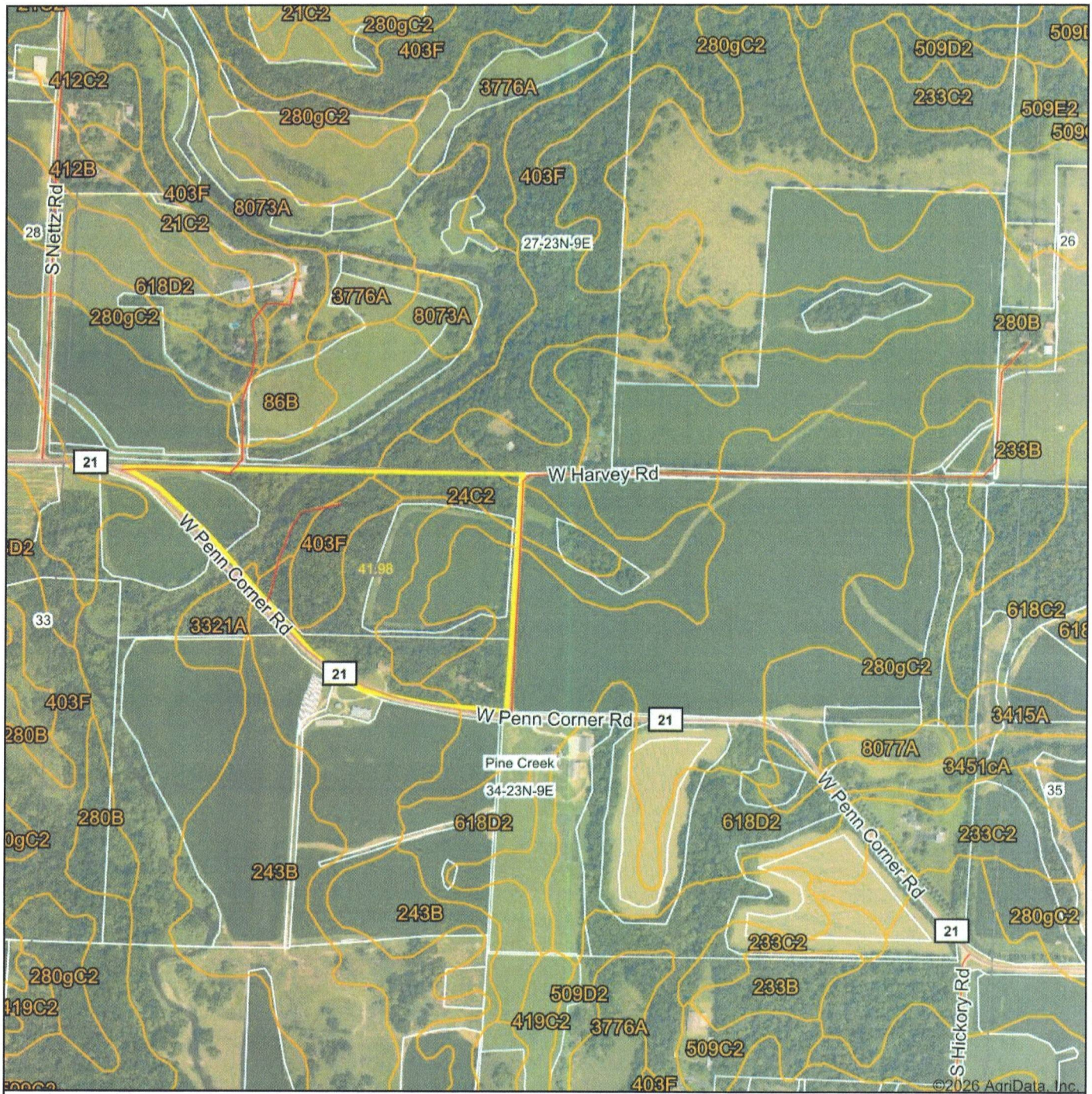
DATE:	11/10/2026
JOB NO.	1970026
SURVEYED BY:	NRK
BOOK NO.	FILE
DRAWN BY:	CJV
DRAWING NAME:	1970026B Netz
REVISIONS:	

PLAT OF SURVEY
FOR
HARLAN NETZ

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 41° 56' 36.86, -89° 26' 56.9

0ft 851ft 1702ft

34-23N-9E
Ogle County
Illinois

N
W E
S

Maps Provided By:
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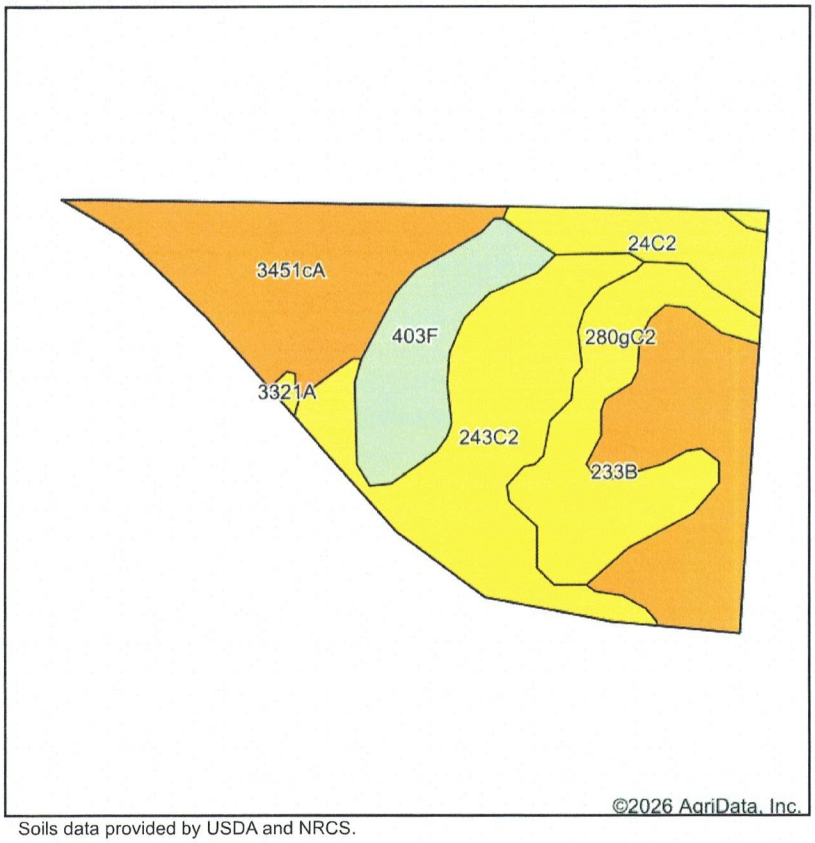
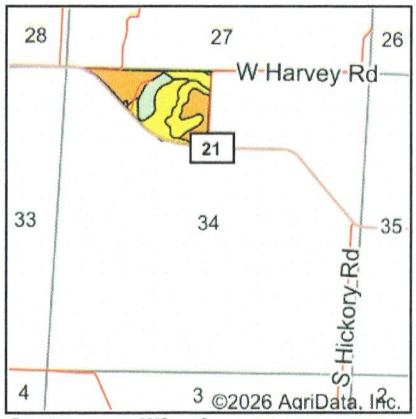
9/29/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Ogle**
Location: **34-23N-9E**
Township: **Pine Creek**
Acres: **41.98**
Date: **9/29/2026**

Lenny Bryson Auctioneer
SALES OF ALL TYPES

Maps Provided By:
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N W E S

Area Symbol: IL141, Soil Area Version: 24

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
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	10.30	24.4%		FAV	**156	**48	**60	**81	0	**5.00	**113	68
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	9.18	21.9%		FAV	**171	**55	**66	**87	0	**5.00	**126	81
**233B	Birkbeck silt loam, 2 to 5 percent slopes	7.52	17.9%		FAV	**165	**51	**65	**87	0	**5.00	**121	69
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	6.92	16.5%		FAV	**155	**49	**61	**79	0	**5.00	**113	66
**403F	Elizabeth loam, 18 to 35 percent slopes	4.86	11.6%		UNF	**55	**19	**23	**26	0	**2.00	**42	3

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

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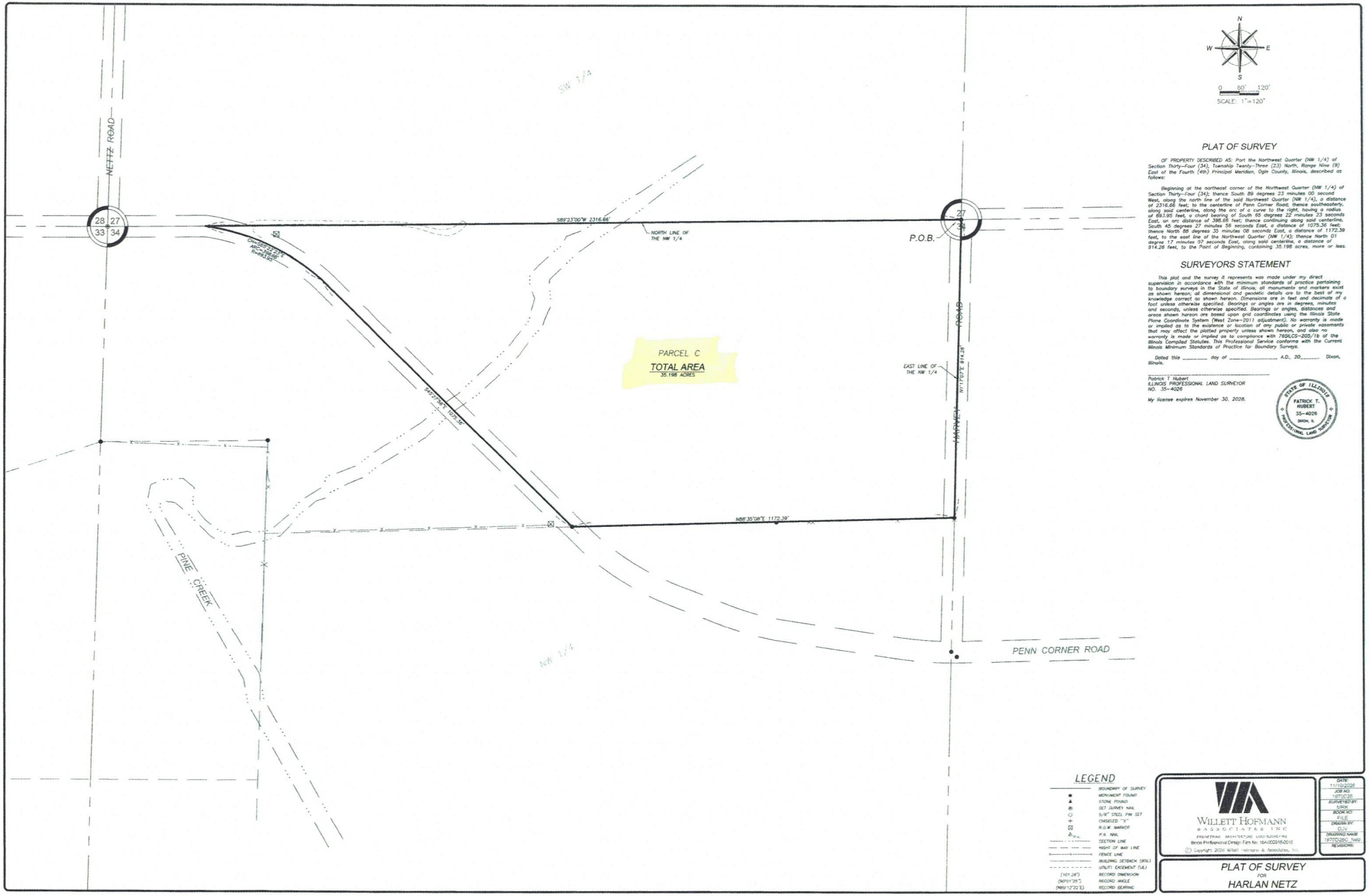
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting *a*	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A *b*	Sorghum *c* Bu/A	Grass-legume *e* hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	3.05	7.3%		FAV	**155	**49	**60	**77	0	**5.00	**113	65
**3321A	Du Page silt loam, 0 to 2 percent slopes, frequently flooded	0.15	0.4%		FAV	**153	**49	**59	**74	0	**5.00	**113	77
				Weighted Average		**149**	**47**	**58.1**	**76.4**	*-	**4.7**	**109.1**	***n 63**

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"



PLAT OF SURVEY

OF PROPERTY DESCRIBED AS: Part the Northwest Quarter (NW 1/4) of Section Thirty-Four (34), Township Twenty-Three (23) North, Range Nine (9) East of the Fourth (4th) Principal Meridian, Ogle County, Illinois, described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW 1/4) of Section Thirty-Four (34); thence South 89 degrees 23 minutes 00 second West, along the north line of the said Northwest Quarter (NW 1/4), a distance of 2316.66 feet; to the centerline of Penn Corner Road; thence southeasterly, along said centerline, along the arc of a curve to the right, having a radius of 69.95 feet, a chord bearing of South 65 degrees 22 minutes 23 seconds East, an arc distance of 386.65 feet; thence continuing along said centerline, South 45 degrees 27 minutes 58 seconds East, a distance of 1075.36 feet; thence North 88 degrees 35 minutes 08 seconds East, a distance of 1172.39 feet, to the east line of the Northwest Quarter (NW 1/4); thence North 01 degree 17 minutes 07 seconds East, along said centerline, a distance of 914.26 feet, to the Point of Beginning, containing 35.198 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 _____ day of _____, A.D., 20_____, Dixon, Illinois.

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

My license expires November 30, 2028.

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

LEGEND

- BOUNDARY OF SURVEY
- MON/MENT 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)
- (401.24') RECORD DIMENSION
- (N09°11'25"E) RECORD ANGLE
- (N89°12'23"E) RECORD BEARING

WILLETT HOFMANN & ASSOCIATES INC
PLANNING ARCHITECTURE LAND SURVEYING
Illinois Professional Design Firm No. 184-001015-0015
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DATE	11/10/2026
JOB NO.	1970C26
SURVEYED BY	DRW
BOOK NO.	
FILE	
DRAWN BY	CJV
DRAWING NAME	1970C26C_Netz
REVISIONS	

PLAT OF SURVEY
FOR
HARLAN NETZ

USDA United States Department of Agriculture

Ogle County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il_WMAS

0 265 530 1,060 Feet

2021 Program Year
Map Created October 21, 2020

Farm **1856**
Tract **3172**

Wetland Determination Identifiers

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

Tract Cropland Total: 43.09 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).

Parcels B & C

Property Information

Parcel Number
15-34-100-001

Tax Year
2025 (Payable 2026)

Sale Status
None

Site Address
5969 W PENN CORNER RD
DIXON, IL 61021

Owner Name & Address
SHAVER, JERRY LIFE USE
00000-0000

Property Class
0011 - Homesite-Dwelling

Tax Code
01941 - PINE CREEK CODE 41

Tax Status
Taxable

Net Taxable Value
25,912

Tax Rate
7.275920

Total Tax
$1,885.34

Township
Pine Creek

Acres
52.8000

Mailing Address
Secured

Legal Description
RNG/BLK:9 TWP:23 SECT/LOT:34 N 14CH OF E 32.25CH &N 10CH OF W 7.75CH NW4

Billing

If paying without an original bill, please include a $2.00 duplicate bill fee per parcel with the tax payment. Certified funds only after October 1st.

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/08/2026	$942.67	$0.00	$0.00	$0.00	$942.67	$942.67	5/13/2026	**$0.00**
2	09/08/2026	$942.67	$0.00	$0.00	$0.00	$942.67	$942.67	5/30/2026	**$0.00**
Total		**$1,885.34**	**$0.00**	**$0.00**	**$0.00**	**$1,885.34**	**$1,885.34**		**$0.00**

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2025	$1,885.34	$1,885.34	$0.00
2024	$1,758.26	$1,758.26	$0.00
2023	$1,508.96	$1,508.96	$0.00
2022	$1,415.34	$1,415.34	$0.00
2021	$1,349.68	$1,349.68	$0.00

Show 25 More (25)

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 41° 56' 44.39, -89° 28' 10.8

0ft 216ft 433ft

28-23N-9E
Ogle County
Illinois

N
W E
S

Maps Provided By:
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10/14/2026

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

PARCEL D

Property Information

Parcel Number
15-28-300-002

Site Address
6806 W PENN CORNER RD
POLO, IL 61064

Owner Name & Address
SHAVER, JERRY LIFE USE
00000-0000

Tax Year
2025 (Payable 2026)

Sale Status
None

Property Class
0020 - Other Land

Tax Code
01943 - PINE CREEK CODE 43

Tax Status
Taxable

Net Taxable Value
3,591

Tax Rate
7.295790

Total Tax
$262.00

Township
Pine Creek

Acres
0.5000

Mailing Address
Secured

Legal Description
RNG/BLK:9 TWP:23 SECT/LOT:28 S 8RDS OF E 10RDS W2 SW4

Billing

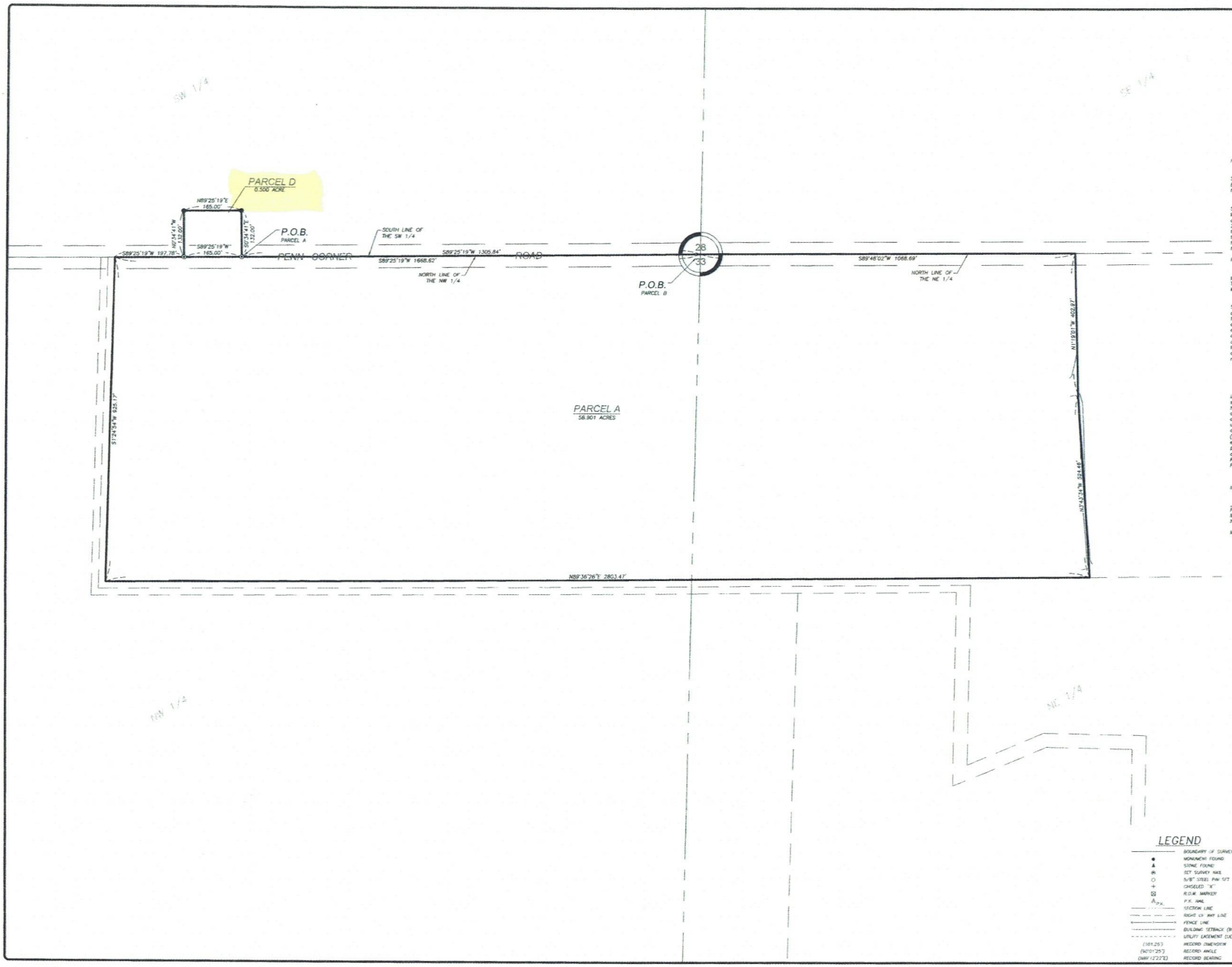
If paying without an original bill, please include a $2.00 duplicate bill fee per parcel with the tax payment. Certified funds only after October 1st.

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/08/2026	$131.00	$0.00	$0.00	$0.00	$131.00	$131.00	5/13/2026	**$0.00**
2	09/08/2026	$131.00	$0.00	$0.00	$0.00	$131.00	$131.00	5/30/2026	**$0.00**
Total		**$262.00**	**$0.00**	**$0.00**	**$0.00**	**$262.00**	**$262.00**		**$0.00**

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2025	$262.00	$262.00	$0.00
2024	$244.80	$244.80	$0.00
2023	$212.70	$212.70	$0.00
2022	$199.18	$199.18	$0.00
2021	$191.74	$191.74	$0.00

Show 25 More (25)





PLAT OF SURVEY

PARCEL D

OF PROPERTY DESCRIBED AS: Part of the Southwest Quarter (SW 1/4) of Section Twenty-Eight (28), Township Twenty-Three (23) North, Range Nine (9) East of the Fourth (4TH) Principal Meridian, Ogle County, Illinois, described as follows:

Commencing at the southeast corner of the Southwest Quarter (SW 1/4) of Section Twenty-Eight (28); thence South 89 degrees 25 minutes 19 seconds West, along the south line of the said Southwest Quarter (SW 1/4), a distance of 1305.84 feet, to the Point of Beginning; thence continuing South 89 degrees 25 minutes 19 seconds West, along said south line, a distance of 165.00 feet; thence North 00 degree 34 minutes 41 seconds West, a distance of 132.00 feet; thence North 89 degrees 25 minutes 19 seconds East, a distance of 165.00 feet; thence South 00 degree 34 minutes 41 seconds East, a distance of 132.00 feet, to the Point of Beginning, containing 0.500 acre, more or less.

PARCEL A

OF PROPERTY DESCRIBED AS: Part of the Northwest Quarter (NW 1/4) and part of the Northeast Quarter (NE 1/4) of Section Thirty-Three (33), Township Twenty-Three (23) North, Range Nine (9) East of the Fourth (4TH) Principal Meridian, Ogle County, Illinois, described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW 1/4) of Section Thirty-Three; thence South 89 degrees 25 minutes 19 seconds West, along the north line of the said Northwest Quarter (NW 1/4), a distance of 1668.62 feet; thence South 01 degree 24 minutes 54 seconds West, a distance of 925.17 feet; thence North 89 degrees 36 minutes 28 seconds East, a distance of 2803.47 feet; thence North 03 degrees 43 minutes 34 seconds West, a distance of 524.46 feet; thence North 01 degree 19 minutes 01 second West, a distance of 402.97 feet, to the north line of the Northeast Quarter (NE 1/4); thence South 89 degrees 48 minutes 02 seconds West, along said north line, a distance of 1068.69 feet, to the Point of Beginning, containing 58.901 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 _____ day of _____, A.D., 20_____. Dixon, Illinois.

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

My license expires November 30, 2028.

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
$A_{P.K.}$	P.K. NAIL
	SECTION LINE
	RIGHT OF WAY LINE
	FENCE LINE
	BUILDING SETBACK (BSL)
	UTILITY EASEMENT (UE)
(101.25')	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:	11/10/2028
JOB NO:	1970D28
SURVEYED BY:	MRK
BOOK NO:	FILE
DRAWN BY:	DJV
DRAWING NAME:	1970D28 Netz
REVISIONS:	

PLAT OF SURVEY
FOR
HARLAN NETZ