

Dahl Real Estate

Auctions and Appraisals

DARRELL R. DAHL
BROKER/OWNER

102 North Main Street
Walnut, IL 61376
815-878-0438

ILLINOIS LICENSED
REAL ESTATE BROKER
ILLINOIS CERTIFIED
GENERAL APPRAISER
AUCTIONEER

FARM FOR SALE

117.72 +/- ACRES

**SECTION 1 MANLIUS TOWNSHIP
BUREAU COUNTY, IL**

**SELLER:
ELIN B DUMNEY TRUST**

\$15,000 Per Acre

**CURRENTLY CASH RENTED WITH
WIND TURBINE INCOME**

**DAHL REAL ESTATE
DARRELL R. DAHL
102 NORTH MAIN – WALNUT, ILLINOIS
(815) 379-2447
DAHLAUCTION.COM**

ELIN B. DUMNEY TRUST FARM
117.72 +/- ACRES

OWNER: ELIN B. DUMNEY TRUST - MATTHEW DUMNEY TRUSTEE

LOCATION: LOCATED IN THE NORTHEAST QUARTER OF SECTION 1 IN
MANIUS TOWNSHIP, BUREAU COUNTY, ILLINOIS.

PRICE: \$15,000 PER ACRE

POSSESSION: LEASED FOR 2026. POSSESSION AVAILABLE FOR 2027.

ZONING: THE FARM IS ZONED AGRICULTURAL BY THE BUREAU COUNTY
ZONING COMMISSION.

IMPROVEMENTS: THREE GRAIN BINS ON SITE ARE INCLUDED WITH THE
SALE OF THE PROPERTY.

WIND PAYMENT: THE 2026 ANNUAL PAYMENT WAS \$14,059.75 AND PAID
IN DECEMBER OF 2025.

CASH RENT: TILLABLE LAND IS CURRENTLY CASH RENTED.

COMMENTS: The farm is well located in a strong agricultural area with numerous competitive markets for grain. Farmland in the Bureau county area have been commanding excellent prices in the past few years and anyone interested in a superior cash grain farm will want to consider purchasing this property.

Although the information contained in this brochure is considered to be accurate, no representation or warranty to that effect is being made. The information contained herein is subject to verification, and no liability for errors or omissions is assumed. The seller reserves the right to accept or reject any or all offers. All inquiries and inspection appointments must be channeled through:

DAHL REAL ESTATE
Darrell R. Dahl – Broker
102 North Main
Walnut, IL 61376
(815) 379-2447

R-7-E

GREENVILLE TWP

CONCORD TWP



United States
Department of
Agriculture

Bureau County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

2026 Program Year

Map Created January 29, 2026

Farm 6067

Tract 942

IL011_T942

Tract Cropland Total: 113.80 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).

ILLINOIS

BUREAU

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6067

Prepared : 6/23/26 10:54 AM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
124.00	113.80	113.80	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	113.80		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	85.28	0.00	179	0
Soybeans	28.42	0.00	50	0
TOTAL	113.70	0.00		

NOTES

--

Tract Number : 942

Description : SEC 1 Manlius Twp

FSA Physical Location : ILLINOIS/BUREAU

ANSI Physical Location : ILLINOIS/BUREAU

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : ELIN B DUMNEY IRR TR 052022

Other Producers : None

Recon ID : None

ILLINOIS
BUREAU
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 6067
Prepared : 6/23/26 10:54 AM CST
Crop Year : 2026

Tract Land Data

Tract 942 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
124.00	113.80	113.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	113.80	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	85.28	0.00	179
Soybeans	28.42	0.00	50
TOTAL	113.70	0.00	

NOTES

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, 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, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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 [How to File a Program Discrimination Complaint](#) 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.

[Back](#)

Parcel # 08-01-200-004

<

>

Tax Year 2025 Payable 2026

[General Info](#)[Payments & Fees](#)[Tax Districts](#)[Sales History](#)[Property Characteristics](#)[Farmland](#)[Images](#)[Multi-year Summary](#)

Owner Name: DUMNEY, ELIN B

Alt. Parcel Number:

Site Address:

Property Use: 0011 - Farmland with all buildings

Tax Code: 08002

Section/Lot: 01

Legal Township: 17

Range/Block: 07

Township: MANLIUS

Subdivision:

Owner Name
Zoning: AG - Agriculture

Mobile ID #:

Legal Description: NE (EX SW) (EX NE COR & TURBINE #3)

Land: 0

Farm Land: 67,474

Building: 0

Farm Building: 7,320

Total Assessed Value: 74,794

Owner Name

Total Exemptions: 0

	Billed	Collected
Taxes:	\$5,734.48	\$0.00

Fees:	\$0.00	\$0.00
-------	--------	--------

Interest:	\$0.00	\$0.00
-----------	--------	--------

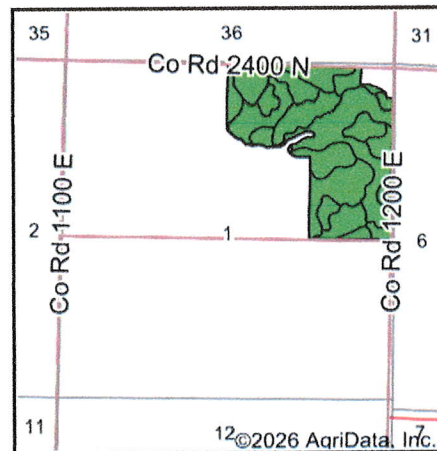
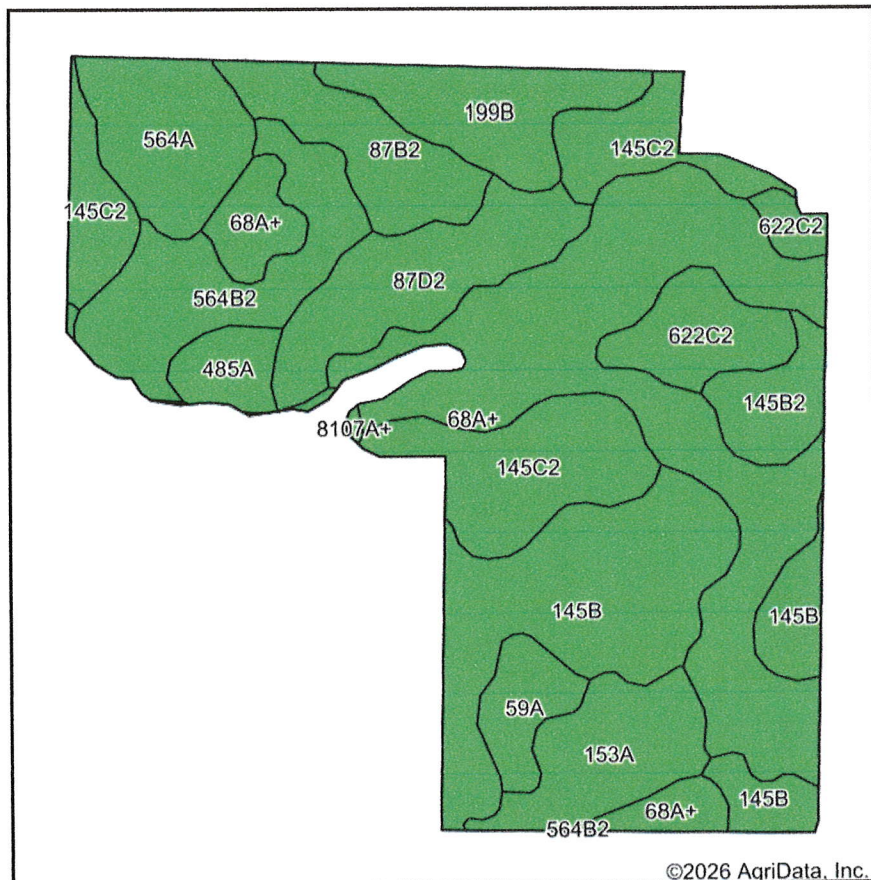
Collection Status:		Pending
--------------------	--	---------

[Data Sheet](#)[Assessment Notice](#)[Archived Property Record Card](#)[Farm Record Card](#)[Tax Bill](#)[Statement](#)[Email Sign Up](#)[GIS](#)

Data current as of 06/18/2026 09:00 pm

Copyright © 2026 Fike & Fike, Inc. All Rights Reserved.

Soils Map



State: **Illinois**
 County: **Bureau**
 Location: **1-17N-7E**
 Township: **Manlius**
 Acres: **113.73**
 Date: **6/23/2026**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 23								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	28.25	24.8%		**194	**64	**144	75
**145B	Saybrook silt loam, 2 to 5 percent slopes	17.90	15.7%		**177	**56	**131	76
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	13.83	12.2%		**166	**53	**123	66
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	8.43	7.4%		**154	**50	**113	59
**87D2	Dickinson sandy loam, 7 to 15 percent slopes, eroded	7.96	7.0%		**128	**41	**93	38
564A	Waukegan silt loam, 0 to 2 percent slopes	6.27	5.5%		162	53	119	77
**153A	Pella silty clay loam, 0 to 2 percent slopes	6.22	5.5%		**183	**60	**136	79
**199B	Plano silt loam, 2 to 5 percent slopes	5.76	5.1%		**192	**59	**141	81
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	5.47	4.8%		**135	**44	**98	40
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	5.10	4.5%		**150	**49	**112	55
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	3.16	2.8%		**168	**54	**124	66
59A	Lisbon silt loam, 0 to 2 percent slopes	2.87	2.5%		188	59	136	77
485A	Richwood silt loam, 0 to 2 percent slopes	2.17	1.9%		186	57	136	84

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	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.34	0.3%		**191	**61	**140	76
Weighted Average					172	55.5	127	*n 68.3

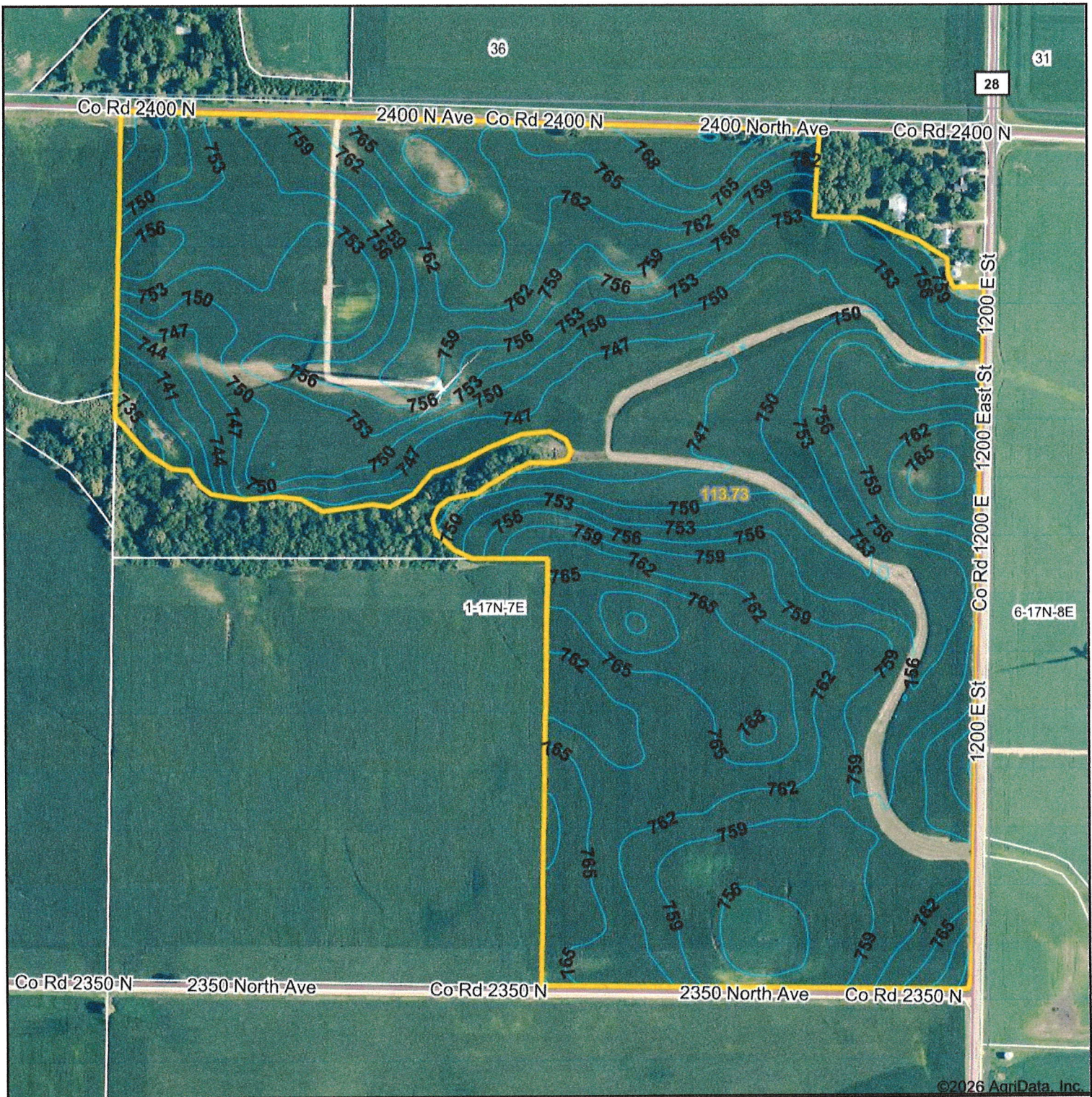
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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

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

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 733.8

Max: 772.5

Range: 38.7

Average: 757.0

Standard Deviation: 6.69 ft

0ft 480ft 960ft



6/23/2026

1-17N-7E
Bureau County
Illinois

Boundary Center: 41° 29' 35.27, -89° 37' 55.61

Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

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

Dahl Real Estate

Auctions and Appraisals

DARRELL R. DAHL
BROKER/OWNER

102 North Main Street
Walnut, IL 61376
815-878-0438

ILLINOIS LICENSED
REAL ESTATE BROKER

ILLINOIS CERTIFIED
GENERAL APPRAISER
AUCTIONEER

DISCLAIMER AND ABSENCE OF WARRANTIES

All information contained in this brochure and related materials are subject terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller nor Dahl Real Estate. The information provided in this brochure is believed to be accurate; however, it is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller nor Dahl Real Estate. All sketches and dimensions in this brochure are approximate. All acreage figures are approximate and have been based on information from the offices of the Bureau County Supervisor of Assessments and the Bureau County FSA office and Surety Agridata mapping software.

SELLER: ELIN B DUMNEY TRUST

DAHL REAL ESTATE - WALNUT, ILLINOIS

815 379-2447

DAHLAUCTION.COM