

Eaton Smith Farm

**NEW
PRICE**

**LARGE CONTIGUOUS TRACT OF HIGH-QUALITY FARMLAND
NEAR I-55 GARDNER INTERCHANGE, 70 MILES SOUTHWEST OF CHICAGO**

looking north, 12.23.21



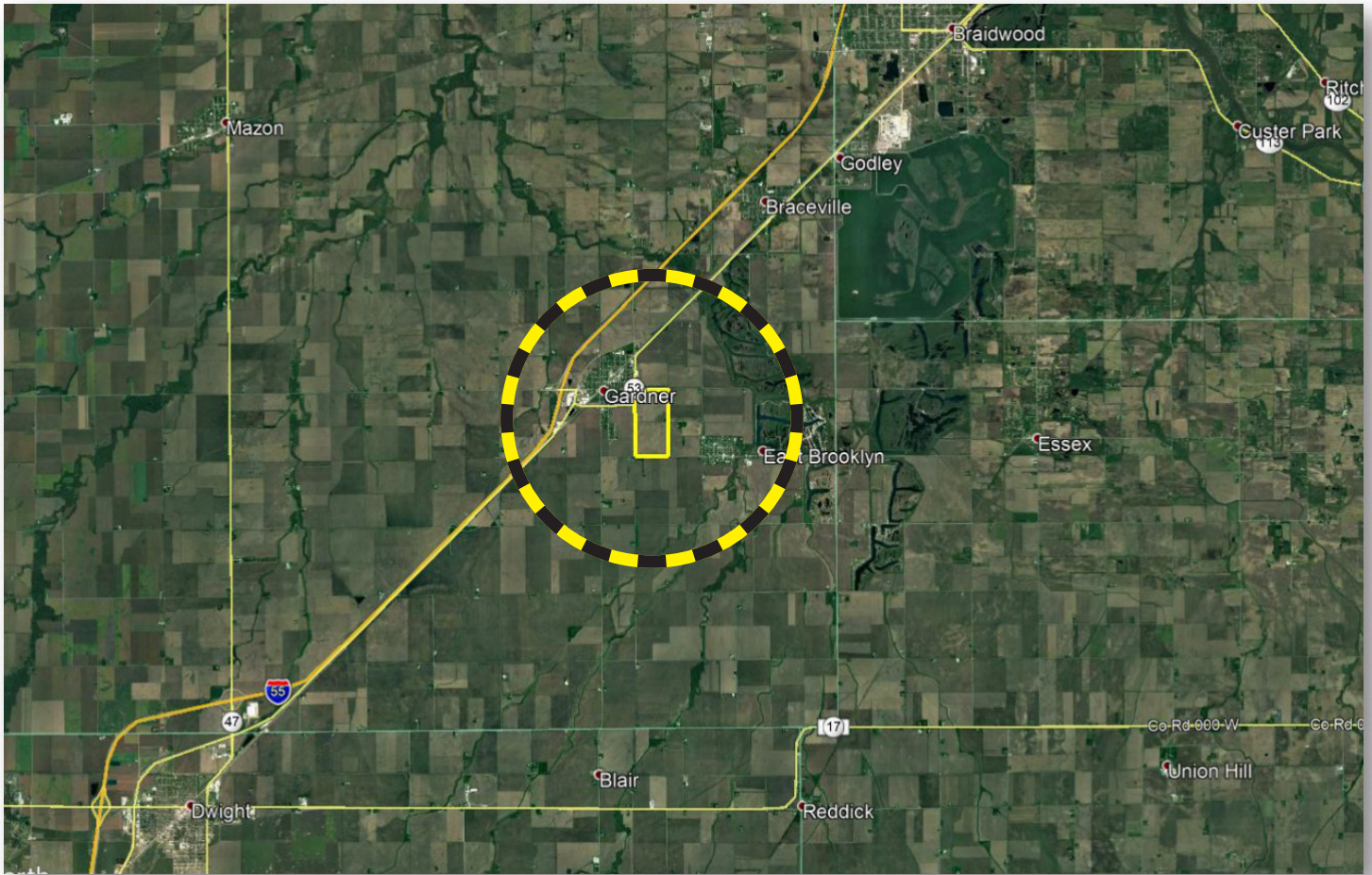
Ray L. Brownfield, ALC AFM
Licensed IL Designated Managing Broker | Owner
Accredited Land Consultant
Accredited Farm Manager
Land Pro LLC
630.258.4800c | ray@landprollc.us
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us

December 31, 2021



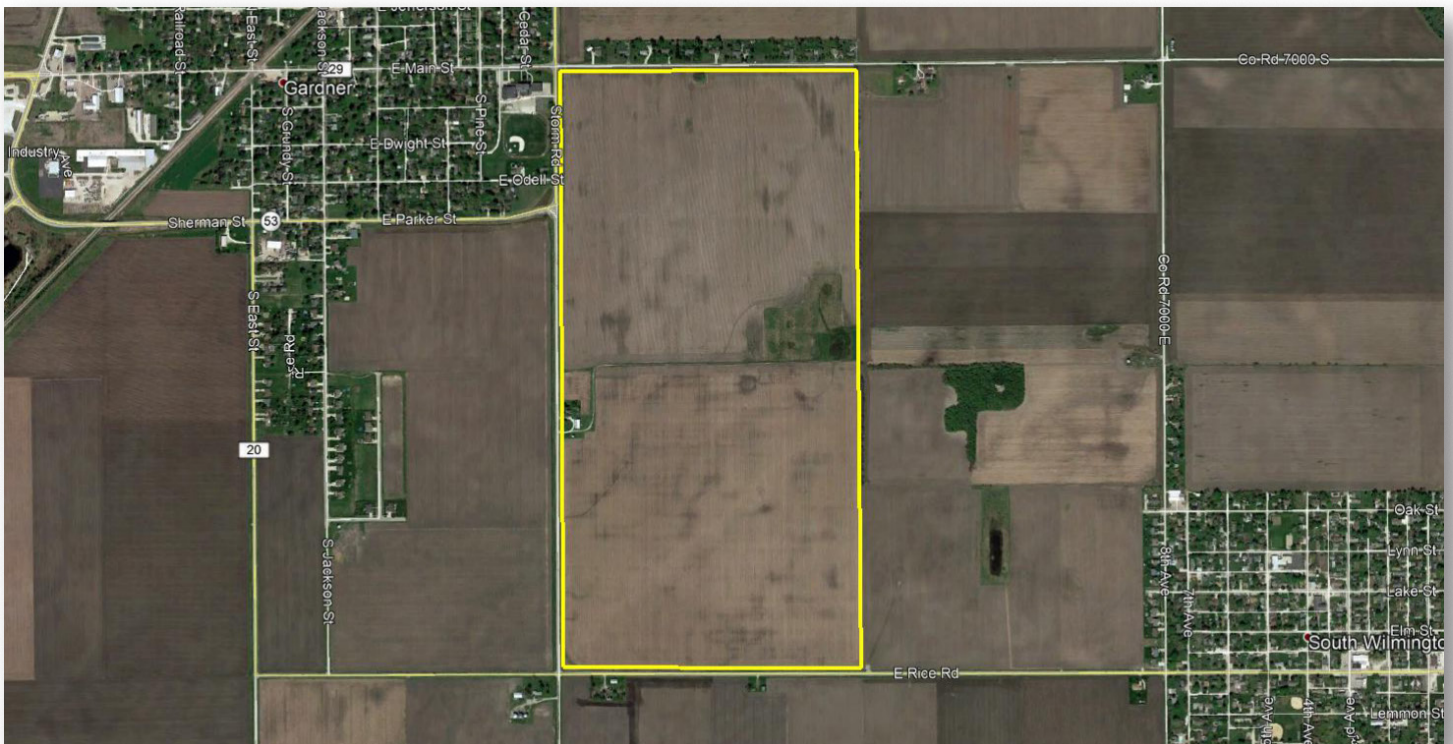
Eaton Smith Farm

322.22± survey acres (300.49± tillable) | Section 10 | Greenfield Township | T.31N.-R.8E. | Grundy County IL



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acreage	-	322.22± survey acres (300.49± tillable acres)
CRP	-	10.00 acres \$2,130/year expires 9.30.2022
description	-	The W½ of Section 10, Greenfield Township, T.31N.-R.8E., Grundy County, Illinois
soils	-	Productivity Index - 130.1 (Reddick, Andres)
price	-	\$12,900.00 per acre
taxes (2020)	-	\$11,187.08 (\$35.23/acre)
PIN	-	12.10.100.001
buildings	-	home + buildings
tile	-	see Page 7
frontage	-	Main Street, Storm Road, Rice Road
limestone	-	applied 2020 (south 160) applied 2021 (north 160)



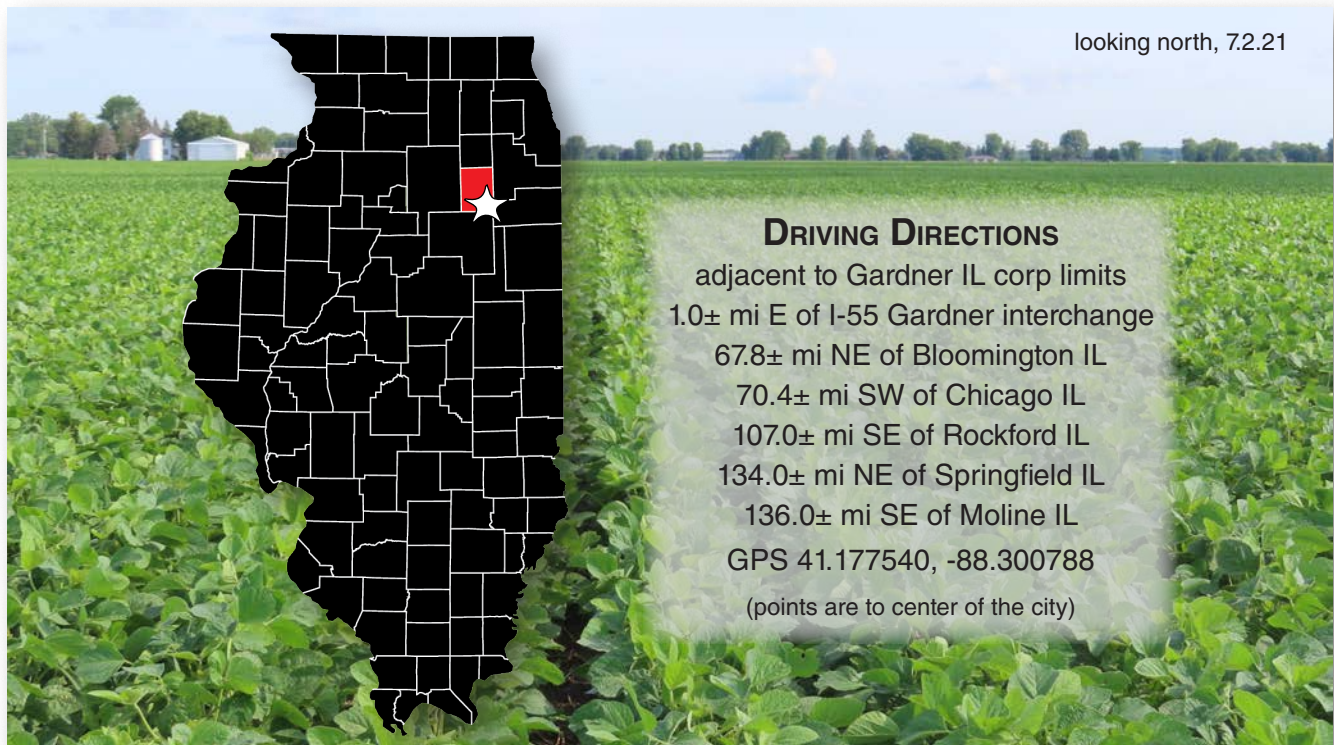
**NEW
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Eaton Smith Farm Yields (bushels per acre)			
	Field	Corn	Soybeans
2021	both	-	65
2020	Prevent plant		
2019	Prevent plant		
2018	north 160	-	67
2018	south 160	211	-
2017	north 160	218	-
2017	south 160	-	62
2016	north 160	-	57
2016	south 160	226	-

Ag Leader Technology
June 9, 2020 (south 160)
Fall 2021 (north 160)

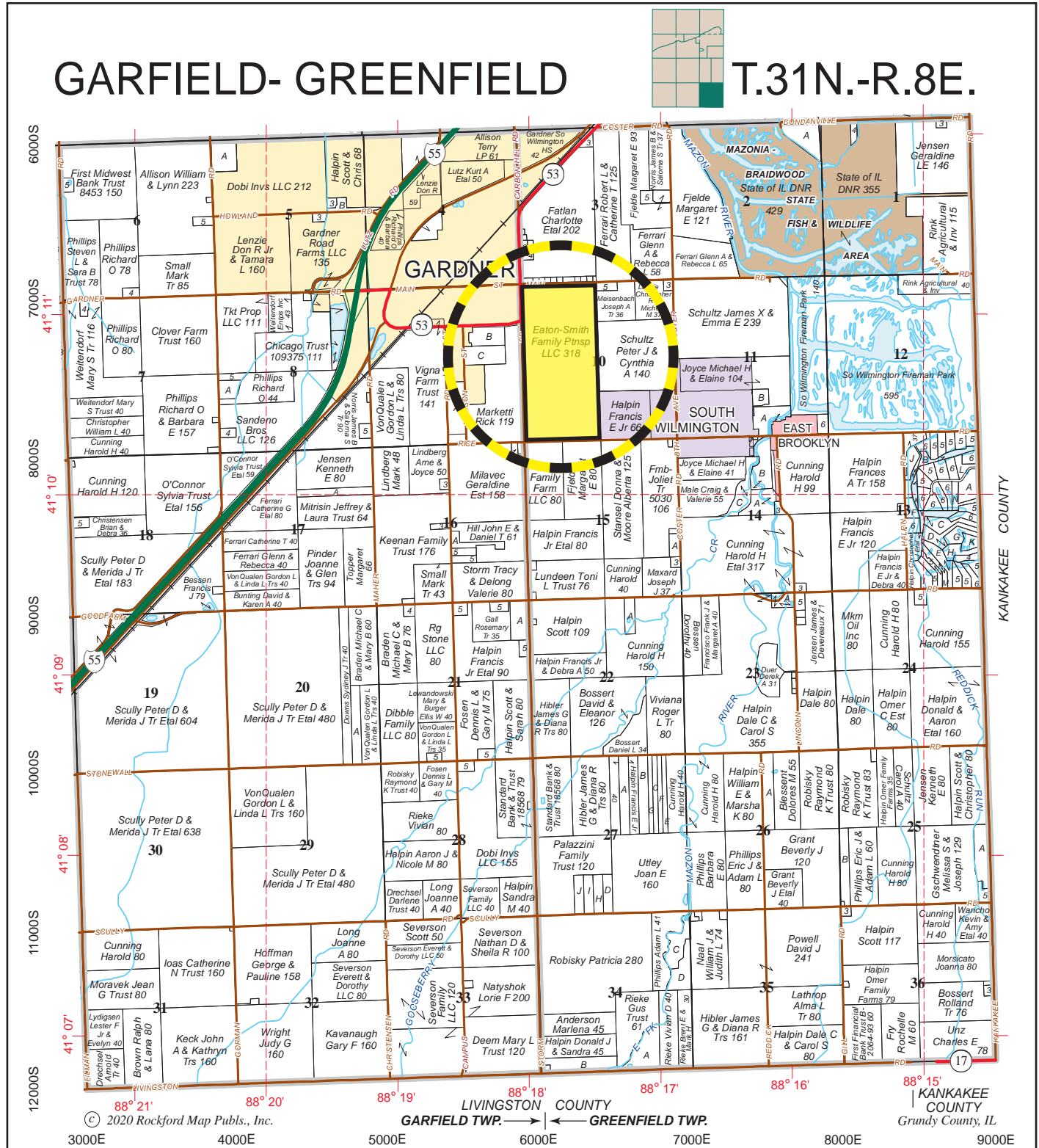
av Ph - 6.2
av P - 52.2
av K - 314.4

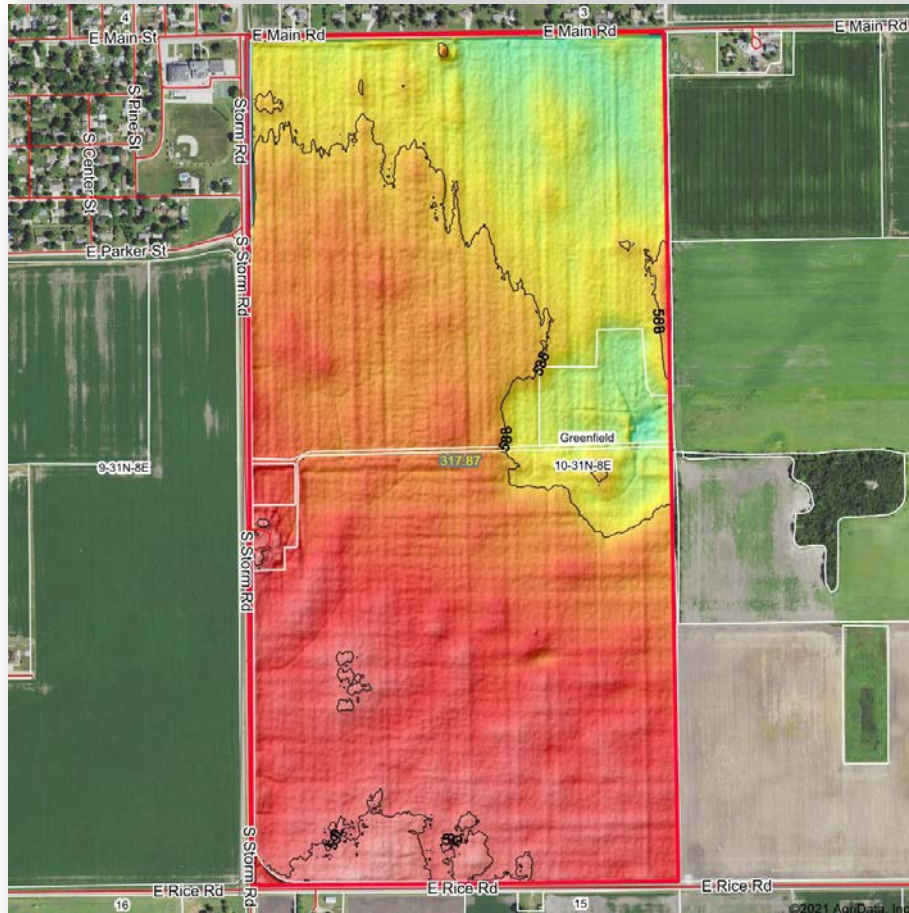
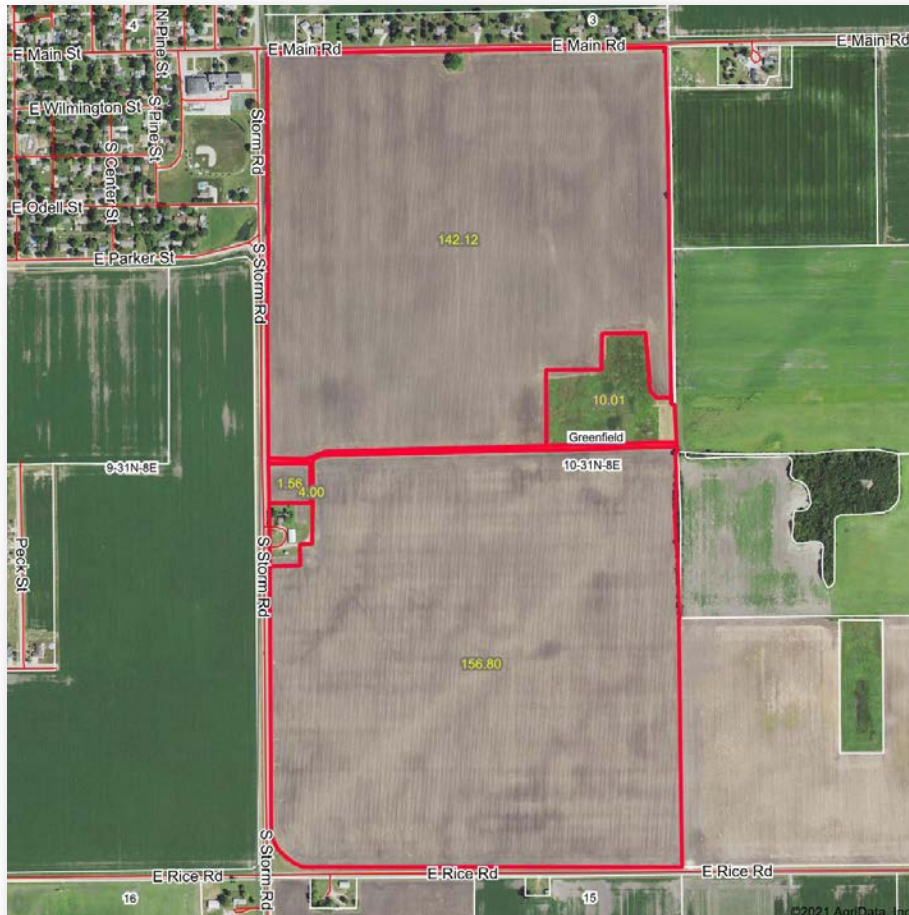
Farm 3029 Tract 923 ARC-CO		
Commodity	Base Acres	County Yield
Corn	300.49	164



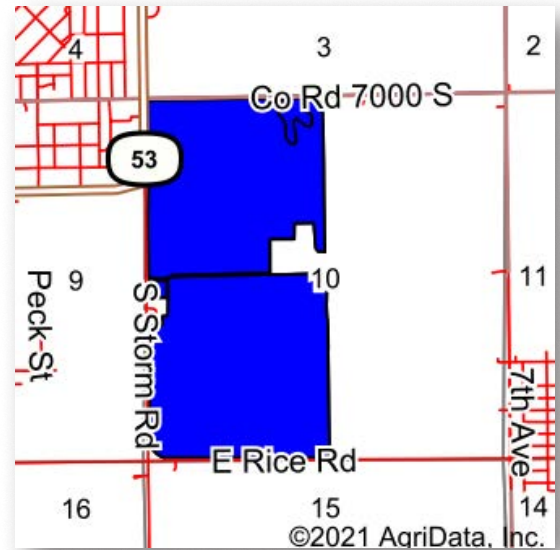
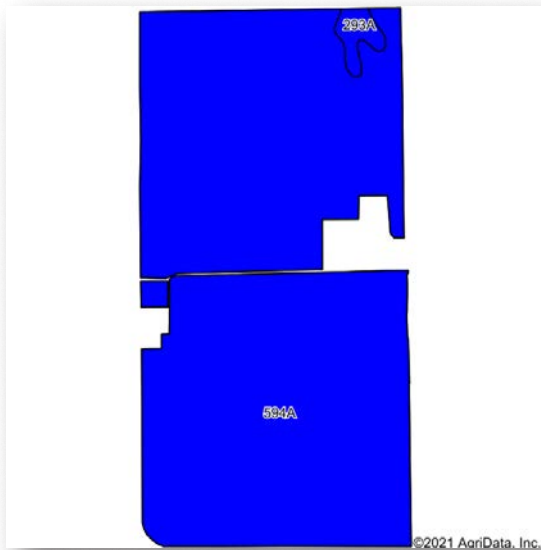
GARFIELD- GREENFIELD

T.31N.-R.8E.





Boundaries and acreages are approximate.



Area Symbol: IL063, Soil Area Version: 15											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
594A	Reddick clay loam, 0 to 2 percent slopes	296.25	98.6%		FAV	177	56	66	0.00	5.14	130
293A	Andres silt loam, 0 to 2 percent slopes	4.23	1.4%		FAV	184	59	71	0.00	5.39	135
Weighted Average						177.1	56	66.1	0.00	5.14	130.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

^d Soils in the poorly drained group were not rated for alfalfa 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".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



looking north toward home and buildings, 7.2.21



United States
Department of
Agriculture

Grundy County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- plss_a_il_WMAS

0 300 600 1,200 Feet

2021 Program Year

Map Created December 02, 2020

Wetland Determination Identifiers

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

Tract Cropland Total: 310.49 acres

Farm 3029
Tract 923

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).



Legend	
	4"
	5"
	6"
	8"
	10"

