

Harvey Farm



August 15, 2022

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

Land Pro LLC

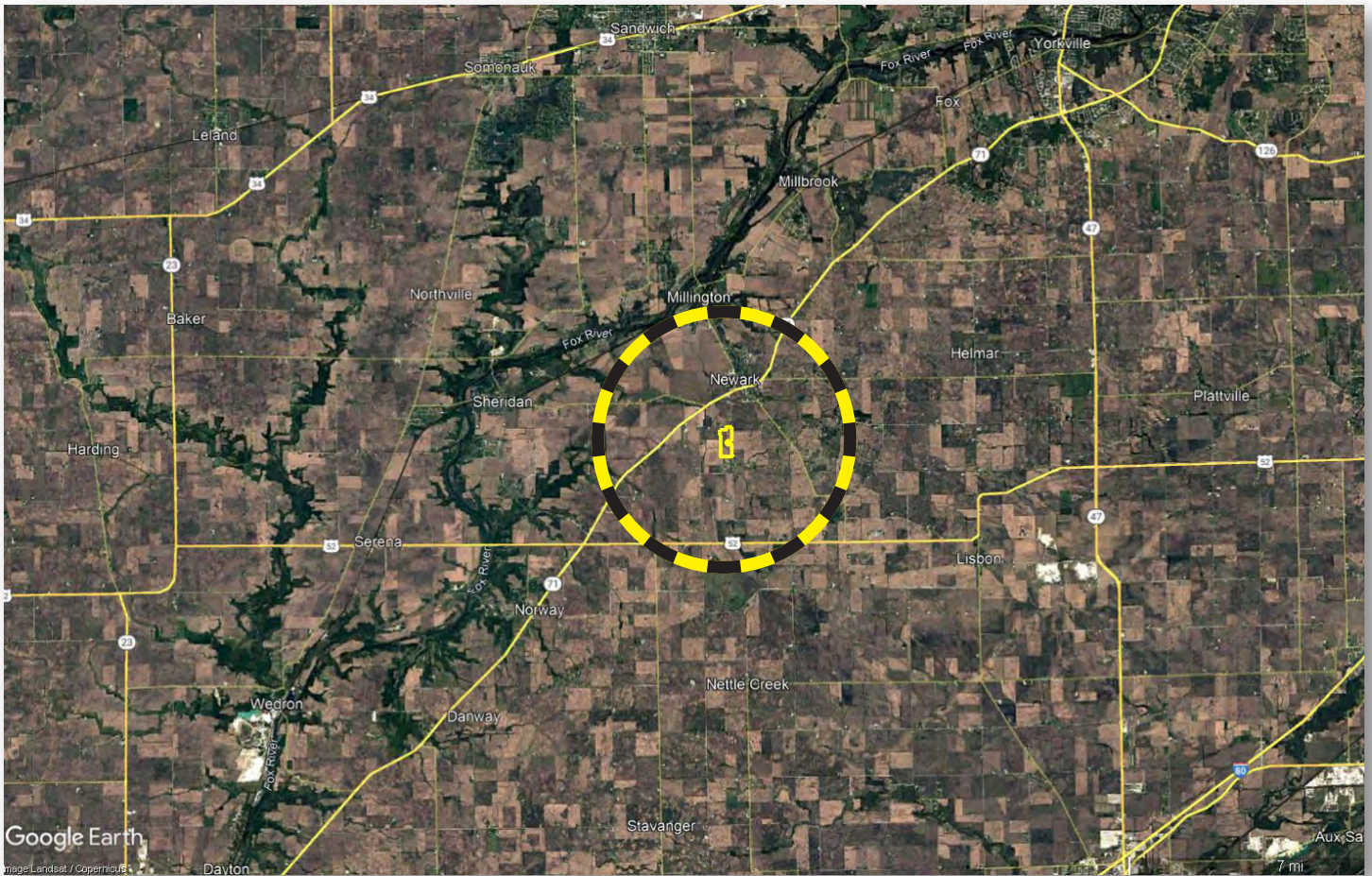
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2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us

8.10.22



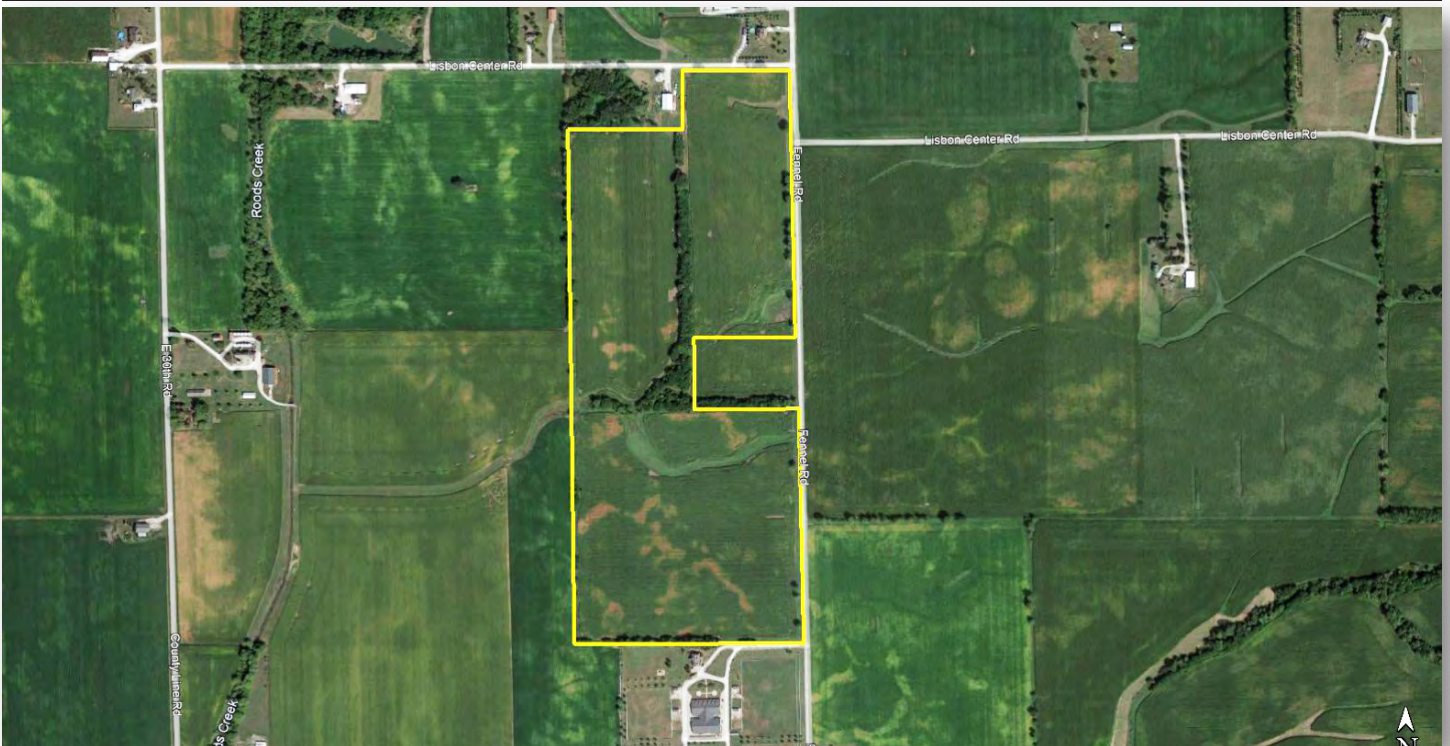
Harvey Farm

89.068± acres (83.00± FSA tillable acres) | Sections 7, 18 | Big Grove Township | T.35N.-R.6E. | Kendall County IL



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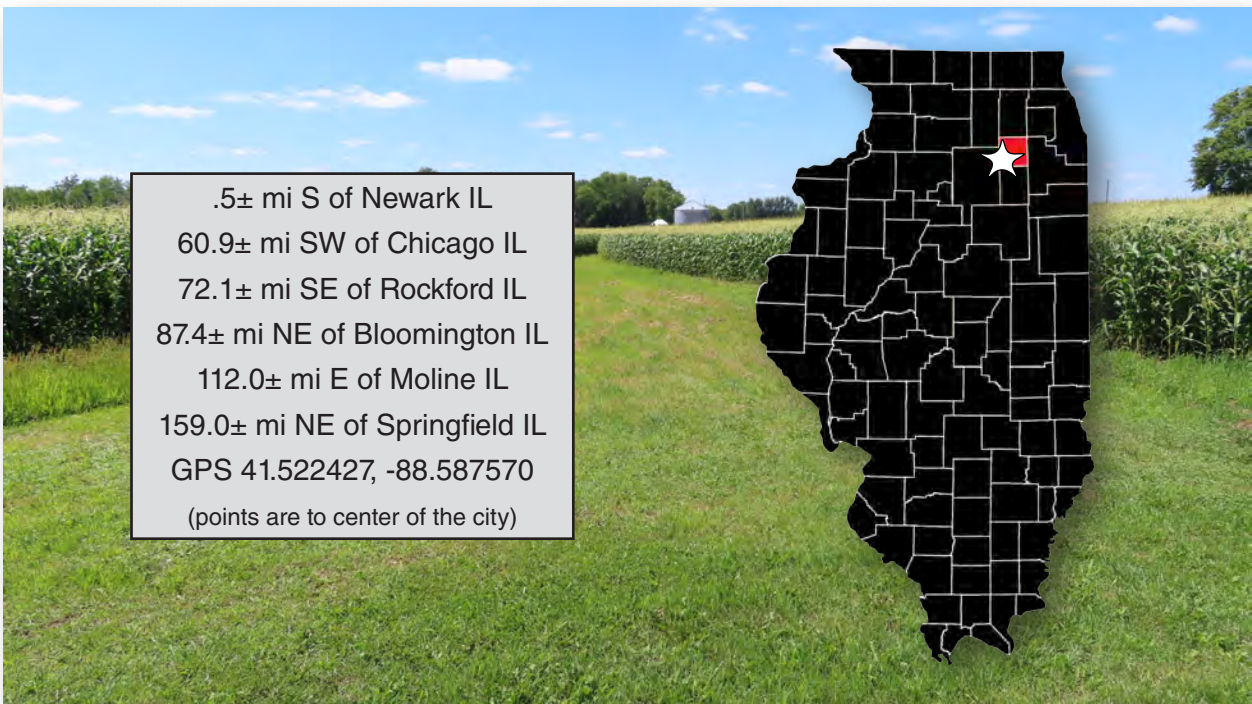
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



Class A Soil Farm. Well located. Frontage on Fennell and Lisbon Center Roads. ½ mile south of IL Rt 71 and Newark Illinois.

acreage	89.068± acres (83.00± FSA tillable acres)
description	Part of the W½ of the SE¼ of Section 7, and part of the N½ of the NE¼ of Section 18, in Big Grove Township, T.35N.-R.6E., Kendall County Illinois
soils	Productivity Index - 134.8 (Saybrook, Drummer, Proctor predominant soils)
price	\$12,800 per acre
taxes (2021)	\$3,668.99 (\$41.19/ac) estimated
drainage	Big Slough Drainage District
PIN	07.07.400.003, 07.18.200.001
zoning	Agriculture
buildings	none
frontage	Fennell Road, Lisbon Center Road

FSA Information Farm 4862 Tract 4611 PLC		
Commodity	Base Acres	County Yield
Corn	52.08	119
Soybeans	29.88	39
Wheat	1.04	41

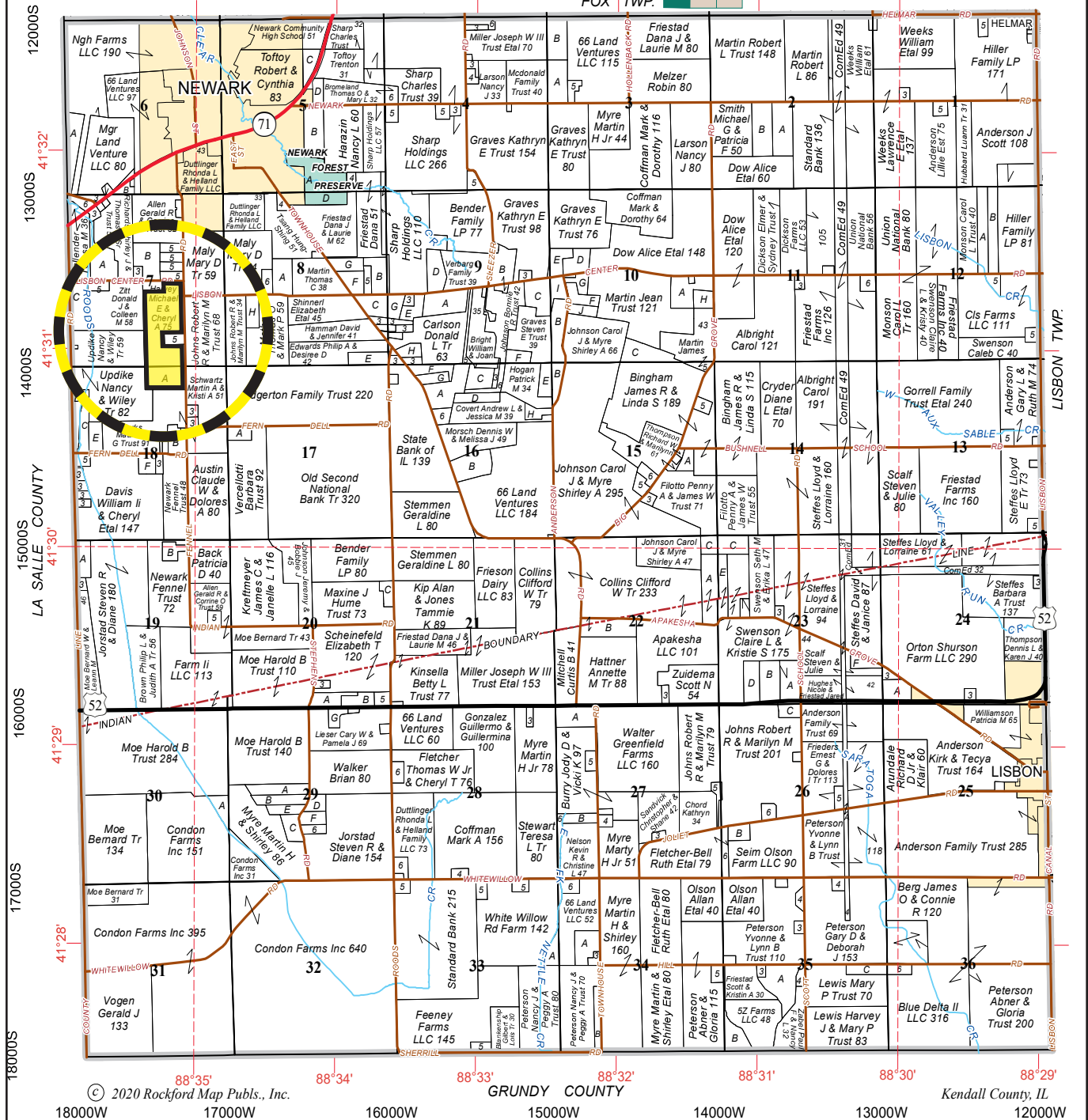


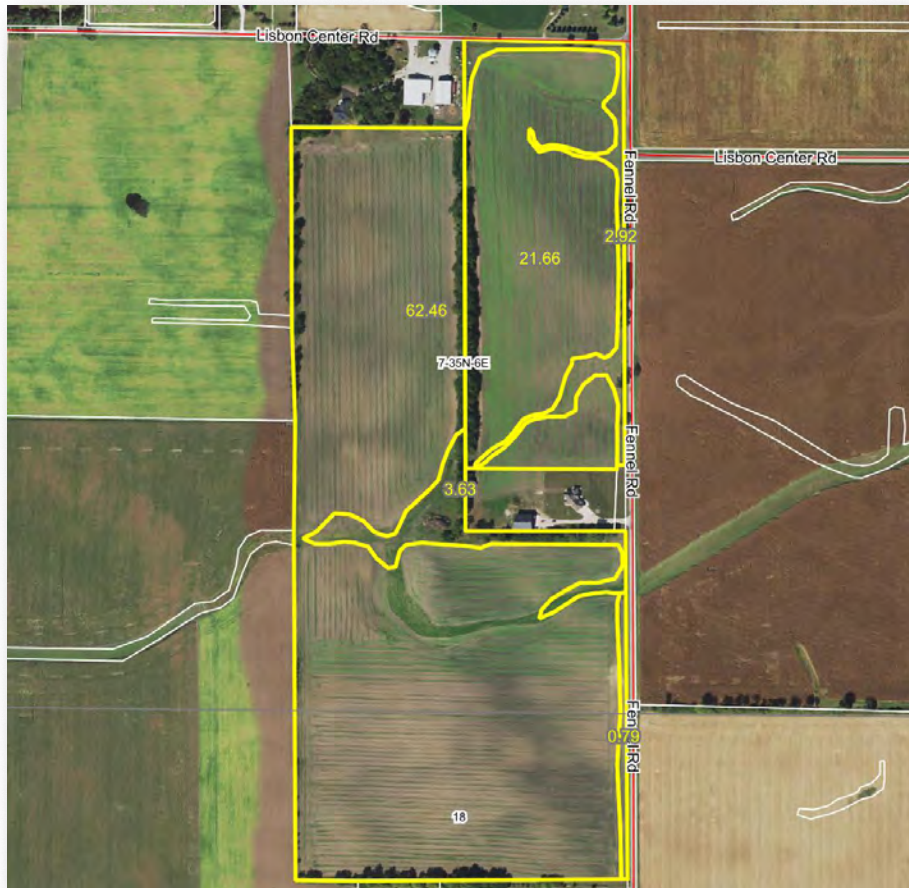
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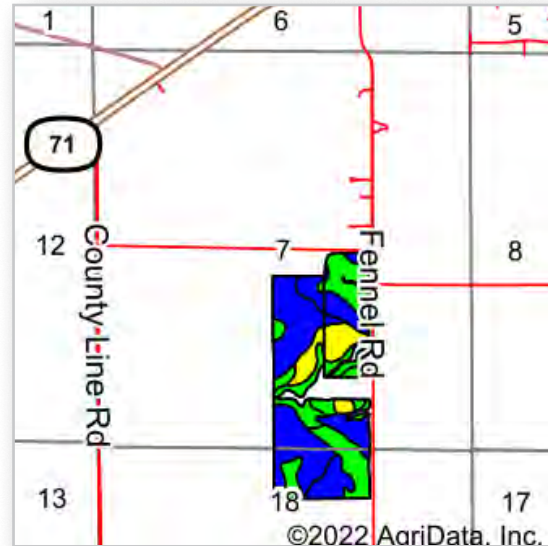
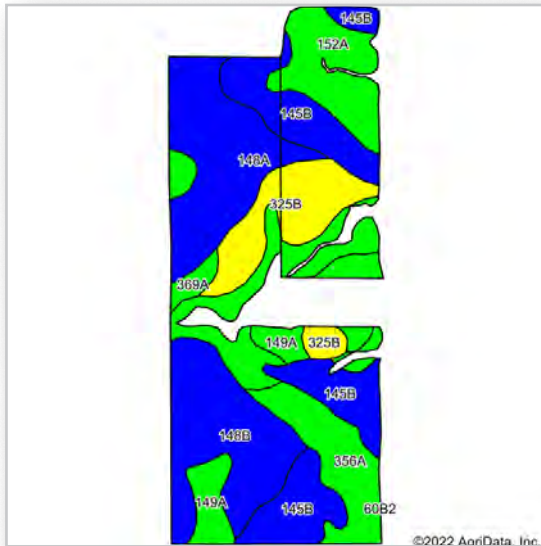
BIG GROVE

T.35N.-R.6E.

FOX TWP.







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	
**145B	Saybrook silt loam, 2 to 5 percent slopes	16.73	19.9%		FAV	**177	**56	**68	**6.21	0.00	**131	
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.09	19.1%		FAV	195	63	73	0.00	5.64	144	
148A	Proctor silt loam, 0 to 2 percent slopes	13.74	16.3%		FAV	185	58	70	6.40	0.00	135	
**148B	Proctor silt loam, 2 to 5 percent slopes	13.55	16.1%		FAV	**183	**57	**69	**6.34	0.00	**134	
**325B	Dresden silt loam, 2 to 4 percent slopes	9.24	11.0%		FAV	**156	**50	**60	**4.10	0.00	**115	
356A	Elpaso silty clay loam, 0 to 2 percent slopes	7.33	8.7%		FAV	195	63	66	0.00	5.77	144	
149A	Brenton silt loam, 0 to 2 percent slopes	5.47	6.5%		FAV	195	60	74	0.00	5.64	141	
369A	Waupecan silt loam, 0 to 2 percent slopes	2.01	2.4%		FAV	189	59	74	6.90	0.00	139	
Weighted Average						183.4	58.1	68.9	3.92	1.95	134.8	

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.

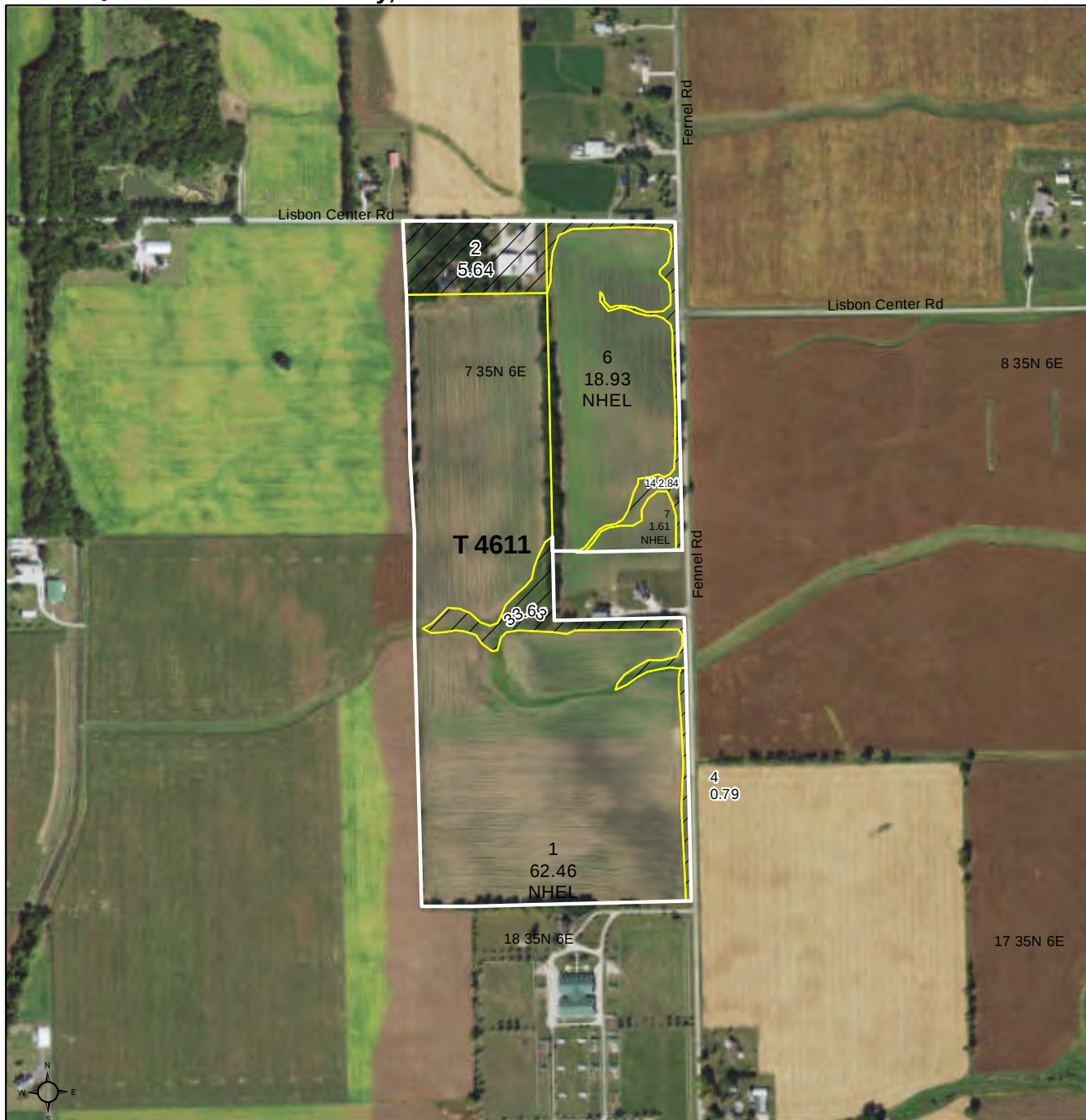


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United States
Department of
Agriculture

Kendall County, Illinois



Tract Boundary

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 4862

Tract 4611

IL093_T4611

Tract Cropland Total: 83.00 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).

Land Brokerage | Farm Management | Land Auctions | Land Consulting

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Professional Land Specialists