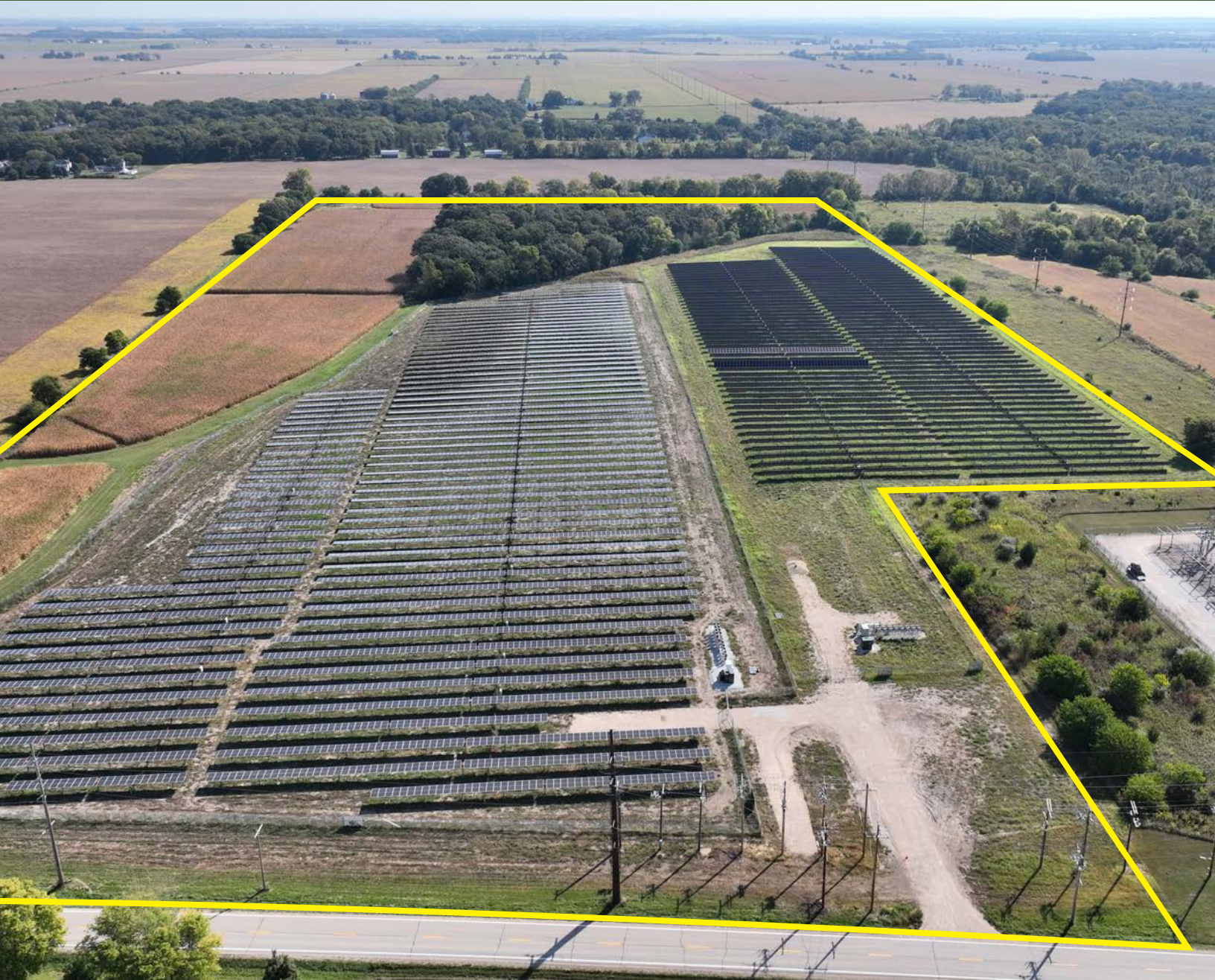


Solarfield Farm



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

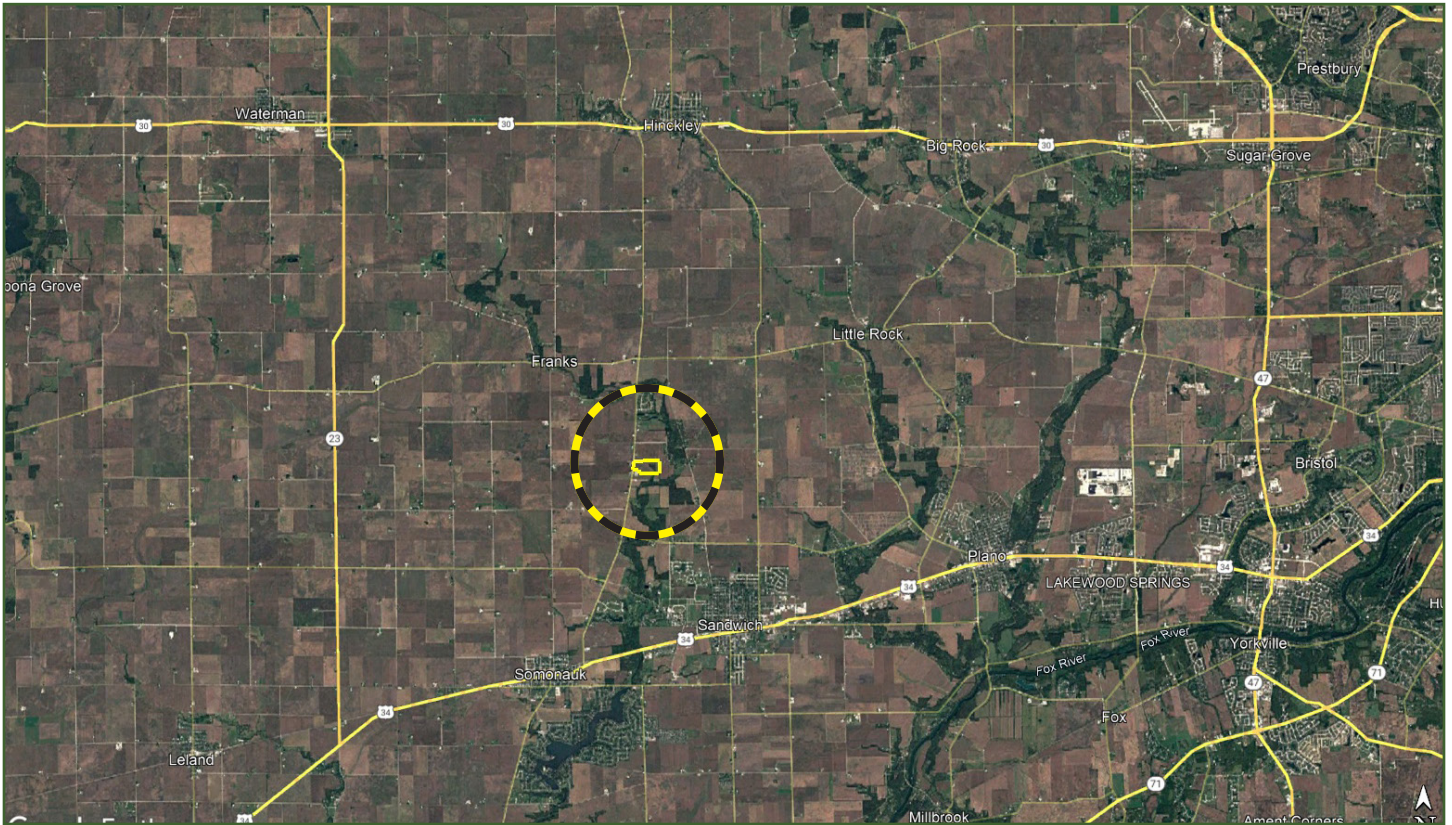
815.546.8276c | jason@landprollc.us
2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us
January 8, 2025

Professional Land Specialists



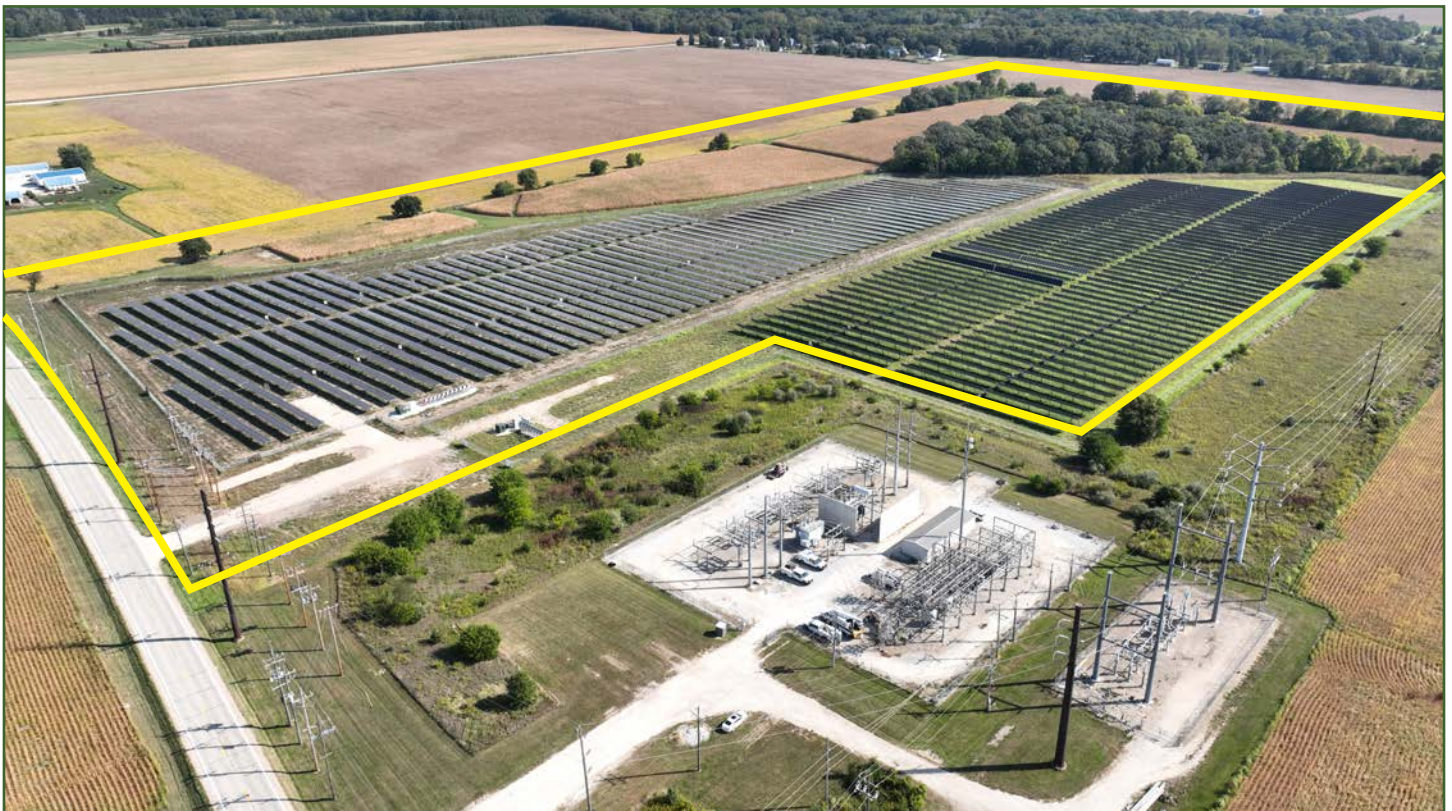
Solarfield Farm

56.94± tax acres (30.752± solar acres) | Sec 15 | Somonauk/Sandwich Twps | T.37N.-R.5E. | DeKalb County, IL



Jason J. Lestina, ALC AFM

Licensed IL, IN Real Estate Managing Broker | Accredited Land Consultant | Accredited Farm Manager
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 815.546.8276 | jason@landprollc.us



Boundaries and acreages are approximate.

Summit Ridge Solar Leases (20-year term)**\$1,250 per acre, per year, paid monthly with 2% annual escalator and three 5-year extension options.****Engel 1 Solar Lease (15.53 acres) Operating commencement January 10, 2023****Engel 1A Solar Lease (15.222 acres) Operating commencement October 1, 2023**

acreage	-	56.94± tax acres (17.42± FSA tillable acres, 6.99± timber acres, 30.752± solar acres)
description	-	part of the N½, Section 15, Somonauk Township, T.37N.-R.5E., DeKalb County, IL (9.81 ac) part of the N½, Section 15, Sandwich Township, T.37N.-R.5E., DeKalb County, IL (47.13 ac)
soils	-	Productivity Index - 116.9 (Mayville, Sabina, Flanagan, Birkbeck)
price	-	\$1,024,920 (\$18,000/acre)
taxes (2023)	-	\$1,896.44 (\$33.30/ac)
PIN	-	18.15.100.006, 19.15.200.002
farm lease	-	farm lease open for 2025
soil test	-	Available upon request.
frontage	-	Somonauk Road

**Solarfield Farm
Yield History**

	Corn	Soybeans
2024	233	-
2023	-	64
2022	218	-
2021	171	-
2020	181	-

**Advanced Crop Care
Spring 2022**

av pH - 6.0
av P - 62
av K - 335

FSA Information

Farm 4937 | Tract 9654
ARC-County

Commodity	Base Acres	County Yield
Corn	14.89	143
Soybeans	4.82	41

The Solarfield Farm is 4.2 miles northwest of Sandwich, 29.7 miles northeast of Mendota, 62.2 miles northwest of Chicago, 62.6 miles southeast of Rockford, 102.0 miles north of Bloomington, 121.0 miles northeast of Moline, 170.0 miles northeast of Springfield.

GPS 41.685132, -88.653661

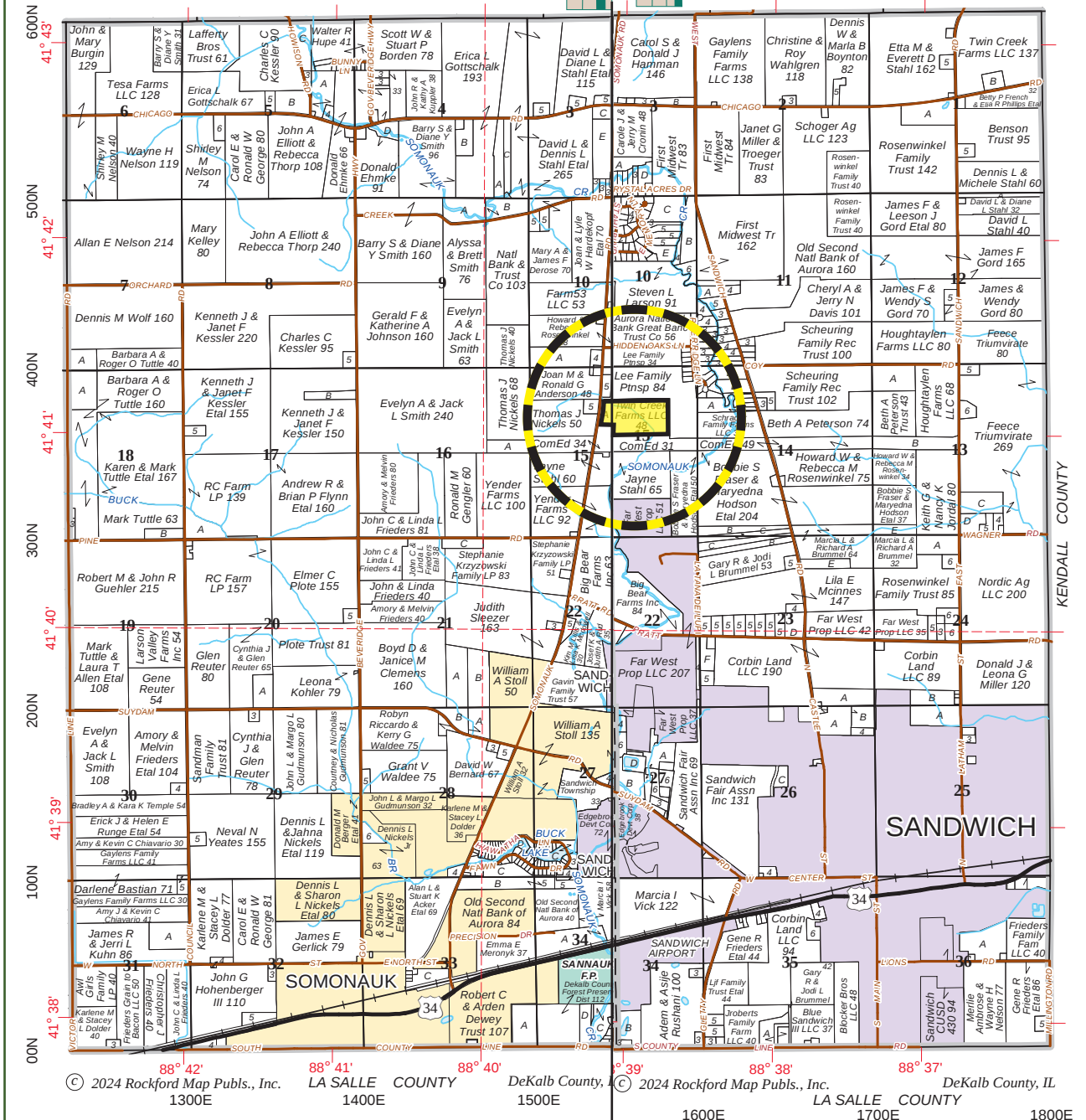


From the intersection of Center Street and Main Street in Sandwich, Illinois, travel west 2.4 miles on Center Street (turns into Suydam Road), then north 2.0 miles on Somonauk Road (Co Hwy 10).

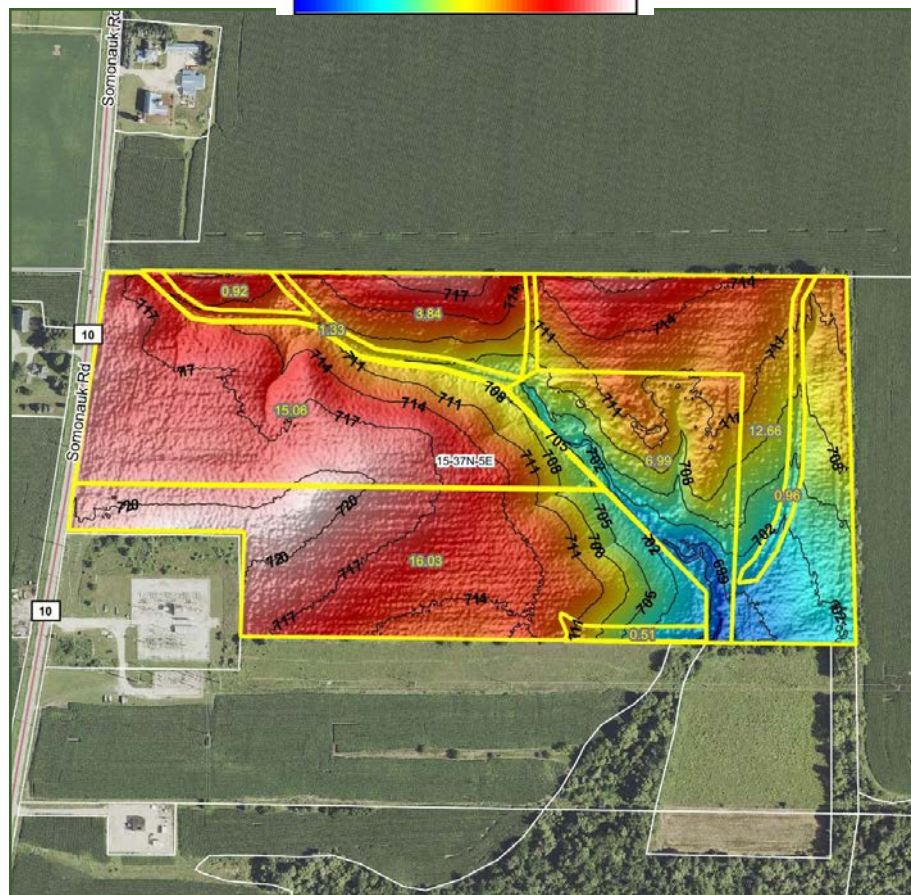
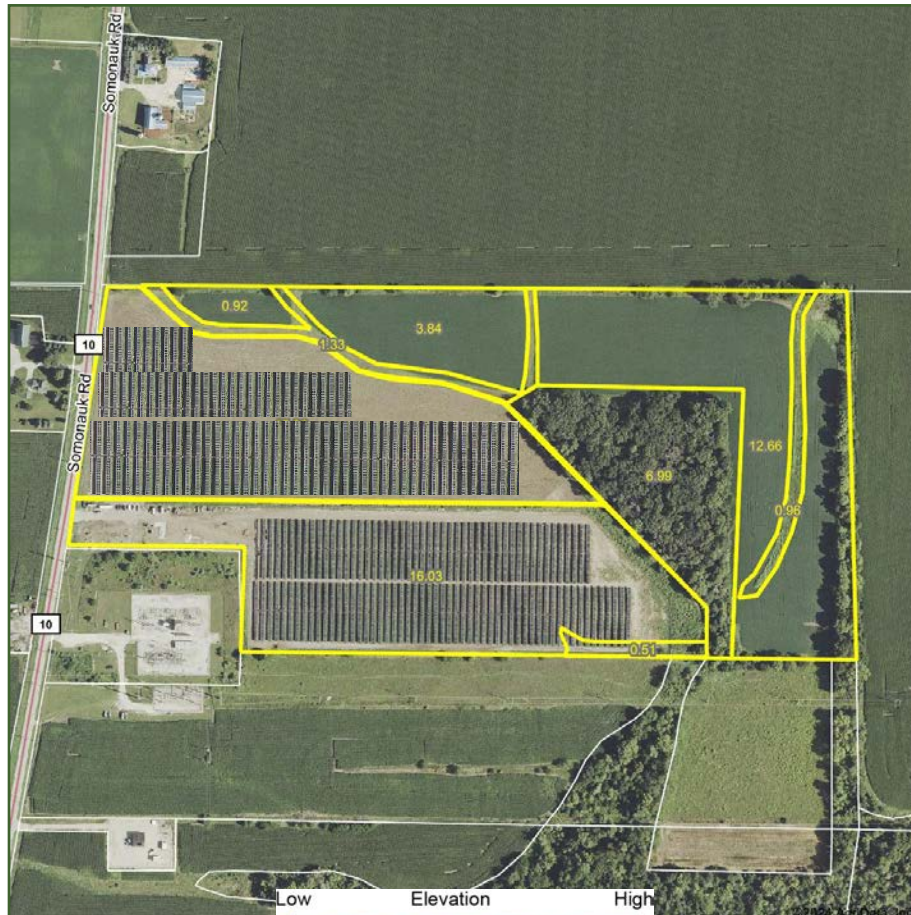
From the intersection of IL 38 and 4th Street (IL 23), travel south for 11.1 miles, then east on US Hwy 30 for 5.2 miles, turning south on Somonauk Road (Co Hwy 10) for 5.8 miles.

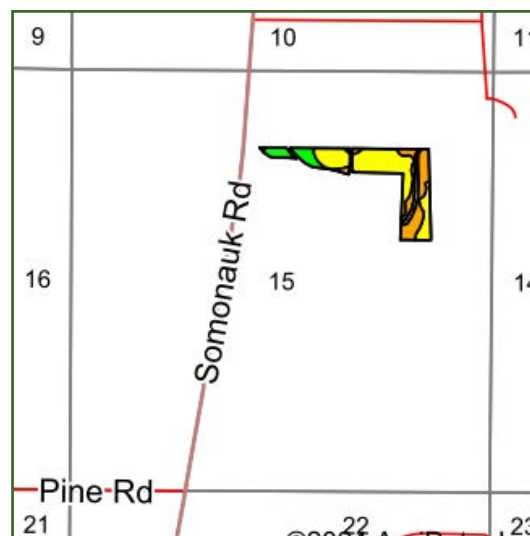


Boundaries and acreages are approximate.

SOMONAUK
T.37N.-R.5E.SANDWICH
T.37N.-R.5E.

Boundaries and acreages are approximate.





Area Symbol: IL037, Soil Area Version: 18

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
**193B	Mayville silt loam, 2 to 5 percent slopes	8.19	47.0%		FAV	**146	**48	**59	**3.90	**108
236A	Sabina silt loam, 0 to 2 percent slopes	5.01	28.8%		FAV	168	52	65	5.10	122
154A	Flanagan silt loam, 0 to 2 percent slopes	2.16	12.4%		FAV	194	63	77	5.90	144
193A	Mayville silt loam, 0 to 2 percent slopes	1.85	10.6%		FAV	149	49	60	4.00	110
**233B	Birkbeck silt loam, 2 to 5 percent slopes	0.21	1.2%		FAV	**165	**51	**65	**5.00	**121
Weighted Average						158.8	51.2	63.1	4.5	116.9

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.

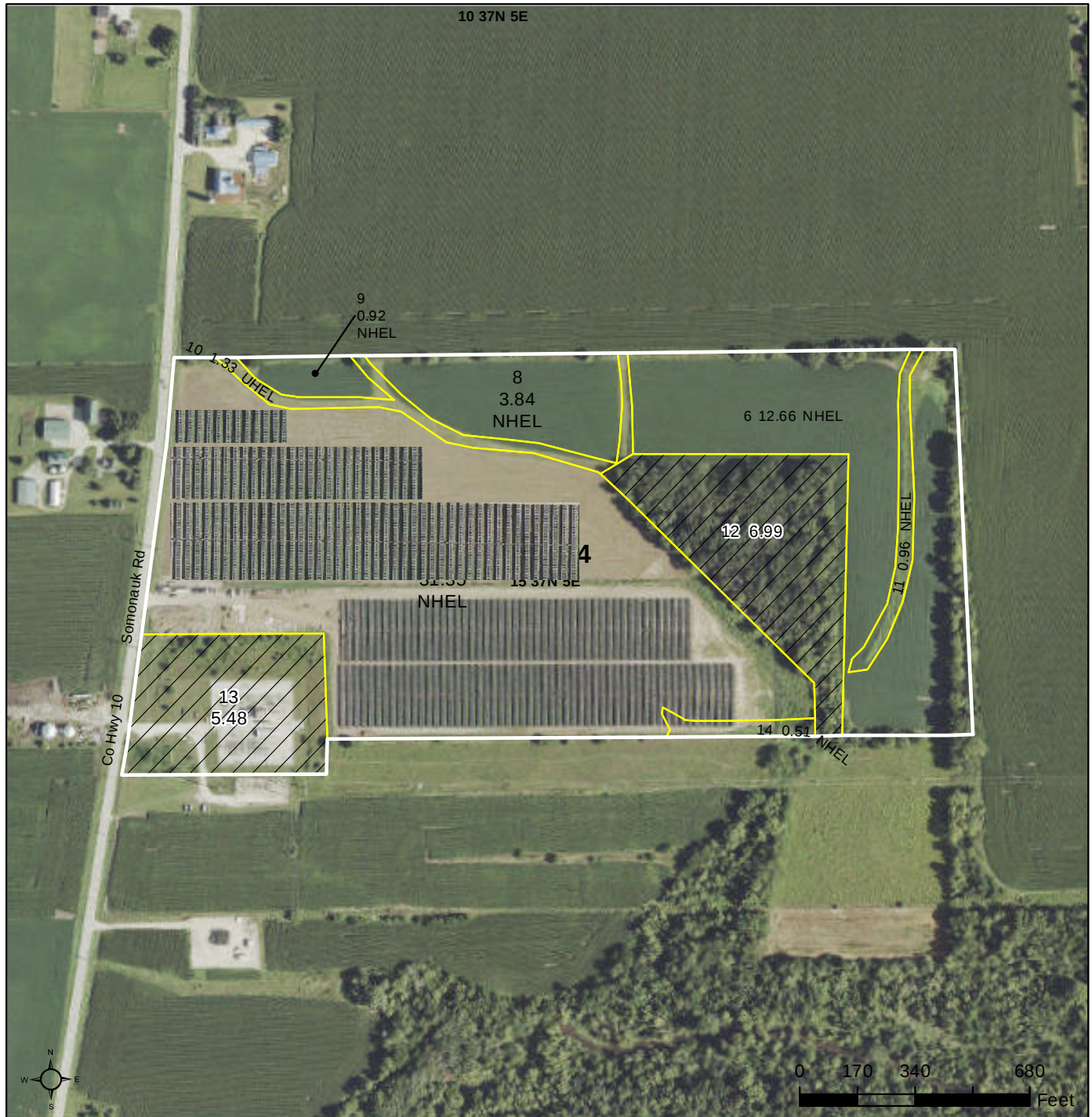
looking east, 9.10.24





United States
Department of
Agriculture

DeKalb 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 06, 2024

Farm 4937

Tract 9654

IL037_T9654

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
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4937
Prepared : 8/15/24 8:58 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
64.04	19.71	19.71	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	19.71		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	14.89	0.00	143	
Soybeans	4.82	0.00	41	0
TOTAL	19.71	0.00		

Tract Number : 9654

Description : SEC 15 SOMONAUK
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
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
64.04	19.71	19.71	0.00	0.00	0.00	0.00	0.0

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	14.89	0.00	143
Soybeans	4.82	0.00	41
TOTAL	19.71	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, we offer 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.

Ray L. Brownfield ALC AFM
Designated Managing Broker | Owner
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us



Professional Land Specialists



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Jason J. Lestina ALC AFM

Licensed Illinois Real Estate Managing Broker
Licensed Indiana Real Estate Managing Broker
Accredited Land Consultant
Accredited Farm Manager



Land Brokerage | Farm Management

Land Auctions | Land Consulting



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