

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.

144 +/- Acres

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

selling in FOUR parcels

Parcel A) 60+/- Acres
Section 33 Pine Creek Twp
P.I. 129.5 FSA Tillable 54.69 A

Parcel B) 43+/- 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) 40+/- 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 8th, 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.

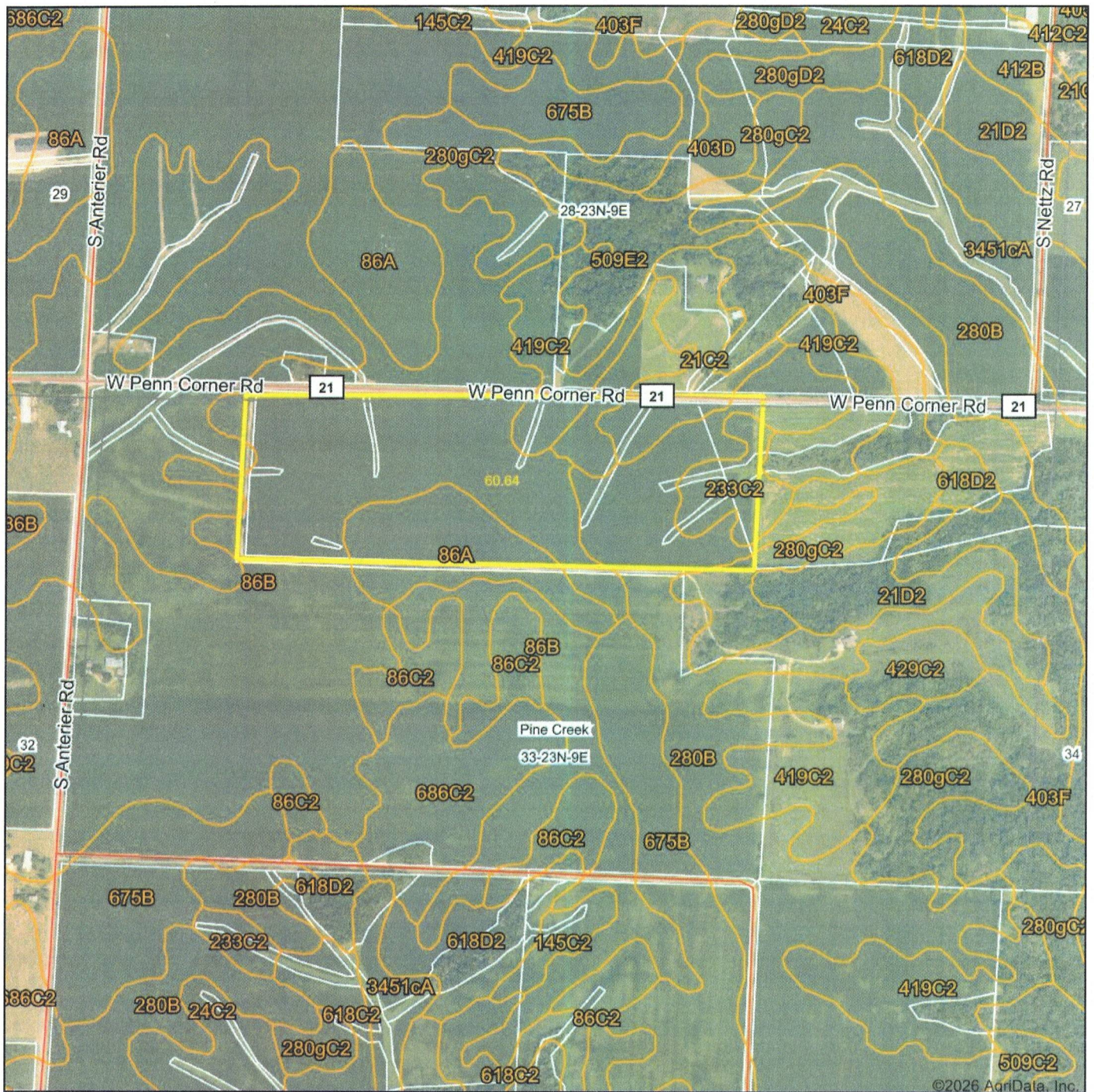
OWNERS,
Peter Dunfee, Individually, and as
Administrator of the Estate of
Wendy Collins

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

Attorney, M. Thomas Suits

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

33-23N-9E
Ogle County
Illinois



Maps Provided By:

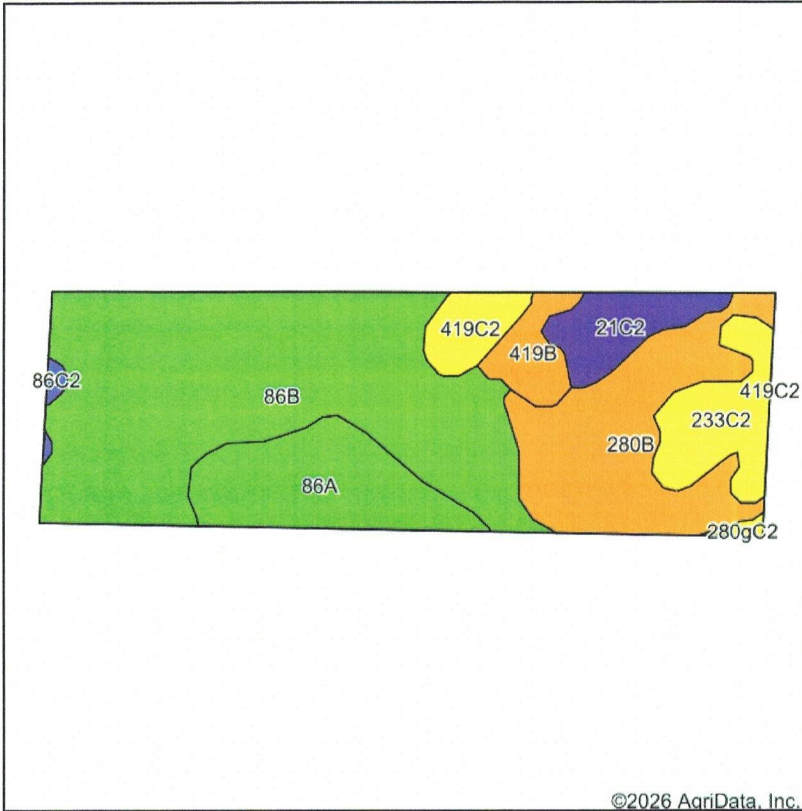
 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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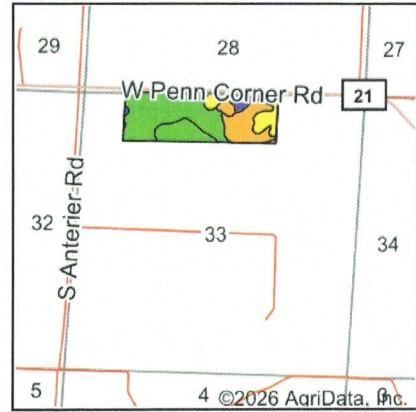
9/29/2026

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: **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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 CUSTOMIZED ONLINE MAPPING
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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.

Code	Soil Description	Acres	Percent of field	II. 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
**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 II. 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".

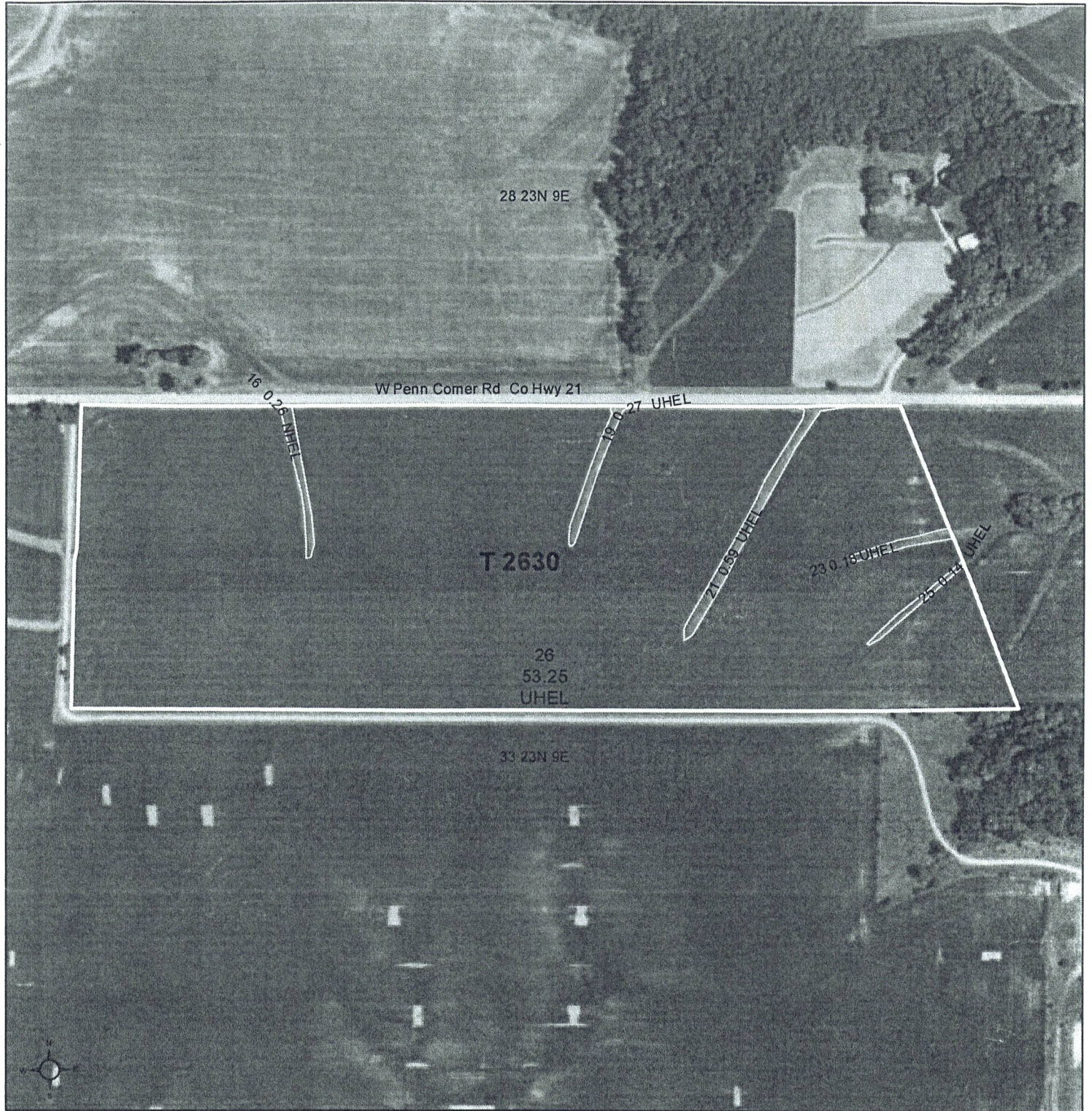
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



United States
Department of
Agriculture

Ogle County, Illinois



Common Land Unit

plss_a_il_WMAS

0 170 340 680
Feet

2021 Program Year

Map Created October 21, 2020

● Cropland
□ Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 54.69 acres

Farm 1856
Tract 2630

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 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.

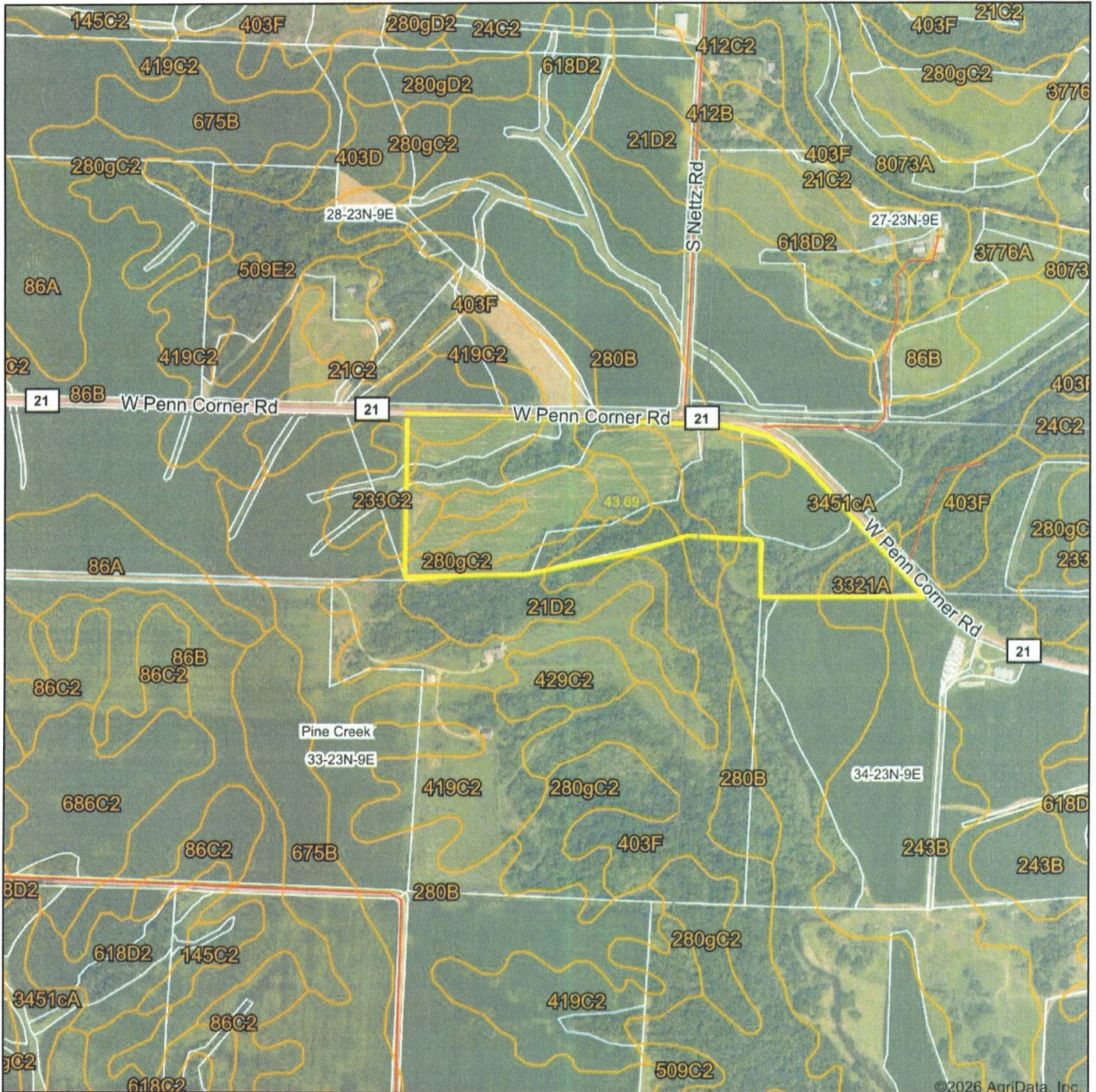
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/08/2026	\$1,794.11	\$0.00	\$0.00	\$0.00	\$1,794.11	\$1,794.11	5/13/2026	\$0.00
2	09/08/2026	\$1,794.11	\$0.00	\$0.00	\$0.00	\$1,794.11	\$1,794.11	5/30/2026	\$0.00
Total		\$3,588.22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



Maps Provided By:

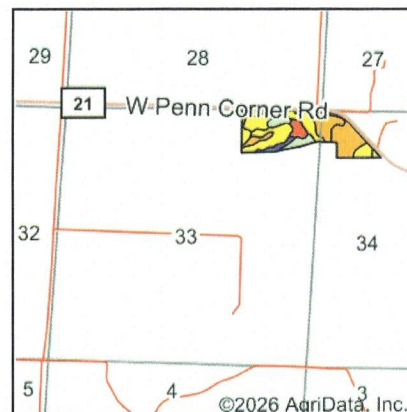
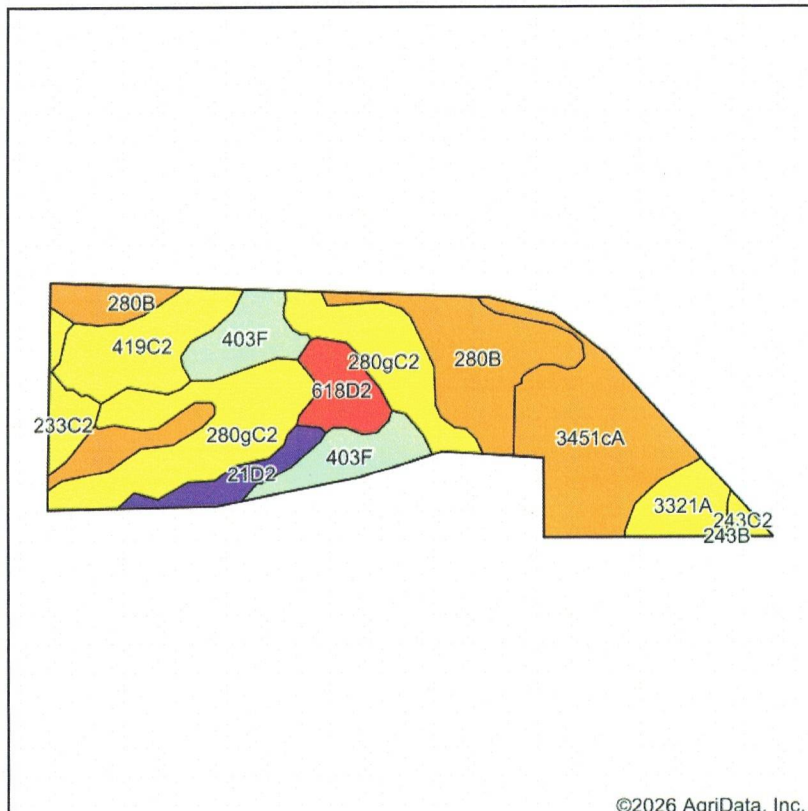


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Field borders provided by Farm Service Agency as of 5/21/2008.

9/29/2026

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

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

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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.

Code	Soil Description	Acres	Percent of field	II. 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:

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

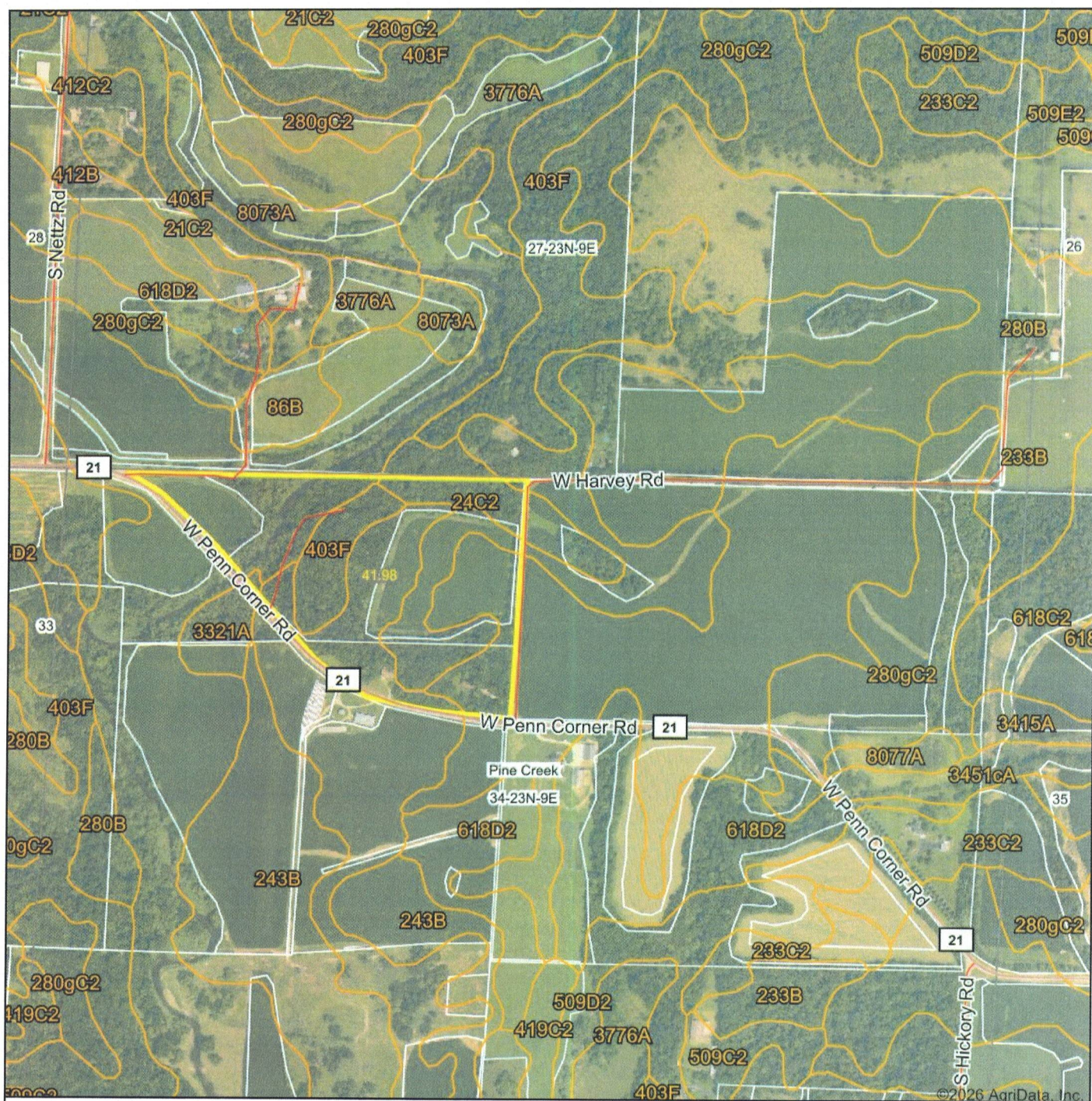
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c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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

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

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

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

A horizontal number line is shown with tick marks at 0, 425, 851, 1276, and 1702. The segments between the tick marks are labeled with their lengths: 425, 426, 425, and 426.

34-23N-9E
Ogle County
Illinois



Maps Provided By:



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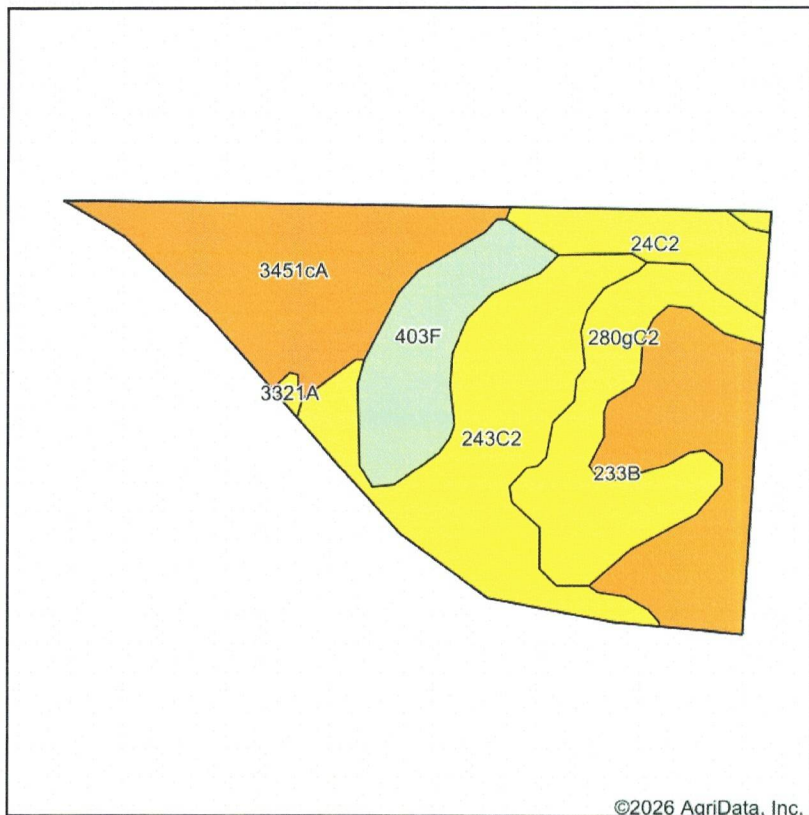
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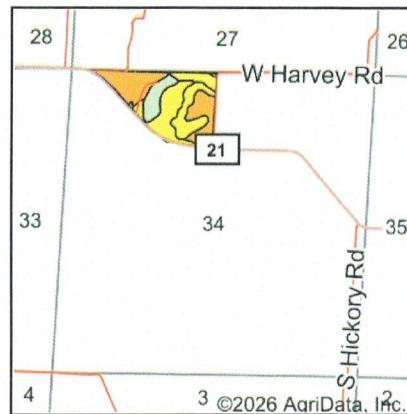
Field borders provided by Farm Service Agency as of 5/21/2008.

9/29/2026

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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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.

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

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

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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"



United States
Department of
Agriculture

Ogle County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
p1ss_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

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Panels B & C

Property Information

Parcel Number 15-34-100-001	Site Address 5969 W PENN CORNER RD DIXON, IL 61021	Owner Name & Address SHAVER, JERRY LIFE USE 00000-0000
Tax Year 2025 (Payable 2026) ▼		
Sale Status None		
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



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Lenny Bryson Auctioneer
SALES OF ALL TYPES

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

0ft 216ft 433ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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28-23N-9E
Ogle County
Illinois

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)