

Heap Farm



looking south, 6.30.22



Ray L. Brownfield, ALC AFM
Licensed IL Designated Managing Broker | Owner
Accredited Land Consultant
Accredited Farm Manager

Land Pro LLC

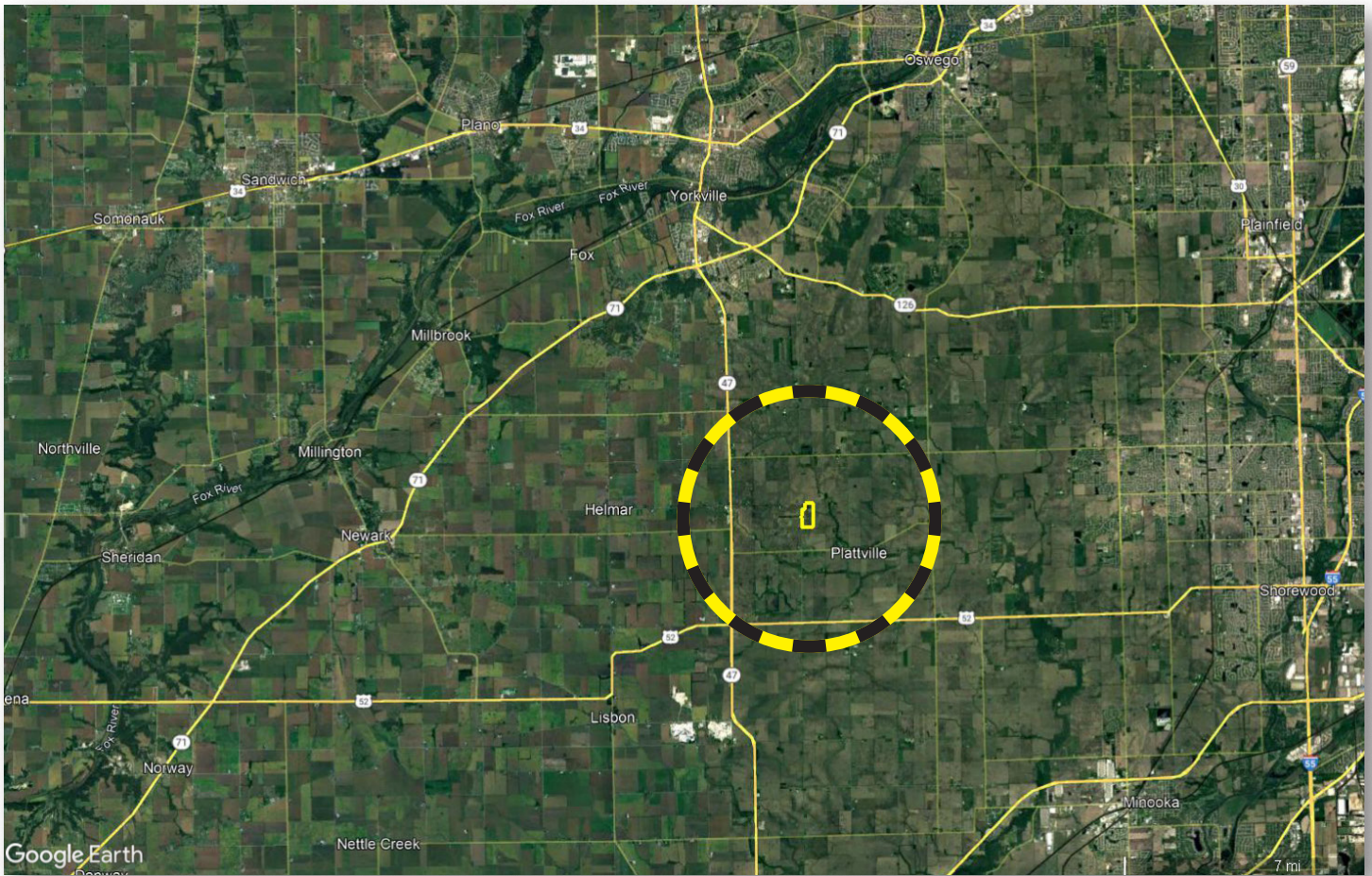
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July 12, 2022



Heap Farm

75.0399± tax acres (72.17± tillable acres) | Section 2 | Lisbon Township | T.35N.-R.7E. | Kendall County IL



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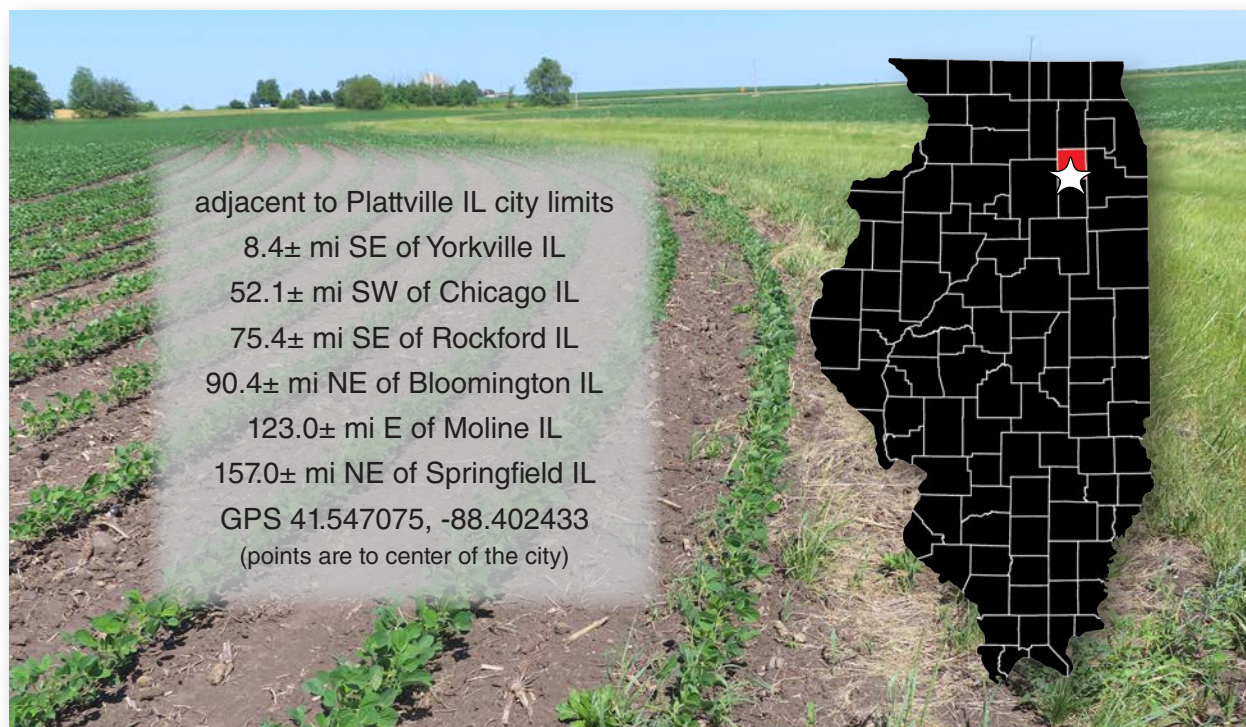
Well Located | Highly Productive | Well Drained

acreage	- 75.0399± tax acres (72.17± tillable acres)
description	- part of the W½ of the NW¼ of Section 2, Lisbon Township, T.35N.-R.7E., Kendall County Illinois
soils	- Productivity Index - 134.2 (Drummer, Saybrook, Mundelein predominant soils)
price	- \$14,900 per acre
taxes (2021)	- \$3,698.92 (\$49.29/ac)
soil test	- CHS soil test available upon request
PIN	- 08.02.100.004
zoning	- A1-Agriculture
buildings	- none
frontage	- Helmar Road, Ashley Road

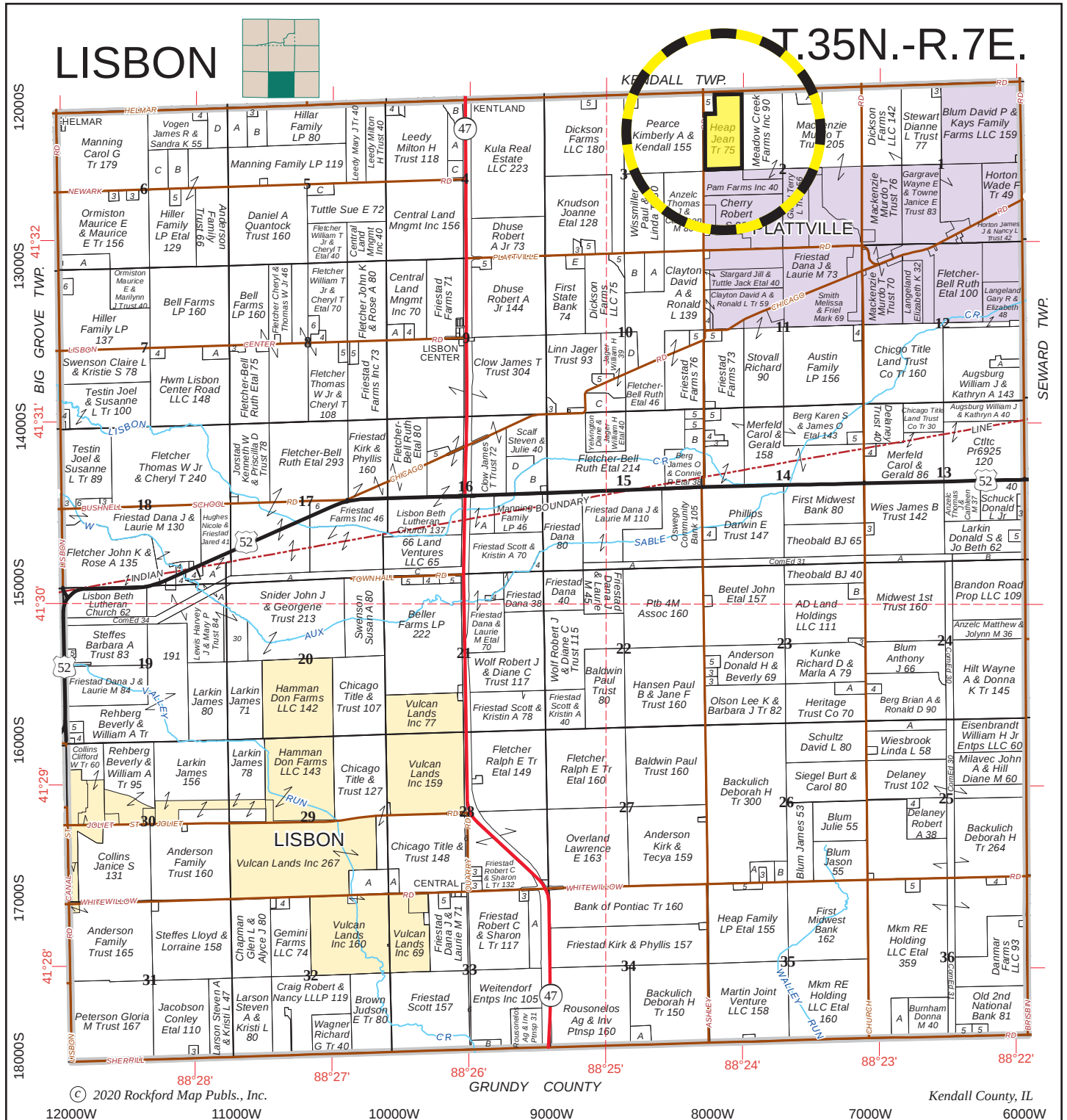
FSA Information Farm 4121 Tract 1077		
Commodity	Base Acres	County Yield
Corn (PLC)	46.40	156
Soybeans (ARC-CO)	25.70	48

CHS October 2, 2021
av pH - 6.4
av P - 77
av K - 283

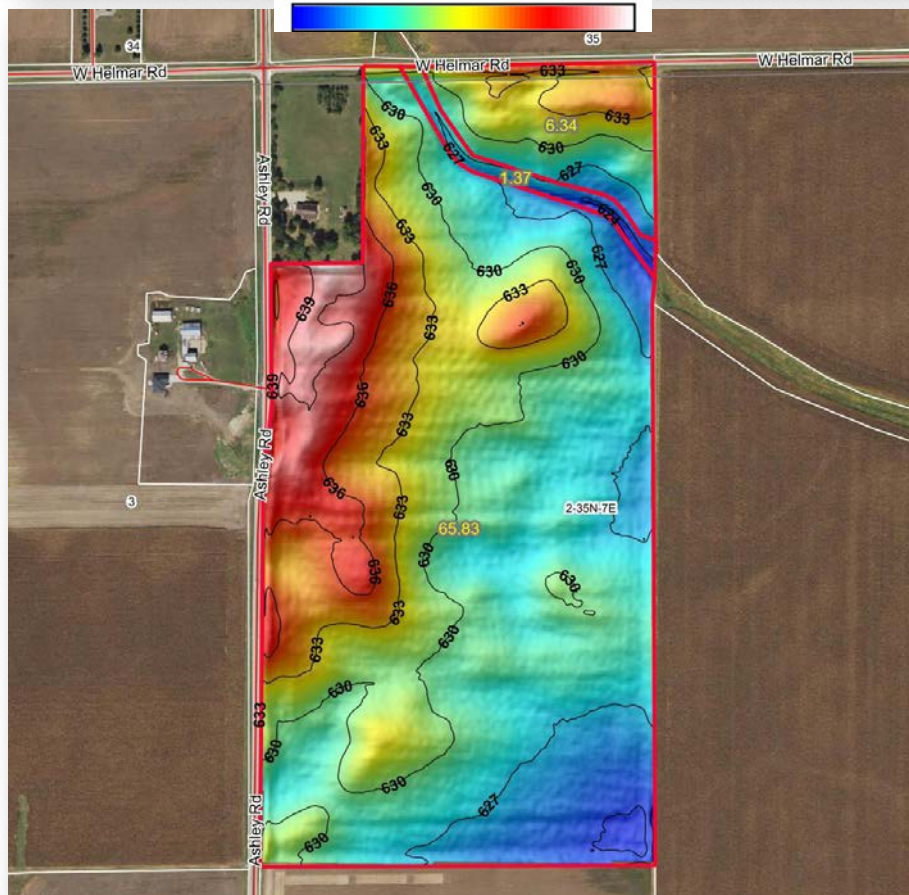
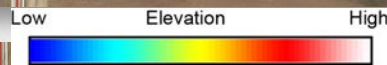
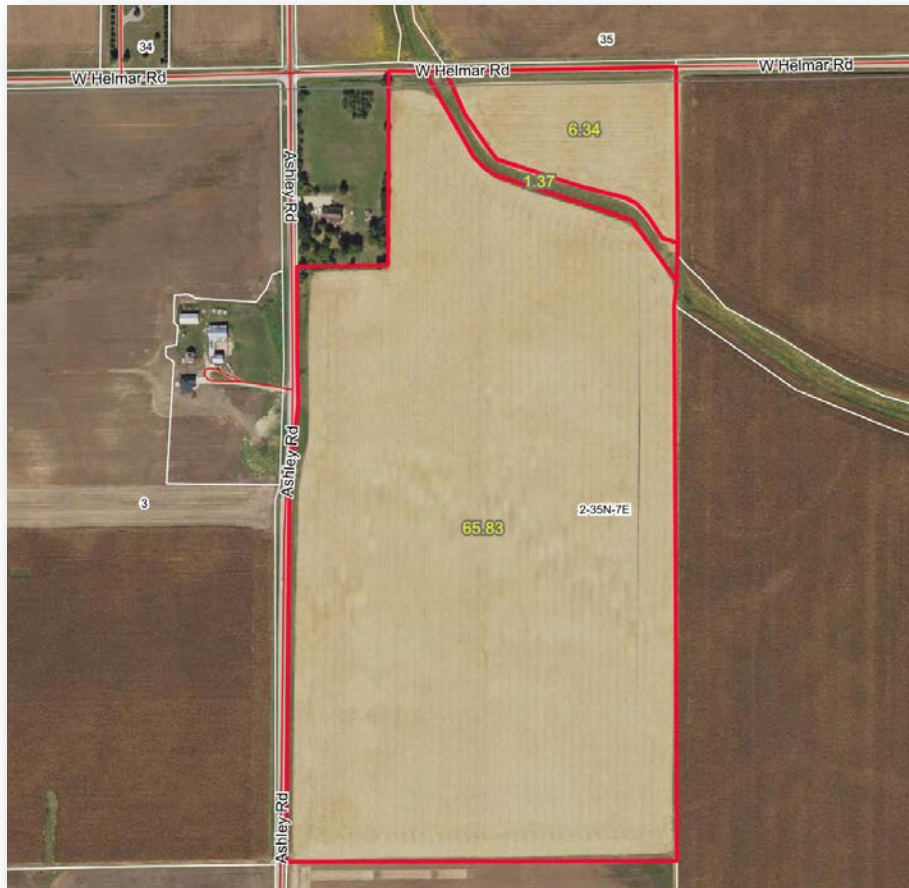
Yield History		
	Corn	Soybeans
2021	191.00	-
2020	-	57.00
2019	prevent plant	
2018	220.00	-
2017	-	59.00
2016	217.00	-

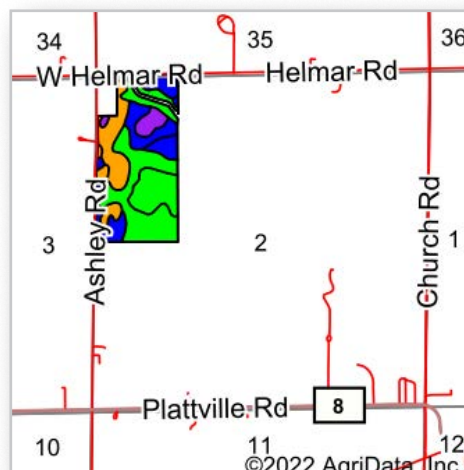
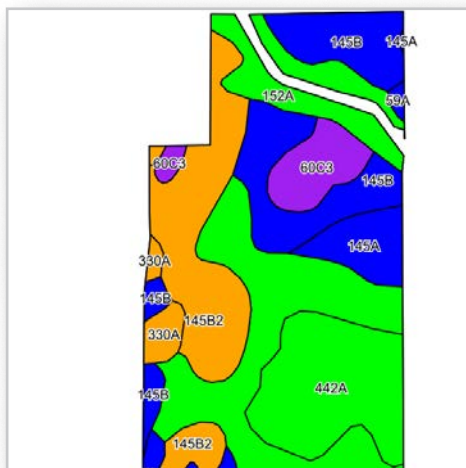


looking west at waterway, 6.30.22



Boundaries and acreages are approximate.





Area Symbol: IL093, Soil Area Version: 18

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
152A	Drummer silty clay loam, 0 to 2 percent slopes	26.24	36.4%		FAV	195	63	73	0.00	5.64	144
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	11.70	16.2%		FAV	**170	**54	**66	**5.96	0.00	**125
**145B	Saybrook silt loam, 2 to 5 percent slopes	11.29	15.6%		FAV	**177	**56	**68	**6.21	0.00	**131
442A	Mundelein silt loam, 0 to 2 percent slopes	10.11	14.0%		FAV	188	60	74	0.00	5.39	138
145A	Saybrook silt loam, 0 to 2 percent slopes	6.39	8.9%		FAV	179	57	69	6.27	0.00	132
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	3.75	5.2%		FAV	**137	**45	**54	**4.32	0.00	**101
330A	Peotone silty clay loam, 0 to 2 percent slopes	1.55	2.1%		FAV	164	55	61	0.00	5.02	123
59A	Lisbon silt loam, 0 to 2 percent slopes	1.14	1.6%		FAV	188	59	74	0.00	5.64	136
Weighted Average						181.9	58.3	69.6	2.72	3.00	134.2

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".

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



looking west, 6.30.22



United States
Department of
Agriculture

Kendall County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- plss_a_il_WMAS
- CRP

Wetland Determination Identifiers

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

0 285 570 1,140
Feet

2022 Program Year

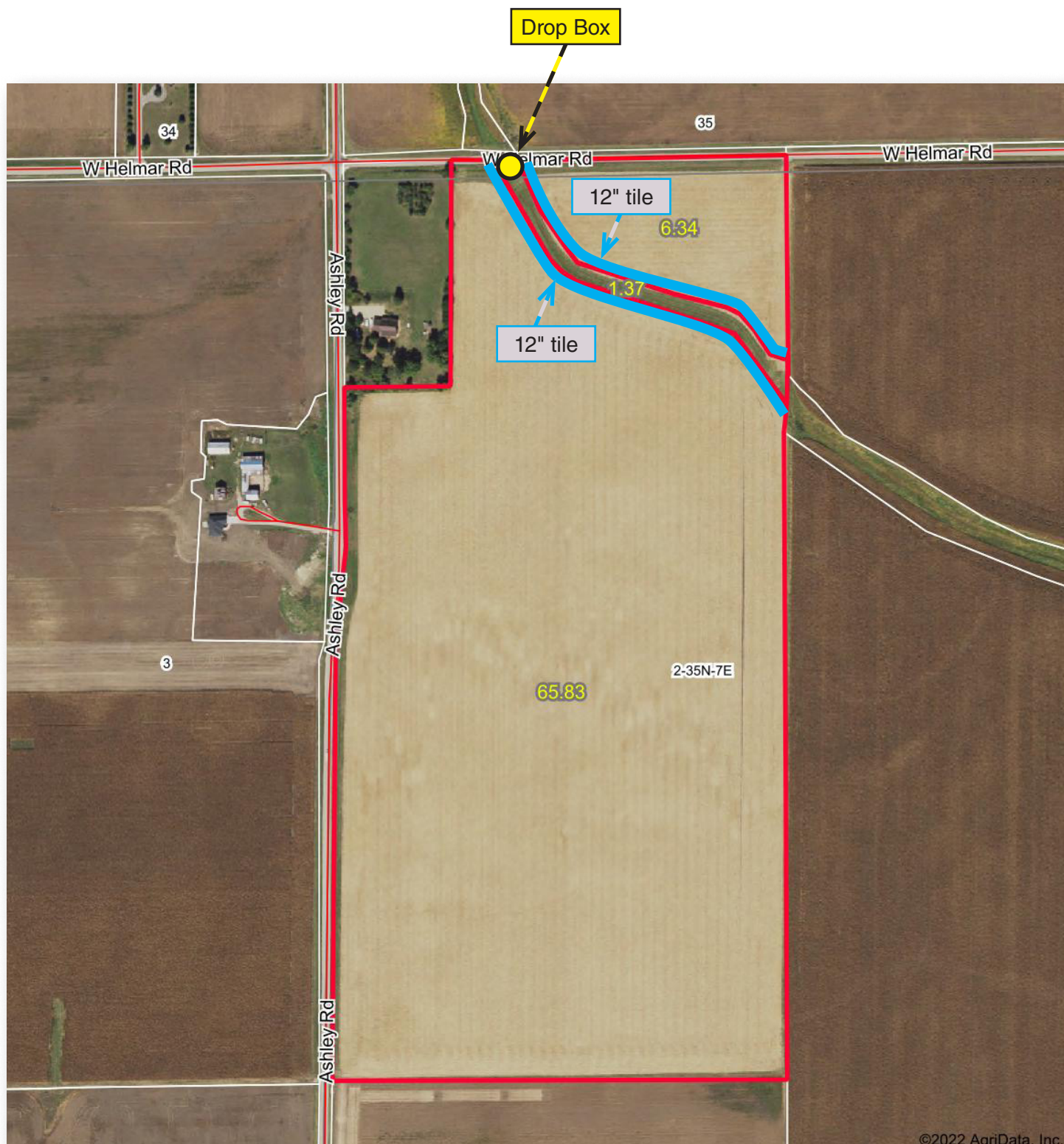
Map Created December 01, 2021

Farm 4121
Tract 1077

IL093_T1077

Tract Cropland Total: 72.17 acres

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