

Fell Road Farm



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

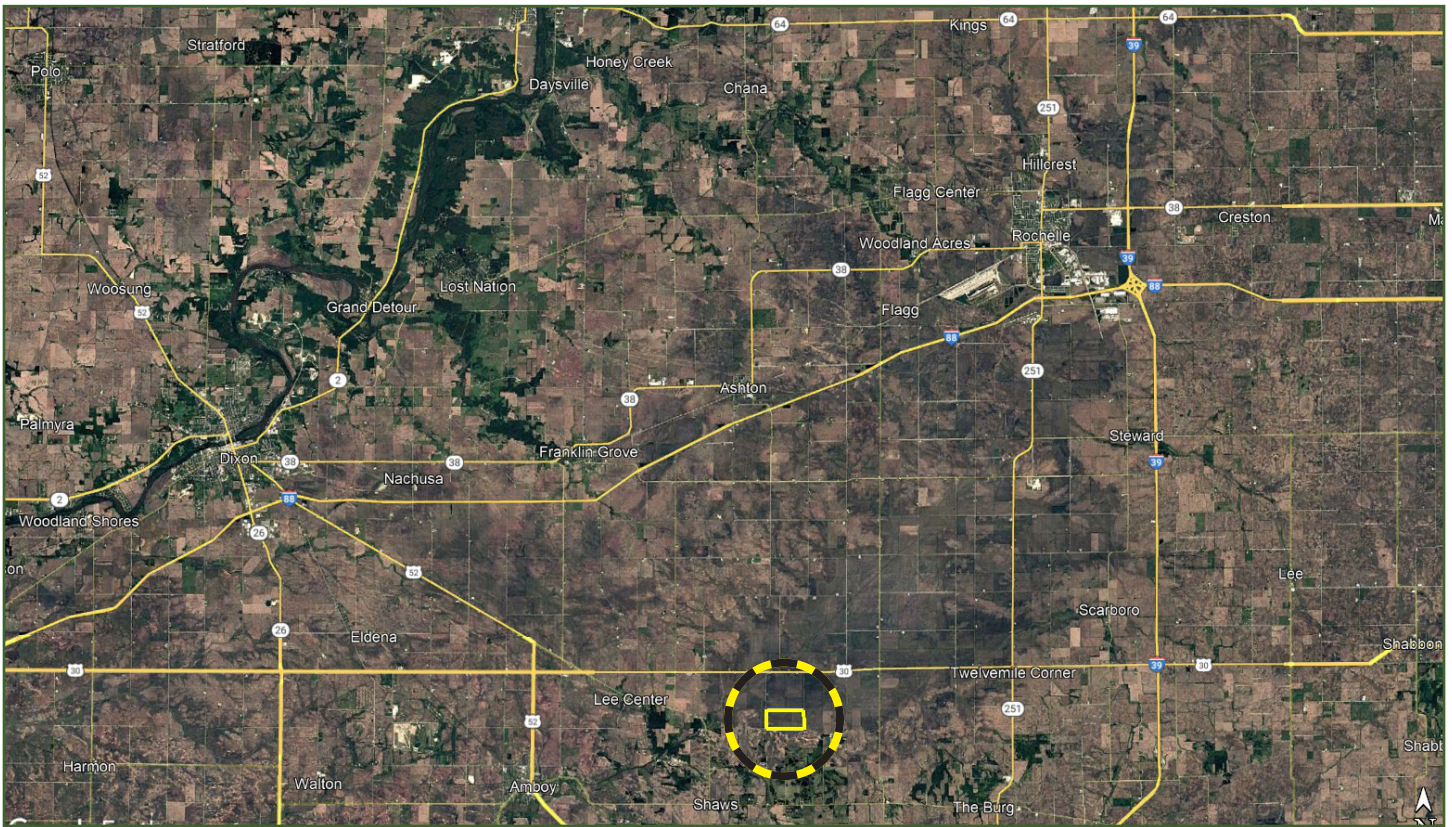
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2681 US Hwy 34 | Oswego, IL 60543
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September 23, 2024

Professional Land Specialists



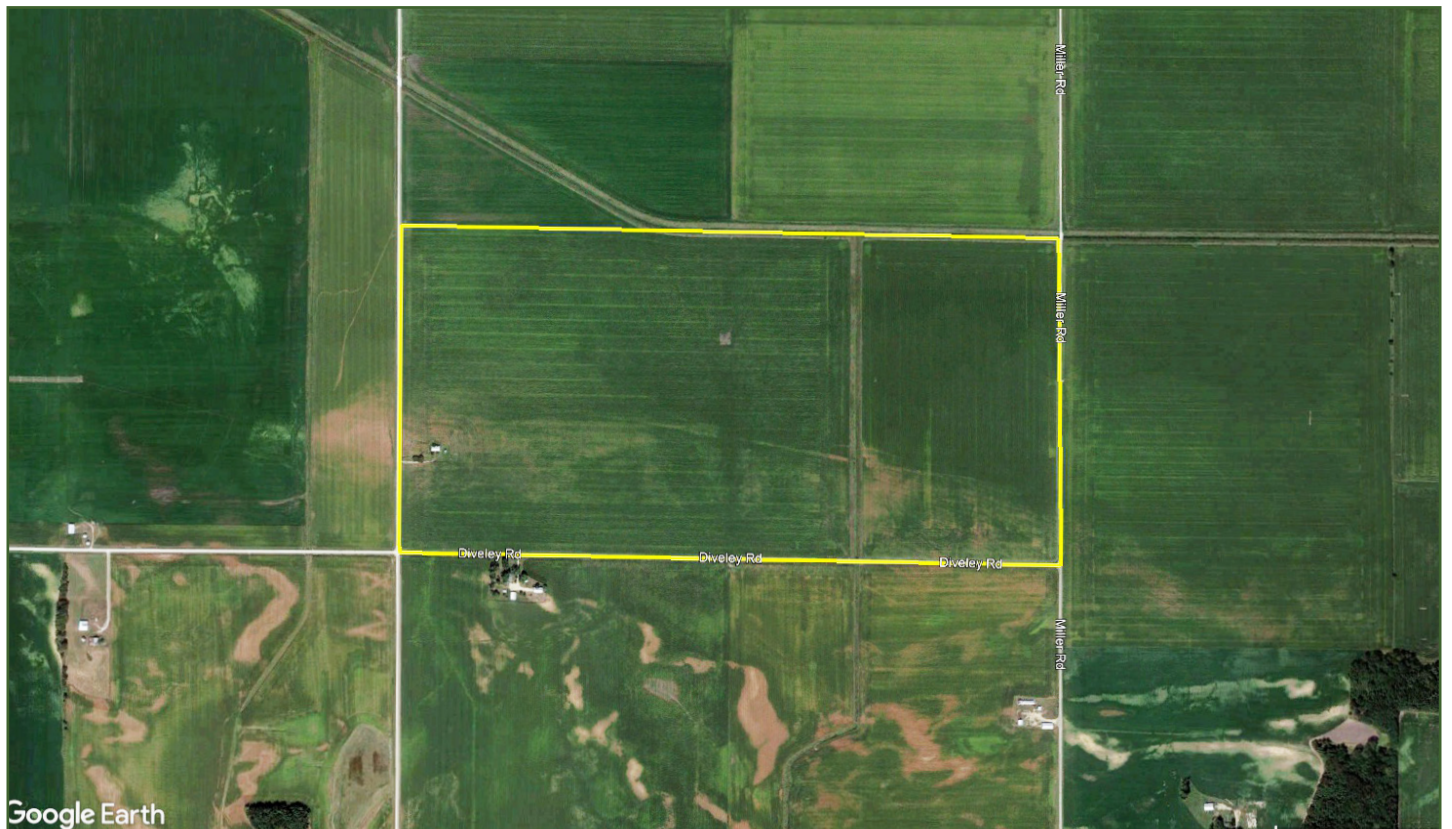
Fell Road Farm

320.00± tax acres (301.22± FSA tillable acres) | Section 11 | Lee Center Township | T.20N.-R.11E. | Lee County, IL



Ray L. Brownfield, ALC AFM | Designated Managing Broker, Owner

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Boundaries and acreages are approximate.

**Well drained with a ditch system. Part of the Inlet Swamp Drainage District.
Located 1 mile south of Illinois Route 30.
Contains a machine shed (45x75) and a grain bin.**

acreage	-	320.00± tax acres (301.22± FSA tillable acres)
description	-	the N½ of Section 11, Lee Center Township, T.20N.-R.11E., Lee County, IL
soils	-	Productivity Index - 126.2 Fella, Gilford, Harpster, Selma, Hoopston, Drummer, Normandy, Hooppole
price	-	\$4,480,000 (\$14,000/acre)
taxes (2023)	-	\$11,991.60 (\$37.47/acre)
PIN	-	11.16.11.100.001, 11.16.11.200.001 Inlet Swamp Drainage District
buildings	-	shed (45x75), grain bin (no longer used)
lease	-	open for 2025
soil test	-	Available upon request.
frontage	-	Fell Road, Diveley Road, Miller Road

Fell Road Farm Yield History

	Corn	Soybeans
2023	236.5	-
2022	244.5	-
2021	207.0	-
2020	193.0	-

Advanced Crop Care Spring 2024

av pH - 6.5
av P - 81
av K - 415

FSA Information Farm 917 | Tract 1305 ARC-County

Commodity	Base Acres	County Yield
Corn	299.80	164

The Fell Road Farm is 3.8 miles southeast of Lee Center, 16.1 miles southeast of Dixon, 19.6 miles southwest of Rochelle, 43.8 miles southwest of Rockford, 77.1 miles northeast of Moline, 86.8 miles west of Chicago, 98.6 miles northeast of Bloomington, 158.0 miles northeast of Springfield.

GPS 41.736556, -89.209360

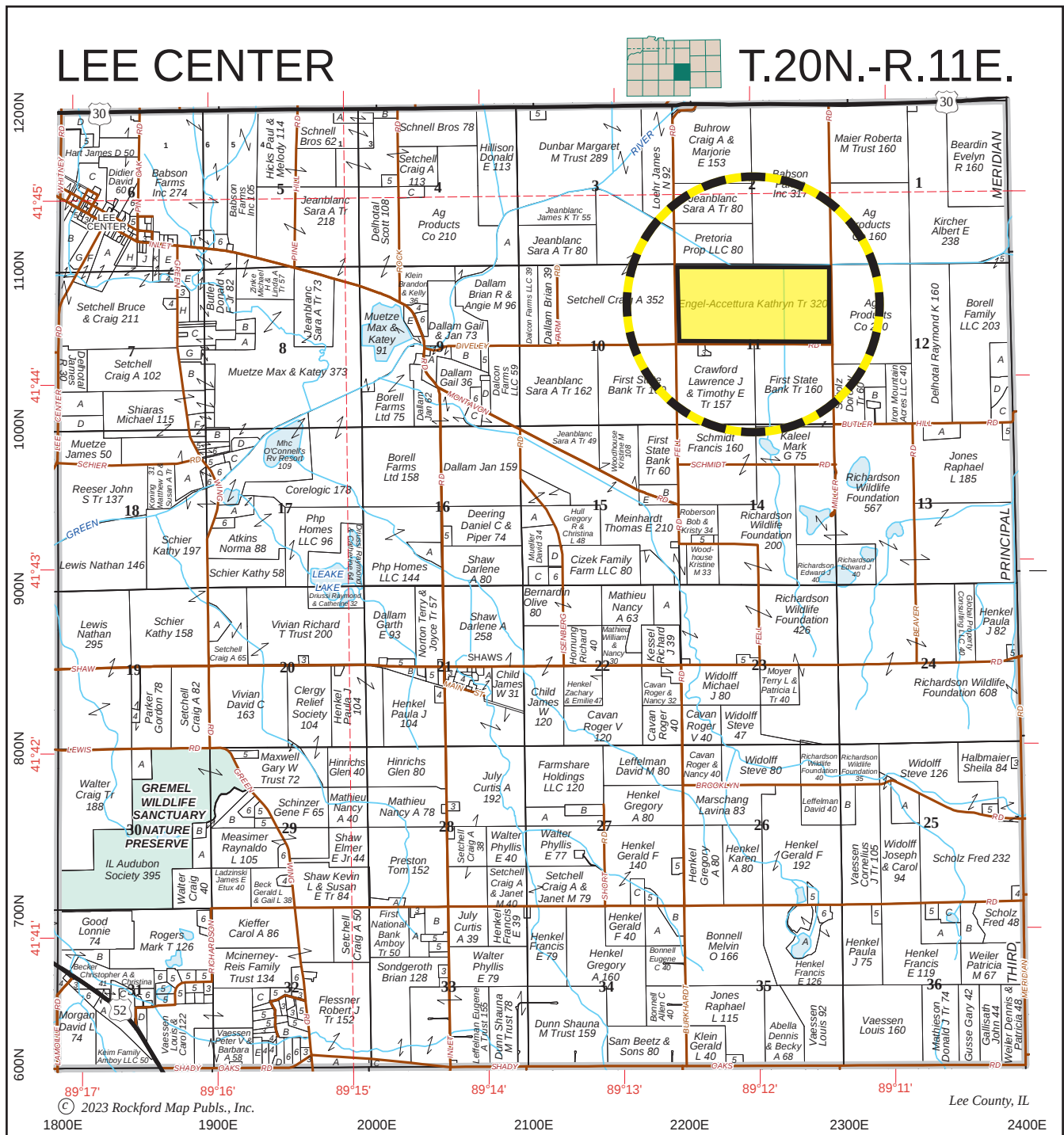


From Amboy, Illinois, travel east on Lee Center Road (Main Street) for 1.2 miles, then veer right onto Shaw Road (Co Hwy 10) for 3.9 miles, turning north onto Inlet Road for 2.0 miles, and then east onto Diveley Road for 1.6 miles.

The property is located at the northeast corner of Fell Road and Diveley Road.

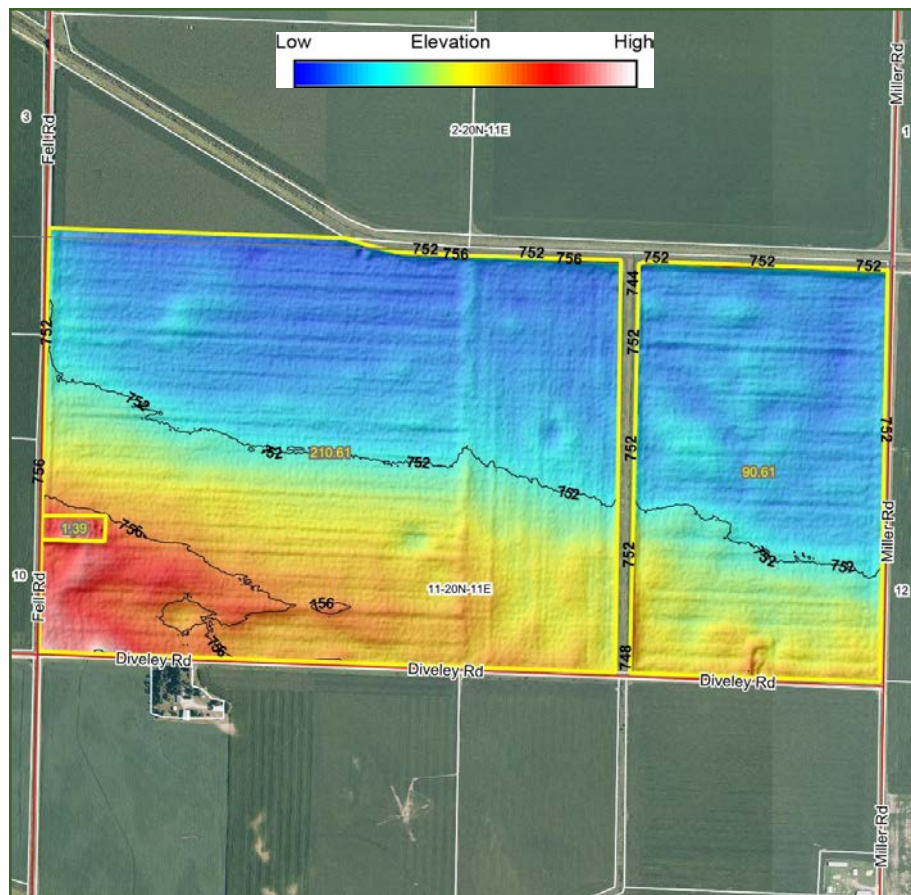
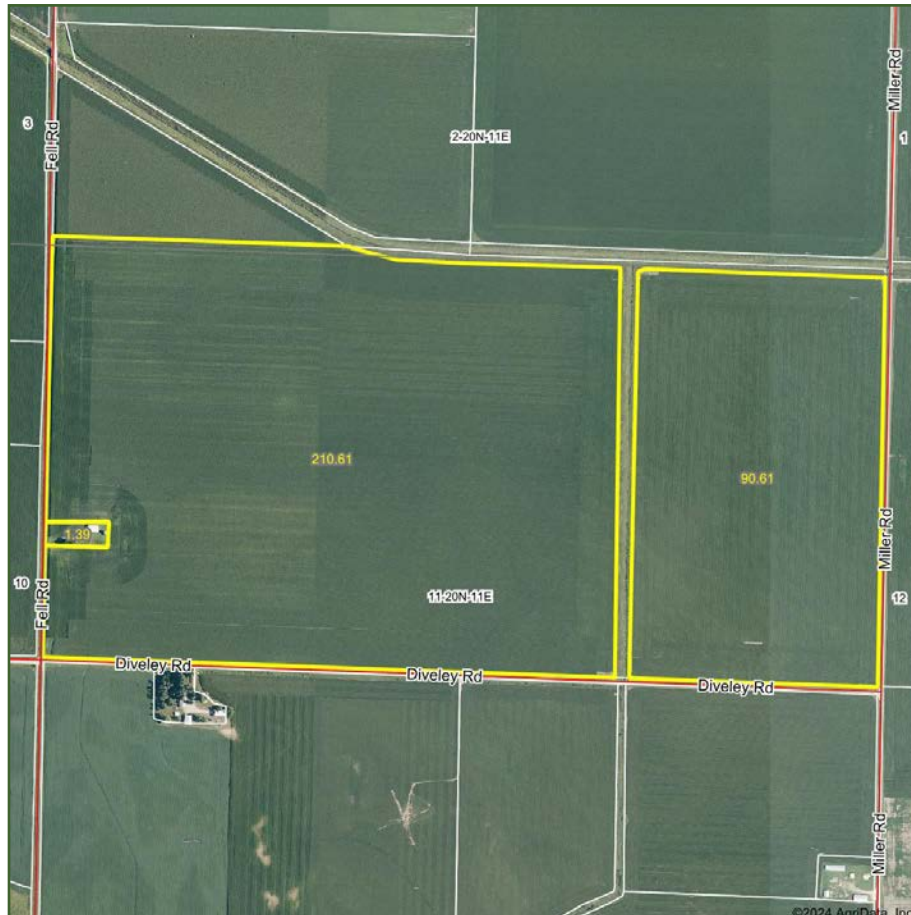


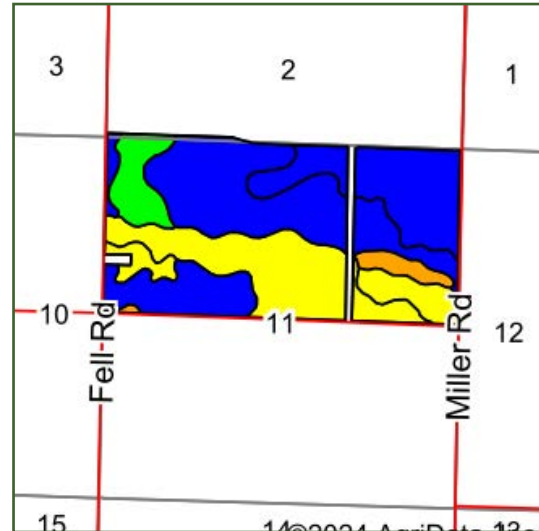
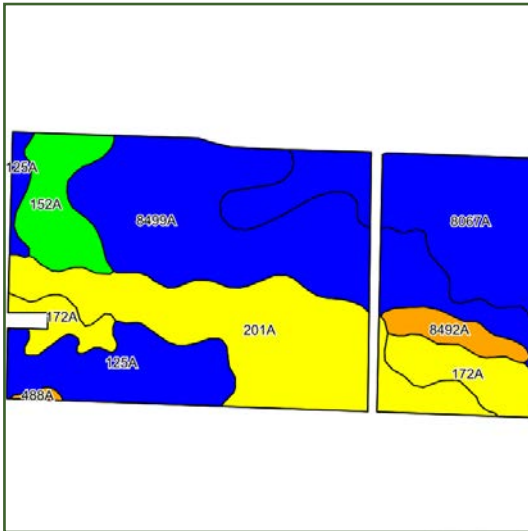
Boundaries and acreages are approximate.



45x75 machine shed, 9.10.24







Area Symbol: IL103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e e hay, T/A	Crop productivity index for optimum management
**8499A	Fella silty clay loam, 0 to 2 percent slopes, occasionally flooded	88.52	29.3%		FAV	**183	**59	**69	**5.40	**135
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	69.15	23.0%		FAV	**146	**48	**58	**4.40	**109
**8067A	Harpster silty clay loam, 0 to 2 percent slopes, occasionally flooded	57.18	19.0%		FAV	**182	**57	**68	**5.40	**133
**125A	Selma loam, 0 to 2 percent slopes	34.19	11.4%		FAV	**176	**57	**70	**6.40	**129
**172A	Hoopston sandy loam, 0 to 2 percent slopes	22.85	7.6%		FAV	**147	**48	**59	**4.80	**109
**152A	Drummer silty clay loam, 0 to 2 percent slopes	19.96	6.6%		FAV	**195	**63	**73	**5.60	**144
**8492A	Normandy loam, 0 to 2 percent slopes, occasionally flooded	8.50	2.8%		FAV	**165	**53	**65	**4.90	**122
**488A	Hooppole loam, 0 to 2 percent slopes	0.87	0.3%		FAV	**163	**54	**64	**5.00	**121
Weighted Average						171	55.1	65.8	5.2	126.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOG are sourced from Bulletin 811 calculated Map Unit Base Yield Index, and adjusted (adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-09-2023
 ** Base indices from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOG
 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 NCRS. Soils data provided by University of Illinois at Champaign-Urbana.

drainage ditch, 9.10.24



grain bin, 9.10.24





United States
Department of
Agriculture

Lee County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created March 11, 2024

Farm 917
Tract 1305

Tract Cropland Total: 301.22 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).



Boundaries and acreages are approximate.

ILLINOIS
LEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 917
Prepared : 8/15/24 9:02 AM CST
Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
312.38	301.22	301.22	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	301.22		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	299.80	0.00	164	0

TOTAL **299.80** **0.00**

Tract Number : 1305

Description : F 14 SEC 11 Lee Center 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 : TWIN CREEK FARMS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
312.38	301.22	301.22	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	301.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	299.80	0.00	164

TOTAL **299.80** **0.00**



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Land Pro LLC



Private Treaty Sale

Land Pro LLC provides a full range of real estate brokerage services to sellers, buyers, and investors, through a private treaty listing.



Farm Management

For landowners, Land Pro LLC offers professional caring for the land, through good stewardship, to provide a positive return on investment.



Auction Sale

The Land Pro LLC auction marketing system attracts serious, qualified buyers to every sale, regardless of whether it is a live, in-person auction or live online only auction. Our decades of experience have earned us honors in the industry and accolades from our clients.

The Mission of Land Pro LLC has been, and always will be, to provide high-quality, comprehensive services that maximize the value of real estate through impeccable ethics, professional service, and ongoing education.

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