

Simpson Trust Farm



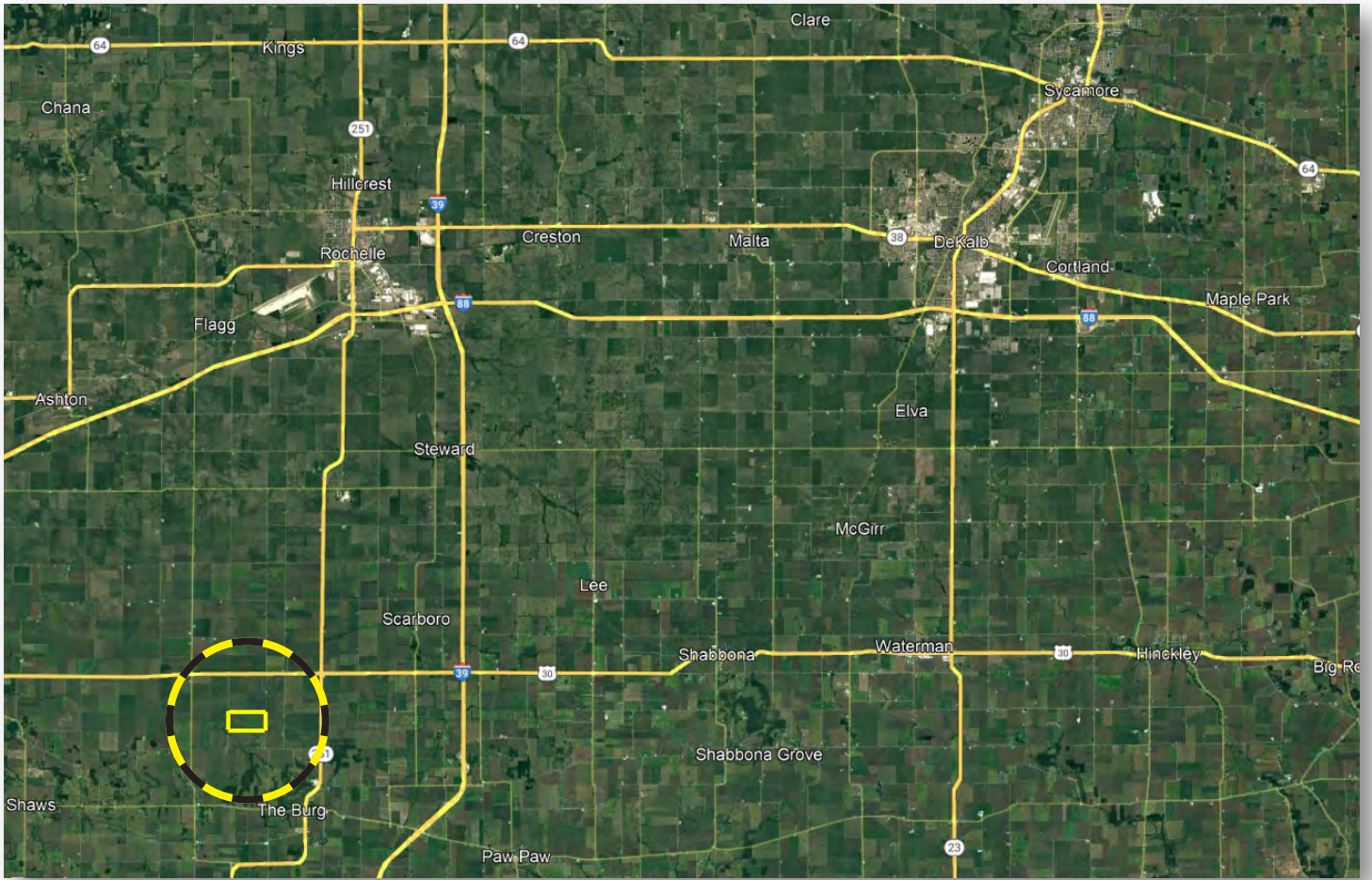
Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Managing Broker
Owner

Land Pro LLC

630.258.4800c | ray@landprollc.us
2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us

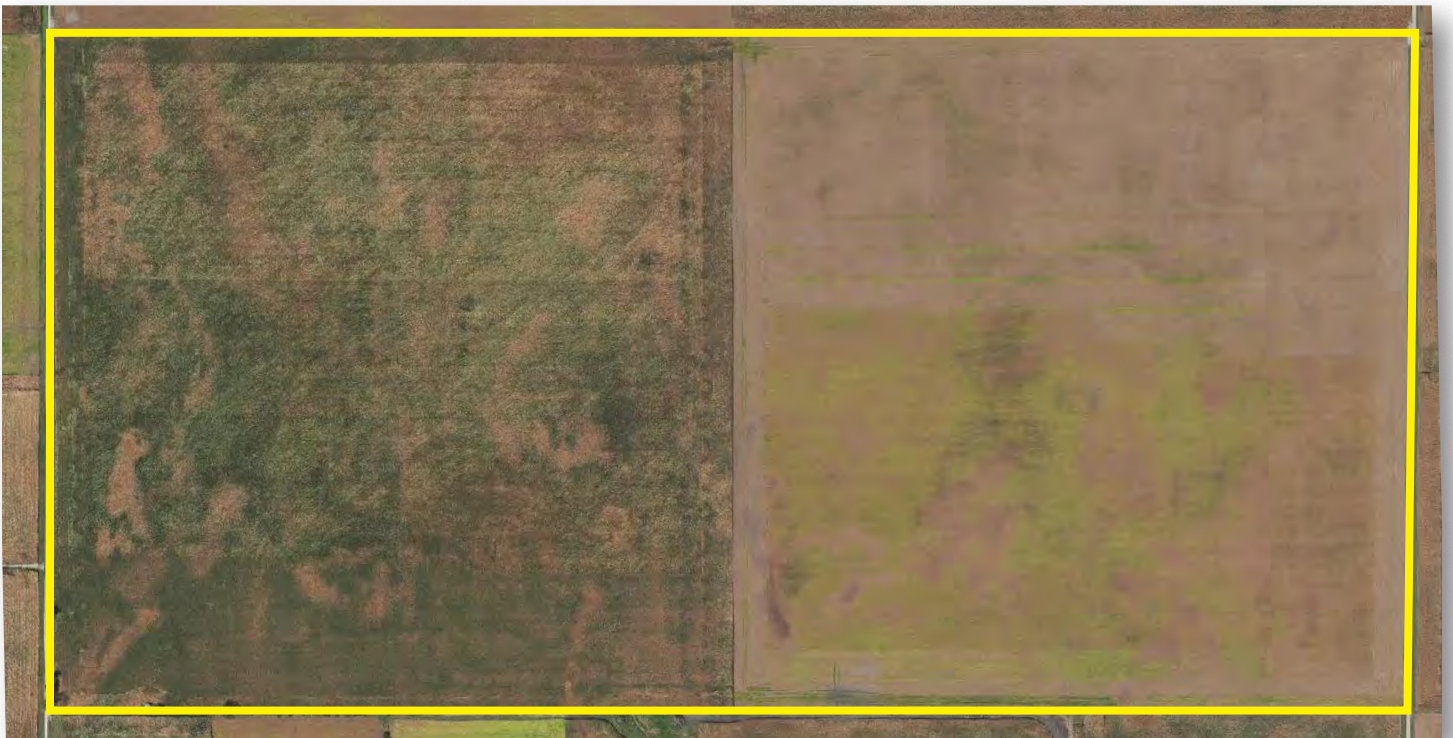
Simpson Trust Farm

320.00± tax acres (320.08± FSA tillable acres) | Section 28 | Viola Township | T.38N.-R.1E. | Lee County, IL



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Boundaries and acreages are approximate.

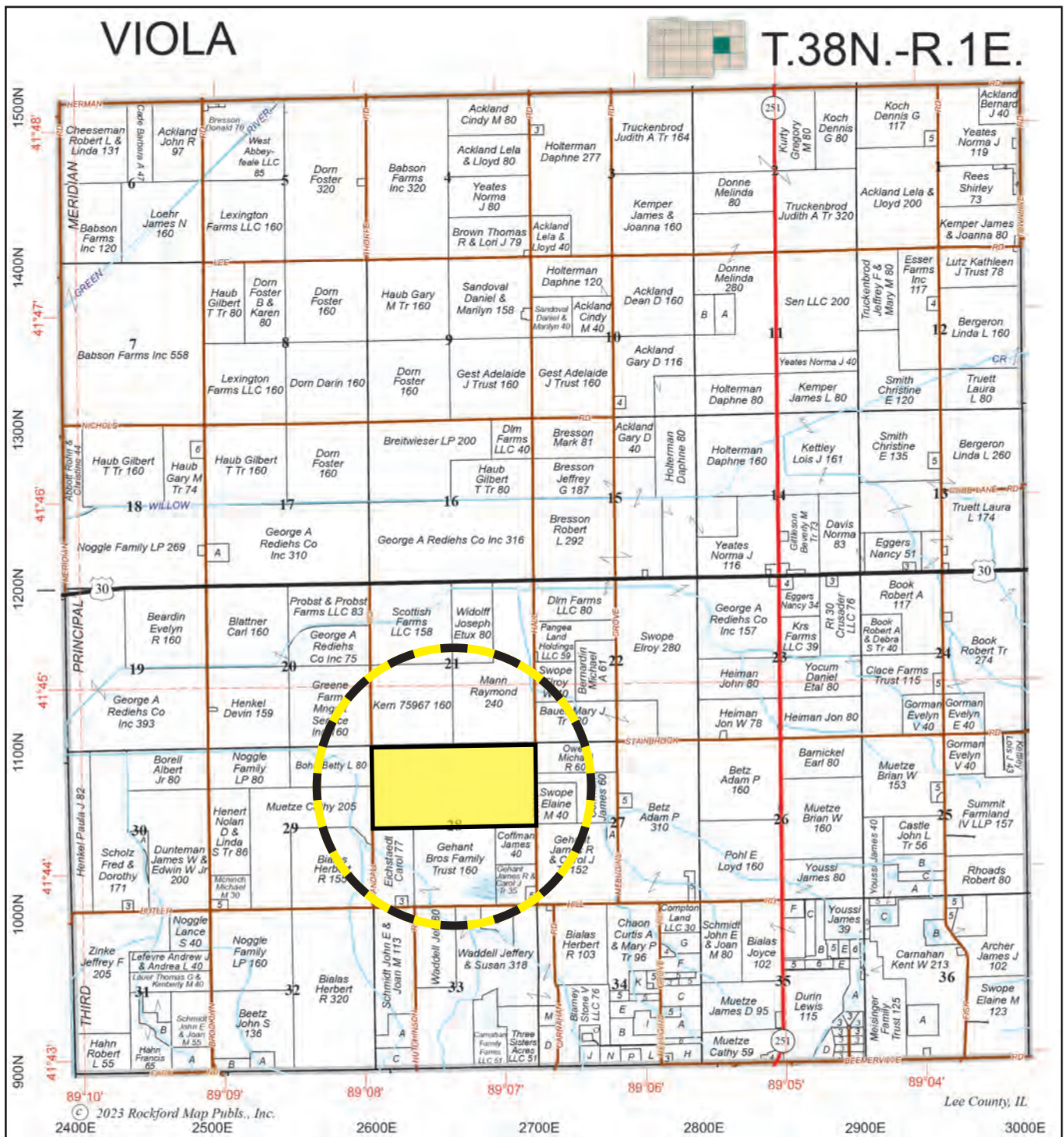
Class A Soil Farm. Acreage is nearly all tillable with a PI of 134.4. Tile drained with nearby outlet. Excellent location just one mile south of US Hwy 30, 1.5 miles west of IL Route 251, and 4.5 miles west of I-39.

acreage	-	320.00± tax acres (320.08± FSA tillable acres)
description	-	the N½ of Section 28 in Viola Township, T.38N.-R1E., Lee County, Illinois
soils	-	Productivity Index - 134.4 Harpster, Waupecan, Catlin, Blackberry, Drummer, Grundelein, Muscatune, Denny, Selma
price	-	\$4,736,000.00 (\$14,800/ac)
taxes (2022)	-	\$12,320.70 (\$38.50/ac)
PIN	-	20.11.28.100.001, 20.11.28.100.002, 20.11.28.200.001
building	-	grain bin (obsolete)
lease	-	open lease for 2024
frontage	-	Town Hall Road, Randall Road

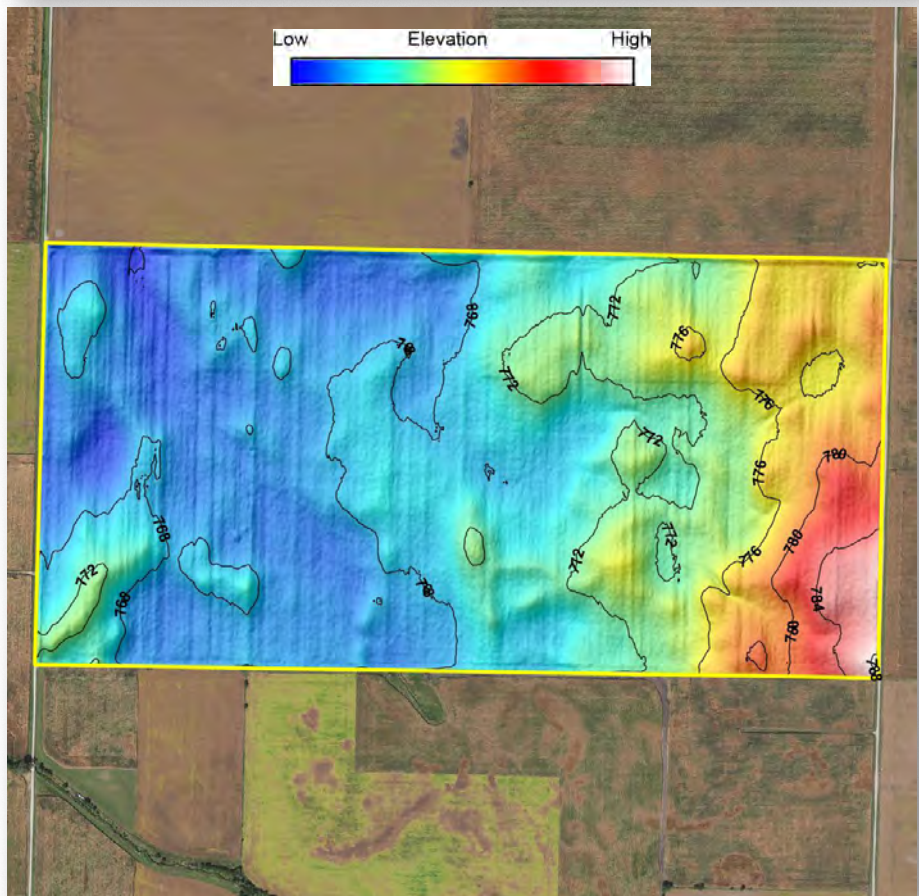
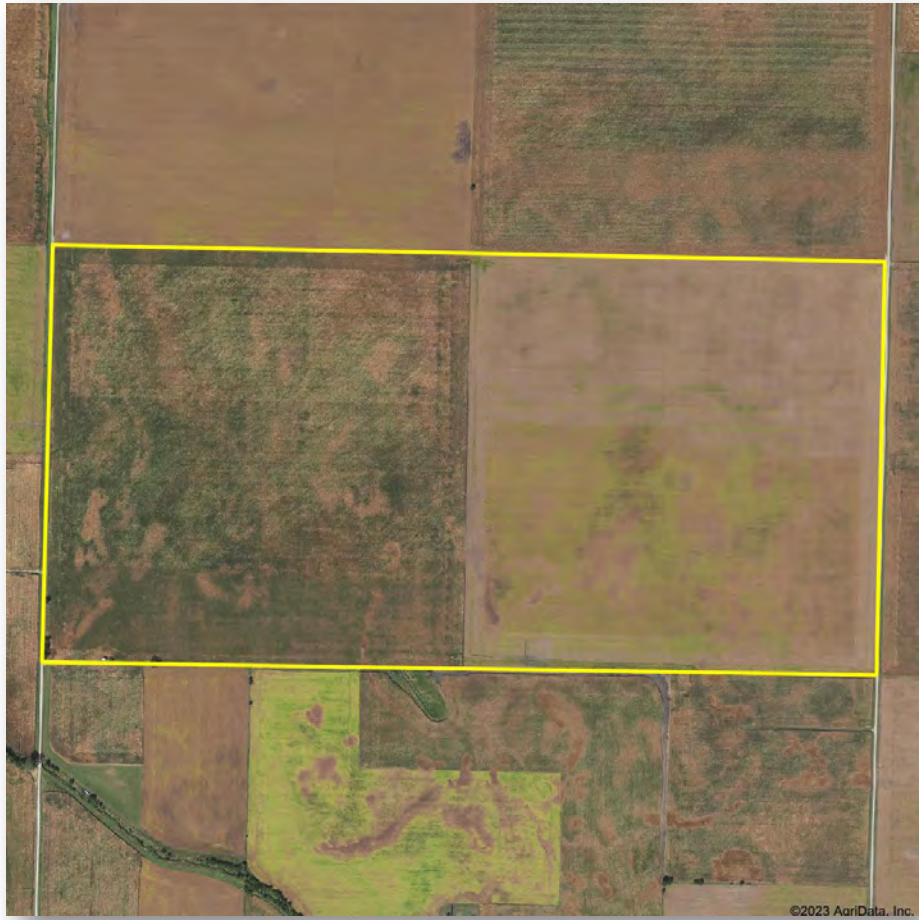
FSA Information Farm 7352 Tract 2591		
Commodity	Base Acres	County Yield
Corn (PLC)	67.62	183
Soybeans (ARC-CO)	9.66	60

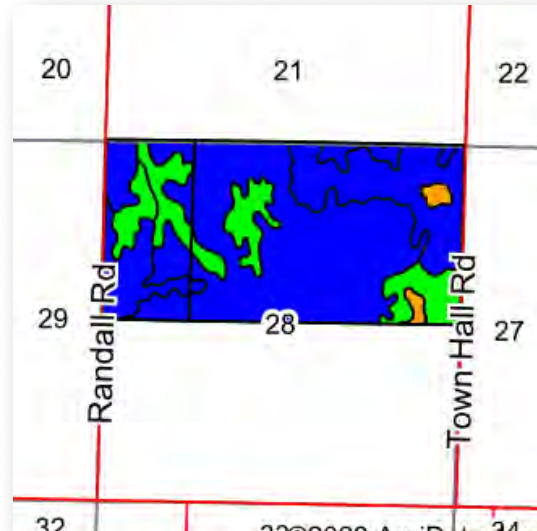
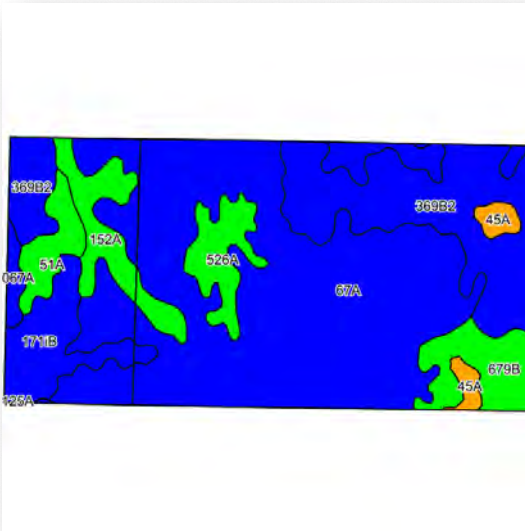
FSA Information Farm 7352 Tract 6438		
Commodity	Base Acres	County Yield
Corn (PLC)	208.70	183
Soybeans (ARC-CO)	29.82	60





Boundaries and acreages are approximate.





Area Symbol: IL103, 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
67A	Harpster silty clay loam, 0 to 2 percent slopes	170.86	53.3%		FAV	182	57	68	0.00	5.39	133
**369B2	Waupacan silt loam, 2 to 5 percent slopes, eroded	65.22	20.3%		FAV	**180	**56	**70	**6.56	0.00	**132
**171B	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	20.02	6.2%		FAV	**185	**58	**72	**6.70	0.00	**137
**679B	Blackberry silt loam, 2 to 5 percent slopes	16.89	5.3%		FAV	**192	**59	**73	**6.96	0.00	**141
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.69	5.2%		FAV	195	63	73	0.00	5.64	144
526A	Grundein silt loam, 0 to 2 percent slopes	12.72	4.0%		FAV	186	61	71	0.00	5.27	138
51A	Muscatine silt loam, 0 to 2 percent slopes	9.70	3.0%		FAV	200	64	75	0.00	6.02	147
45A	Denny silt loam, 0 to 2 percent slopes	5.29	1.6%		FAV	159	52	64	0.00	4.89	118
8067A	Harpster silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.15	1.0%		FAV	182	57	68	0.00	5.39	133
125A	Selma loam, 0 to 2 percent slopes	0.11	0.0%		FAV	176	57	70	0.00	6.38	129
Weighted Average						183.3	57.6	69.4	2.12	3.69	134.4

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.



United States
Department of
Agriculture

Lee 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: 78.32 acres

2023 Program Year

Map Created December 07, 2022

Farm 7352
Tract 2591

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).



Boundaries and acreages are approximate.

ILLINOIS

LEE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7352

Prepared : 10/27/23 2:39 PM CST

Crop Year : 2024

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 17-103-2008-63
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
320.23	320.08	320.08	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	320.08	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	276.32	0.00	183	
Soybeans	39.48	0.00	60	0

TOTAL **315.80** **0.00**

Tract Number : 2591

Description : F 16 SEC 28 VIOLA TWP
 FSA Physical Location : ILLINOIS/LEE
 ANSI Physical Location : ILLINOIS/LEE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.47	78.32	78.32	0.00	0.00	0.00	0.00	0.0

DCP Crop Data

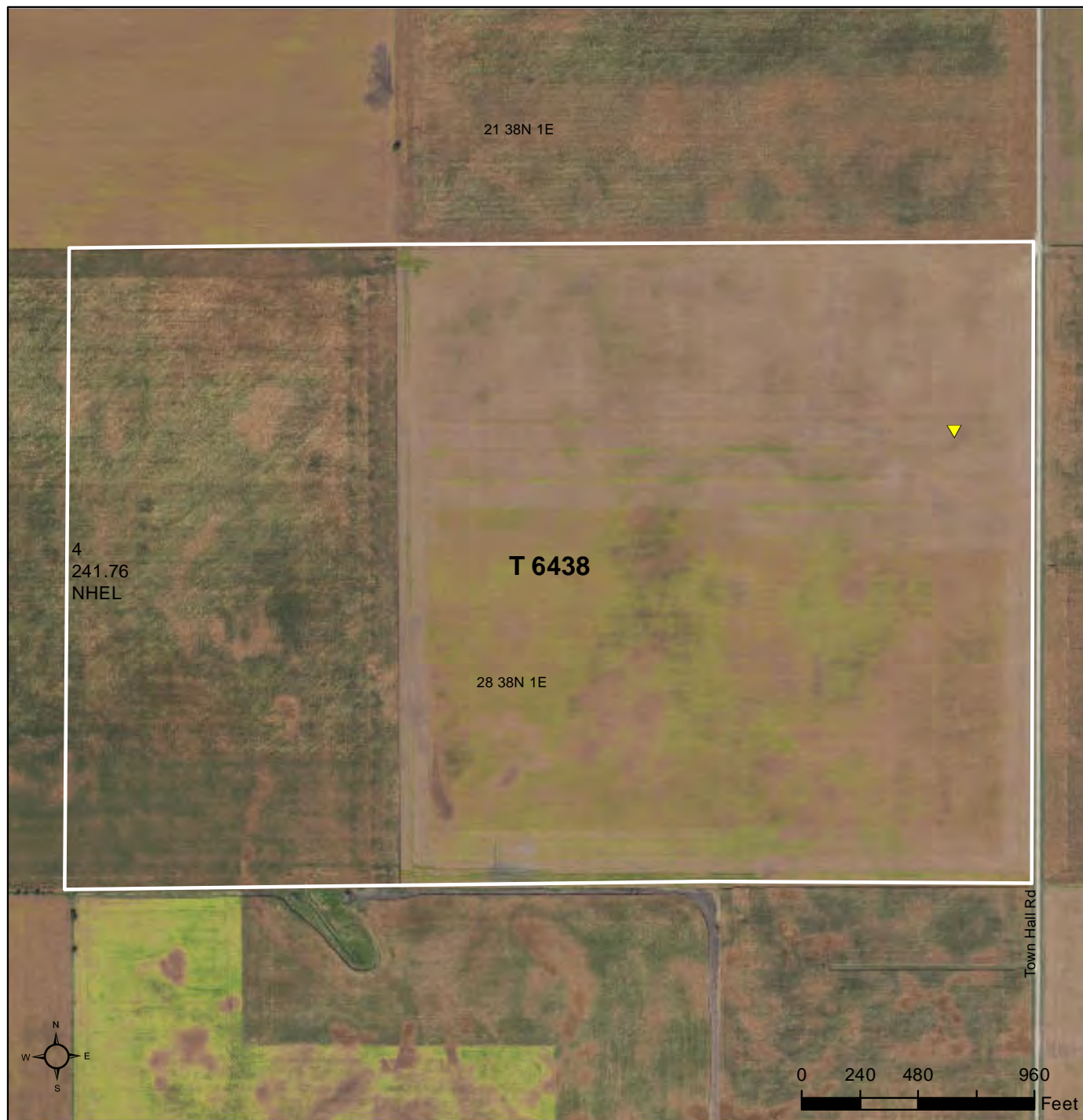
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	67.62	0.00	183
Soybeans	9.66	0.00	60

TOTAL **77.28** **0.00**



United States
Department of
Agriculture

Lee County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 241.76 acres

2023 Program Year

Map Created December 07, 2022

Farm 7352
Tract 6438

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Boundaries and acreages are approximate.

ILLINOIS
LEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7352

Prepared : 10/27/23 2:39 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-103-2008-63
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

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320.23	320.08	320.08	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	320.08	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	276.32	0.00	183	
Soybeans	39.48	0.00	60	0

TOTAL **315.80** **0.00**

Tract Number : 6438

Description : F 17 Sec 28 Viola Twp
FSA Physical Location : ILLINOIS/LEE
ANSI Physical Location : ILLINOIS/LEE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : 17-103-2008-62

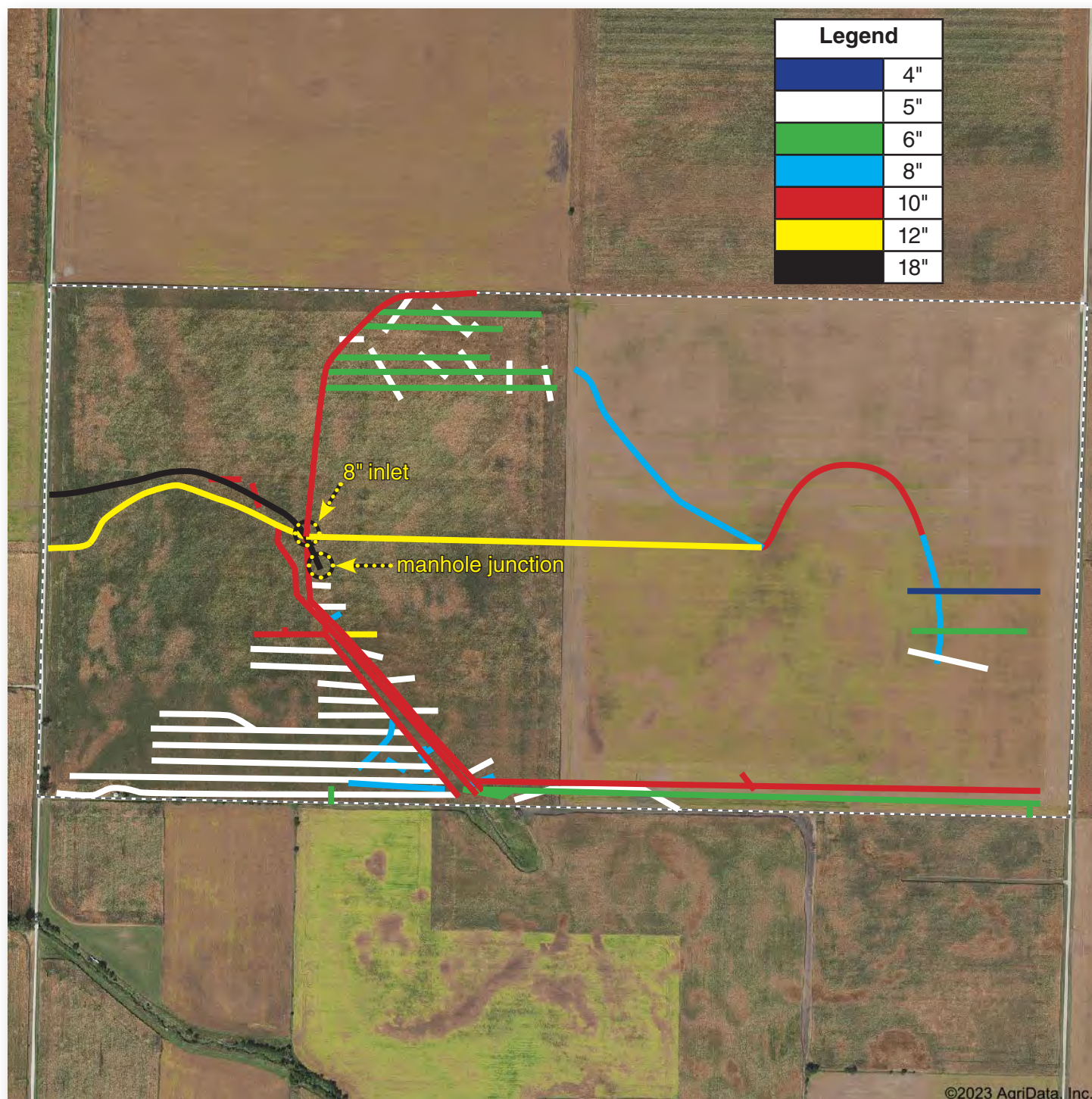
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
241.76	241.76	241.76	0.00	0.00	0.00	0.00	0.0

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	208.70	0.00	183
Soybeans	29.82	0.00	60

TOTAL **238.52** **0.00**



source: William Simpson, 2005

Professional Land Specialists

Land Brokerage | Farm Management | Land Auctions | Land Consulting

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