

Property: 157.13 Acres – LaSalle County, Illinois

Location:

157.13/A in the SW ¼ of Sect. 36 T-30-N R-2-E in
LaSalle Co., IL



David Hueneke

815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Total Acres: 157.13

Till. Acres: 151.1

Production Index (PI): 133.1

Ask - Gross: \$ 2,132,883.

Per Acre Price: \$ 13,574.

Income:

		136	(Tillable Acres being farmed)
	X	350.	(Current Lease through 2026)
- Cash Rent:	\$	47,600.	
- CRP Income:	\$	5,522.	(2 CRP Contracts – 14.9 acres – Expire Sept. 2025)
- Solar Income:	\$	5,600.	(Current Solar Option for 2024) (See Comments)

Gross Rent: \$ 58,722.

R.E. Taxes (Est.): \$ 6,751. (Est. \$42.19 per Acre)

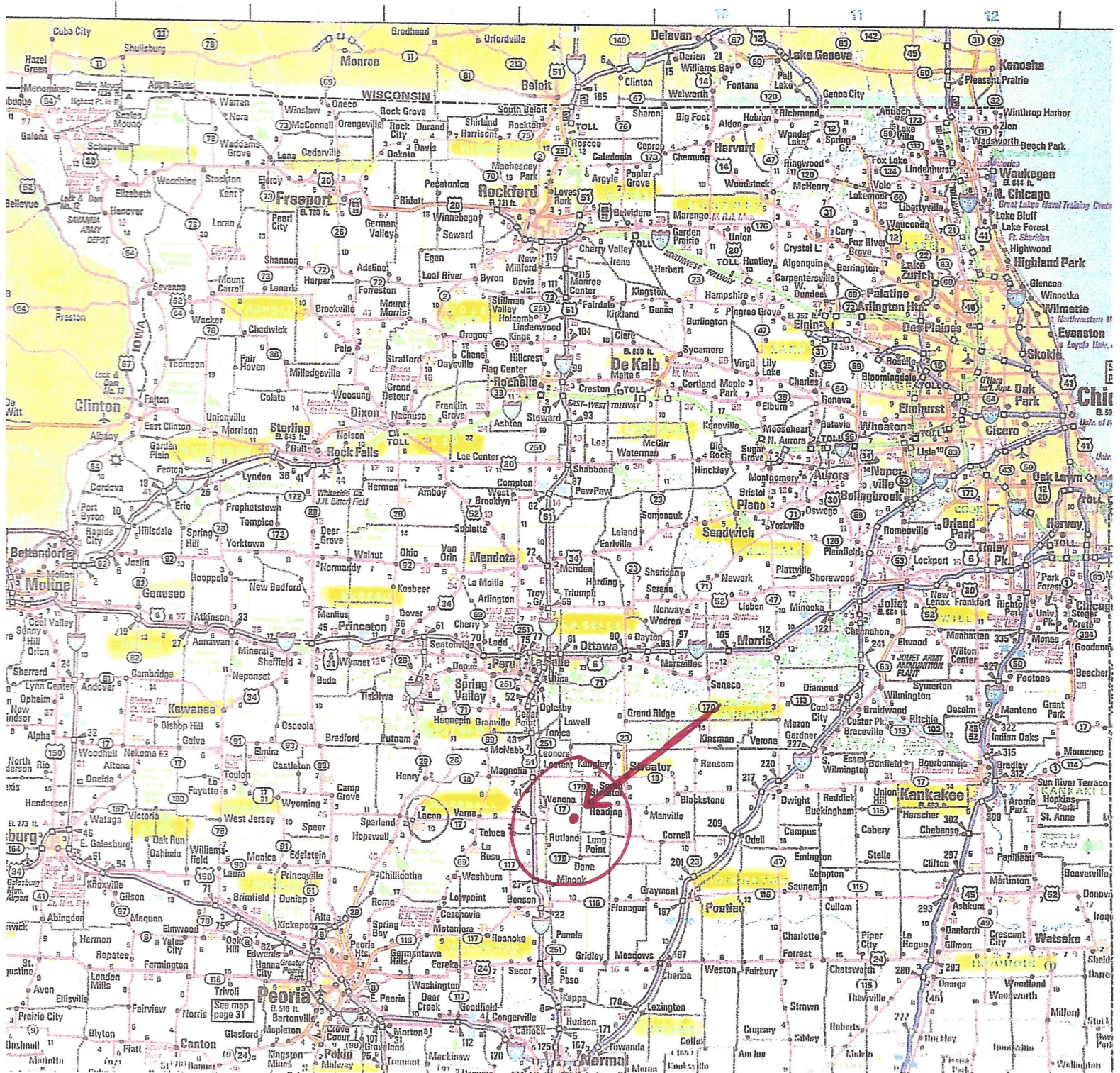
Net Return (After Tax): \$ 51,971.

Return Hypothetical: 2.4% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- Class A farm – the terrain is level to a slight roll
- 2 CRP Contracts
 - o 2.8 Acres x \$361.2 p/A = \$1,011. annually – Expires Sept. 2025
 - o 12.1 Acres x \$372.85 p/A = \$4,511. annually – Expires Sept. 2025
- Solar Contract in Place:
 - o There is an annual option fee with an escalator
 - o Current year is \$35. Per acre
 - o When solar development comes to fruition it will be \$1,200 p/Acre – Discuss with Broker
- FSA Maps & 156EZ available upon request.
- This farm is part of a real estate portfolio being offered covering 5,059 acres (+/-) in multiple states in the Midwest, including another tract in Illinois.
- If interested in the whole package or want more info on the Illinois farms – please contact Broker for details.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

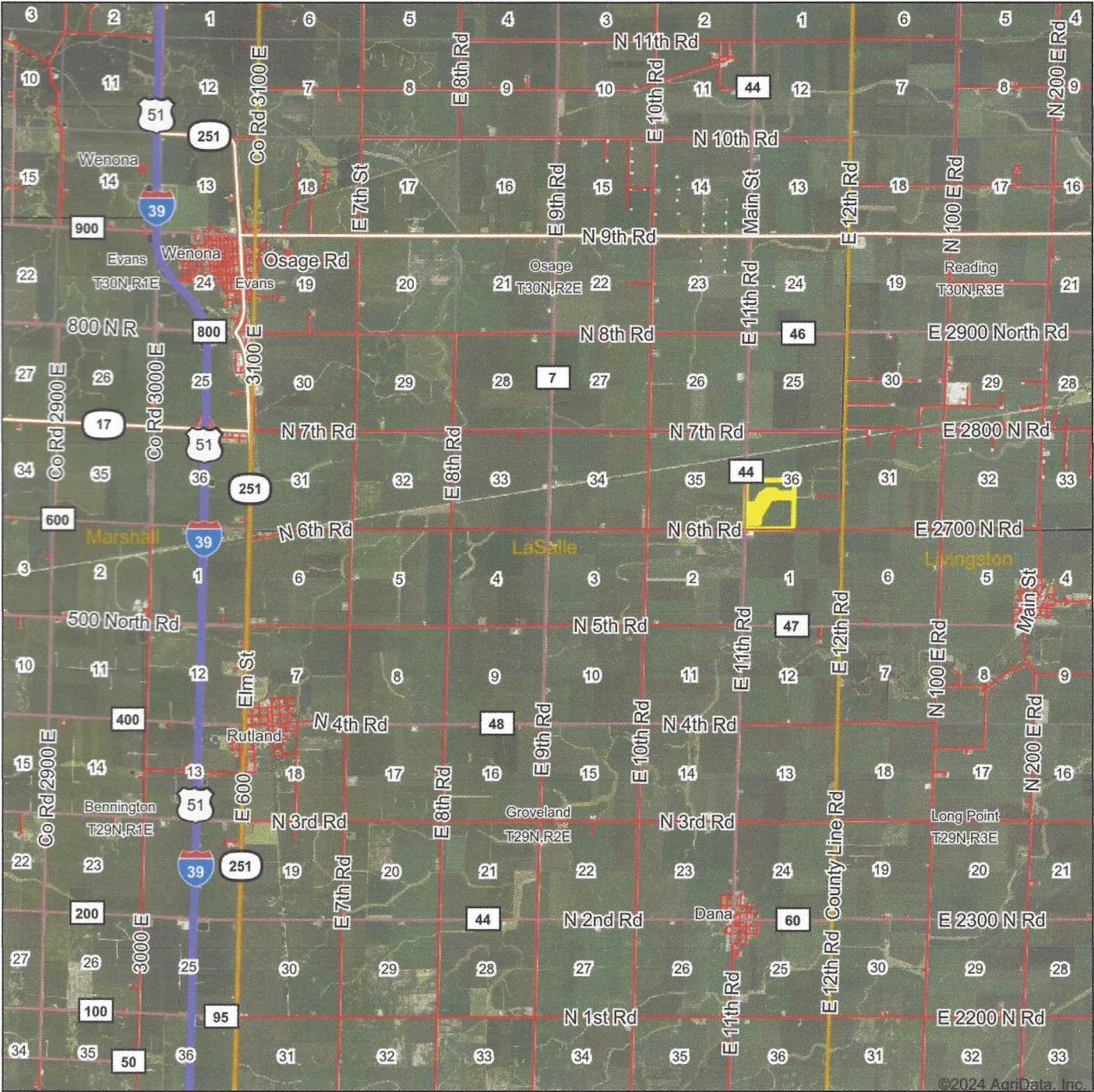
Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Aerial Map



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

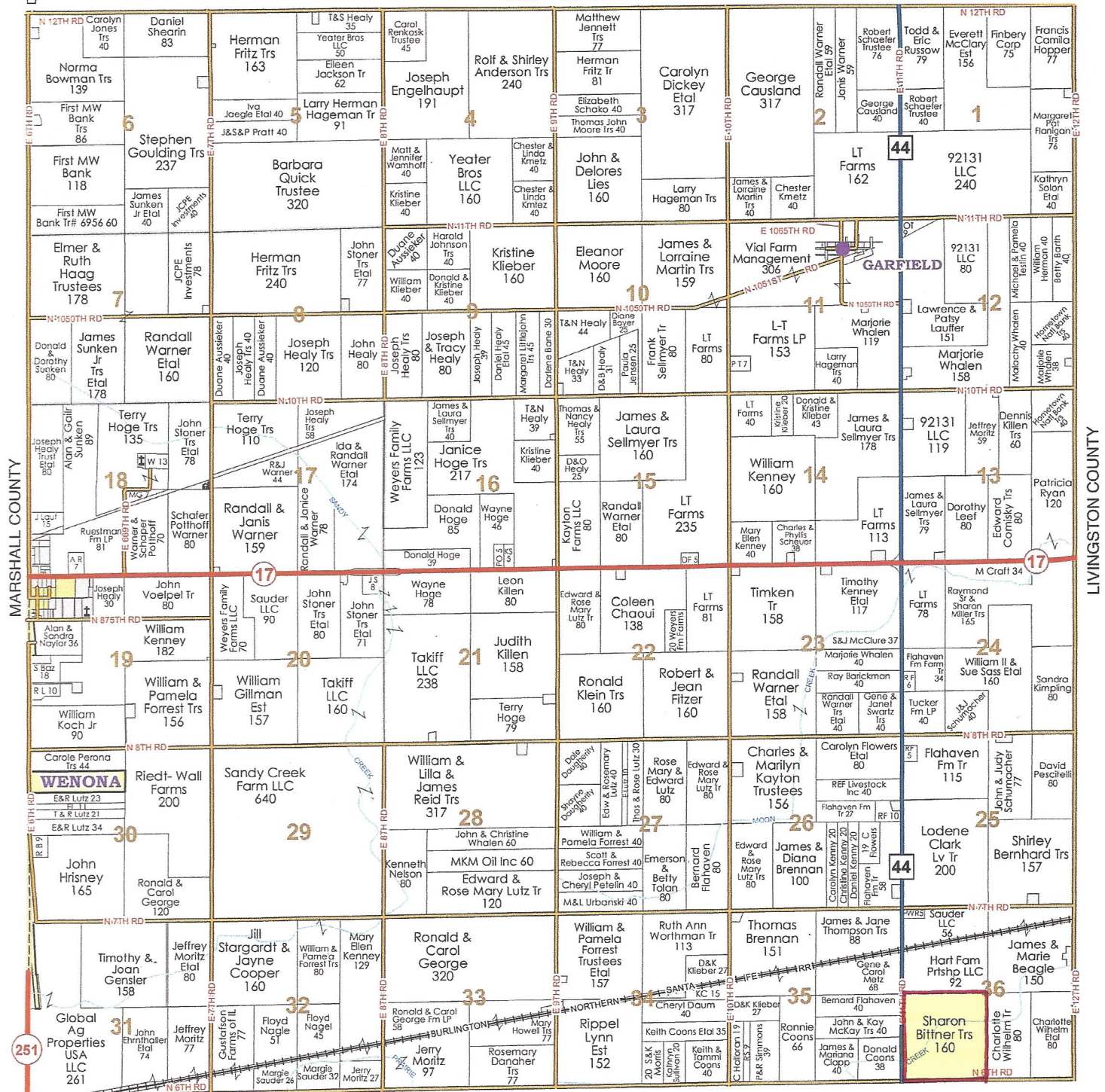
Boundary Center: 41° 1' 7.51, -88° 56' 42.08

36-30N-2E
LaSalle County
Illinois

0ft 8461ft 16921ft



6/12/2024



Iowa Farm Land Brokers

David Hueneker

Midwest Farmland

Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Aerial Map



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 1' 7.51, -88° 56' 42.08

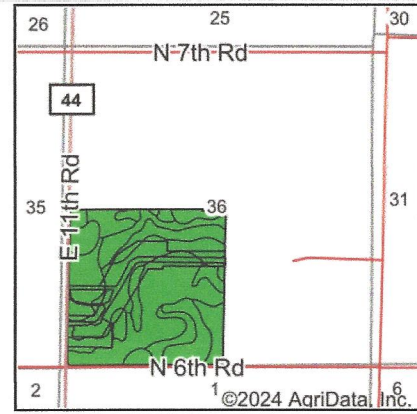
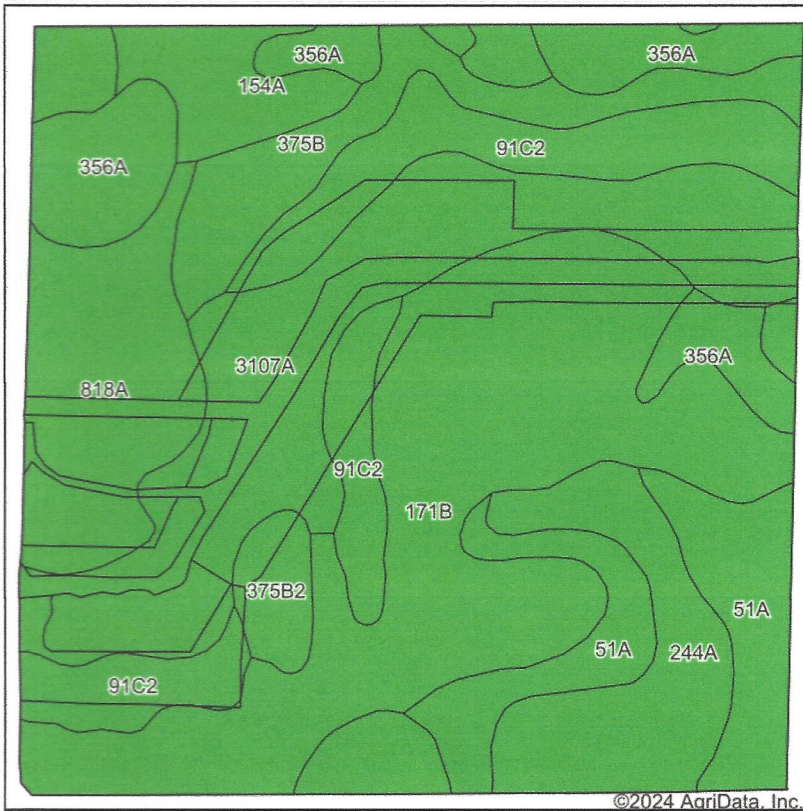
36-30N-2E
LaSalle County
Illinois

0ft 432ft 864ft



6/12/2024

Soils Map



State: **Illinois**
 County: **LaSalle**
 Location: **36-30N-2E**
 Township: **Osage**
 Acres: **157.12**
 Date: **6/12/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: IL099, 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	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**171B	Catlin silt loam, 2 to 5 percent slopes	38.94	24.7%		FAV	**185	**58	**72	**98	0	**6.70	**137	72
**3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	27.43	17.5%		FAV	**170	**54	**64	**88	**1	**5.20	**125	45
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	17.19	10.9%		UNF	**145	**48	**58	**73	0	**4.10	**109	39
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	15.48	9.9%		FAV	190	61	75	100	0	3.50	141	80
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	13.74	8.7%		FAV	**182	**59	**68	**89	0	**5.40	**134	80

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

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	13.02	8.3%		FAV	**195	**63	**66	**102	0	**5.80	**144	80
51A	Muscataune silt loam, 0 to 2 percent slopes	12.68	8.1%		FAV	200	64	75	104	138	6.00	147	79
**375B	Rutland silty clay loam, 2 to 5 percent slopes	9.47	6.0%		FAV	**176	**56	**69	**95	0	**5.30	**131	64
154A	Flanagan silt loam, 0 to 2 percent slopes	6.37	4.1%		FAV	194	63	77	102	0	5.90	144	76
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	2.80	1.8%		FAV	**169	**54	**67	**91	0	**5.10	**125	55
Weighted Average						179.8	57.5	68.7	93.6	11.3	5.4	133.1	*n 65.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

****** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

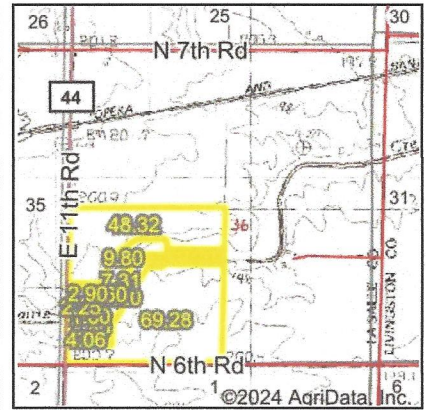
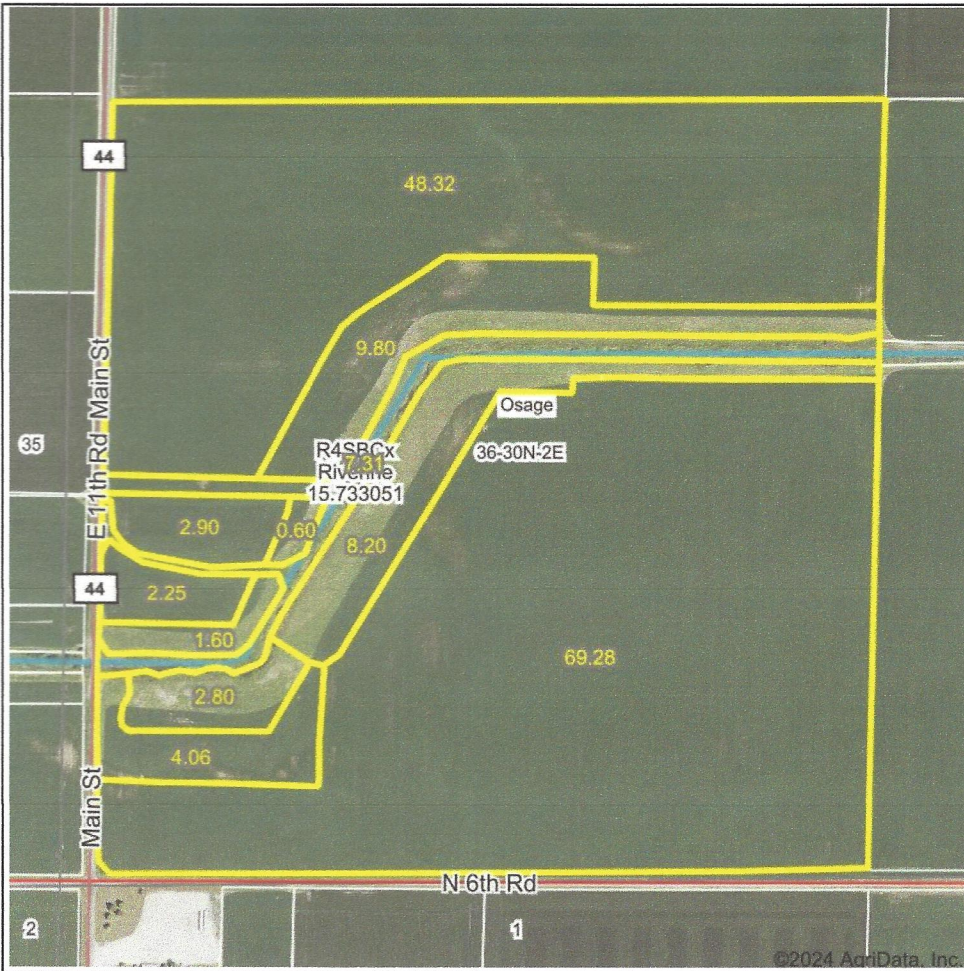
b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum 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".

*n: The aggregation method is "Weighted Average using all components"

Wetlands Map



State: **Illinois**
 Location: **36-30N-2E**
 County: **LaSalle**
 Township: **Osage**
 Date: **6/12/2024**



0ft 677ft 1353ft

Classification Code	Type	Acres
R4SBCx	Riverine	1.45
Total Acres		1.45

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>