

OGLE COUNTY, ILLINOIS

FARMLAND AUCTION

Tuesday, February 3rd, 2026 at 10:30 AM

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

**PEN TENANCY
2026!**

***257.558 Surveyed Acres
selling as two parcels***

**Parcel A) 102.696 Acres
Section 32 Lincoln Twp
P.I. 134 FSA Tillable 96.86 A
Tax I.D. #07-32-300-001 \$ 4,868.22**

**Parcel B) 154.862
Section 32 Lincoln Twp
PI 136.8 FSA Tillable **TBD**
Tax I.D. #07-32-400-002 \$ 4,236.21**

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 3rd, 2026.

Buyer shall receive a credit at closing for the 2025 & prorated 2026 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

**Lester A Rothermel Trust, Polo Seed Company
Michelle R. Goetz Trust, Kevin R Rothermel
Special Needs Trust
Brian Rothermel Trustee**

For Information Contact:

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

Attorney, Plager, Krug, Bauer, Rudolph & Stodden, Ltd.

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

T.24N.-R.8E.

SEE PAGE 44



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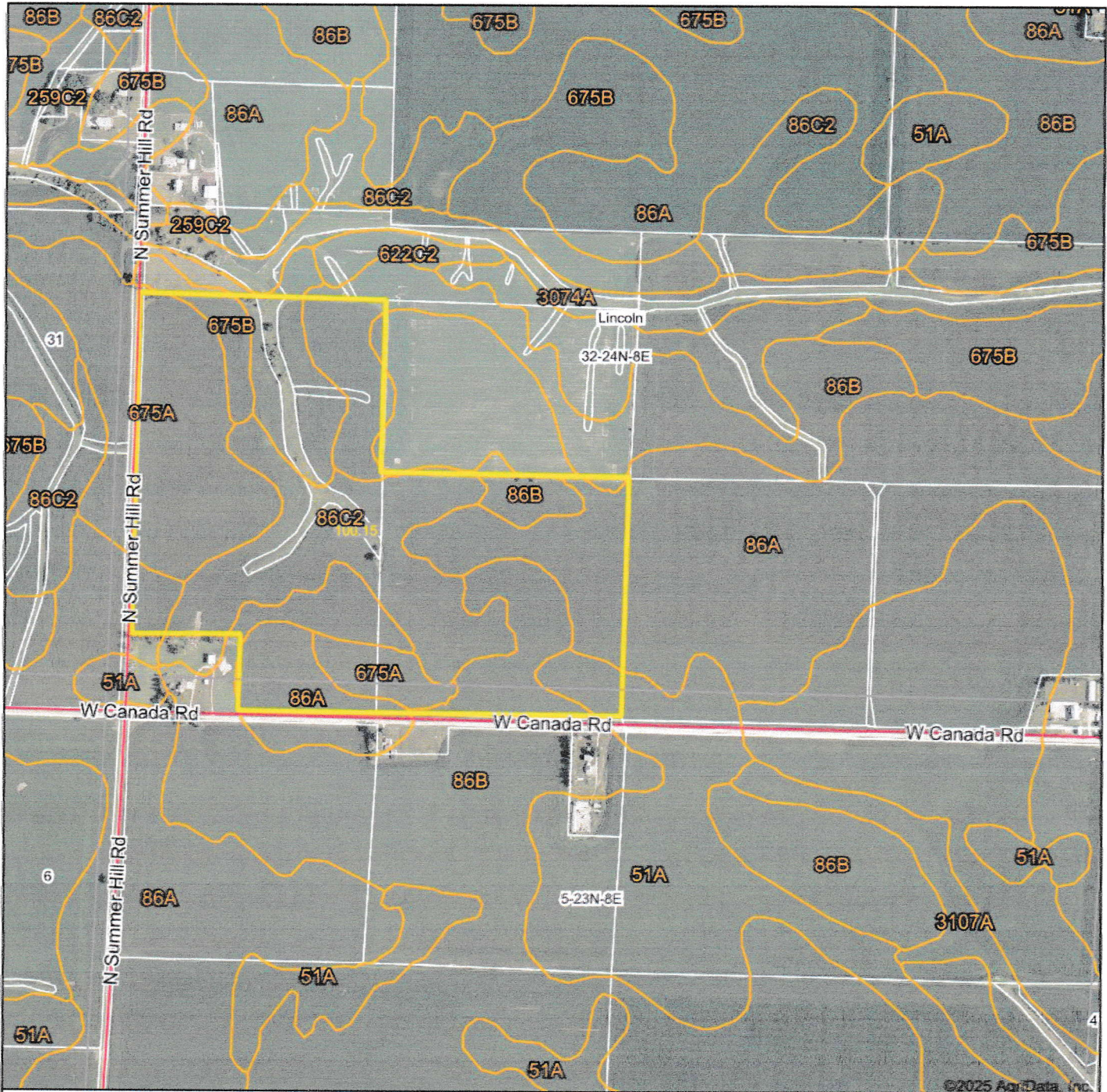
Date of Birth: 2 Day of APRIL A.B. 2025 Evon, Illinois
 Patrick J. Hubert
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 NO. 35-4028
 My license expires November 30, 2026.



PLAT OF SURV
FOR
BRIAN ROTHER

PLAT OF SURVEY
FOR
BRIAN ROTHERME

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 42° 1' 44.57, -89° 36' 7.31

0ft 833ft 1666ft



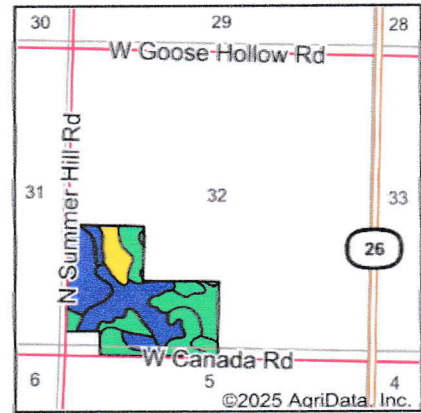
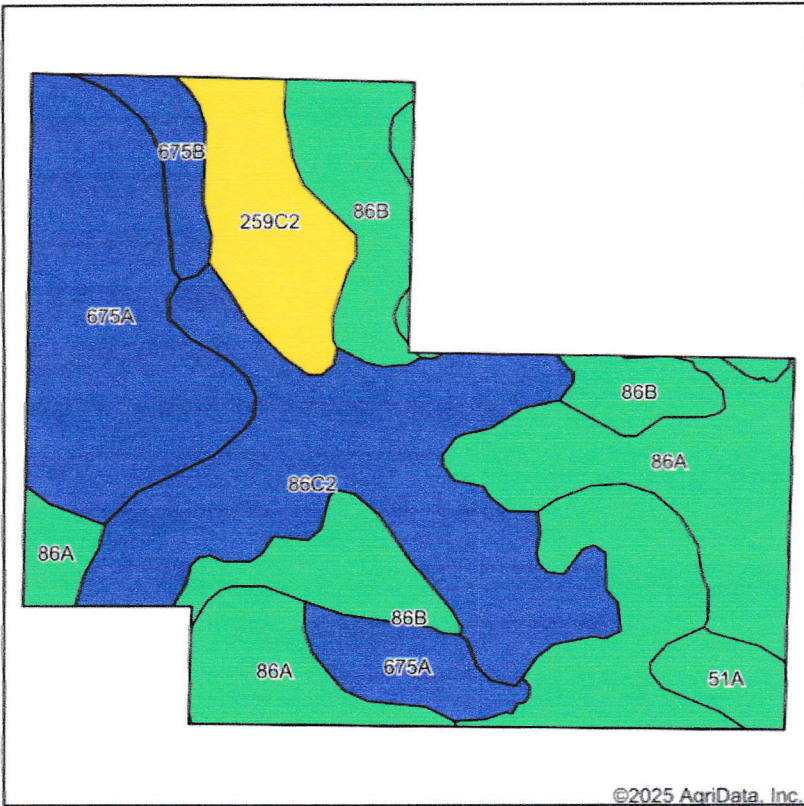
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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32-24N-8E
Ogle County
Illinois

8/11/2025

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

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **32-24N-8E**
 Township: **Lincoln**
 Acres: **100.15**
 Date: **8/11/2025**

Lenny Bryson Auctioneer
 SALES OF ALL TYPES



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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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 ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	23.33	23.3%		FAV	**178	**56	**70	**95	0	**6.00	**131	65
**86B	Osco silt loam, 2 to 5 percent slopes	22.44	22.4%		FAV	**187	**59	**74	**100	0	**7.00	**138	78
675A	Greenbush silt loam, 0 to 2 percent slopes	21.84	21.8%		FAV	184	58	70	97	0	5.00	134	76
86A	Osco silt loam, 0 to 2 percent slopes	19.40	19.4%		FAV	191	60	75	102	0	7.00	141	80
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	7.90	7.9%		FAV	**152	**48	**60	**77	0	**5.00	**111	66
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.71	2.7%		FAV	**180	**57	**69	**95	0	**5.00	**131	75

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	2.53	2.5%		FAV	200	64	75	104	138	6.00	147	79
Weighted Average						182.4	57.5	71.2	96.7	3.5	6.1	134	*n 73.9

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: 01-28-2025

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".

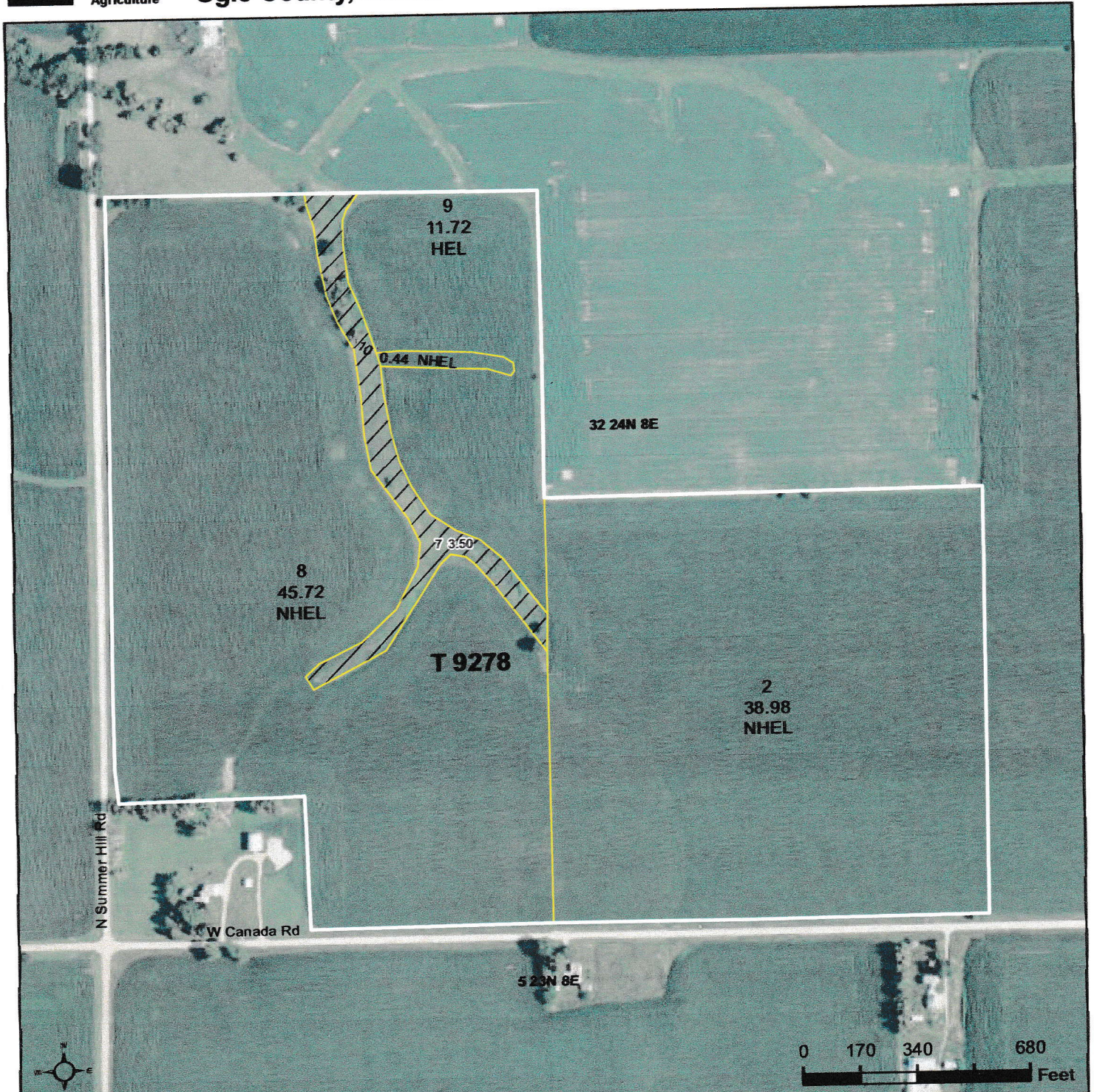
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



United States
Department of
Agriculture

Ogle County, Illinois



2024 Program Year

Map Created March 14, 2024

Farm 5574
Tract 9278

Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

Tract Cropland Total: 96.86 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).

OGLE COUNTY

TIFFANY S. O'BRIEN, COUNTY COLLECTOR
OGLE COUNTY COURTHOUSE
P.O. BOX 40
OREGON, IL 61061-0040

2024 REAL ESTATE TAX BILL

26355

PLEASE READ: the instructions on the back of this bill regarding when 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 Treasurer 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.

**THIS IS THE ONLY NOTICE YOU WILL
RECEIVE FOR BOTH INSTALLMENTS.**

ASSESSED TO: MIDLAND STATE BANK AS TRUSTEE MICHELLE R GOETZ TRUST & MIDLAND

ROTHERMEL LESTER RAE TRUSTEE
10328 VENTURA BLVD
MACHESNEY PARK IL 61115-

PROPERTY DESCRIPTION

RNG/BLK:8 TWP.24 SECT/LOT:32
W1/2 SW4 EX 1 TRACT & ESM'T
& EX N 12 AC & SE4 SW4

PARCEL NUMBER (PIN)

07-32-300-001

ACRES 102.21 TAXABLE VALUE 63,806
CLASS CODE 0021 TAX CODE 01143
TOWNSHIP Lincoln

LOCATION OF PROPERTY
SUMMER HILL & CANADA
POLO, IL 61064-0000

RECEIPT PORTION - KEEP FOR YOUR RECORDS
2024 OGLE COUNTY REAL ESTATE TAX
PAY TO: OGLE COUNTY COLLECTOR
PO BOX 40 OREGON, IL 61061

FORMULA FOR TAX CALCULATION - 2024

LAND	0
STRUCTURES/BLDG.	0
FARM BLDG.	0
FARM LAND	63,806
BD OF REVIEW EQUALIZED VALUE	63,806
HOME IMPROVEMENT EXEMPTION	0
VET AFFAIRS DISABILITY EXEMPTION	0
VALUE PRIOR TO STATE EQUALIZE	63,806
STATE EQUALIZATION FACTOR***	1.0271
STATE EQUALIZED VALUE	63,806
OWNER OCCUPIED EXEMPTION	0
SENIOR HOMESTEAD EXEMPTION	0
SENIOR ASSESSMENT FREEZE	0
DISABLED PERSONS' EXEMPTION	0
RETURNING VETERANS' EXEMPTION	0
DISABLED VETERANS' EXEMPTION	0
MISC. EXEMPTION	0
TAXABLE VALUE	63,806
TAX RATE	7.62972
TOTAL TAX	\$4,868.22

***NOT TO BE USED FOR FARM LAND AND
FARM BUILDINGS

INTEREST 1 1/2% PER MONTH TOTAL TAX DUE **\$4,868.22**

1977 EQUALIZED VALUE 0 FAIR MARKET VALUE

FIRST INSTALLMENT
DUE DATE: 06/13/2025

AMOUNT

\$2,434.11

Totals 7.29208
SECOND INSTALLMENT
DUE DATE: 09/12/2025

\$4,323.98 7.62972 \$4,868.22
AMOUNT **\$2,434.11**

**1st****2nd**

PARCEL NUMBER 07-32-300-001
DUE DATE 06/13/2025
TOTAL TAX \$4,868.22

UNPAID PRIOR YEAR(S) OR AMOUNT

CURRENT TAX DUE - 1ST INST. **\$2,434.11**

INTEREST COSTS

TOTAL PAID **2,434.11**

PARCEL NUMBER 07-32-300-001
DUE DATE 09/12/2025
TOTAL TAX \$4,868.22

UNPAID PRIOR YEAR(S) OR AMOUNT

CURRENT TAX DUE - 2ND INST. **\$2,434.11**

INTEREST COSTS

TOTAL PAID

Pay to: Ogle County Collector, PO Box 40 Oregon, IL 61061

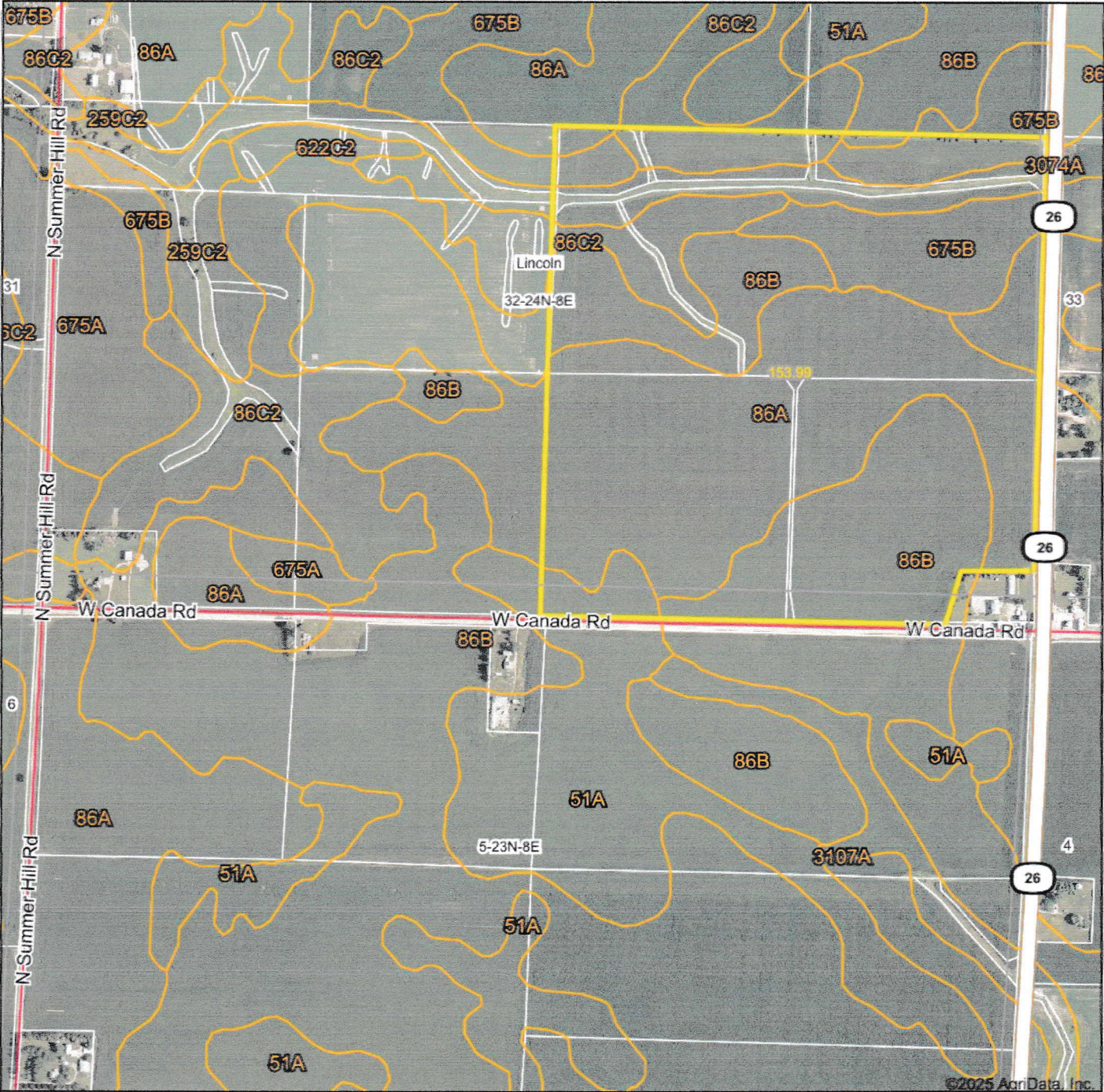
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ROTHERMEL LESTER RAE TRUSTEE
10328 VENTURA BLVD
MACHESNEY PARK IL 61115-

ROTHERMEL LESTER RAE TRUSTEE
10328 VENTURA BLVD
MACHESNEY PARK IL 61115-



Aerial Map





Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 42° 1' 46.74, -89° 35' 32.67

32-24N-8E
Ogle County
Illinois

0ft 833ft 1666ft



Maps Provided By:

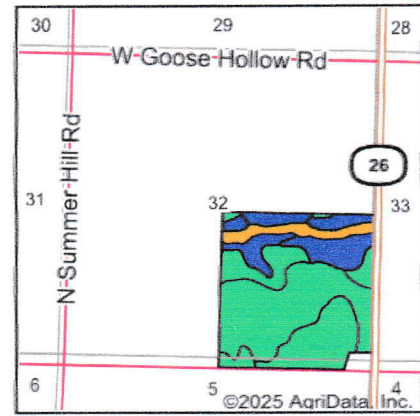
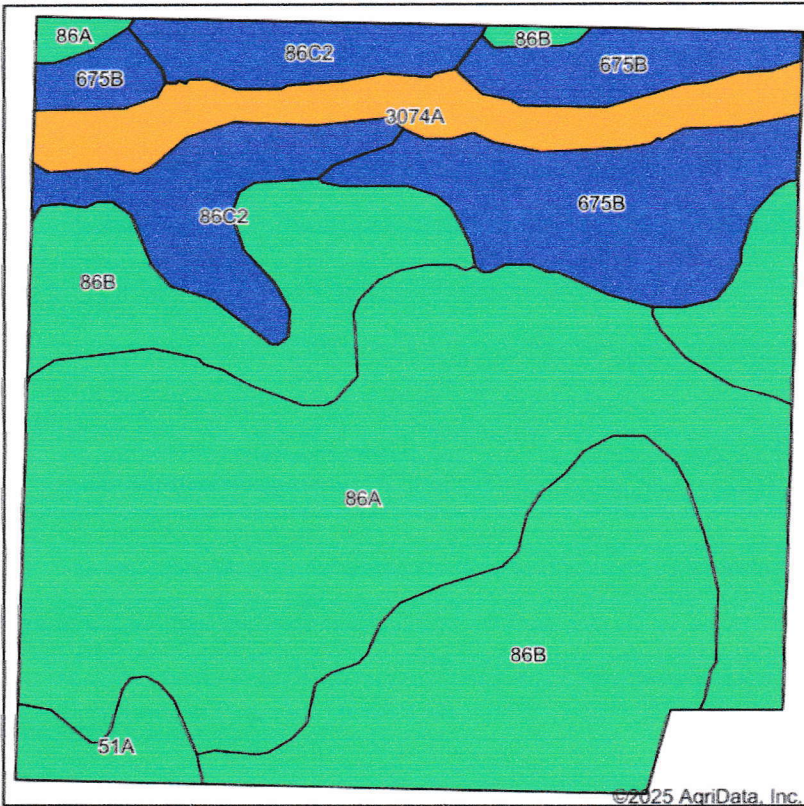


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Field borders provided by Farm Service Agency as of 5/21/2008.

8/13/2025

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **32-24N-8E**
 Township: **Lincoln**
 Acres: **153.99**
 Date: **8/13/2025**



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 ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
86A	Osco silt loam, 0 to 2 percent slopes	60.88	39.6%		FAV	191	60	75	102	0	7.00	141	80
**86B	Osco silt loam, 2 to 5 percent slopes	45.90	29.8%		FAV	**187	**59	**74	**100	0	**7.00	**138	78
**675B	Greenbush silt loam, 2 to 5 percent slopes	20.58	13.4%		FAV	**180	**57	**69	**95	0	**5.00	**131	75
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	12.98	8.4%		FAV	**178	**56	**70	**95	0	**6.00	**131	65
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	10.20	6.6%		FAV	**167	**52	**66	**89	0	**5.00	**122	66
51A	Muscataune silt loam, 0 to 2 percent slopes	3.45	2.2%		FAV	200	64	75	104	138	6.00	147	79
Weighted Average						185.9	58.5	72.9	99.1	3.1	6.5	136.8	*n 76.5

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

OGLE COUNTY
TIFFANY S. O'BRIEN, COUNTY COLLECTOR
OGLE COUNTY COURTHOUSE
P.O. BOX 40
OREGON, IL 61061-0040

2024 REAL ESTATE TAX BILL

28352

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**THIS IS THE ONLY NOTICE YOU WILL
RECEIVE FOR BOTH INSTALLMENTS.**

ASSESSED TO: POLO SEED CO

POLO SEED CO
C/O BRIAN ROTHERMEL
10382 VENTURA BLVD
MACHESNEY PARK IL 61115-

PROPERTY DESCRIPTION

RNG/BLK-8 TWP-24 SECT/LOT-32
SE4 EX 3.24 ACS FOR HWY 319- 252-5
EX 2.81 AC TRACT SE CORNER

PARCEL NUMBER (PIN)

07-32-400-002

ACRES

157.19

TAXABLE VALUE

111,045

CLASS CODE

0021

TAX CODE

01143

LOCATION OF PROPERTY

TOWNSHIP

Lincoln

RECEIPT PORTION - KEEP FOR YOUR RECORDS
2024 OGLE COUNTY REAL ESTATE TAX
PAY TO: OGLE COUNTY COLLECTOR
PO BOX 40 OREGON, IL 61061

FORMULA FOR TAX CALCULATION - 2024

LAND	0
STRUCTURES/BLDGs	0
FARM BLDG.	0
FARM LAND	111,045
BD OF REVIEW EQUALIZED VALUE	111,045
HOME IMPROVEMENT EXEMPTION	-
VET AFFAIRS DISABILITY EXEMPTION	-
VALUE PRIOR TO STATE EQUALIZE	111,045
STATE EQUALIZATION FACTOR***	x 1.0271
STATE EQUALIZED VALUE	111,045
OWNER OCCUPIED EXEMPTION	-
SENIOR HOMESTEAD EXEMPTION	-
SENIOR ASSESSMENT FREEZE	-
DISABLED PERSONS' EXEMPTION	-
RETURNING VETERANS' EXEMPTION	-
DISABLED VETERANS' EXEMPTION	-
MISC. EXEMPTION	-
TAXABLE VALUE	111,045
TAX RATE	x 7.62972
TOTAL TAX	= \$8,472.42

***NOT TO BE USED FOR FARM LAND AND
FARM BUILDINGS

INTEREST 1 1/2% PER MONTH TOTAL TAX DUE
\$8,472.42

1977 EQUALIZED VALUE 0 FAIR MARKET VALUE

FIRST INSTALLMENT
DUE DATE: 06/13/2025 AMOUNT

	PRIOR RATE	PRIOR AMOUNT	CURRENT RATE	CURRENT AMOUNT
OGLE COUNTY	0.53540	\$556.36	0.51888	\$576.18
OGLE CO. MENTAL HEALTH	0.05378	\$55.89	0.05207	\$57.82
OGLE CO. EXTENSION	0.00859	\$6.85	0.00615	\$6.83
OGLE CO. VETERANS ASSISTANCE	0.01705	\$17.72	0.01865	\$20.71
OGLE CO. SENIOR SERVICES	0.01399	\$14.54	0.01392	\$15.46
OGLE COUNTY PENSION	0.06718	\$69.81	0.06620	\$73.51
POLO FIRE DISTRICT	0.76455	\$794.49	0.75522	\$838.63
SALIK VALLEY COM COL 506	0.41543	\$431.70	0.40368	\$448.27
POLO UNIT 222	4.66583	\$4,848.54	5.04394	\$5,801.04
POLO UNIT 222 PENSION	0.04668	\$48.51	0.08080	\$89.73
MTA6 LI-MD	0.01236	\$12.84	0.01130	\$12.55
LINCOLN TWP ROAD	0.38948	\$404.71	0.37017	\$411.06
LINCOLN TOWNSHIP	0.30378	\$315.68	0.28874	\$320.63

Totals 7.29208 \$7,577.64 7.62972 \$8,472.42
SECOND INSTALLMENT
DUE DATE: 09/12/2025 AMOUNT \$4,236.21



1st



2nd

PARCEL NUMBER 07-32-400-002 UNPAID PRIOR YEAR(S) OR AMOUNT
DUE DATE 06/13/2025 CURRENT TAX DUE - 1ST INST. \$4,236.21
TOTAL TAX \$8,472.42 INTEREST COSTS
TOTAL PAID

PARCEL NUMBER 07-32-400-002 UNPAID PRIOR YEAR(S) OR AMOUNT
DUE DATE 09/12/2025 CURRENT TAX DUE - 2ND INST. \$4,236.21
TOTAL TAX \$8,472.42 INTEREST COSTS
TOTAL PAID

Pay to: Ogle County Collector, PO Box 40 Oregon, IL 61061

Pay to: Ogle County Collector, PO Box 40 Oregon, IL 61061

POLO SEED CO
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