

Sheridan 173 Farm

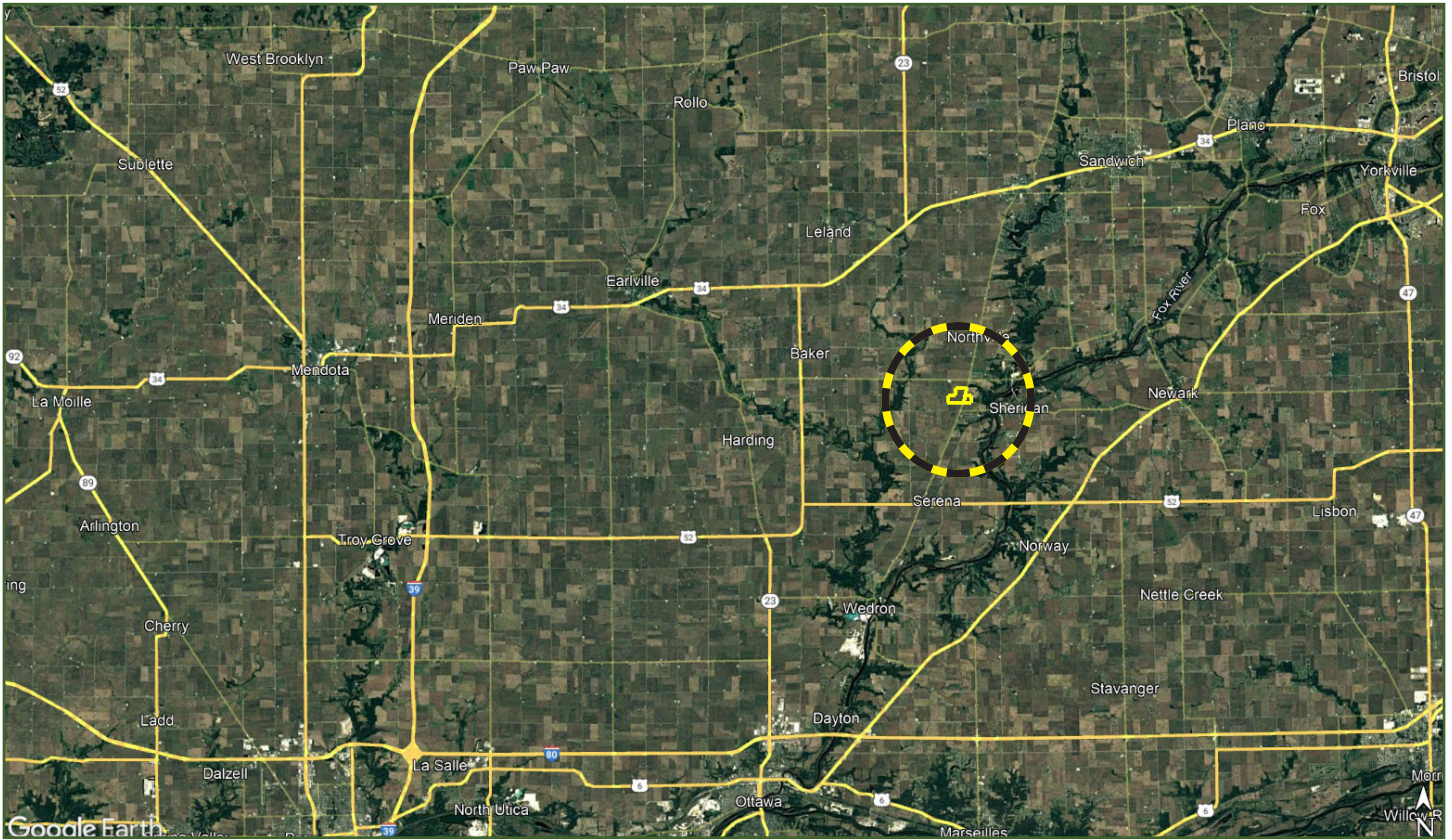


Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Managing Broker
Land Pro LLC

630.258.4800c | ray@landprollc.us
2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us
September 23, 2024

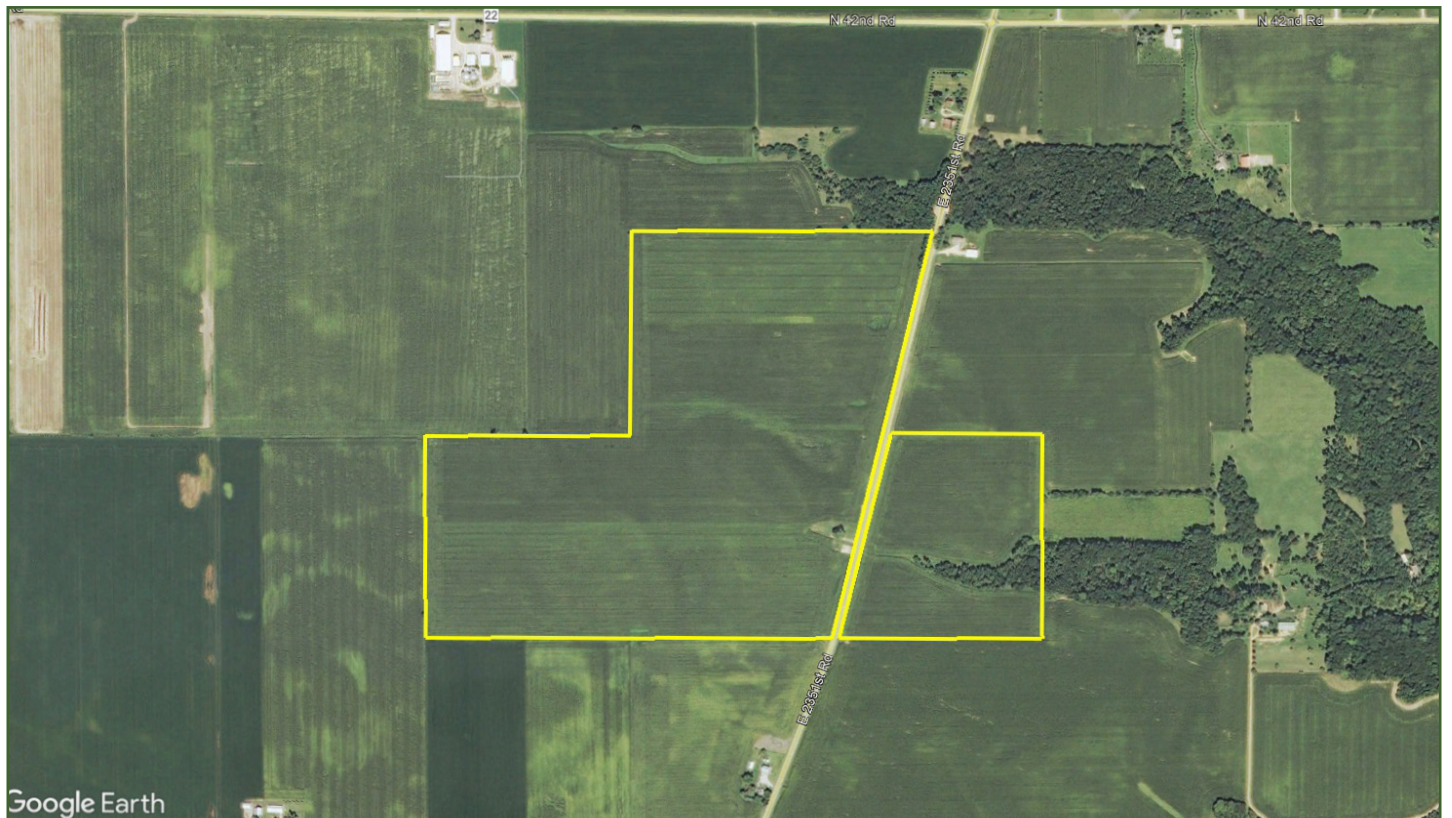
Sheridan 173 Farm

173.96± tax acres (167.68± FSA tillable acres) | Section 1 | Serena Township | T.35N.-R.4E. | LaSalle County, IL



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

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Boundaries and acreages are approximate.

Highly productive Class A soils (PI 136.9).**Excellent location on E 2351st Road.**

acreage	-	173.96± tax acres (167.68± FSA tillable acres, 3.68± timber acres, 1.59± homestead acres)
description	-	part of the S½ of the NE¼, and part of the N½ of the S½, Section 1, Serena Township, T.35N.-R.4E., LaSalle County, Illinois
soils	-	Productivity Index - 136.9 (Drummer, Plano, Elburn, Blackberry, Kidami, Batavia, Catlin, Harpster, St. Charles, Hennepin-Casco, Virgil, Proctor, Thorp)
price	-	\$2,609,400 (\$15,000/acre)
taxes (2023)	-	\$7,721.14 (\$44.38/ac)
PIN	-	09.01.203.000, 09.01.301.000, 09.01.400.000
buildings	-	none
lease	-	open for 2025
soil test	-	Available upon request.
frontage	-	N 2351 st Road

**Sheridan 173 Farm
Yield History**

	Corn	Soybeans
2023	258.5	-
2022	243.0	-
2021	205.5	-
2020	197.5	-

**Advanced Crop Care
Spring 2023**

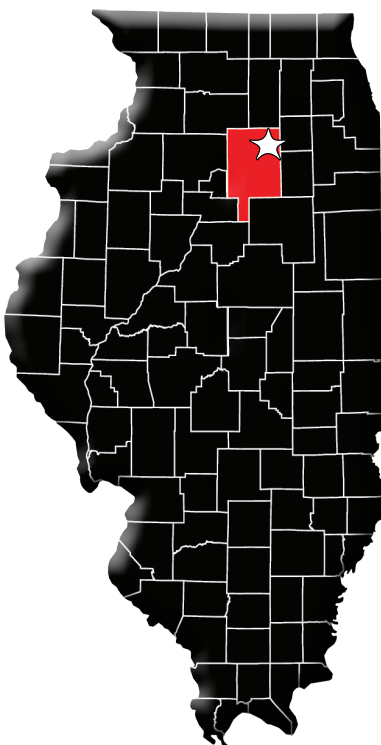
av pH - 6.0
av P - 88
av K - 383

**FSA Information
Farm 5541 | Tract 4981
ARC-County**

Commodity	Base Acres	County Yield
Corn	164.90	150

The Sheridan 173 Farm is
2.3 miles west of Sheridan,
4.3 miles northeast of
Serena, 17.5 miles northeast
of Ottawa, 67.9 miles
southwest of Chicago,
73.0 miles southwest
of Rockford, 91.0 miles
northeast of Bloomington,
109.0 miles northeast of
Moline, 159.0 miles northeast
of Springfield.

GPS 41.534353, -88.714216

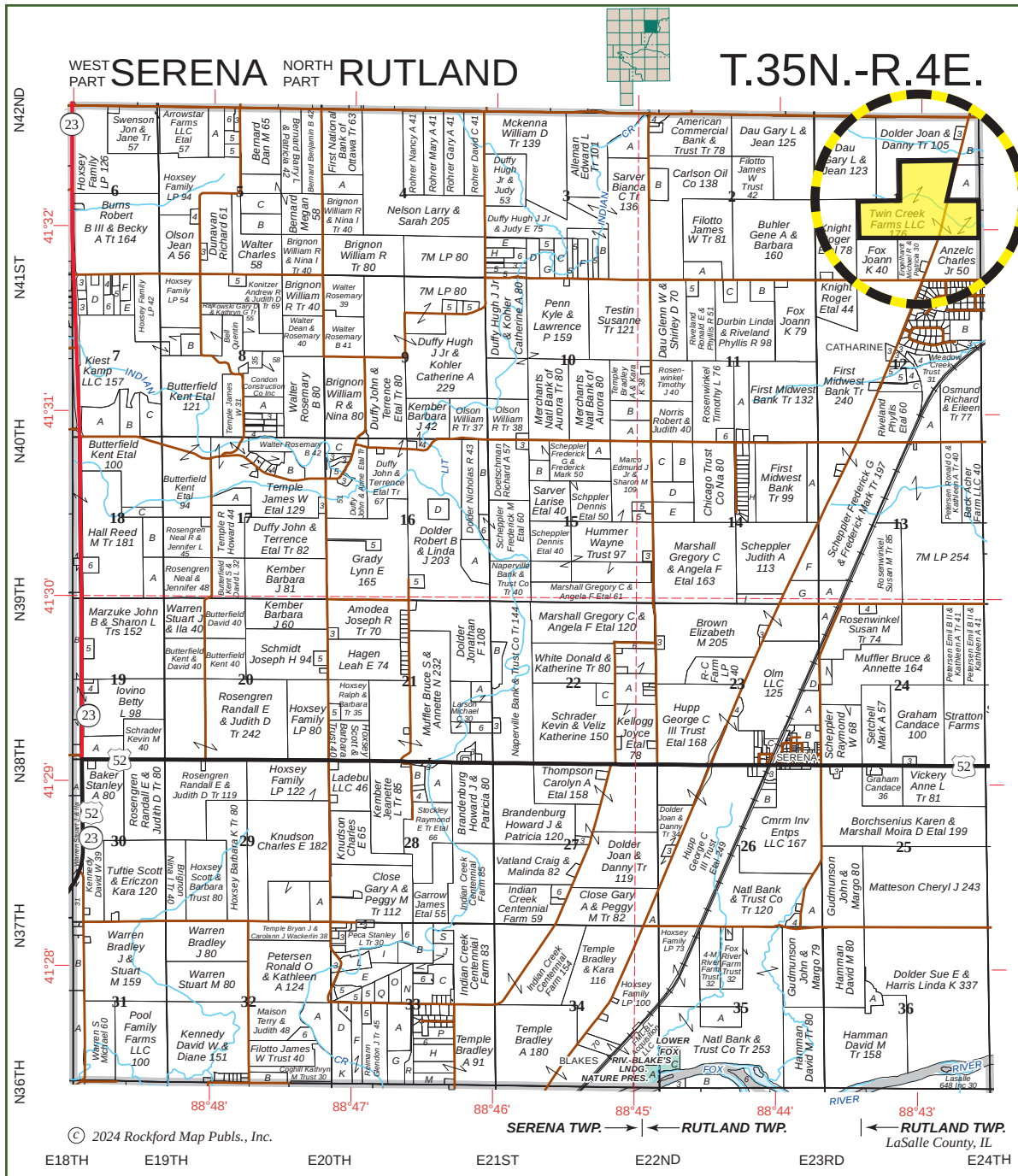


From the Si Johnson Avenue and Robinson Street intersection in Sheridan, Illinois, travel west for 2.0 miles (Si Johnson Avenue turns into N 41st Road), then north on E 2351st Road for ½ mile.

From the intersection of Gage Street and US Hwy 34 (Market Street), travel south on Gage Street (Co Hwy 2 which becomes E 2351st Road) for 7.1 miles.

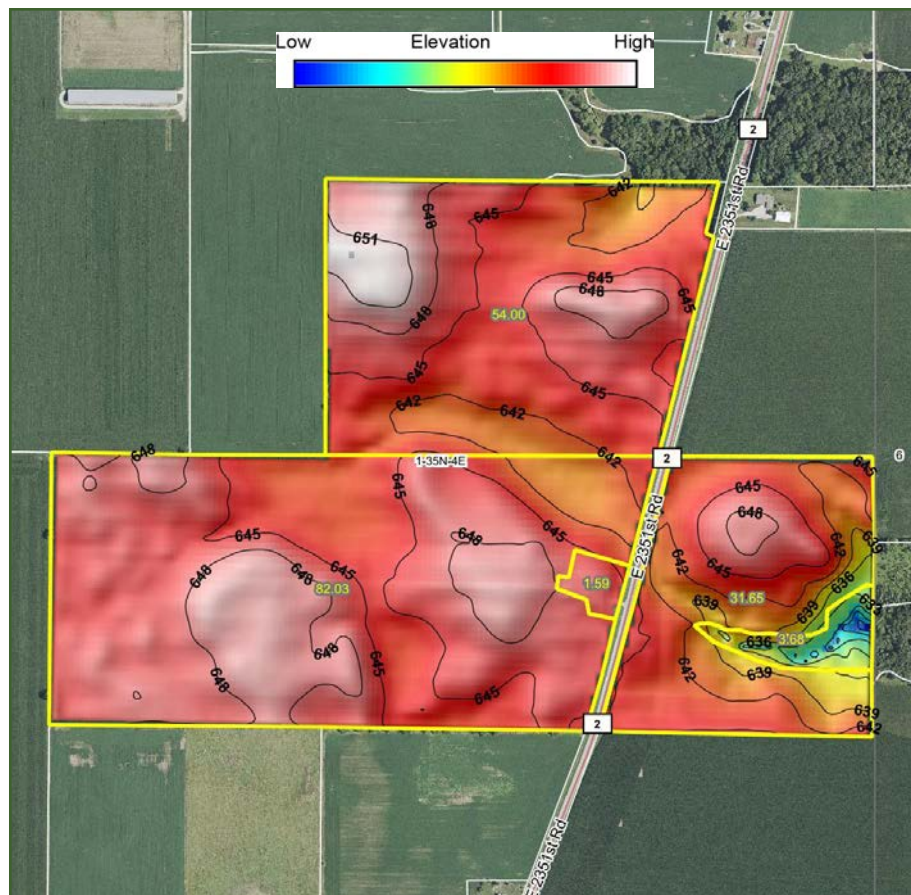
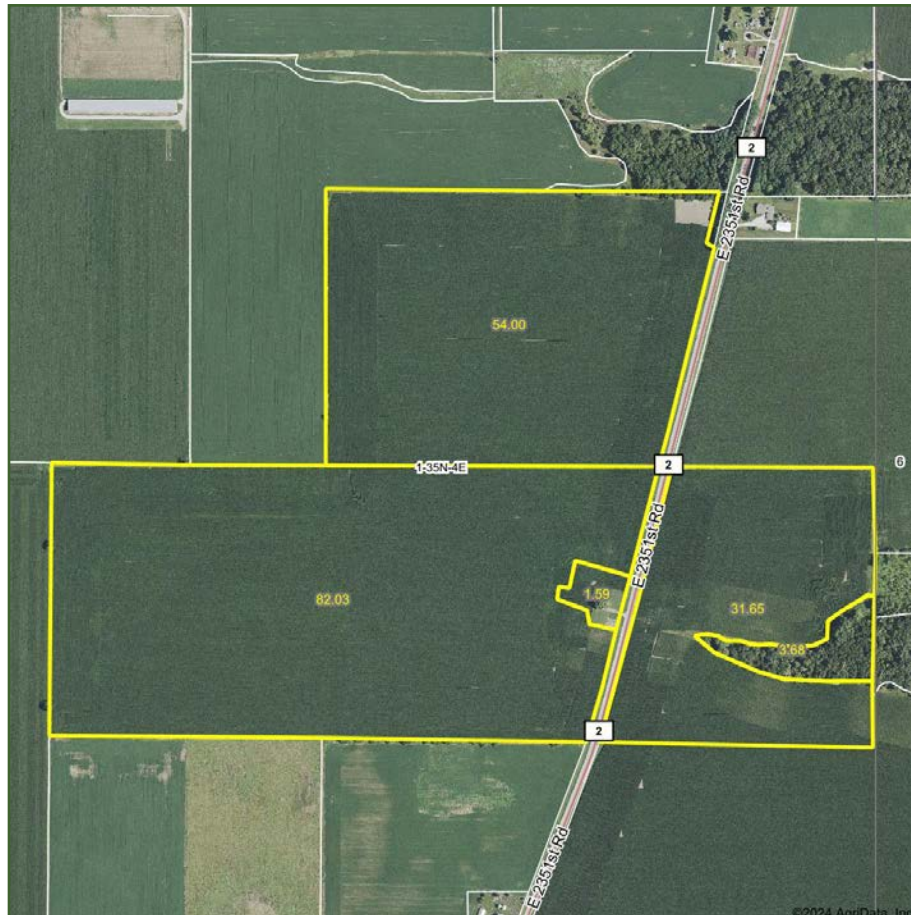


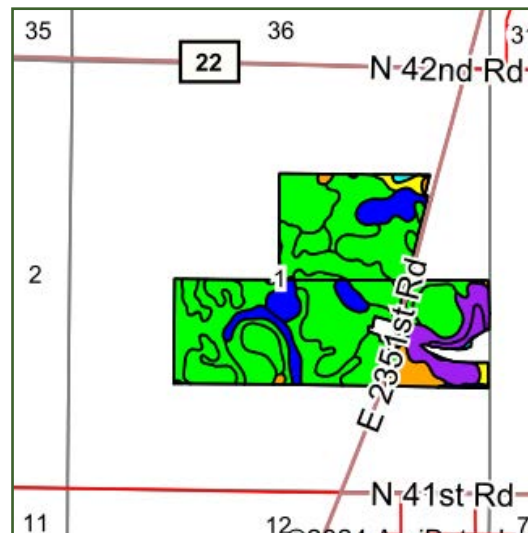
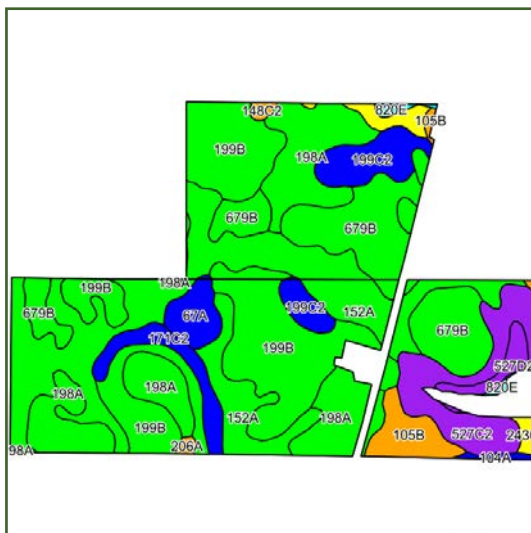
Boundaries and acreages are approximate.



9.10.24

Boundaries and acreages are approximate.





Area Symbol: IL099, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	40.49	24.1%		FAV	**195	**63	**73	**5.60	**144
**199B	Plano silt loam, 2 to 5 percent slopes	37.58	22.4%		FAV	**192	**59	**73	**6.90	**141
198A	Elburn silt loam, 0 to 2 percent slopes	26.64	15.9%		FAV	197	61	74	5.80	143
**679B	Blackberry silt loam, 2 to 5 percent slopes	23.49	14.0%		FAV	**192	**59	**73	**6.90	**141
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	11.37	6.8%		FAV	**145	**46	**55	**4.10	**106
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	7.91	4.7%		FAV	**180	**56	**69	**6.50	**132
**105B	Batavia silt loam, 2 to 5 percent slopes	5.02	3.0%		FAV	**173	**54	**67	**5.70	**126
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	4.55	2.7%		FAV	**174	**55	**68	**6.30	**128
**67A	Harpster silty clay loam, 0 to 2 percent slopes	3.62	2.2%		FAV	**182	**57	**68	**5.40	**133
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	2.64	1.6%		FAV	**156	**48	**60	**4.70	**113
**527D2	Kidami loam, 6 to 12 percent slopes, eroded	2.21	1.3%		FAV	**142	**45	**53	**4.00	**104
**820E	Hennepin-Casco complex, 12 to 30 percent slopes	0.78	0.5%		UNF	**103	**34	**39	**1.50	**76
104A	Virgil silt loam, 0 to 2 percent slopes	0.54	0.3%		FAV	182	56	70	5.50	132
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	0.48	0.3%		FAV	**172	**54	**65	**6.00	**126
206A	Thorp silt loam, 0 to 2 percent slopes	0.36	0.2%		FAV	170	55	66	5.10	126
Weighted Average						186.7	58.5	70.7	6	136.9

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

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.



Boundaries and acreages are approximate.



United States
Department of
Agriculture

La Salle 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 January 04, 2024

Farm 5541
Tract 4981

Tract Cropland Total: 167.68 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
LASALLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5541
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
173.19	167.68	167.68	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	167.68		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	164.90	0.00	150	

TOTAL **164.90** **0.00**

Tract Number : **4981**

Description : N4-Sec 1 T35N R4E
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
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
173.19	167.68	167.68	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	167.68	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	164.90	0.00	150

TOTAL **164.90** **0.00**



Boundaries and acreages are approximate.

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.



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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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