

Farmland Auction - Ogle County, IL

Saturday, November 15, 2025 at 11:00 am

Sale held at Pine Creek Christian Church Fellowship Hall,
8061W Penn Corner Road, Polo, IL 61064

165.13 Total Surveyed Acres

Parcel A - 47.787 surveyed Acres

Section 31 , Pine Creek Twp, Ogle Co

Tax# 15-31-200-007

PI 138 / FSA will be refigured

Parcel B - 5.00 Surveyed Acres

2 story country home, 2 car detached garage,
corn crib, barn, hay or pasture ground.

Section 31 , Pine Creek Twp, Ogle Co

Tax# 15-31-200-007

Parcel E - 73.341 surveyed acres

Section 32 , Pine Creek Twp, Ogle Co

Tax# 15-32-300-004

PI Farm average 126.6 / FSA will be refigured

Parcel C & Parcel D will be sold together

Parcel C - 15.078 surveyed acres

Section 31 , Pine Creek Twp, Ogle Co

Tax# 15-31-200-007

Timber ground with retired quarry - with
access from Lowell Park Road

Parcel D - 23.925 surveyed acres

Section 31 , Pine Creek Twp, Ogle Co

Tax# 15-31-200-007

Timber ground – with access from Lowell Park
Road

All Parcels have open tenancy 2026

Terms and Conditions

Land will be sold by surveyed acre. The successful buyer/s will be required to put 10% down and enter into a purchase agreement at the conclusion of the auction. Agreement will contain the complete terms of the sale. The balance of the purchase will be due at closing December 15, 2025. Buyer shall receive a credit at closing for the 2025 property taxes due in 2026. All subsequent taxes will be the buyer's responsibility. This printed information is believed to be correct, but all buyers should research the properties and make their own conclusions. All announcements day of sale take precedence over printed materials. The properties are 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 – Mary Elizabeth Love Stuff Revocable Trust #1

Attorney for the Trust is Emily Vivian

Ehrmann Gehlbach Badger & Considine, LLC of Dixon, IL

For Info Contact:

Lenny Bryson, Auctioneer

IL License# 440 000158

Polo, IL 61064

815-946-4120

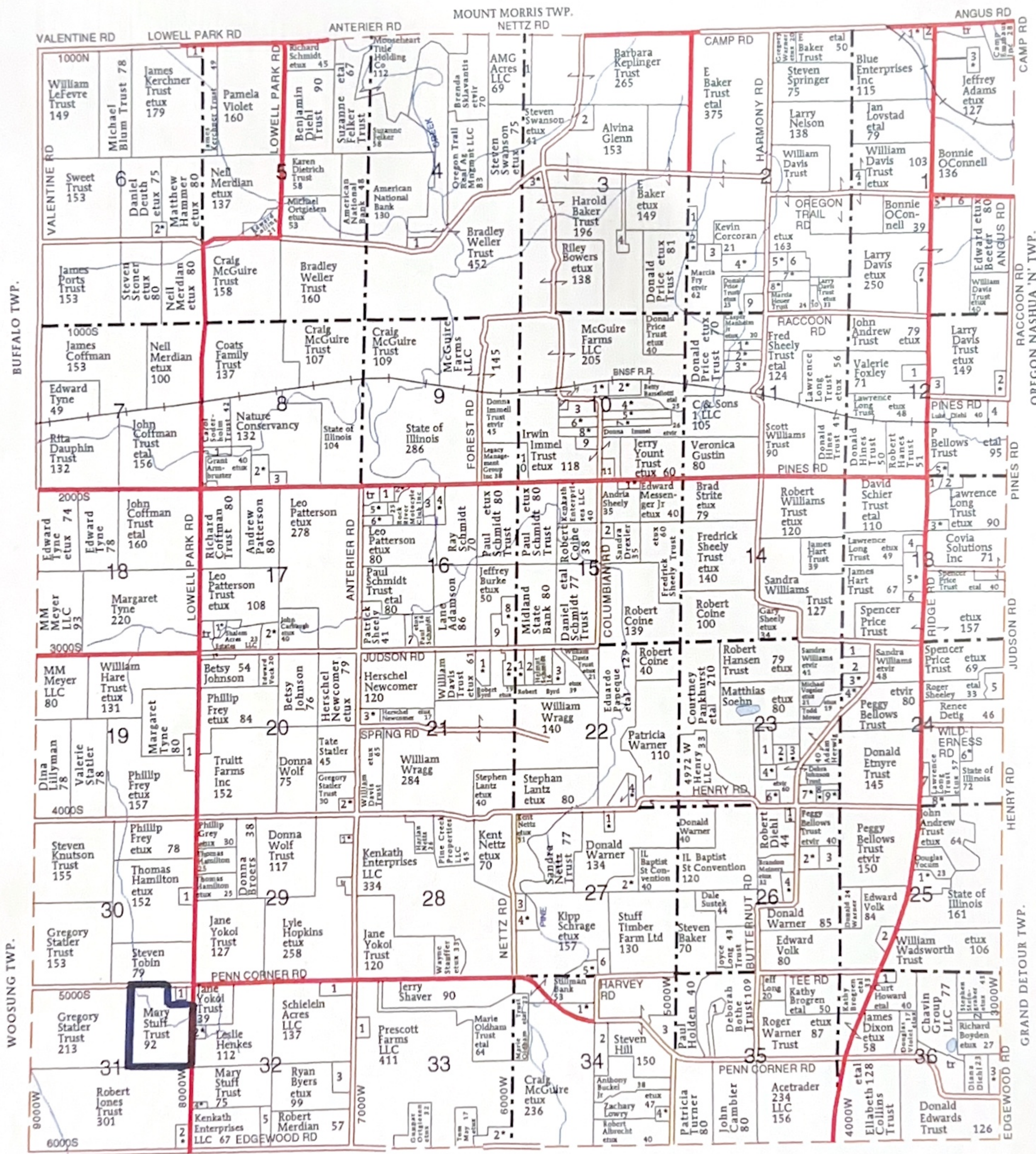
Lyle Hopkins, Public Auction Service

Polo, IL 61064

915-441-1251 / 815-946-2660

For maps, surveys, details, etc – www.auctionzip/publicauctionservice.com or
www.lennybrysonauctioneer.com

R-9-E



Ogle County, IL

Summary

Parcel ID	15-31-200-007
Property Address	5412 S Lowell Park Rd
Township	Pine Creek
Gross Acres	92.31
Lot Dimensions (est ft)	

Exemptions

General Homestead Exemption:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

Valuation

	2024
+ Land/Lot	\$8,202
+ Buildings	\$26,504
+ Farm Land	\$28,488
+ Farm Buildings	\$2,370
= Total	\$65,564

Tax Bill

[Click Here to View Tax Bill](#)

Tax History

The amount below is your annual tax bill. Late Fees or Penalties may be incurred. Please check the link above for an up-to-date amount.

Tax Year:	2024
Tax Rate:	7.41592

	Amount	Paid Date
Installment 1:	\$2,465.94	6/10/2025
Installment 2:	\$2,465.94	6/10/2025

Tax Year:	2023
Tax Rate:	7.09488

	Amount	Paid Date
Installment 1:	\$2,157.77	6/8/2024
Installment 2:	\$2,157.77	9/20/2024

Open Forfeiture:	N
Unredeemed Sold Taxes:	N

Exemption Related Questions?

For more information on Property Tax Exemptions, please visit the Supervisor of Assessment website at <http://assessor.oglecounty.org>.

No data available for the following modules: Building, Sales, Property Record Card.

There may be errors in the maps or data. The maps or data may be outdated, and/or inaccurate.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
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Contact Us

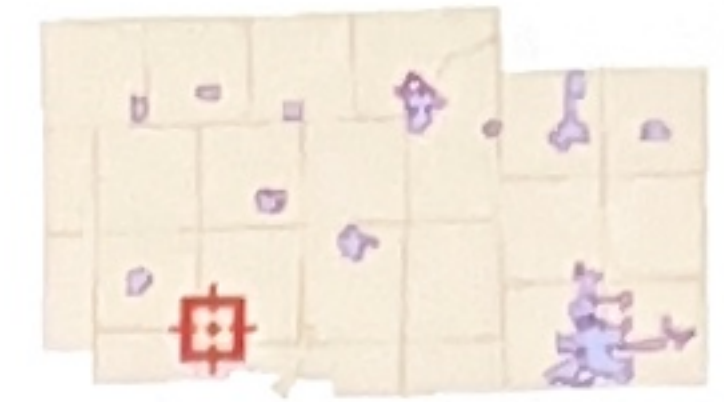
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Ogle County, IL



Overview



Legend

- Municipalities
- Townships
- Roads
- Tax Parcels

Parcel ID	15-31-200-007	Class	0011	Owner Address Available with Subscription
Township	Pine Creek	Acreage	92.31	
Property Address	5412 S LOWELL PARK RD DIXON			
District	01943			
Brief Tax Description	THE E1650' NE4 SEC 31 EX E801.27' OF N418.33' SEC 31-23-9 92.31AC EX PT FOR ROW .177 AC (Note: Not to be used on legal documents)			

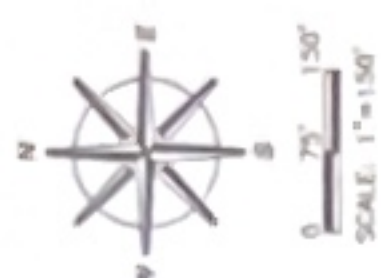
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Date created: 10/8/2025

Last Data Uploaded: 10/8/2025 5:18:03 AM

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PLAY OF SURVEY

OF PROPERTY DESCRIBED AS: Part of the Northeast Quarter (NE 1/4) of Section Thirty-one (31), Township Twenty-seven (27) north, Range Nine (9) East of the Fourth (4th) Principal Meridian, Big Horn County, Illinois, described as follows:

[illegible][illegible]

Concerning the northeast corner of the east northeast Quarter (NE 1/4) of Section 10, Township 37N, Range 10E, the following is noted: The northeast corner of the east northeast Quarter (NE 1/4) of Section 10, Township 37N, Range 10E, is a distance of 353.79 feet, to the Point of Beginning line containing the original corner (NE 1/4), a distance of 538.38 feet, to the northeast corner of the east northeast Quarter (NE 1/4) of Section 10, Township 37N, Range 10E, a distance of 542.32 feet, to the northeast corner of the east northeast Quarter (NE 1/4) of Section 10, Township 37N, Range 10E, a distance of 1191.31 feet, to the Point of Beginning line containing the original corner, more or less.

[illegible]

SURVEYORS STATEMENT

The full and the partial χ^2 represents the mean under the grand assumption that the relationship between the two variables is linear. The full χ^2 is the sum of the components and activities and is between 100 and 1000. The partial χ^2 is the sum of the components and activities and is between 100 and 1000. The full χ^2 is the sum of the components and activities and is between 100 and 1000. The partial χ^2 is the sum of the components and activities and is between 100 and 1000.

Ordered this 22 day of SEPTEMBER A.D. 1915 from Atlanta

JAMES PROFESSIONAL LAND SURVEYOR
 NO. 35-4224
 My license expires November 30, 2008.



LEGEND

- [illegible]

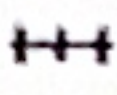
PLAT OF SURVEY
FOR
JANE HOPKINS

Parcels A, B, C, D

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres of AOI	Percent of AOI	PI
86B	Oscosilt loam, 2 to 5 percent slopes	49.7	53.50%	138.0
86C2	Oscosilt loam, 5 to 10 percent slopes, eroded	3.3	3.60%	131.0
154C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	3.0	3.20%	123.0
280B	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	3.9	4.20%	42.0
403D	Elizabeth loam, 10 to 18 percent slopes	5.2	5.60%	53.0
403F	Elizabeth loam, 18 to 35 percent slopes	3.9	4.20%	42.0
411C2	Ashdale silt loam, 5 to 10 percent slopes, eroded	8.9	0.095	116.0
412C2	Ogle silt loam, 5 to 10 percent slopes, eroded	6	6.45%	122.0
686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	1.7	1.80%	128.0
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent	8.3	8.90%	126.0

Map Legend

Area of Interest (AOI)								
	Area of Interest (AOI)			Marsh or swamp			Very Stony Spot	
Soils				Mine or Quarry			Wet Spot	
	Soil Map Unit Polygons			Miscellaneous Water			Other	
	Soil Map Unit Lines			Perennial Water			Special Line Features	
	Soil Map Unit Points			Rock Outcrop		Water Features		
Special Point Features				Saline Spot			Streams and Canals	
	Blowout			Sandy Spot		Transportation		
	Borrow Pit			Severely Eroded Spot			Rails	
	Clay Spot			Sinkhole			Interstate Highways	
	Closed Depression			Slide or Slip			US Routes	
	Gravel Pit			Sodic Spot			Major Roads	
	Gravelly Spot			Spoil Area			Local Roads	
	Landfill			Stony Spot		Background		
	Lava Flow						Aerial Photography	

Custom Soil Resource Report
Soil Map



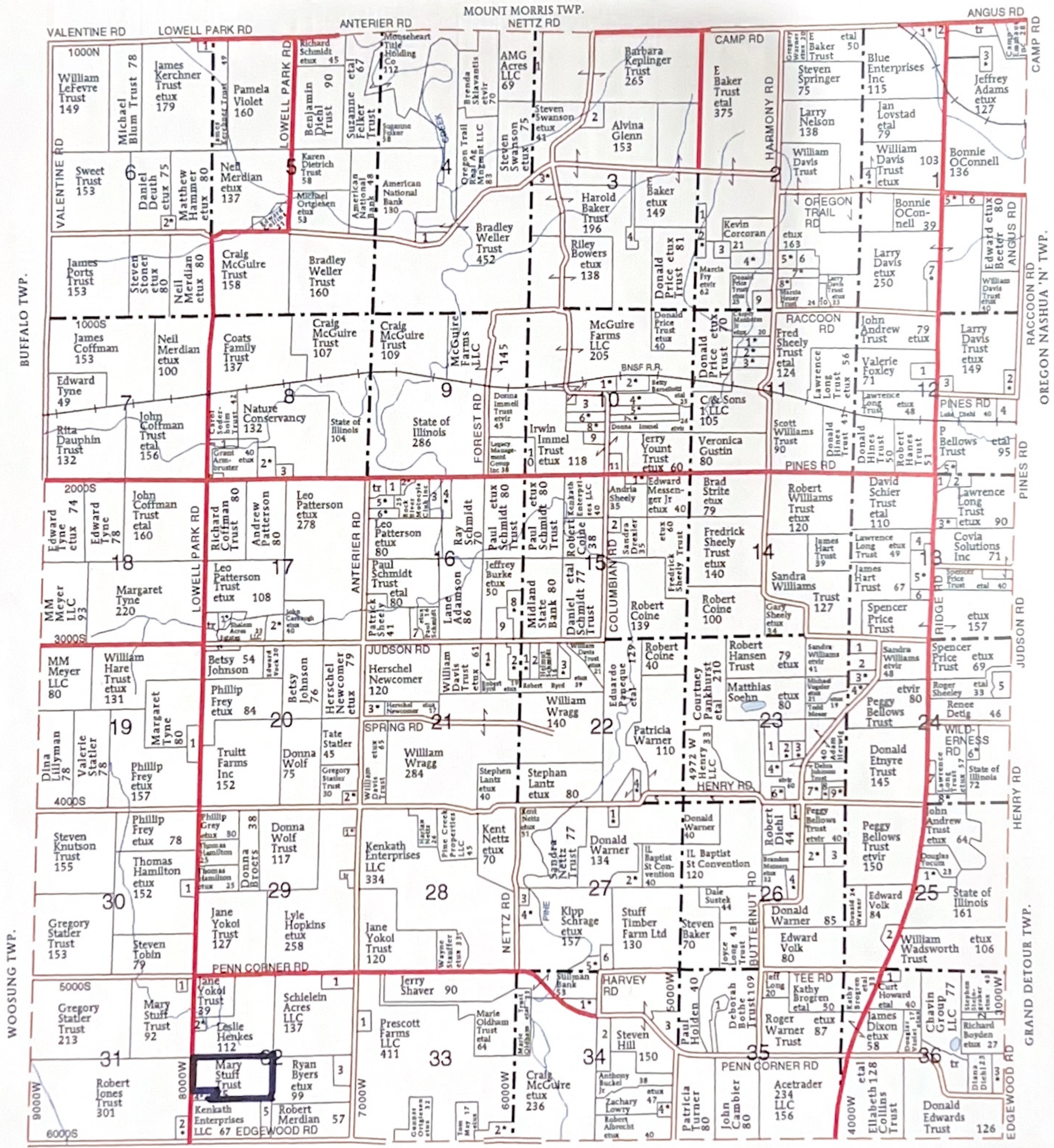
Map Scale: 1:4,720 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

R-9-E



Ogle County, IL

Summary

Parcel ID	15-32-300-004
Property Address	
Township	Pine Creek
Gross Acres	75
Lot Dimensions (est ft)	

Exemptions

General Homestead Exemption:	N
Home Improvement Exemption:	N
Drainage Exemption:	N
Senior Citizen Homestead Exemption:	N
Senior Citizen Assessment Freeze Homestead Exemption:	N
Fraternal Freeze Exemption:	N
Veteran Facility Exemption:	N
Disabled Veteran Exemption:	N

Valuation

	2024
+ Land/Lot	\$0
+ Buildings	\$0
+ Farm Land	\$39,132
+ Farm Buildings	\$0
= Total	\$39,132

Tax Bill

[Click Here to View Tax Bill](#)

Tax History

The amount below is your annual tax bill. Late Fees or Penalties may be incurred. Please check the link above for an up-to-date amount.

Tax Year:	2024
Tax Rate:	7.41592

	Amount	Paid Date
Installment 1:	\$1,451.00	6/10/2025
Installment 2:	\$1,451.00	6/10/2025

Tax Year:	2023
Tax Rate:	7.09488

	Amount	Paid Date
Installment 1:	\$1,278.29	6/8/2024
Installment 2:	\$1,278.29	9/20/2024

Open Forfeiture:	N
Unredeemed Sold Taxes:	N

Exemption Related Questions?

For more information on Property Tax Exemptions, please visit the Supervisor of Assessment website at <http://assessor.oglecounty.org>.

No data available for the following modules: Building, Sales, Property Record Card.

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Contact Us

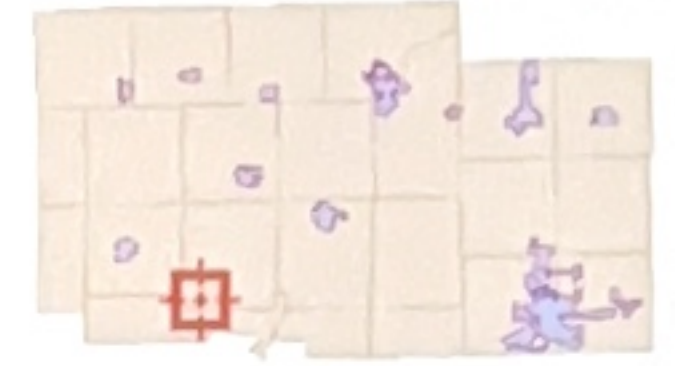
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Ogle County, IL



Overview



Legend

- Municipalities
- Townships
- Roads
- Tax Parcels

Parcel ID	15-32-300-004	Class	0021	Owner Address Available with Subscription
Township	Pine Creek	Acreage	75.0	
Property Address				
District	01943			
Brief Tax Description	RNG/BLK:9 TWP:23 SECT/LOT:32 N2 SW4 EX 5.00AC			
	(Note: Not to be used on legal documents)			

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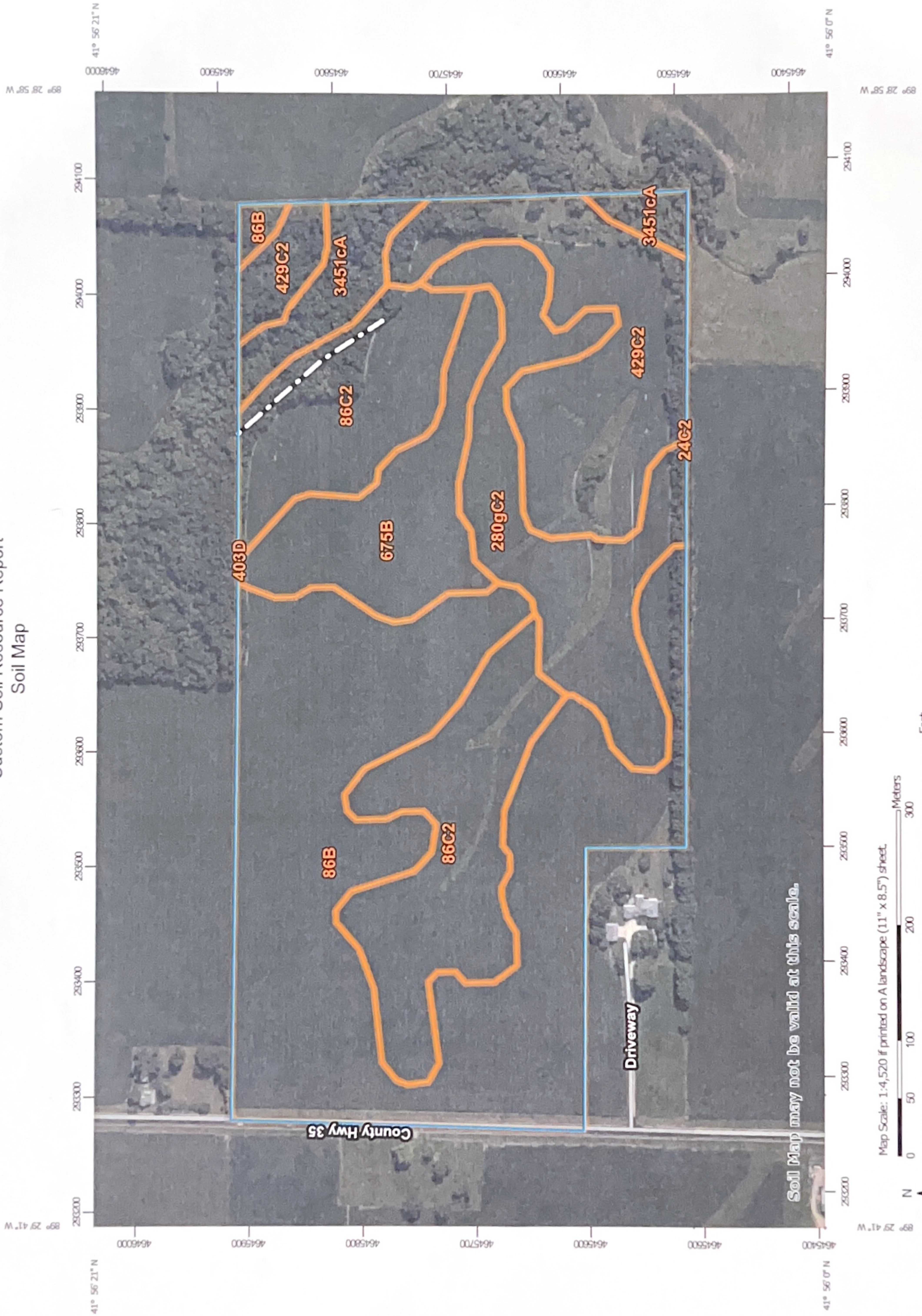
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Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:4,520 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

FSA - 578 (09-13-16)

Farm Number: 6476

Operator Name and Address

REPORT OF COMMODITIES

FARM SUMMARY

PROGRAM YEAR: 2025

DATE: 05/15/2025

PAGE: 2

Original: KDR
 Revision: KDR
 Cropland: 137.02
 Farmland: 171.76

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	PP	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
		Crop/ Commodity				Share			Crop/ Commodity					Share	
		OATS				100.00			ALFAL					100.00	
		TREES				100.00									
		OATS				100.00									
		TREES				100.00									
01	TREES			N	A	23.44		01	ALFAL		FG	N	A	1.74	
01	OATS	SPR	FG	N	A	2.07		01	CORN	YEL	GR	N	A	109.77	

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)

Title/Relationship of Individual Signing in the Representative Capacity

Date

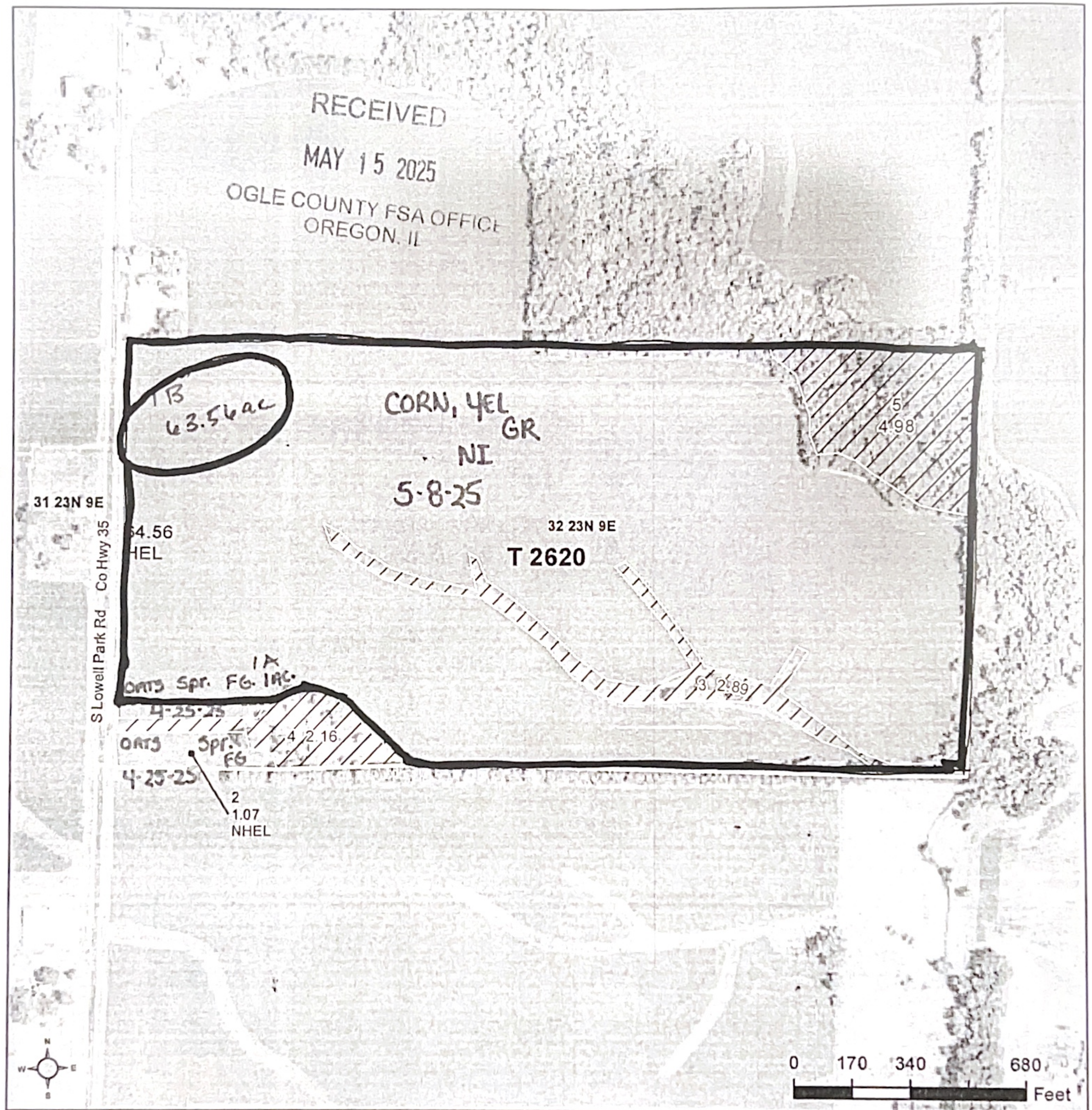
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



United States
Department of
Agriculture

Ogle County, Illinois

RECEIVED
MAY 15 2025
OGLE COUNTY FSA OFFICE
OREGON, IL



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 6476

Tract 2620

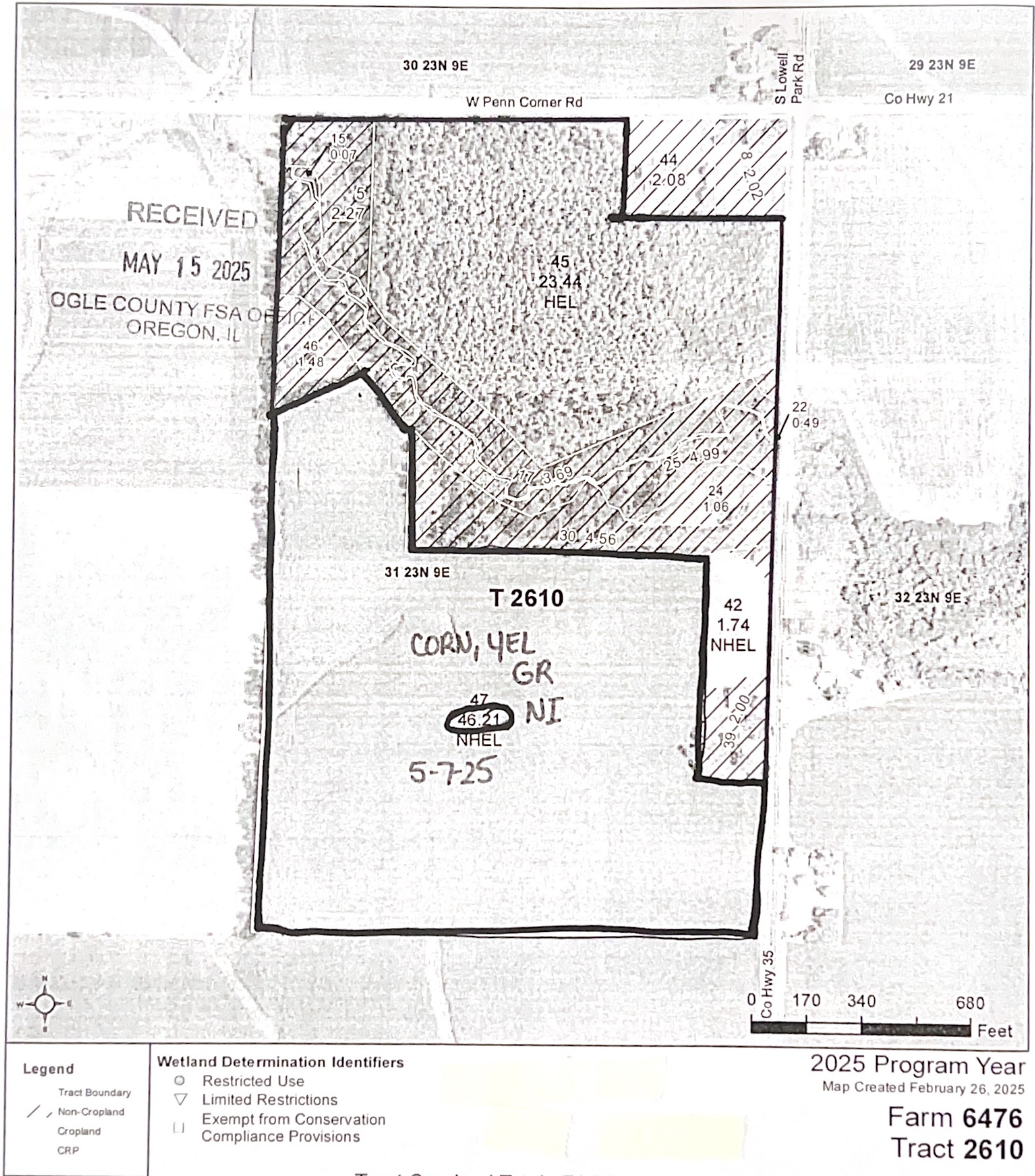
Tract Cropland Total: 65.63 acres

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United States
Department of
Agriculture

Ogle County, Illinois



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