

OGLE COUNTY, ILLINOIS LAND AUCTION

VIRTUAL LIVE!

WEDNESDAY, FEBRUARY 25, 2026 @ 12:00 PM

285.68± ACRES
(SUBJECT TO SURVEY)
OFFERED IN 3 TRACTS

JANE YOKOI LIVING TRUST, LEATRICE YOKOI-MOON, TRUSTEE
(Known locally as the Jones Farm)

REPRESENTING ATTORNEY: TOM SUITS | M. THOMAS SUITS, P.C.
114 WEST MASON STREET | POLO, IL 61064 | (815) 946-2276



DALE JONES

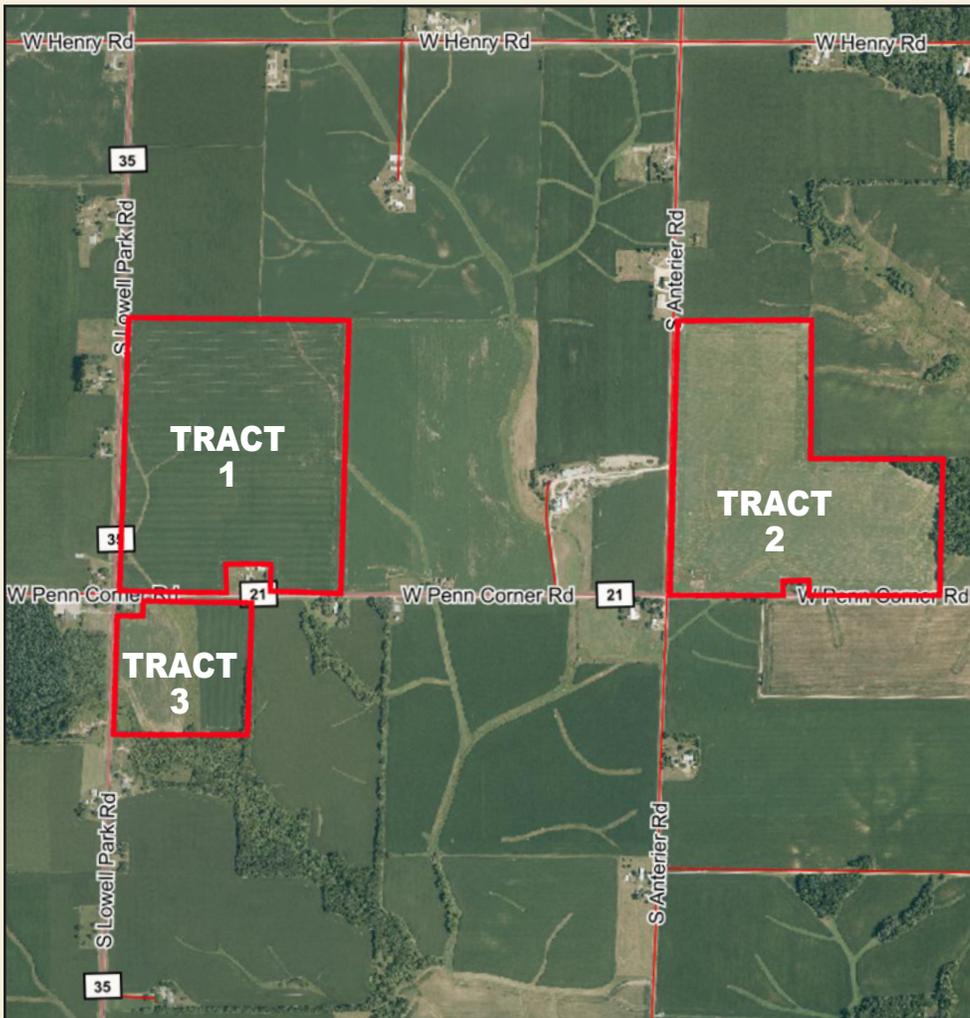
AUCTION REPRESENTATIVE:
DALE JONES
(309) 299-6400

*Auction to be conducted as a
virtual live auction.
Please call auction company for
assistance.
(833) 273-9300*

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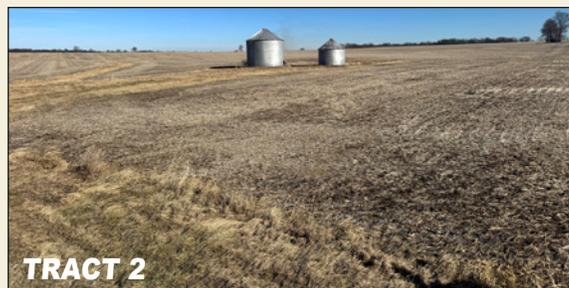


LOCATION & GENERAL INFORMATION

The Yokoi farm is located approximately 6 miles north of Dixon, IL in Sections 29, 28 and 32, T23N•R9E Pine Creek Township, Ogle County, IL. From Dixon, IL, take Lowell Park Rd. approximately 6 miles north to Tracts 1 and 3. Tract 2 is approximately 1 mile east on W. Penn Corner Rd. Tracts 1 and 2 represent high percentage tillable, productive Class A cropland. Tract 3 represents mostly tillable, productive cropland with a small amount of wooded area and a large, sweeping draw.



TRACT 1



TRACT 2



TRACT 3

AUCTIONEER'S NOTE: Grain producers and investors, mark your calendars for this fantastic virtual live land auction! These three tracts of farm land represent an excellent opportunity to purchase productive, tillable Northwest Illinois farm land. Tracts 1 and 2 are high percentage tillable "Class A" crop land. Tract 3 is mostly tillable, productive crop land!

TRACT INFORMATION

TRACT 1 - 126.91 ACRES± (Subject to Survey)

- FSA figures indicate approximately 123.23 cropland acres
- Productivity Index (on tillable acres): 135.6 (Class A!)
- Land represents productive, tillable cropland
- Soil types: Osco, Parkway and Muscatune
- Frontage on the west by Lowell Park Rd. and access from the south by W. Penn Corner Rd.

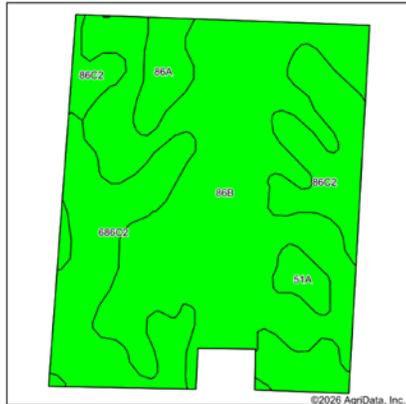
TRACT 2 - 119.5 ACRES± (Subject to Survey)

- FSA figures indicate approximately 110.73 cropland acres
- Productivity Index (on tillable acres): 135 (Class A!)
- Land represents productive, tillable cropland and a small wooded area
- Soil types: Osco, Fayette, Flag, Saybrook and Whalan
- Tract is also improved with 2 older grain bins
- Access on the west by South Anterior Rd. and access from the south by W. Penn Corner Rd.

TRACT 3 - 39.27 ACRES± (Subject to Survey)

- FSA figures indicate approximately 28.1 cropland acres
- Productivity Index (on tillable acres): 127.1
- Land represents productive, tillable cropland, a sweeping draw and a small wooded area
- Soil types: Osco, Parkway and Elizabeth
- Frontage on the west by Lowell Park Rd. and access from the north by W. Penn Corner Rd.

TRACT 1 SOILS



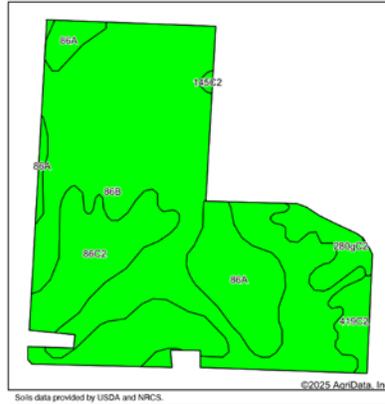
State: Illinois
 County: Ogle
 Location: 29-23N-9E
 Township: Pine Creek



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	% NCCPI Corn	% NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	71.73	57.9%		**187	**59	**138	92	78
**86C2	Parkway silt loam, 5 to 10 percent slopes, eroded	22.97	18.6%		**173	**55	**128	86	69
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	20.91	16.9%		**178	**56	**131	84	65
86A	Osco silt loam, 0 to 2 percent slopes	5.32	4.3%		191	60	141	94	80
81A	Muscataine silt loam, 0 to 2 percent slopes	2.87	2.3%		200	64	147	95	79
Weighted Average					183.4	57.9	135.3	% 89.7	% 74.2

TRACT 2 SOILS



State: Illinois
 County: Ogle
 Location: 28-23N-9E
 Township: Pine Creek



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting #	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Crop productivity index for optimum management	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	64.53	50.1%		FAV	**187	**59	**74	**100	**136	92	92	76	78
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	21.78	19.9%		FAV	**178	**56	**70	**95	**131	84	84	71	65
86A	Osco silt loam, 0 to 2 percent slopes	14.64	13.4%		FAV	191	60	75	102	141	94	94	76	80
**290G2	Fayette silt loam, gleyed, 5 to 10 percent slopes, eroded	4.80	4.3%		FAV	**155	**40	**61	**79	**113	84	84	68	64
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	3.38	3.1%		FAV	**151	**48	**59	**77	**111	75	75	63	62
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	0.27	0.2%		FAV	**186	**53	**64	**85	**123	70	70	67	66
Weighted Average						183.2	57.8	72.3	97.6	136.1	% 89.8	% 89.8	% 74.2	% 74.6

METHOD AND TERMS

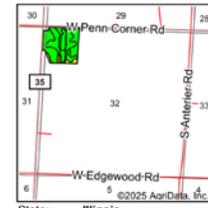
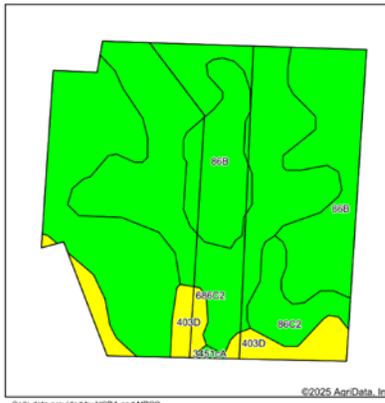
All 3 tracts will be sold on a price per acre basis, based on surveyed acres & will be sold through the marketing method of "Buyers Choice," whereas the high bidder can elect any or all tracts for their high bid. If the high bidder does not elect all tracts, then the remaining tracts will be offered in the same manner until all are sold.

The tracts will NOT be offered in their entirety at the conclusion of the auction. Bidding is NOT subject to any contingencies, including but not limited to financing, an appraisal or inspection of the property.

Immediately following the auction, the successful buyer(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment which will be held in escrow until closing. The balance of the purchase price will be due at closing which will take place on or before Friday, March 27th, 2026. The seller will provide title insurance in the full amount of the purchase price. The seller will pay the 2025 real estate taxes, due and payable in 2026 as a credit to the buyer at closing based on the most recent tax information. Buyer will be responsible for the 2025 and all subsequent RE taxes. Possession will be given at the time of closing, subject to the rights of the current farm tenant. The buyer will receive 100% of the cash rent for the 2026 crop year.

All announcements made sale day take precedence over prior advertising either written or oral. The information in our brochure, in our advertisements and on our website is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, drone video, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties made by the seller or Merit Auctions pertaining to this property. Real estate is being sold "AS IS."

TRACT 3 SOILS



State: Illinois
 County: Ogle
 Location: 32-23N-9E
 Township: Pine Creek



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting #	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Crop productivity index for optimum management	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans
**86B	Osco silt loam, 2 to 5 percent slopes	16.95	48.1%		FAV	**187	**59	**74	**100	**138	92	92	76	78
**86C2	Parkway silt loam, 5 to 10 percent slopes, eroded	12.77	37.0%		FAV	**173	**55	**68	**91	**128	86	86	69	69
**403D	Elizabeth loam, 15 to 18 percent slopes	2.78	8.1%		UNF	**70	**25	**29	**33	**54	34	34	29	22
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	1.91	5.5%		FAV	**178	**56	**70	**95	**131	84	84	71	65
**3451A	Lansdown silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.09	0.3%		FAV	**171	**55	**66	**87	**126	85	85	64	61
Weighted Average						171.9	54.6	67.9	91	127.5	% 84.6	% 84.6	% 69.3	% 69.4

**BIDDING INFORMATION
 & VIRTUAL AERIAL VIDEO
 AVAILABLE ONLINE!**

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