

Mary Friestad Farm

Adjacent to Ottawa, Illinois



looking east, 11.26.24

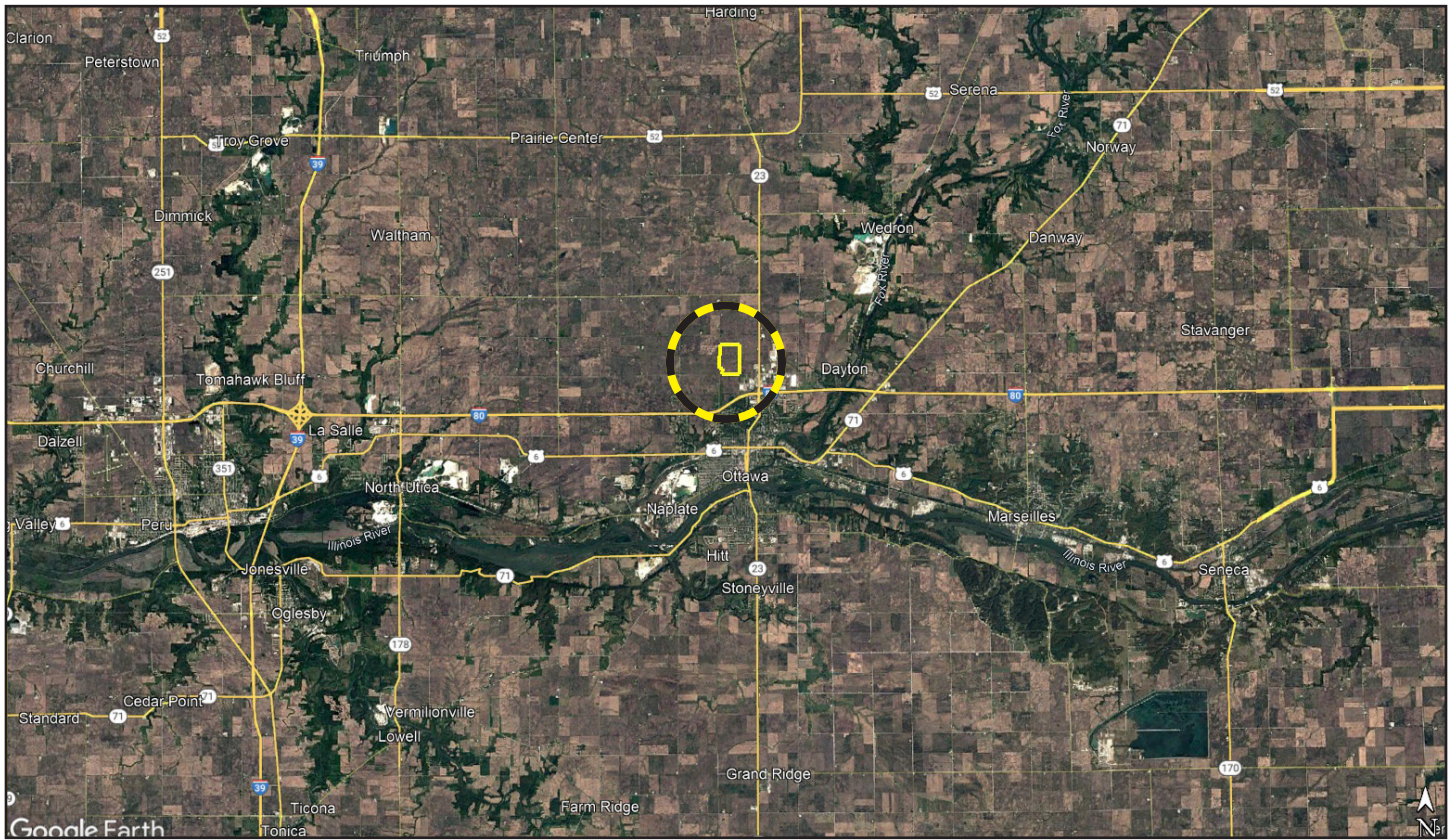


Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Seller's Agent
Land Pro LLC

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2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us
December 13, 2024

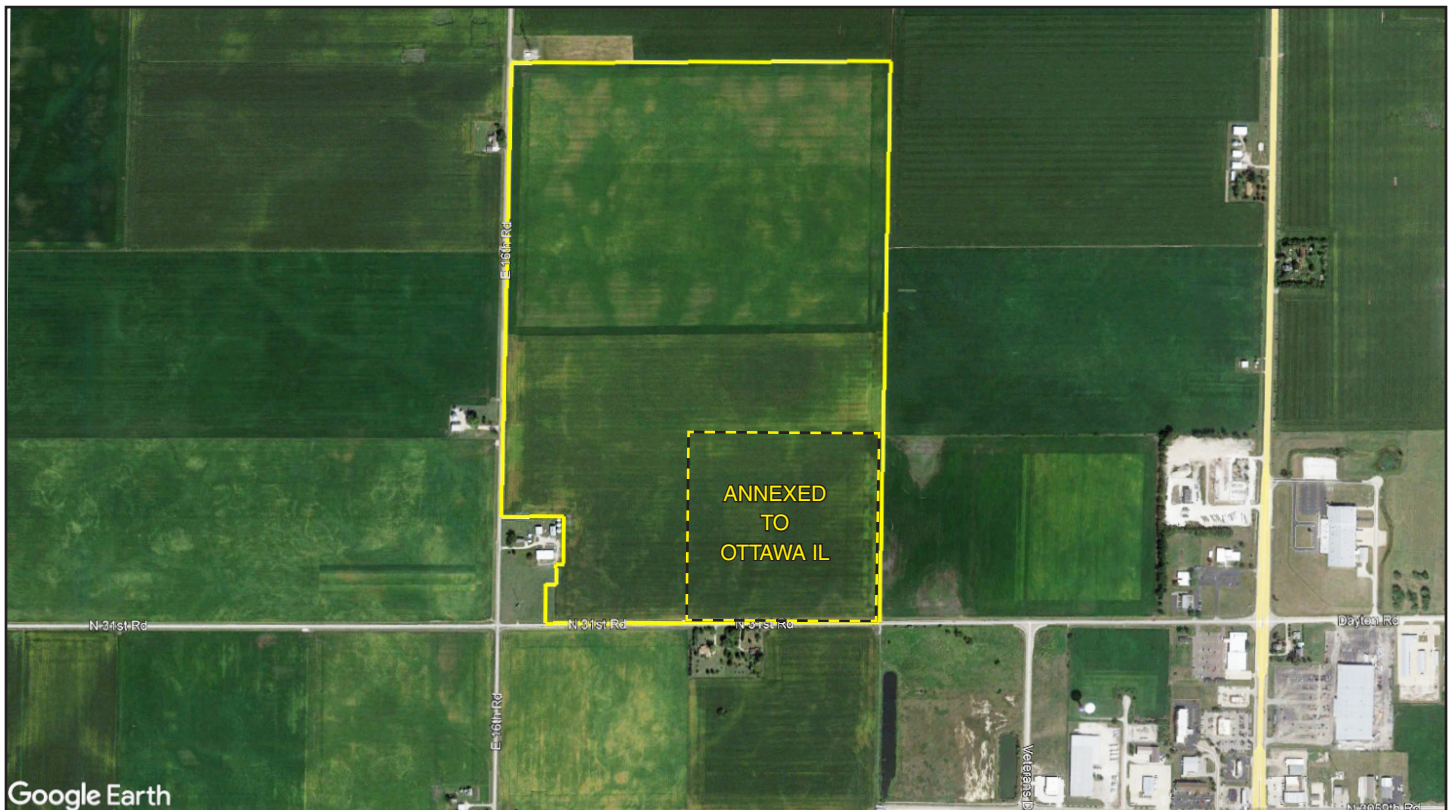
Mary Friestad Farm

232.99± tax acres (228.27± tillable acres) | Section 26 | Wallace Township | T.34N.-R.3E. | LaSalle County, IL



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

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Boundaries and acreages are approximate.

**Partially Annexed to Ottawa, Illinois. Excellent Investment Opportunity.
Highly Productive (PI 136.9)**

acreage	-	232.99± tax acres (228.27± tillable acres-est)
description	-	Part of the W½ of Section 26, Wallace Township, T.34N.-R.3E., LaSalle County, IL
soils	-	Productivity Index - 136.9 Harpster, Elburn, Flanagan, Drummer, Plano, Elpaso, Flanagan-Catlin, Peotone
price	-	\$4,356,913 (\$18,700/acre)
taxes (2023)	-	\$13,053.64 (\$56.02/ac) estimated
PIN	-	13.26.101.000, 13.26.303.000, 13.26.304.000, 13.26.305.000 (annexed to Ottawa, IL)
buildings	-	none
lease	-	open for 2025
soil test	-	Available upon request.
frontage	-	Autumnwood Drive, N 31 st Road (Dayton Road)

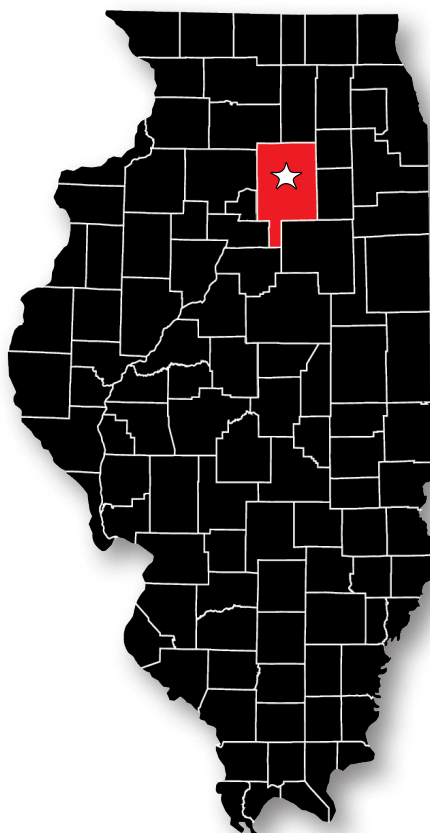
**Mary Friestad Farm
5-Year Yield Average**

Corn	Soybeans
234	67

**Northern Partners Coop
November 22, 2023
north 113.1 acres**

av pH - 6.6
av P - 56.4
av K - 462.2

Within Illinois, the Mary Friestad Farm is partially annexed to Ottawa and is 12.9 miles east of LaSalle, 74.9 miles northeast of Bloomington, 76.5 miles northeast of Peoria, 83.1 miles southwest of Chicago, 83.5 miles southeast of Rockford, 95.7 miles southeast of Moline, 143.0 miles northeast of Springfield.
GPS 41.382990, -88.853437



**FSA Information
Farm 7306 | Tract 2160
ARC-CO**

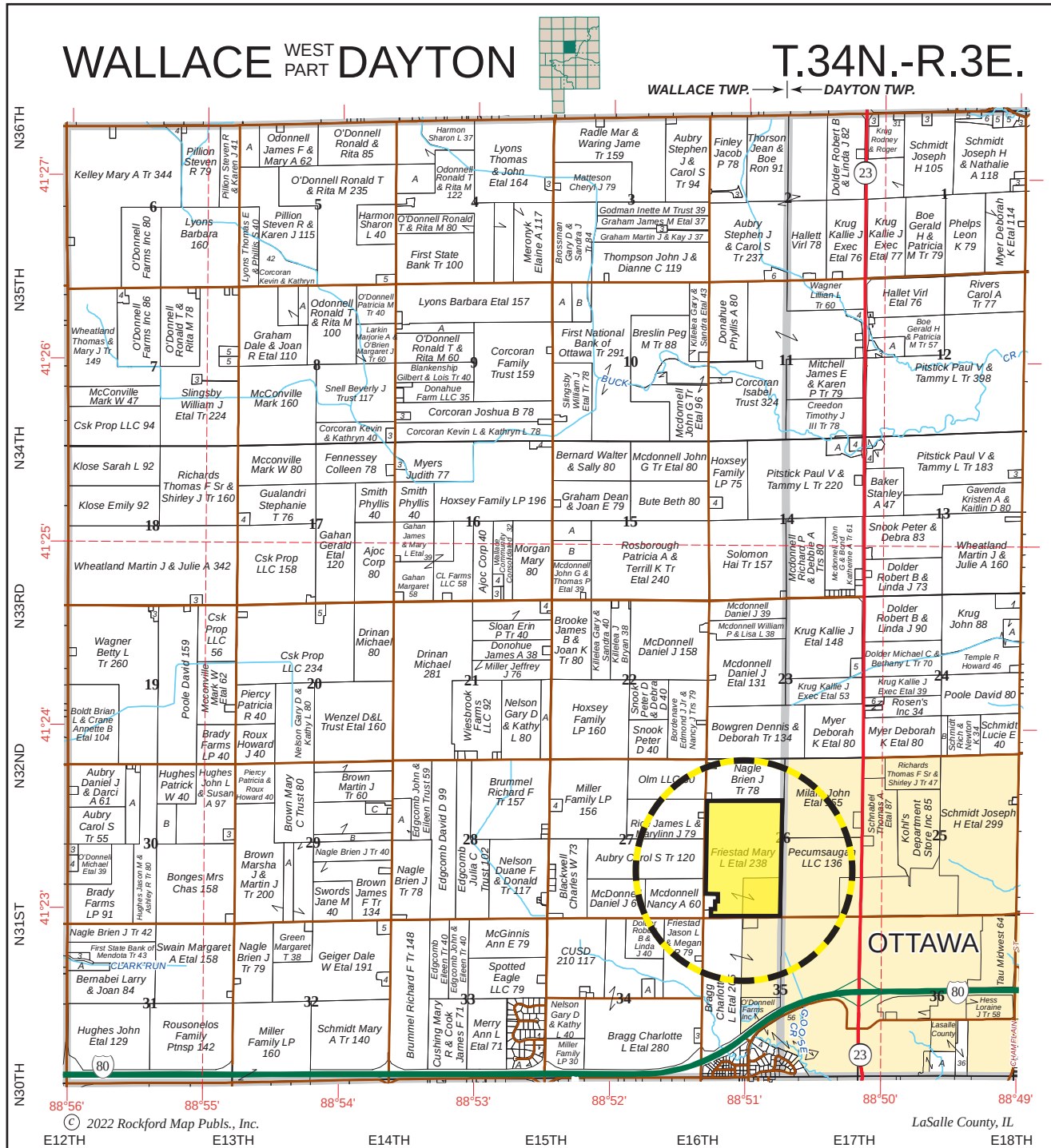
Commodity	Base Acres	County Yield
Corn	39.20	165
Soybeans	38.60	48

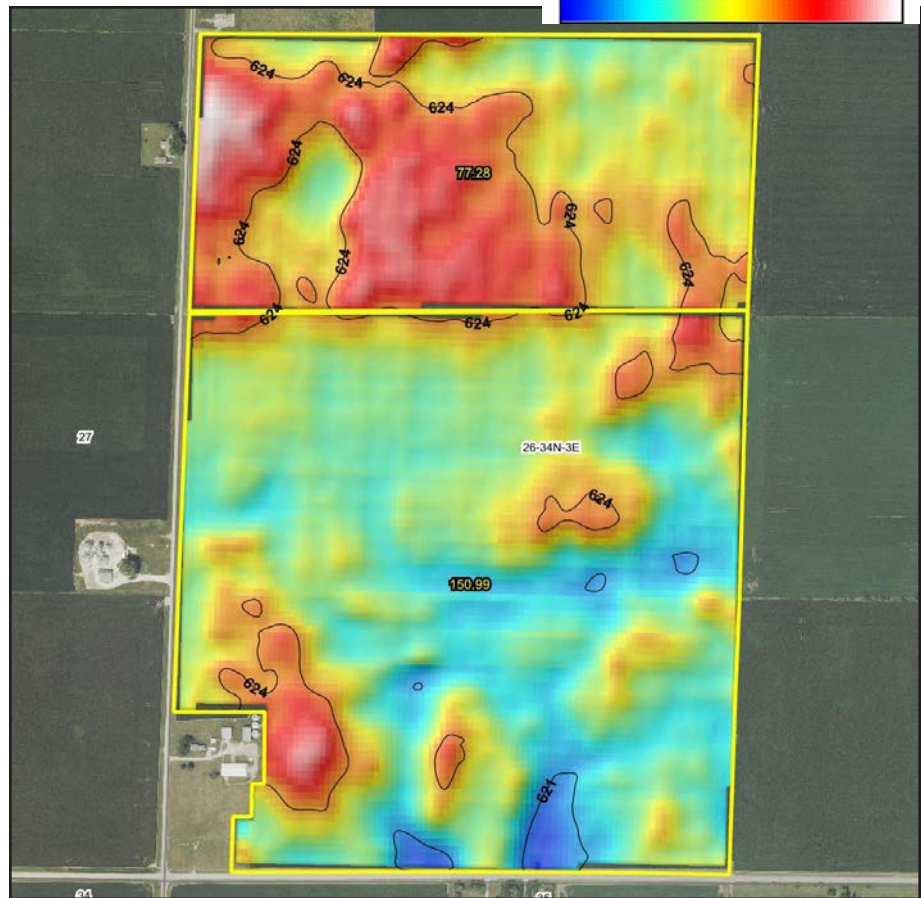
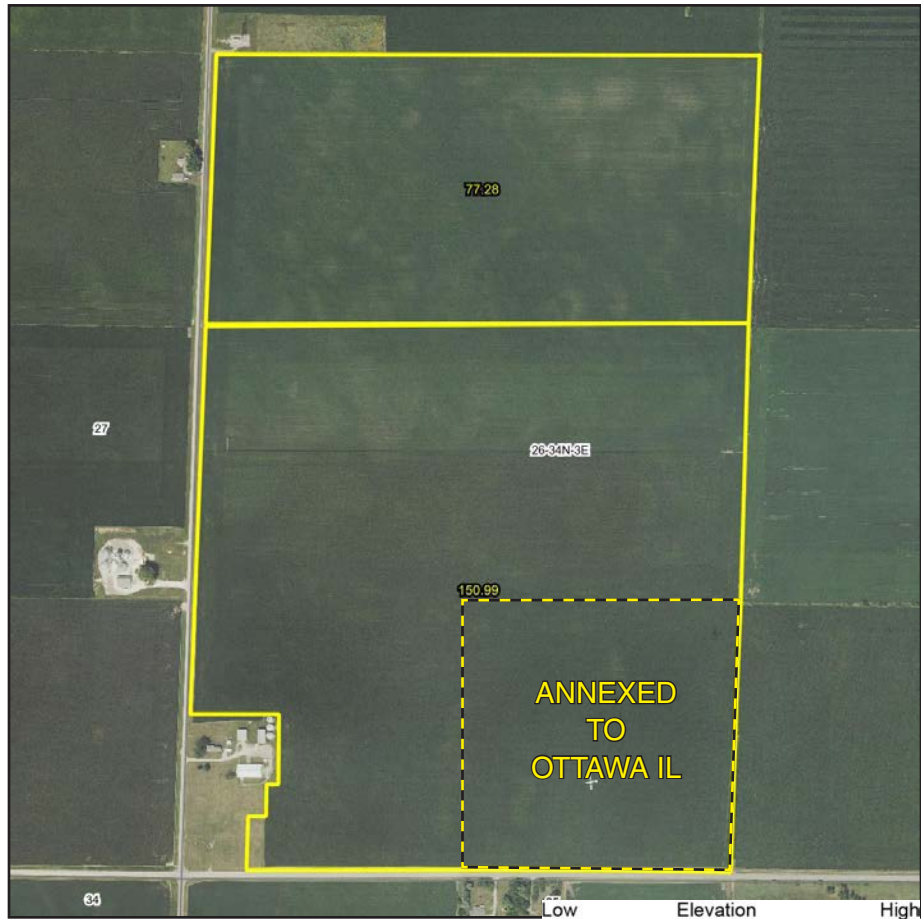
**FSA Information
Farm 7306 | Tract 2161
ARC-CO**

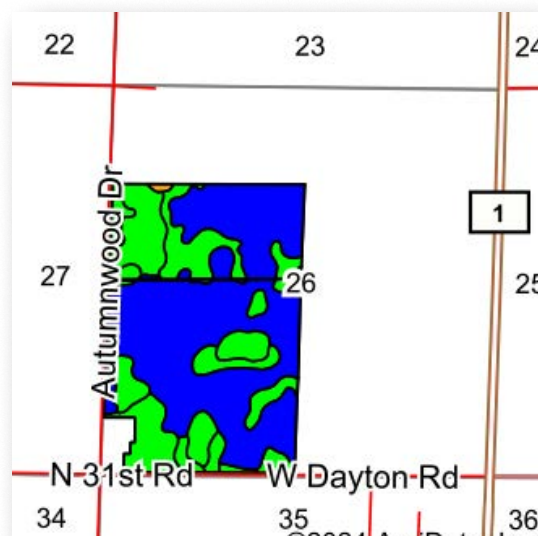
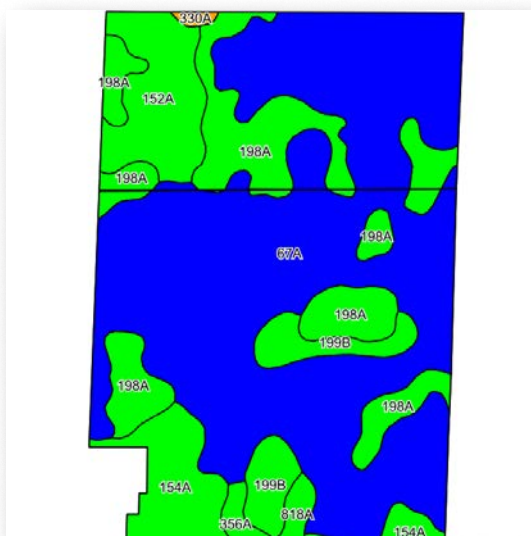
Commodity	Base Acres	County Yield
Corn	74.80	165
Soybeans	75.30	48

From the I-80 and Illinois 23 exit, travel north for approximately .4 miles to N 31st Road, turning left (west). Travel approximately .5 miles to the Mary Friestad Farm which will be on your right (north).









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 e hay, T/A	Crop productivity index for optimum management
**67A	Harpster silty clay loam, 0 to 2 percent slopes	138.84	60.8%		FAV	**182	**57	**68	**5.40	**133
198A	Elburn silt loam, 0 to 2 percent slopes	40.66	17.8%		FAV	197	61	74	5.80	143
154A	Flanagan silt loam, 0 to 2 percent slopes	16.27	7.1%		FAV	194	63	77	5.90	144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	16.11	7.1%		FAV	**195	**63	**73	**5.60	**144
**199B	Plano silt loam, 2 to 5 percent slopes	10.31	4.5%		FAV	**192	**59	**73	**6.90	**141
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	3.20	1.4%		FAV	**195	**63	**66	**5.80	**144
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	2.26	1.0%		FAV	190	61	75	3.50	141
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.62	0.3%		FAV	**164	**55	**61	**5.00	**123
Weighted Average						187.1	58.8	70.3	5.6	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 Il. 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.



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 7306
Tract 2160

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).

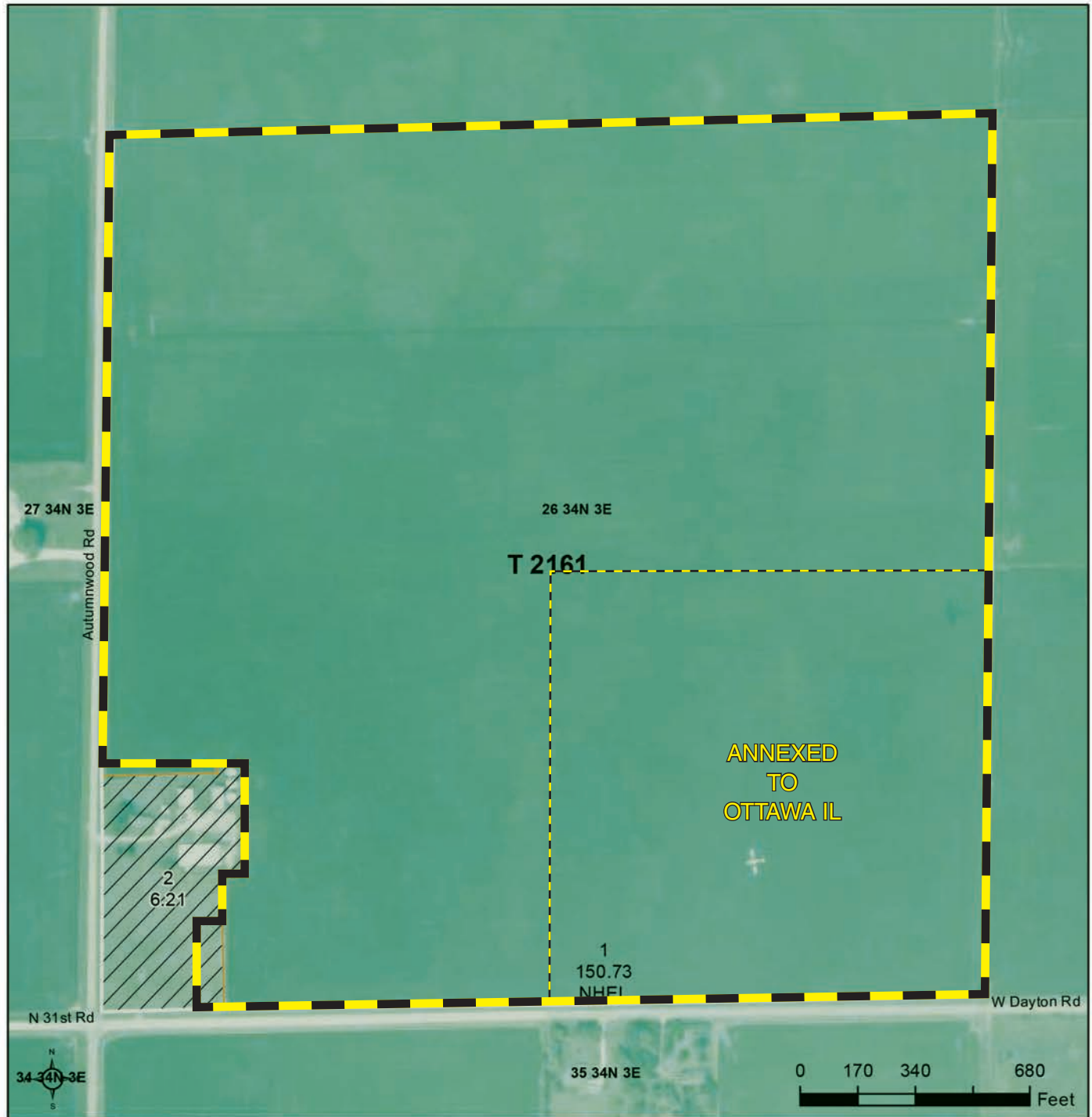


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La Salle County, Illinois



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Farm 7306
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Boundaries and acreages are approximate.



looking northwest



looking north



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.

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Professional Land Specialists

8.14.24

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