

Heap Seward Farm



looking north, 7.27.23



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

Land Pro LLC

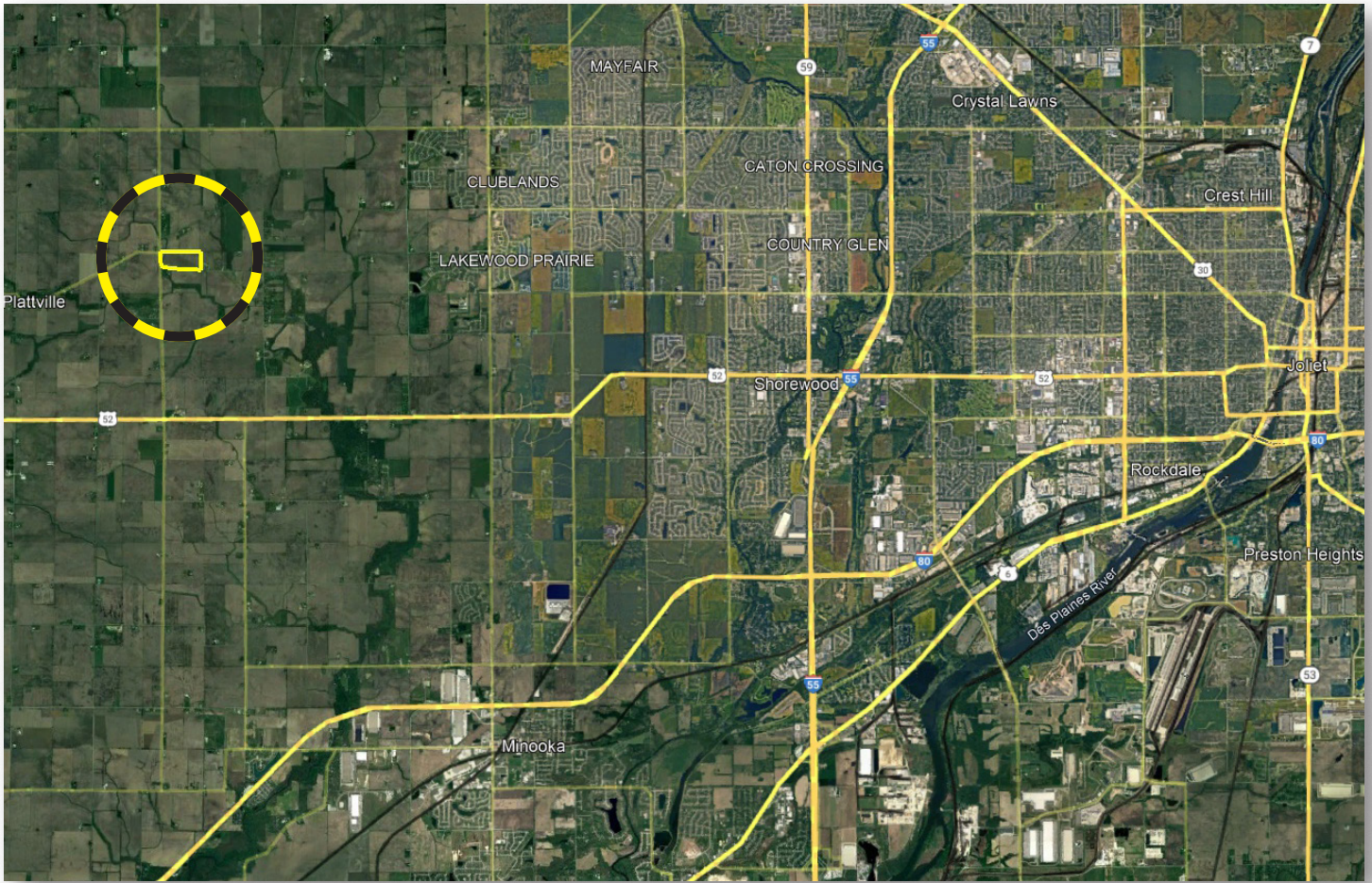
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Heap Seward Farm

66.1755± surveyed acres (63.49± tillable acres-est) | Section 5 | Seward Township | T.35N.-R.8E. | Kendall County, IL



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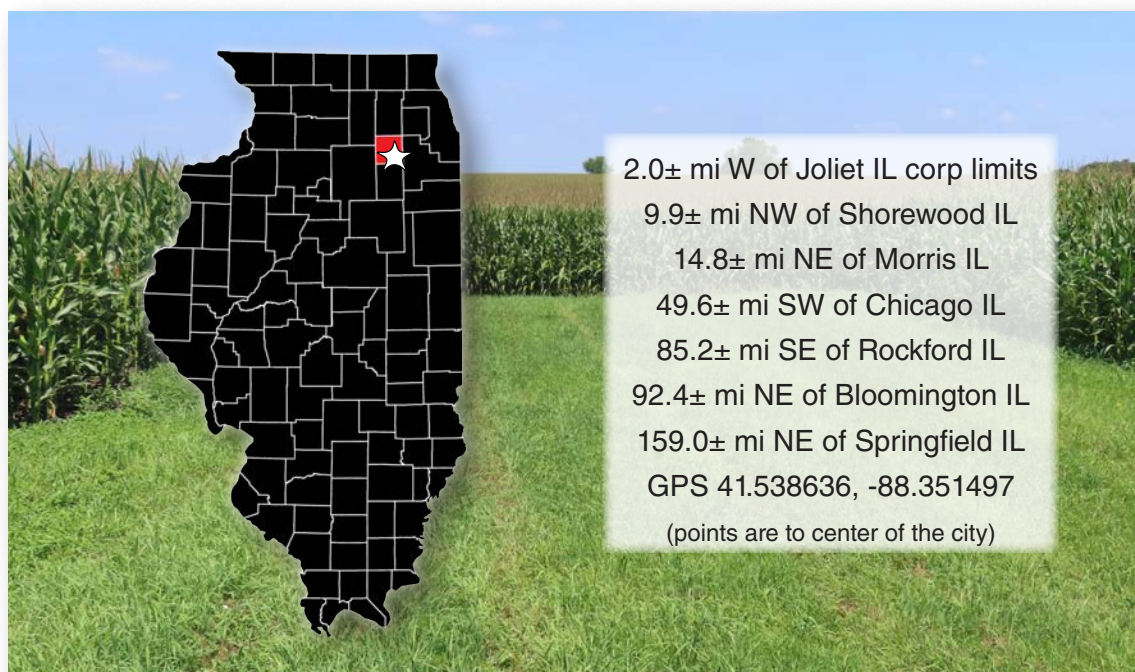
High yielding Kendall County, IL 66.1755± acre farm (63.49± tillable acres-est).
 Located at the Northeast corner of Grove and Van Dyke Roads.
 Good drainage with a Productivity Index of 126.8.

acreage	-	66.1755± surveyed acres (63.49± tillable acres-est.)
description	-	part of the N½ of the SW¼ of Section 5, Seward Township, T.35N.-R.8E., Kendall County, IL
soils	-	Productivity Index - 126.8 (Milford, Martinton predominant soils)
price	-	\$960,336.00 (\$14,500/ac)
taxes (2022)	-	\$2,061.20 (\$31.12/ac)
PIN		09.05.300.007
buildings	-	none
zoning	-	Agriculture
lease	-	open lease for 2024
soil test	-	available upon request
frontage	-	Grove Road, Van Dyke Road

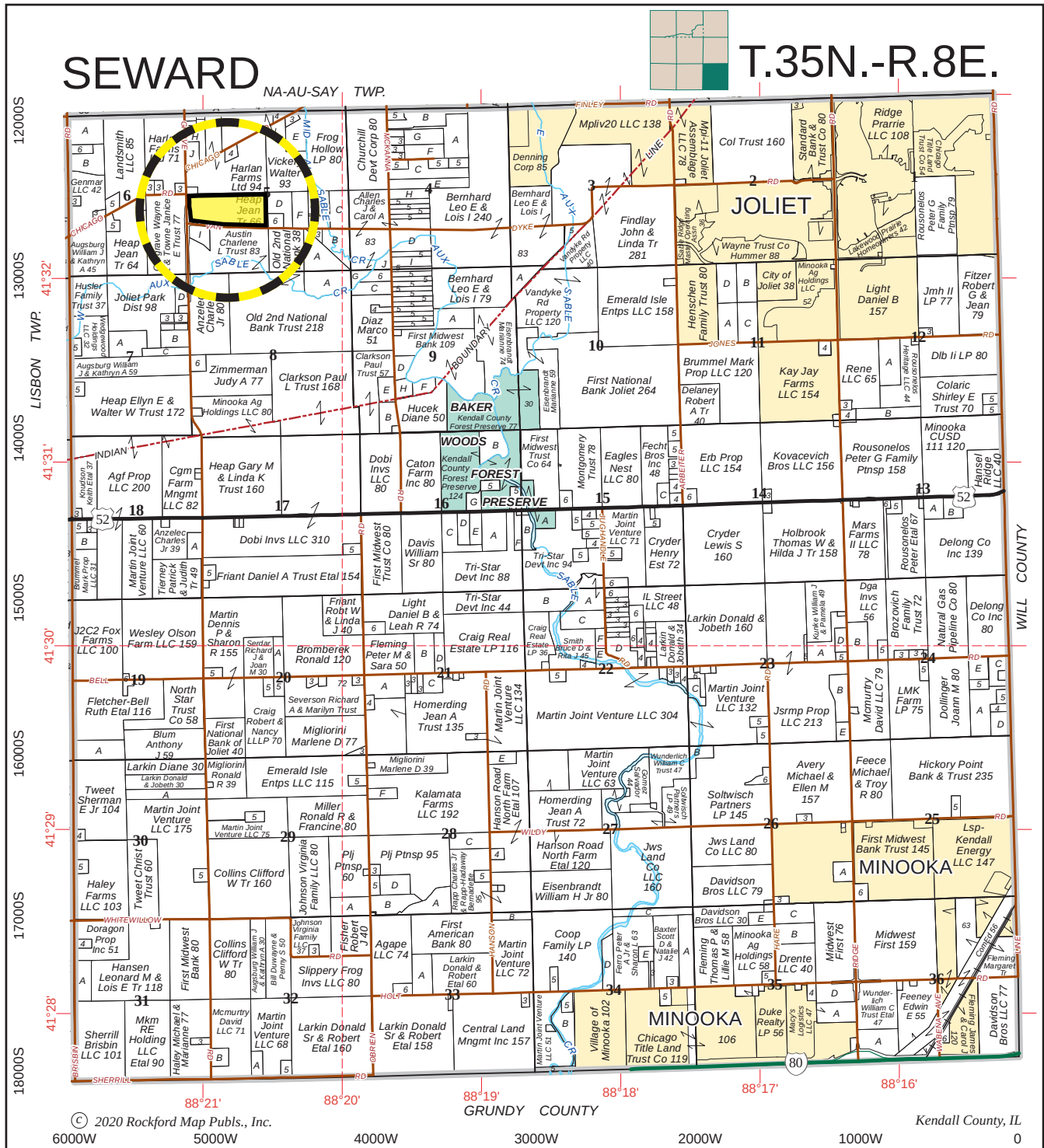
FSA Information Farm 5779 Tract 3209		
Commodity	Base Acres	County Yield
Corn (PLC)	32.50	156
Soybeans (ARC-CO)	31.80	48

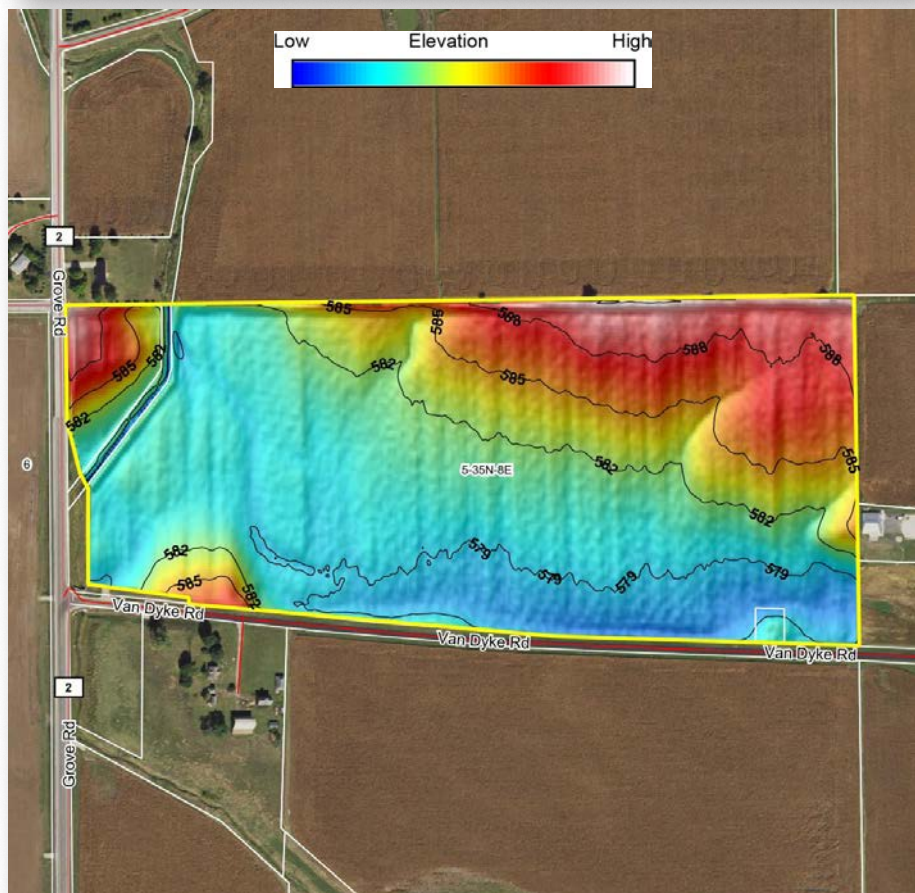
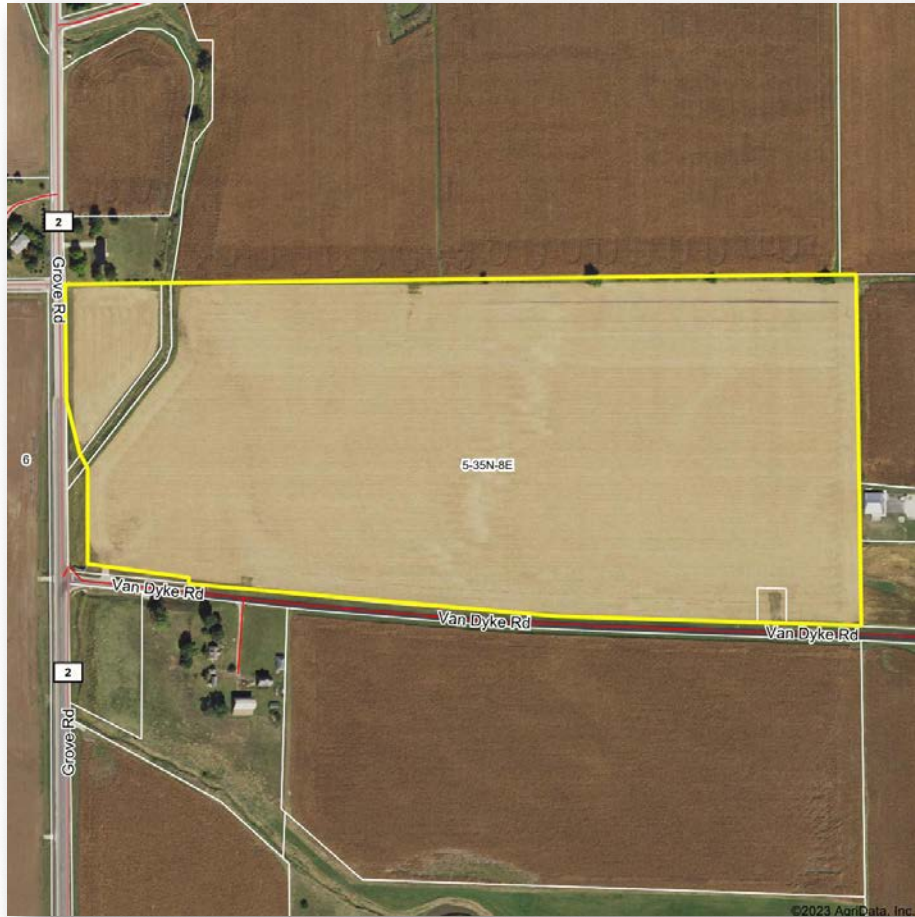
Soil Test CHS A&L Labs Great Lakes October 1, 2018	
av pH - 6.4	
av P - 59.75	
av K - 317.8	

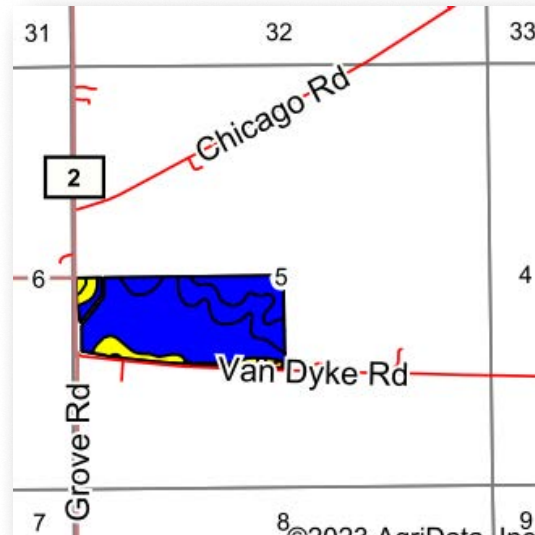
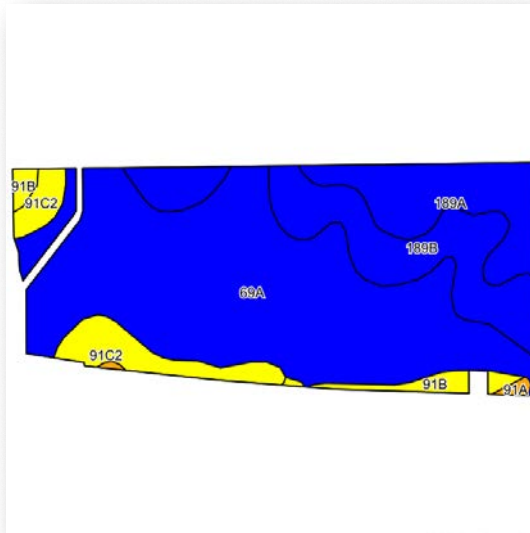
Heap Seward Farm Yield History		
	Corn	Soybeans
2022	-	61.0
2021	190.0	-
2020	-	69.4
2019	196.0	-
2018	-	69.4
2017	238.0	-
AVG	208.0	66.6



looking north, 7.27.23







Area Symbol: IL093, Soil Area Version: 19

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
69A	Milford silty clay loam, 0 to 2 percent slopes	37.24	58.7%		FAV	171	57	68	0.00	5.52	128
**189B	Martinton silt loam, 2 to 4 percent slopes	11.81	18.6%		FAV	**171	**56	**69	0.00	**5.34	**129
189A	Martinton silt loam, 0 to 2 percent slopes	7.79	12.3%		FAV	173	57	70	0.00	5.39	130
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	4.59	7.2%		UNF	**147	**48	**59	0.00	**4.20	**110
**91B	Swygert silty clay loam, 2 to 4 percent slopes	1.76	2.8%		UNF	**156	**51	**62	0.00	**4.47	**117
91A	Swygert silty clay loam, 0 to 2 percent slopes	0.30	0.5%		UNF	158	52	63	0.00	4.52	118
Weighted Average						169	56	67.6	0.00	5.34	126.8

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.



7.27.23



United States
Department of
Agriculture

Kendall County, Illinois



Common Land Unit Tract Boundary

 Non-Cropland

 Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 64.30 acres

2023 Program Year

Map Created April 23, 2023

Farm **5779**

Tract **3209**

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Boundaries and acreages are approximate.

