

OGLE COUNTY, ILLINOIS
REAL ESTATE /
FARMLAND AUCTION

Wednesday, December 3rd, 2025 at 11:00 A.M

Sale to be held at: **Charles D Bertolet Foundation**
103 W 2nd St
Leaf River, IL 61047

142.352 Surveyed Acres
(selling in TWO tracts)

Tract # 1)

42.544 Surveyed Acres Buildings & Farmland *Refer to House Specs Page for
2-Story House in Forreston School District more details
6228 W White Eagle Rd Leaf River, IL
FSA 30.56 Acres P.I. 114.8
Tax ID # 03-21-400-005 \$ 1,390.72

Tract # 2)

99.808 Surveyed Acres of Farmland/Timber
Sect 21 in Maryland Twp
FSA 70.15 Acres P.I. 87.5
Tax ID # 03-21-400-001 \$ 2,066.66

**SECLUDED
HOME/HUNTERS DREAM!
OPEN TENANCY!**

**OPEN TENANCY
2026!**

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 5th, 2026. Buyer shall receive tax credit at the time of closing for the 2025 taxes (payable 2026), based on prorated 2024 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.

OWNER

Vaida Yelinek Estate
Kenneth Lingbeck, Executor

Attorney, Dave Smith
Ph) 815-732-6124

For Information Contact:

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

To view survey, aerial, & soil maps visit www.lennybrysonauctioneer.com



Tract # 1) 42.544 Surveyed Acres with House, Buildings & Land

6228 W White Eagle Rd Leaf River, IL

2-Story House with 2-Car Detached Garage on dead end road

3 Bedrooms 1/2 Bath Upstairs

3 main rooms down with beautiful oak woodwork

Forreston School District

Private Well & Septic

Front Porch

Attic well insulated

**Cement wall basement, 100 amp breaker box,
sump pump, pressure tank & 2022 New furnace
LP Heat (tank leased)**

Farmland:

FSA 30.56 Acres P.I. 114.8

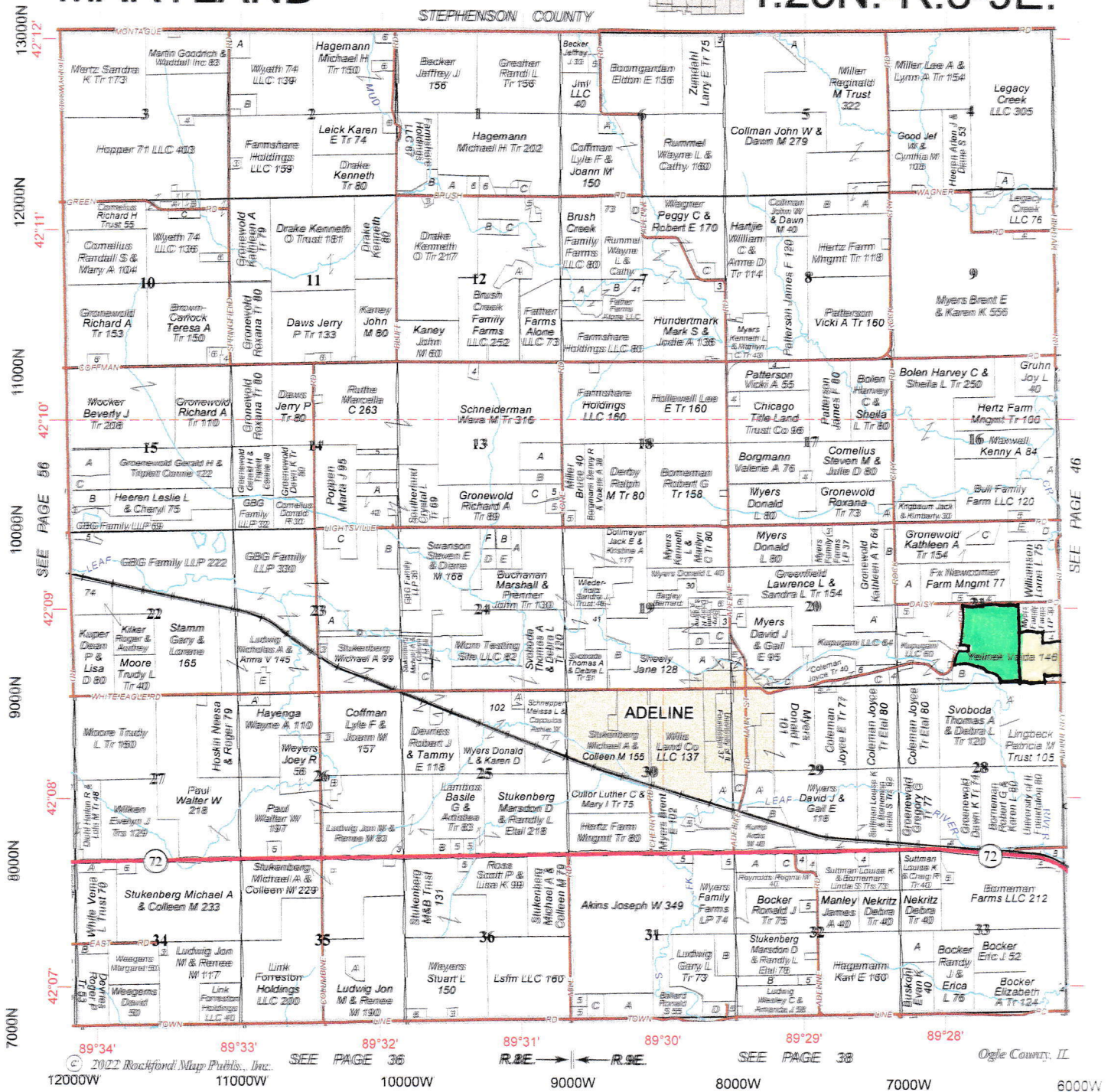
Tax ID # 03-21-400-005 \$ 1,390.72

**SECLUDED
HOME/HUNTERS DREAM!
OPEN TENANCY!**

MARYLAND

STEPHENSON COUNTY

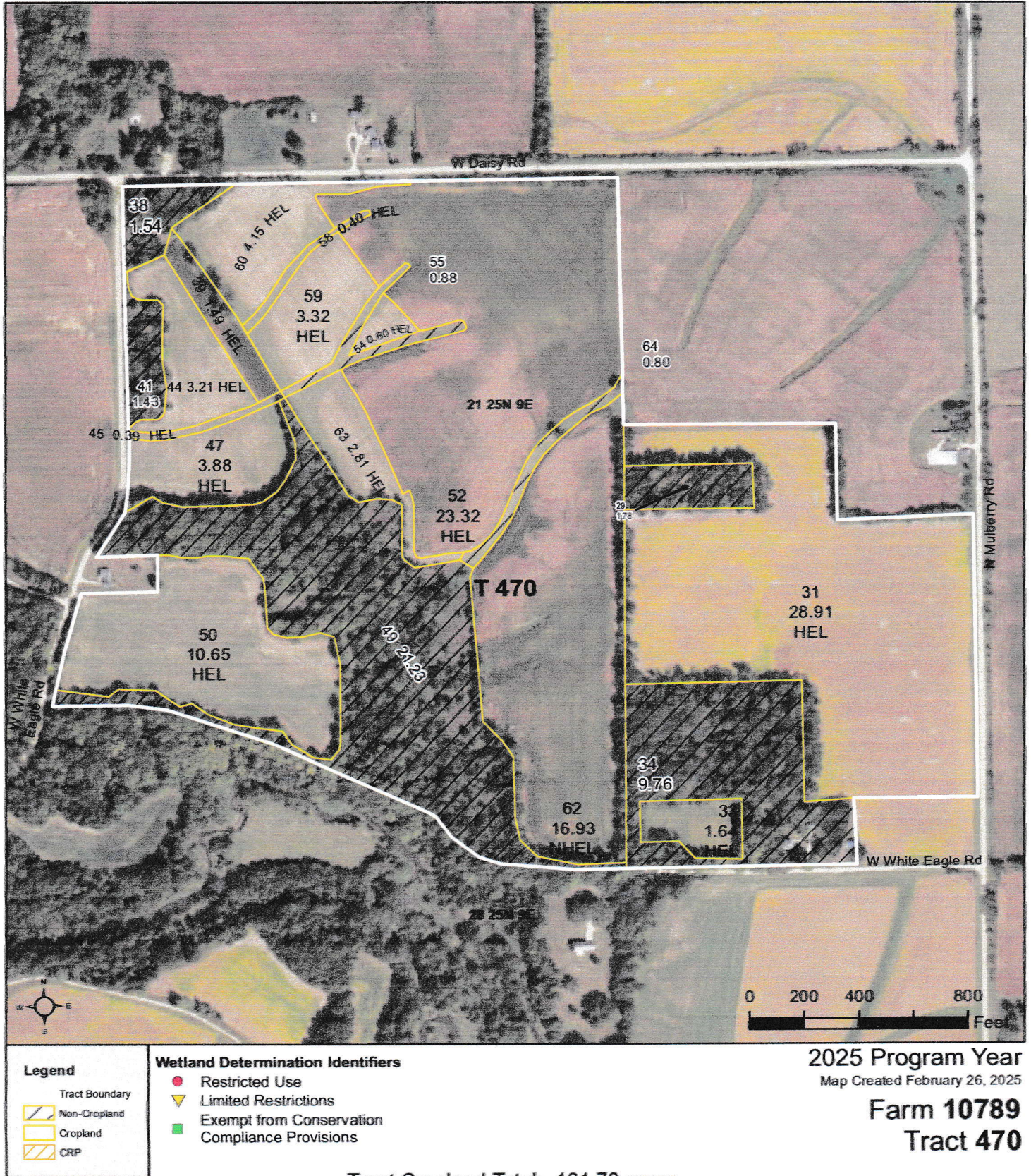
Refer to page 65 for keyed parcels
T.25N.-R.8-9E.





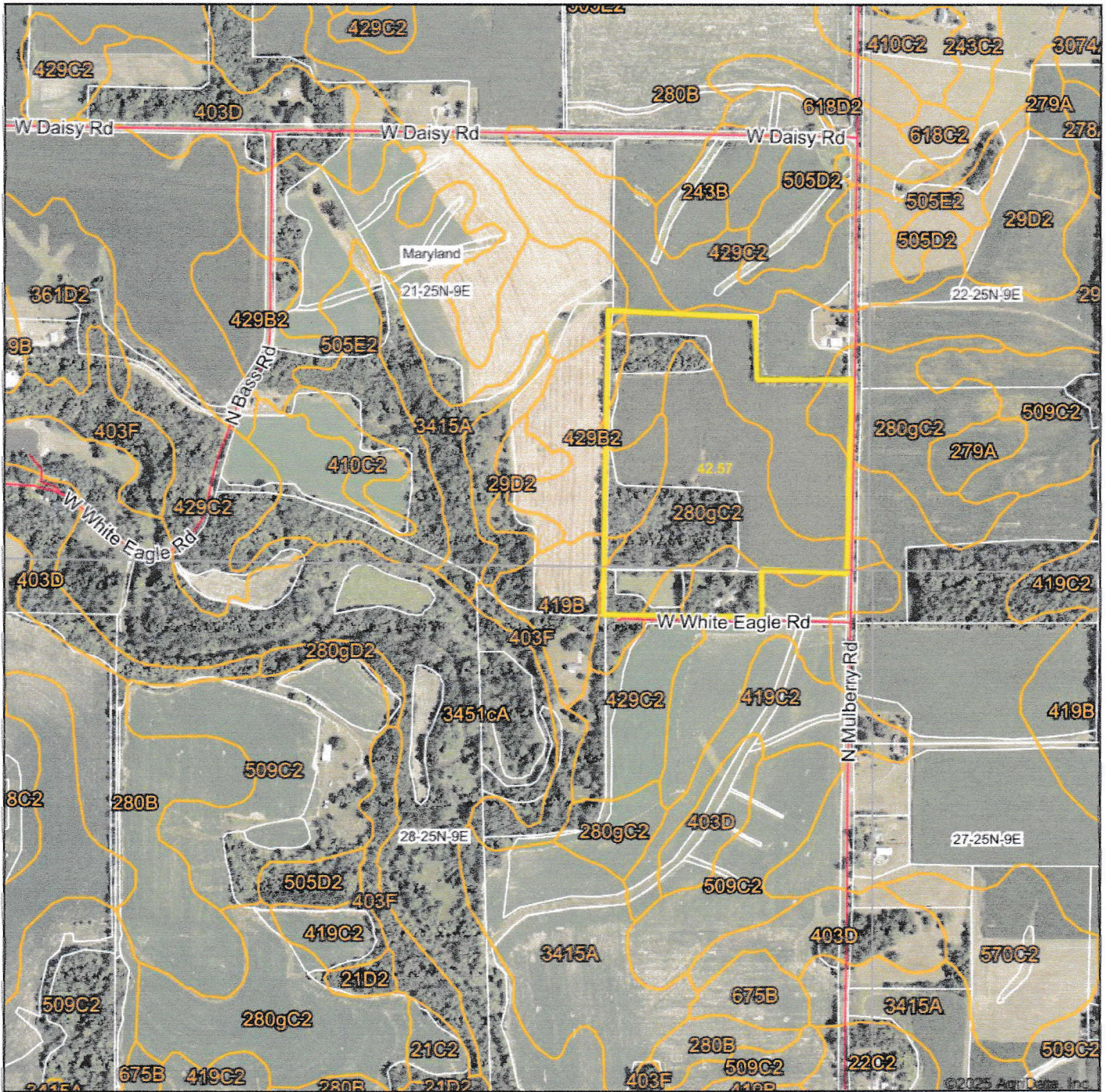
United States
Department of
Agriculture

Ogle County, Illinois



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).

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 42° 8' 44.53, -89° 27' 20.35

0ft	842ft	1684ft
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21-25N-9E
Ogle County
Illinois



10/21/2025

Maps Provided By:

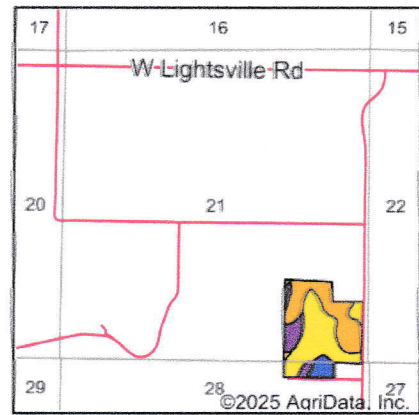
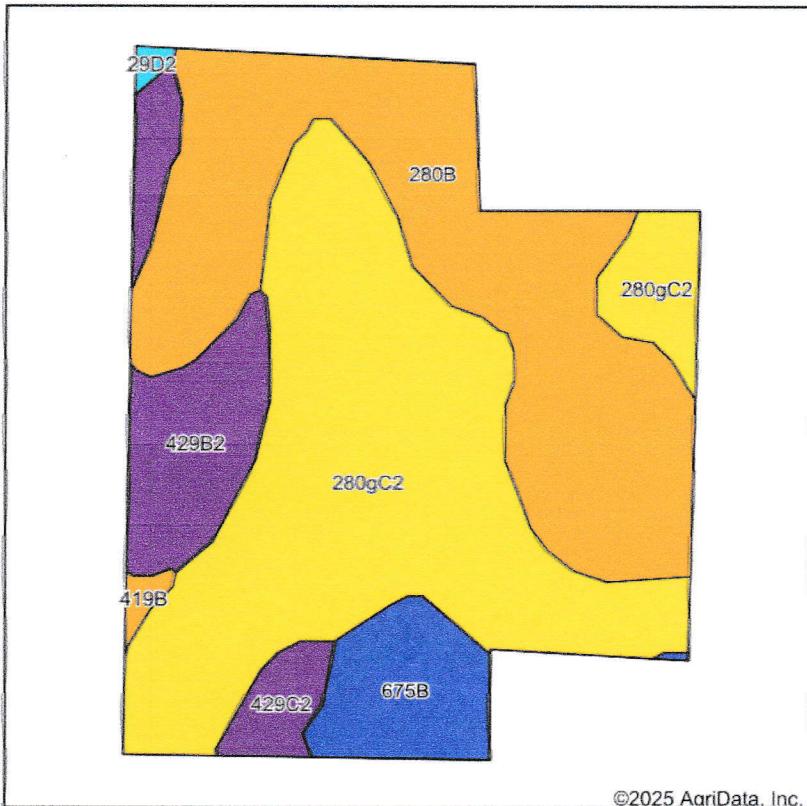


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www.AgriDataInc.com

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

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **21-25N-9E**
 Township: **Maryland**
 Acres: **42.57**
 Date: **10/21/2025**

Lenny Bryson Auctioneer
 SALES OF ALL TYPES



Maps Provided By:



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 hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	19.22	45.2%		FAV	**155	**49	**61	**79	0	**5.00	**113	66
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	14.75	34.6%		FAV	**164	**52	**65	**83	0	**5.00	**120	78
**429B2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	4.17	9.8%		FAV	**133	**43	**55	**69	0	**4.00	**99	62
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.97	7.0%		FAV	**180	**57	**69	**95	0	**5.00	**131	75
**429C2	Palsgrove silt loam, 5 to 10 percent slopes, moderately eroded	1.08	2.5%		FAV	**131	**43	**55	**68	0	**4.00	**98	61

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
**419B	Flagg silt loam, 2 to 5 percent slopes	0.24	0.6%		FAV	**160	**51	**62	**82	0	**5.00	**118	70
**29D2	Dubuque silt loam, 10 to 18 percent slopes, moderately eroded	0.14	0.3%		UNF	**106	**34	**44	**57	0	**3.00	**79	43
Weighted Average						157	49.8	62.2	80.2	0	4.9	114.8	*n 70.2

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

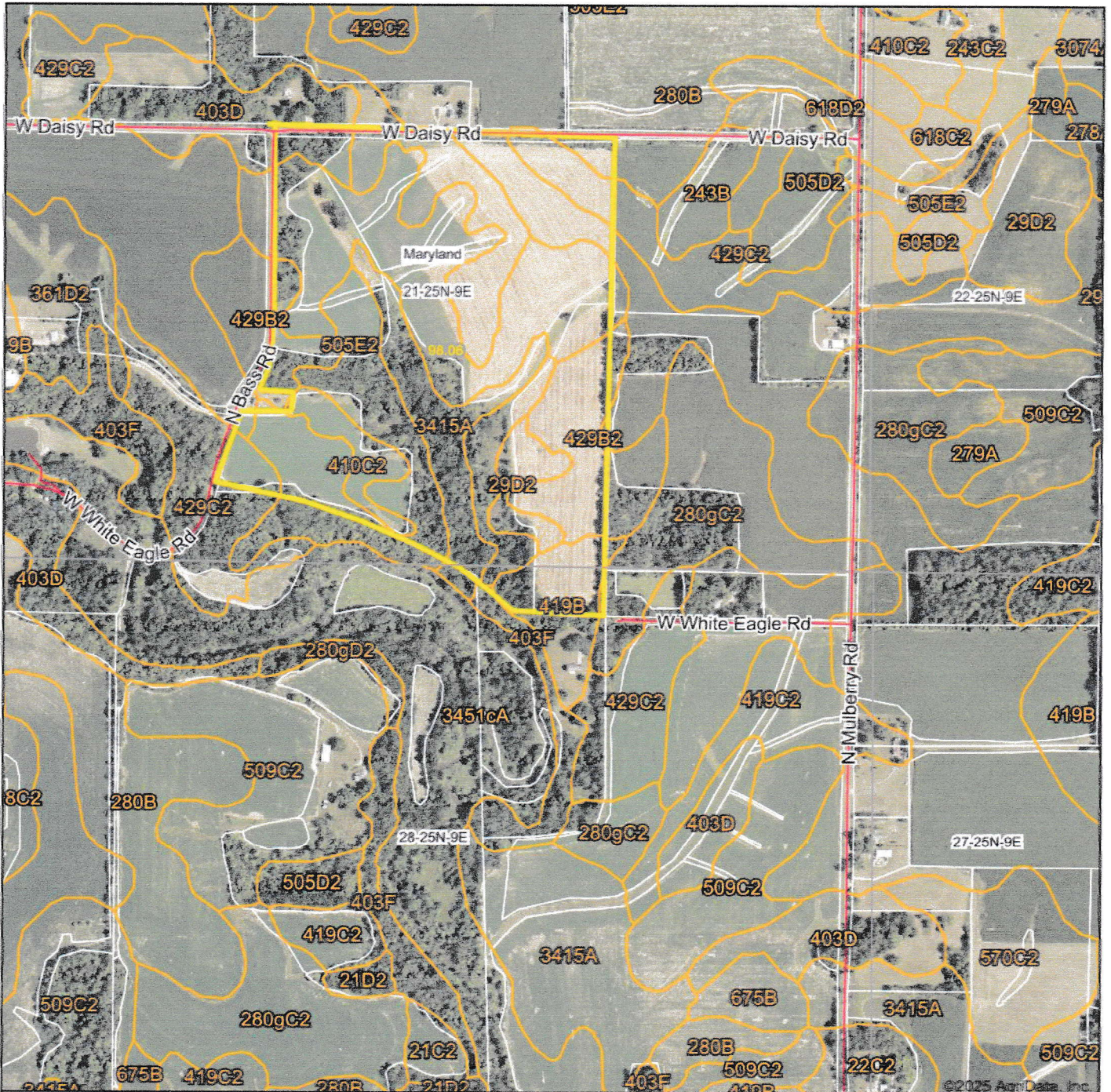
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^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"

Aerial Map



Lenny Bryson Auctioneer
SALES OF ALL TYPES

Boundary Center: 42° 8' 49.19, -89° 27' 42.84

0ft	842ft	1684ft
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21-25N-9E
Ogle County
Illinois



10/21/2025

Maps Provided By:



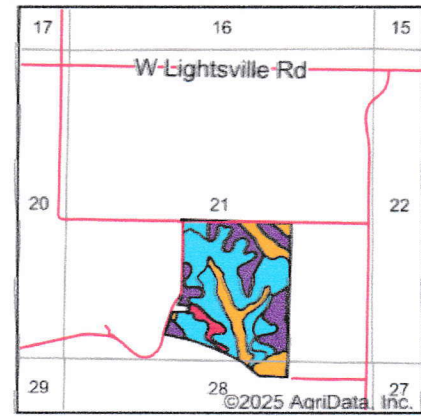
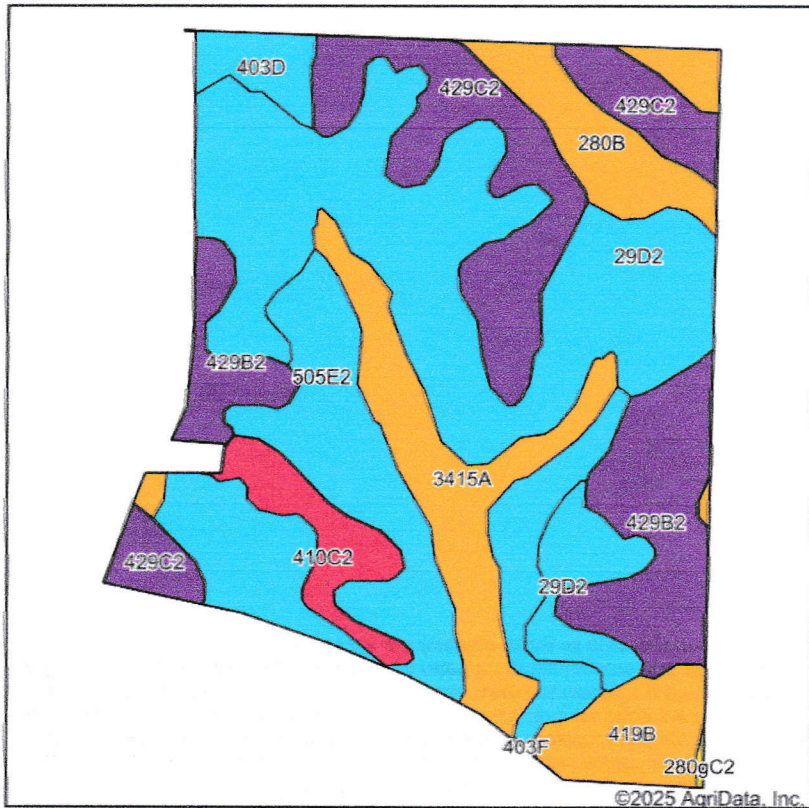
surety®
CUSTOMIZED ONLINE MARRIAGE

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

Soils Map



State: **Illinois**
 County: **Ogle**
 Location: **21-25N-9E**
 Township: **Maryland**
 Acres: **98.06**
 Date: **10/21/2025**



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
**29D2	Dubuque silt loam, 10 to 18 percent slopes, moderately eroded	29.60	30.3%		UNF	**106	**34	**44	**57	0	**3.00	**79	43
**505E2	Dunbarton silt loam, 12 to 20 percent slopes, eroded	14.29	14.6%		UNF	**78	**27	**32	**40	0	**3.00	**59	18
**429C2	Palsgrove silt loam, 5 to 10 percent slopes, moderately eroded	13.75	14.0%		FAV	**131	**43	**55	**68	0	**4.00	**98	61
**429B2	Palsgrove silt loam, 2 to 6 percent slopes, moderately eroded	10.92	11.1%		FAV	**133	**43	**55	**69	0	**4.00	**99	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	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
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	9.04	9.2%		FAV	**162	**51	**59	**80	0	**5.00	**118	82
**403D	Elizabeth loam, 10 to 18 percent slopes	6.50	6.6%		UNF	**69	**24	**28	**33	0	**2.00	**53	22
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	5.97	6.1%		FAV	**164	**52	**65	**83	0	**5.00	**120	78
**419B	Flagg silt loam, 2 to 5 percent slopes	4.22	4.3%		FAV	**160	**51	**62	**82	0	**5.00	**118	70
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	3.67	3.7%		FAV	**123	**40	**52	**63	0	**3.00	**91	52
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	0.10	0.1%		FAV	**155	**49	**61	**79	0	**5.00	**113	66
Weighted Average						117.7	38.2	47.7	60.8	*-	3.6	87.5	*n 49.9

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: 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"

OGLE COUNTY

TIFFANY S. O'BRIEN, COUNTY COLLECTOR

OGLE COUNTY COURTHOUSE

P.O. BOX 40

OREGON, IL 61061-0040

2024 REAL ESTATE TAX BILL

11811

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: YELINEK, VAIDA

LINGBECK KENNETH
11549 N VICTORY RD
LEAF RIVER IL 61047-

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		9,666
STRUCTURES/BLDG.		31,322
FARM BLDG.		0
FARM LAND		14,500
BD OF REVIEW EQUALIZED VALUE	=	55,488
HOME IMPROVEMENT EXEMPTION	-	0
VET AFFAIRS DISABILITY EXEMPTION	-	0
VALUE PRIOR TO STATE EQUALIZE	=	55,488
STATE EQUALIZATION FACTOR***	x	1.0271
STATE EQUALIZED VALUE	=	56,599
OWNER OCCUPIED EXEMPTION	-	6,000
SENIOR HOMESTEAD EXEMPTION	-	5,000
SENIOR ASSESSMENT FREEZE	-	28,199
DISABLED PERSONS' EXEMPTION	-	0
RETURNING VETERANS' EXEMPTION	-	0
DISABLED VETERANS' EXEMPTION	-	0
MISC. EXEMPTION	-	0
TAXABLE VALUE	=	17,400
TAX RATE	x	7.99265
TOTAL TAX	=	\$1,390.72
***NOT TO BE USED FOR FARM LAND AND FARM BUILDINGS		

INTEREST 1 1/2% PER MONTH	TOTAL TAX DUE
	\$1,390.72
1977 EQUALIZED VALUE	FAIR MARKET VALUE
4,250	

PROPERTY DESCRIPTION	PARCEL NUMBER (PIN)
RNG/BLK:9 TWP:25 SECT/LOT:21 LTS 1 & 2 SE4 SE4 & LTS 61 THR 63 NE4 SE4 EX S230' E526' LT1 BK 351 PG 319	03-21-400-005
LOCATION OF PROPERTY	ACRES
6228 W WHITE EAGLE RD LEAF RIVER, IL 61047-0000	43.22
	TAXABLE VALUE
	17,400
	CLASS CODE
	0011
	TAX CODE
	01448
	TOWNSHIP
	Maryland

TAXING BODY	PRIOR RATE	PRIOR AMOUNT	CURRENT RATE	CURRENT AMOUNT
OGLE COUNTY	0.53540	\$84.88	0.51888	\$90.28
OGLE CO. MENTAL HEALTH	0.05378	\$8.53	0.05207	\$9.06
OGLE CO. EXTENSION	0.00659	\$1.04	0.00615	\$1.07
OGLE CO. VETERANS ASSISTANCE	0.01705	\$2.70	0.01865	\$3.24
OGLE CO. SENIOR SERVICES	0.01399	\$2.22	0.01392	\$2.42
OGLE COUNTY PENSION	0.06718	\$10.65	0.06620	\$11.52
LEAF RIVER FIRE DISTRICT	0.39068	\$61.94	0.35763	\$62.23
HIGHLAND COM COL 519	0.54501	\$86.41	0.53318	\$92.77
FORRESTON UNIT 221	4.90693	\$777.95	4.80022	\$835.24
FORRESTON UNIT 221 PENSION	0.00979	\$1.55	0.01106	\$1.92
BERTOLET LIBRARY DIST	0.21777	\$34.53	0.20802	\$36.20
MTA6 LI-MD	0.01236	\$1.96	0.01130	\$1.97
MARYLAND TWP ROAD	0.89338	\$141.64	0.86578	\$150.65
MARYLAND TOWNSHIP	0.54071	\$85.72	0.52959	\$92.15

PAID
JUN 04 PAID

STAMP PAID
HERE
Stillman BancCorp, N.A.

STAMP PAID
HERE
2ND INSTALLMENT

First Installment Due Date:	06/13/2025	Amount:	\$695.36	Second Installment Due Date:	09/12/2025	Amount:	\$695.36
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OGLE COUNTY

TIFFANY S. O'BRIEN, COUNTY COLLECTOR

OGLE COUNTY COURTHOUSE

P.O. BOX 40

OREGON, IL 61061-0040

2024 REAL ESTATE TAX BILL

11810

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

ASSESSED TO: YELINEK, VAIDA

LINGBECK KENNETH
11549 N VICTORY RD
LEAF RIVER IL 61047-

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		25,857
BD OF REVIEW EQUALIZED VALUE	=	25,857
HOME IMPROVEMENT EXEMPTION	-	0
VET AFFAIRS DISABILITY EXEMPTION	-	0
VALUE PRIOR TO STATE EQUALIZE	=	25,857
STATE EQUALIZATION FACTOR***	x	1.0271
STATE EQUALIZED VALUE	=	25,857
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	=	25,857
TAX RATE	x	7.99265
TOTAL TAX	=	\$2,066.66
***NOT TO BE USED FOR FARM LAND AND FARM BUILDINGS		

INTEREST 1 1/2% PER MONTH	TOTAL TAX DUE
	\$2,066.66
1977 EQUALIZED VALUE	FAIR MARKET VALUE
0	

FIRST INSTALLMENT
DUE DATE:

06/13/2025

AMOUNT

\$1,033.33

SECOND INSTALLMENT
DUE DATE:

09/12/2025

AMOUNT

\$1,033.33

PROPERTY DESCRIPTION RNG/BLK:9 TWP:25 SECT/LOT:21 E2 SW4 N&E OF RD-1A TR SE4 SW4 W2 SE4 N OF RD & LOT 3 NW4 SW4 EX 1A SW COR BK 351 PG 319	PARCEL NUMBER (PIN) 03-21-400-001	
	ACRES 102.72	TAXABLE VALUE 25,857
	CLASS CODE 0021	TAX CODE 01448
	TOWNSHIP Maryland	
LOCATION OF PROPERTY		

TAXING BODY	PRIOR RATE	PRIOR AMOUNT	CURRENT RATE	CURRENT AMOUNT
OGLE COUNTY	0.53540	\$119.72	0.51888	\$134.18
OGLE CO. MENTAL HEALTH	0.05378	\$12.02	0.05207	\$13.46
OGLE CO. EXTENSION	0.00659	\$1.47	0.00615	\$1.59
OGLE CO. VETERANS ASSISTANCE	0.01705	\$3.81	0.01865	\$4.82
OGLE CO. SENIOR SERVICES	0.01399	\$3.13	0.01392	\$3.60
OGLE COUNTY PENSION	0.06718	\$15.02	0.06620	\$17.12
LEAF RIVER FIRE DISTRICT	0.39068	\$87.34	0.35763	\$92.47
HIGHLAND COM COL 519	0.54501	\$121.85	0.53318	\$137.86
FORRESTON UNIT 221	4.90693	\$1,097.04	4.80022	\$1,241.19
FORRESTON UNIT 221 PENSION	0.00979	\$2.19	0.01106	\$2.86
BERTOLET LIBRARY DIST	0.21777	\$48.69	0.20802	\$53.79
MTA6 LI-MD	0.01236	\$2.76	0.01130	\$2.92
MARYLAND TWP ROAD	0.89338	\$199.73	0.86578	\$223.86
MARYLAND TOWNSHIP	0.54071	\$120.89	0.52959	\$136.94

PAID
JUN 04 PAID

STAMP PAID
Stillman BancCorp, N.A.
1ST INSTALLMENT

STAMP PAID
HERE
2ND INSTALLMENT

Totals 8.21062 \$1,835.66 7.99265 \$2,066.66