

Deer Park 173 Farm



looking northwest, 11.8.24



Jason J. Lestina, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Seller's Agent

Land Pro LLC

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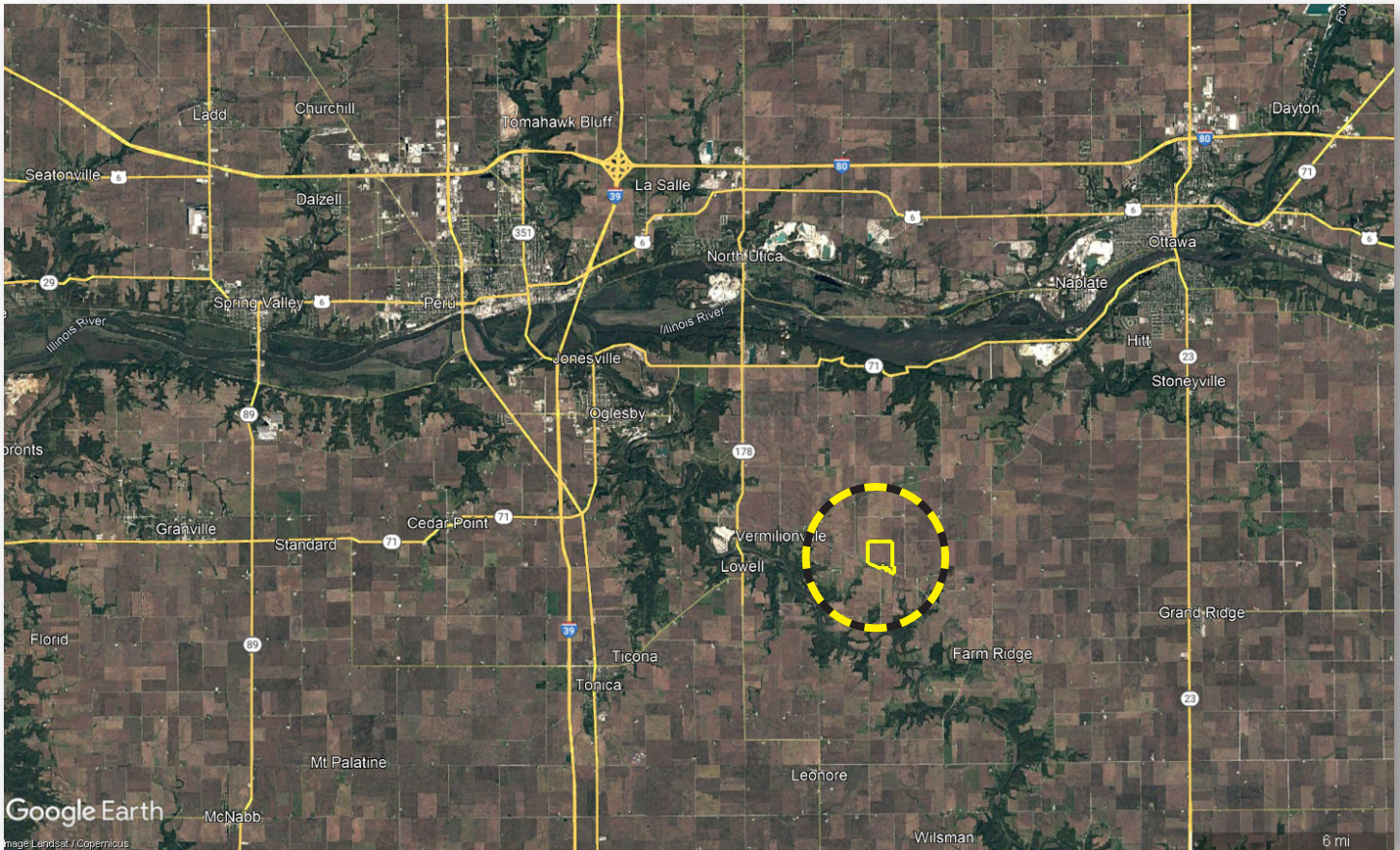
November 18, 2024

Professional Land Specialists



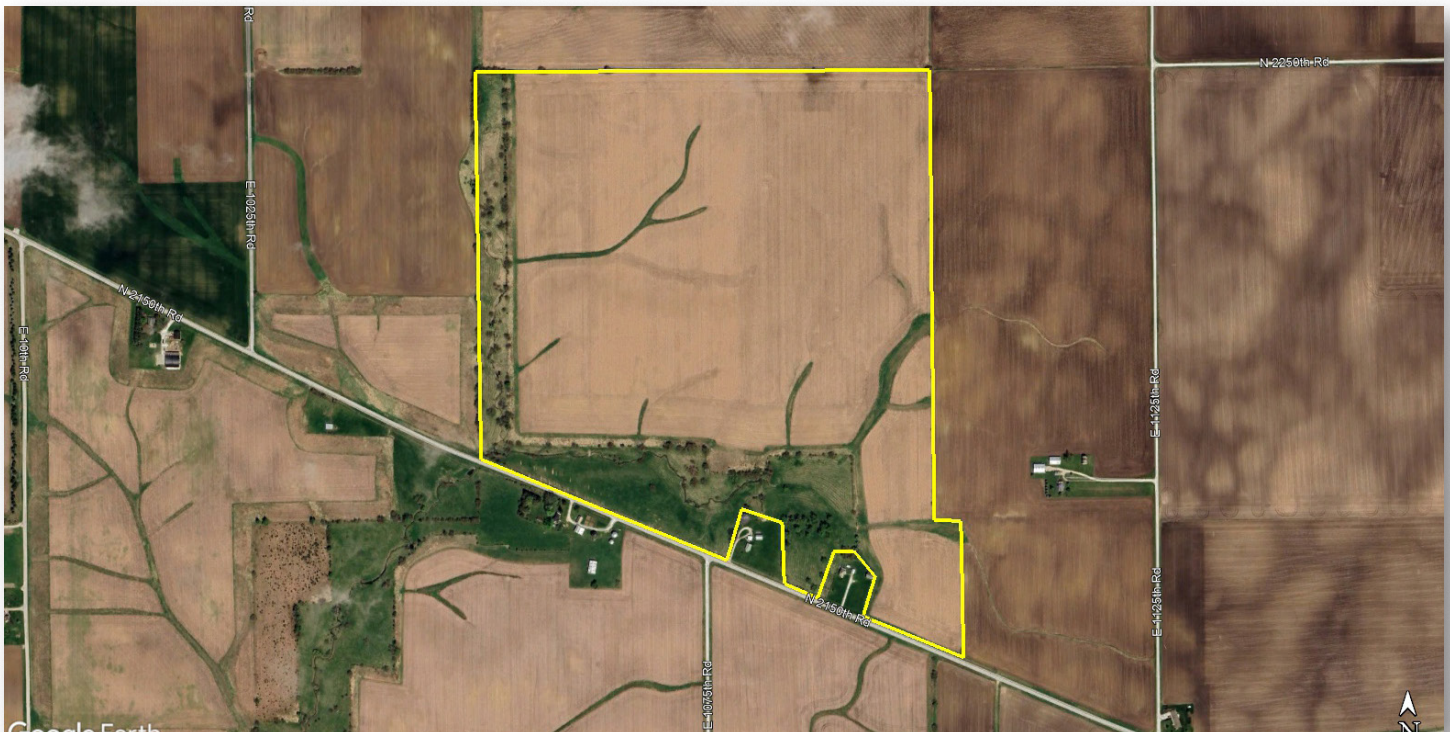
Deer Park 173 Farm

173.00± tax acres (131.06± tillable, 8.50 CRP ac) | Sec 11,13,14 | Deer Park Township | T.32N.-R.2E. | LaSalle County IL



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Boundaries and acreages are approximate.

Productive, mildly rolling tillable acres.**Pasture for cattle grazing. Income generating CRP acreage.**

acreage	-	173.00± tax acres (131.06± tillable acres, 8.50 CRP acres)
description	-	most of the SE¼ of Section 11, part of the NW¼ of section 13, and part of the NE¼ of Section 14, Deer Park Township, T.32N.-R.2E., LaSalle County, IL
soils	-	Productivity Index - 119.1 Catlin, Varna, Elpaso, Drummer, Chenoa, Graymont, Ashkum, Flanagan-Catlin
price	-	\$1,487,800.00 (\$8,600/acre)
taxes (2023)	-	\$4,639.40 - estimated (\$26.81/ac)
PIN	-	20.11.402.000 (partial), 20.11.404.000, 20.13.102.000, 20.14.208.000 (partial), 20.14.210.000, 20.14.212.000 (partial)
buildings	-	none
frontage	-	N 2150 th Road

**Deer Park 173 Farm Yields
(combined three tracts)**

	Corn	Soybeans
2024	205	66
2023	190	59
2022	232	67
2021	203	52
2020	176	50
5-year avg	201.2	58.8

**Northern Partnership Cooperative
April 1, 2022**

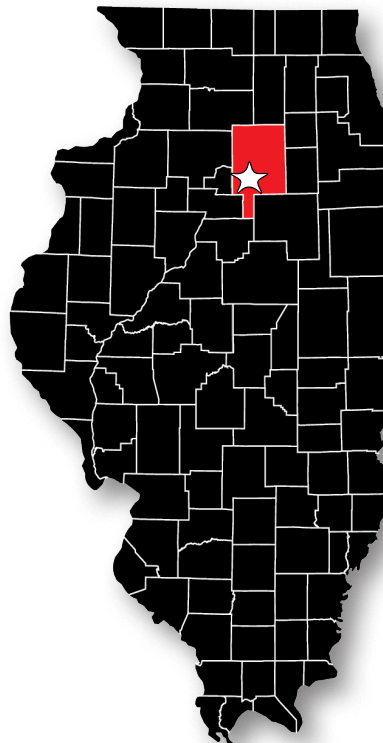
av pH - 6.3
av P - 50.2
av K - 368.8

**FSA Information
Farm 688 | Tract 2856
ARC - County**

Crop	Base Acres	County Yield
Corn		167

The Deer Park 173 Farm is 7.3 miles northwest of Grand Ridge, 11.8 miles southwest of Ottawa, 15.4 miles northwest of Streator, 62.3 miles north of Bloomington, 82.8 miles southeast of Rockford, 95.8 miles southwest of Chicago, 94.9 miles southeast of Moline, and 128.0 miles northeast of Springfield, Illinois.

GPS 41.250194, -88.956925



From the Burlington Avenue and N 21st Road (Main Street) intersection in Grand Ridge, Illinois, travel 1.3 miles west on N 21st Road turning north on E 16th Road. Continue on E 16th Road for 0.5 miles, turning west on to N 2150th Road for 5.5 miles.

The Deer Park 173 Farm is located north of the E 1075th Road and N 2150th Road intersection.

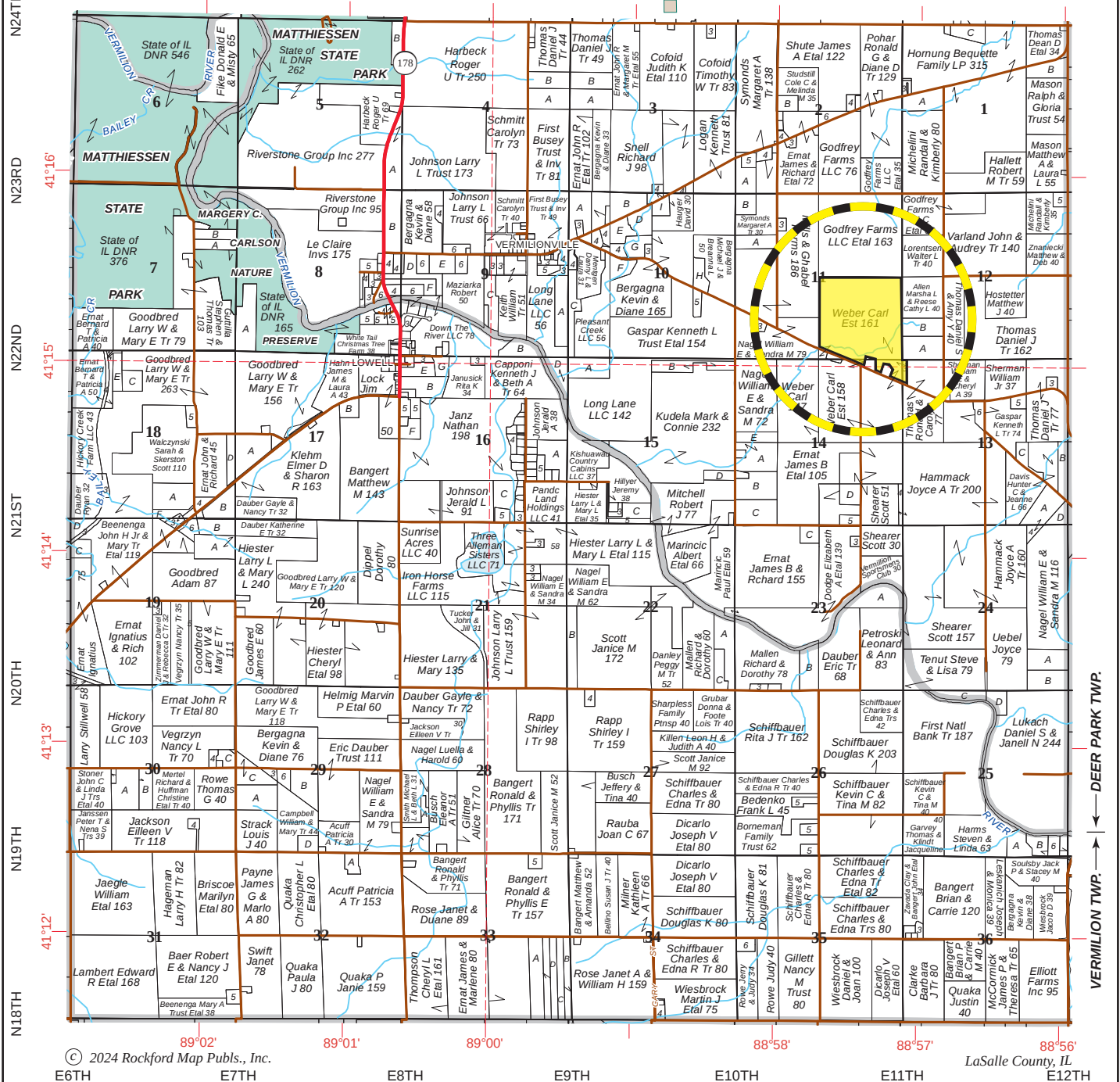


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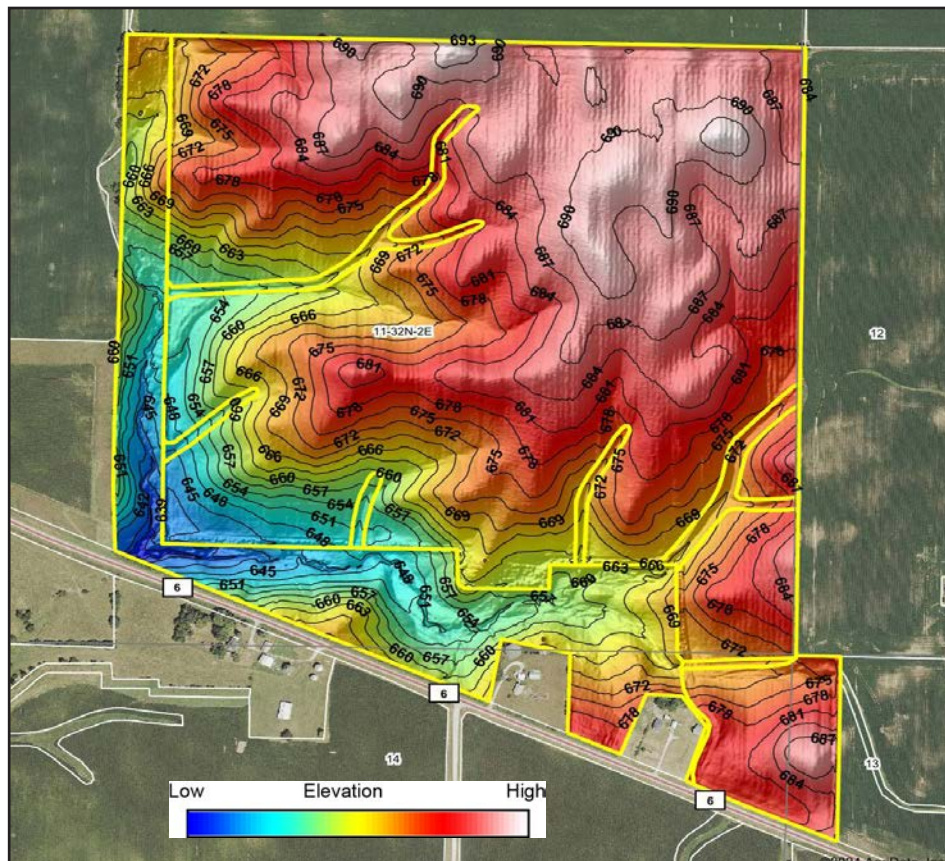
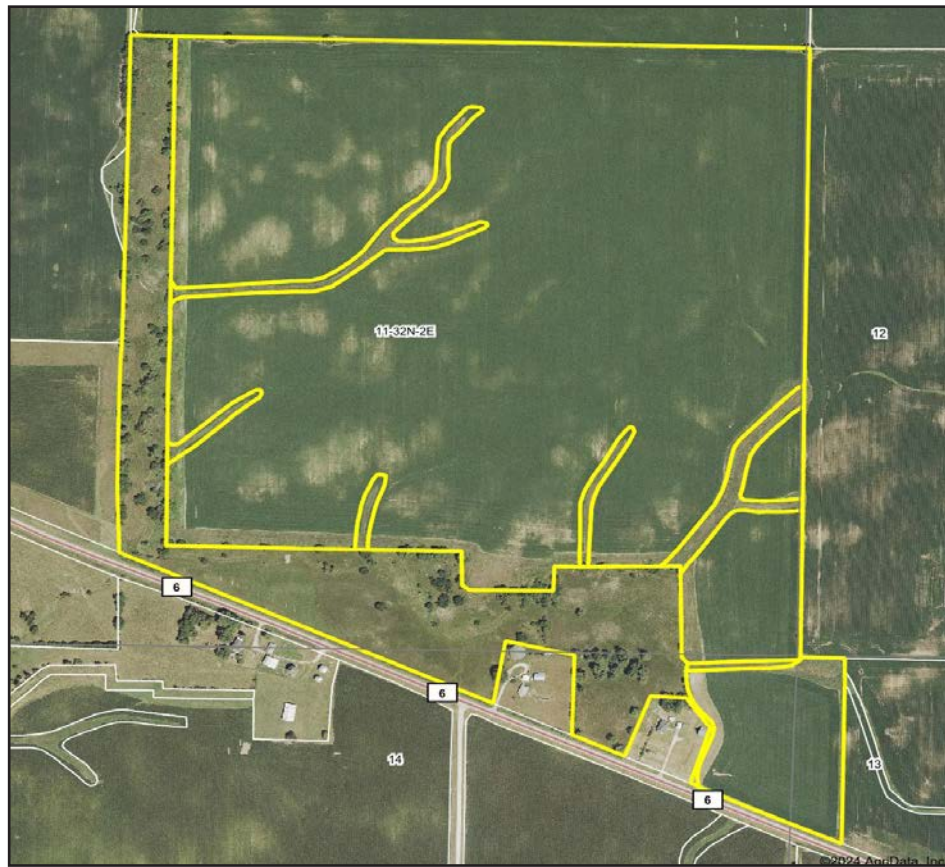


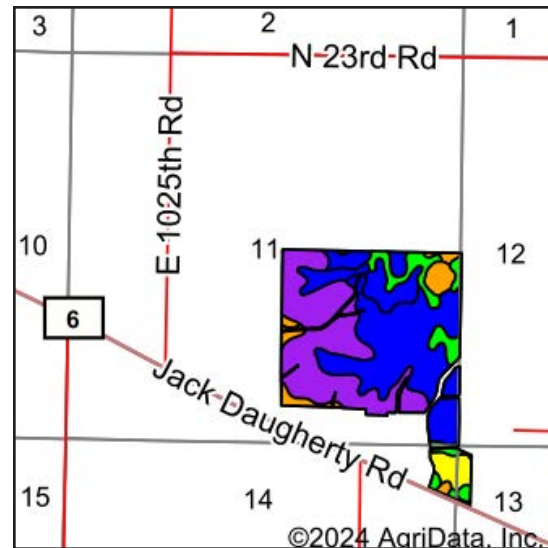
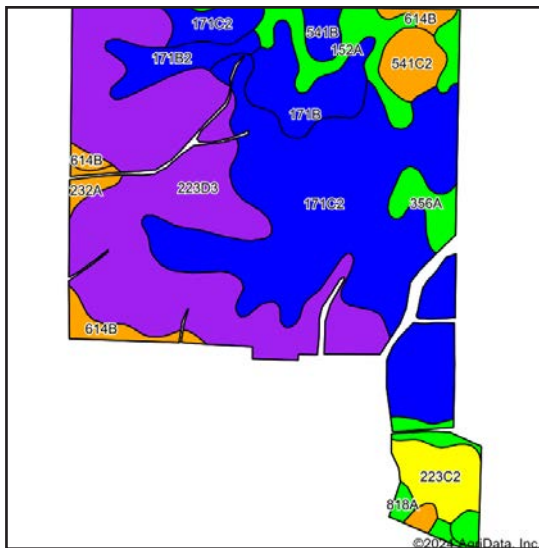
SOUTH PART DEER PARK WEST PART VERMILION
DEER PARK TWP. →

T.32N.-R.2E.



Boundaries and acreages are approximate.





Area Symbol: IL099, 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 hay, T/A	Crop productivity index for optimum management
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	47.99	36.6%		FAV	**174	**55	**68	**6.30	**128
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	44.72	34.1%		FAV	**133	**43	**54	**4.20	**98
**171B	Catlin silt loam, 2 to 5 percent slopes	6.76	5.2%		FAV	**185	**58	**72	**6.70	**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	5.92	4.5%		FAV	**195	**63	**66	**5.80	**144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	5.78	4.4%		FAV	**195	**63	**73	**5.60	**144
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	4.87	3.7%		FAV	**149	**47	**60	**4.60	**109
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.91	3.0%		FAV	**178	**56	**69	**6.50	**131
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	3.44	2.6%		FAV	**170	**55	**66	**5.00	**127
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	3.28	2.5%		FAV	**170	**53	**66	**5.60	**125
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.68	1.3%		FAV	**170	**56	**65	**5.10	**127
**541B	Graymont silt loam, 2 to 5 percent slopes	1.67	1.3%		FAV	**181	**56	**70	**5.90	**133
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	1.04	0.8%		FAV	190	61	75	3.50	141
Weighted Average						161.6	51.5	63.2	5.4	119.1

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 Il. Soils EFOTG

^a Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

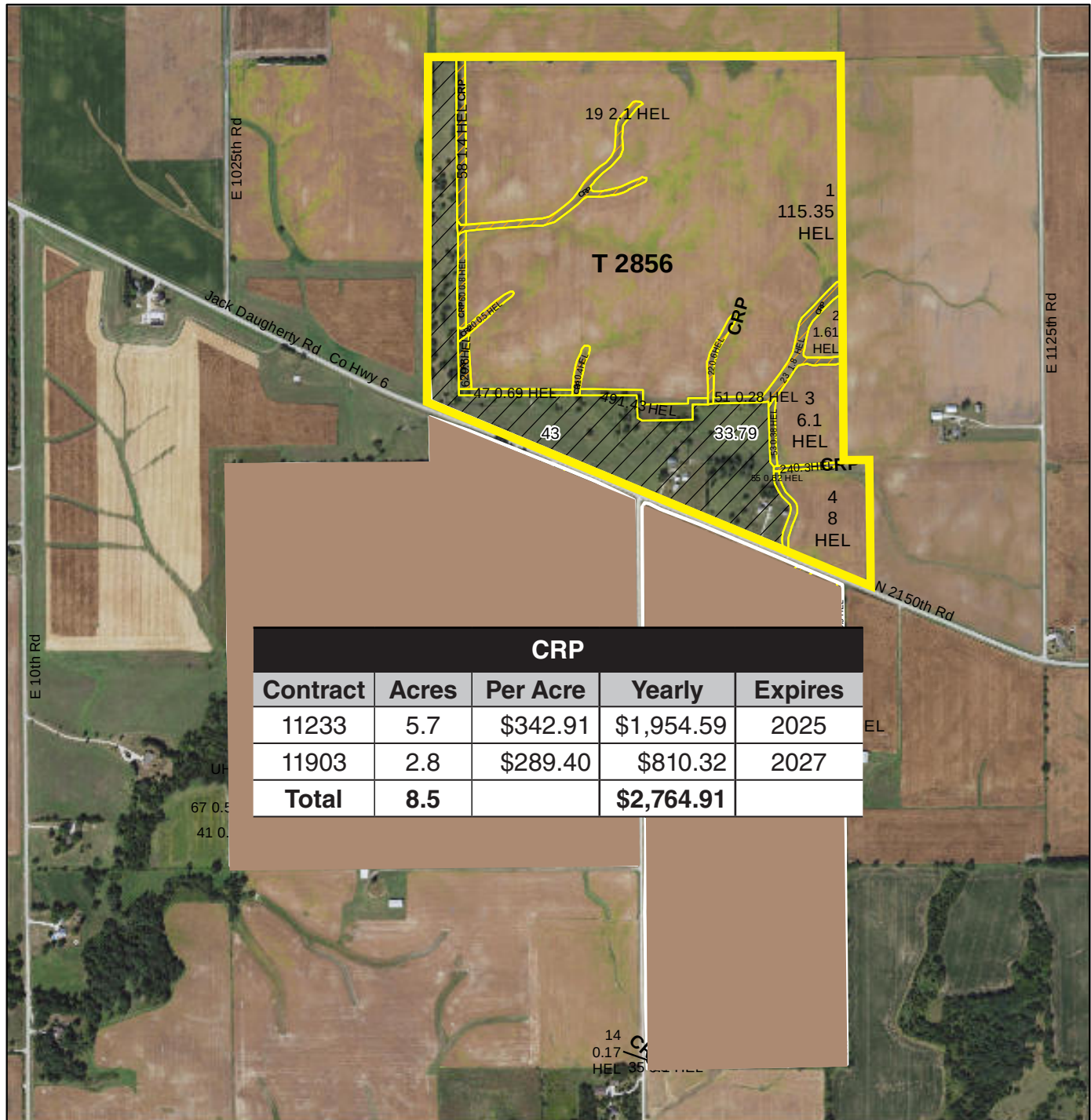


Boundaries and acreages are approximate.



United States
Department of
Agriculture

La Salle County, Illinois

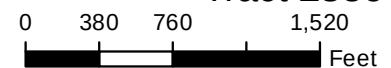


CRP				
Contract	Acres	Per Acre	Yearly	Expires
11233	5.7	\$342.91	\$1,954.59	2025
11903	2.8	\$289.40	\$810.32	2027
Total	8.5		\$2,764.91	

Common Land Unit	
Non-Cropland	Conservation Reserve Program
Cropland	Tract Boundary
street100k_j_ill_utm	

Wetland Determination Identifiers

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



2025 Program Year

Map Created October 07, 2024

Farm 688
Tract 2856

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 : 688
Prepared : 11/6/24 4:08 PM CST
Crop Year : 2025

Operator Name :
CRP Contract Number(s) : 11141, 11232, 11233, 11524, 11571, 11903, 13149
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
470.68	384.59	384.59	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	331.22		0.00		53.37	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	213.70	0.00	167	

TOTAL **213.70** **0.00**

Tract Number : 2856

Description : G13-SE1/4SEC11,NE1/4SE1/4,N1/2 Sec 14 T32N R2E
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CARL WEBER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

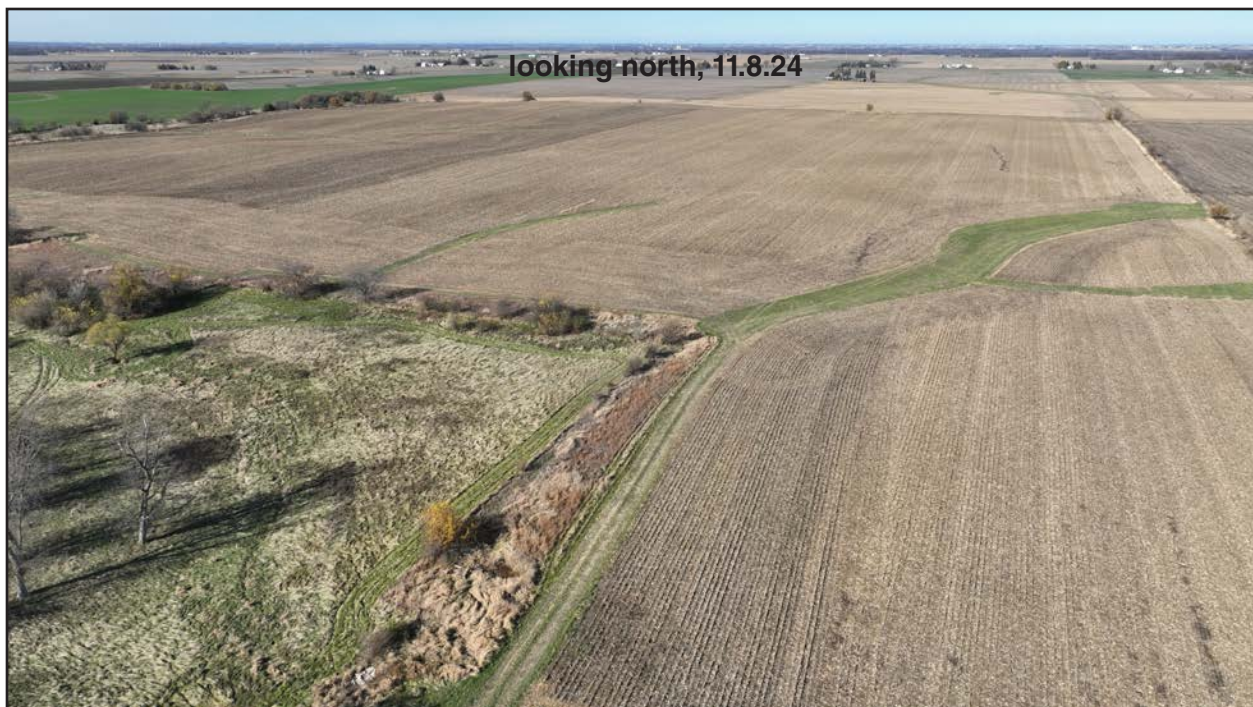
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
441.65	373.79	373.79	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	324.82	0.00	48.97	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	213.70	0.00	167

TOTAL **213.70** **0.00**





Land Pro LLC



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, we offer professional caring for the land, through good stewardship, to provide a positive return on investment.



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.

Professional Land Specialists

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Land Auctions | Land Consulting



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