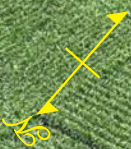


Smith Road Farm

Tremendous Investment Opportunity

EXCLUDED



AN AFFILIATE OF PEOPLES COMPANY

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

Land Pro LLC, an Affiliate of Peoples Company

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

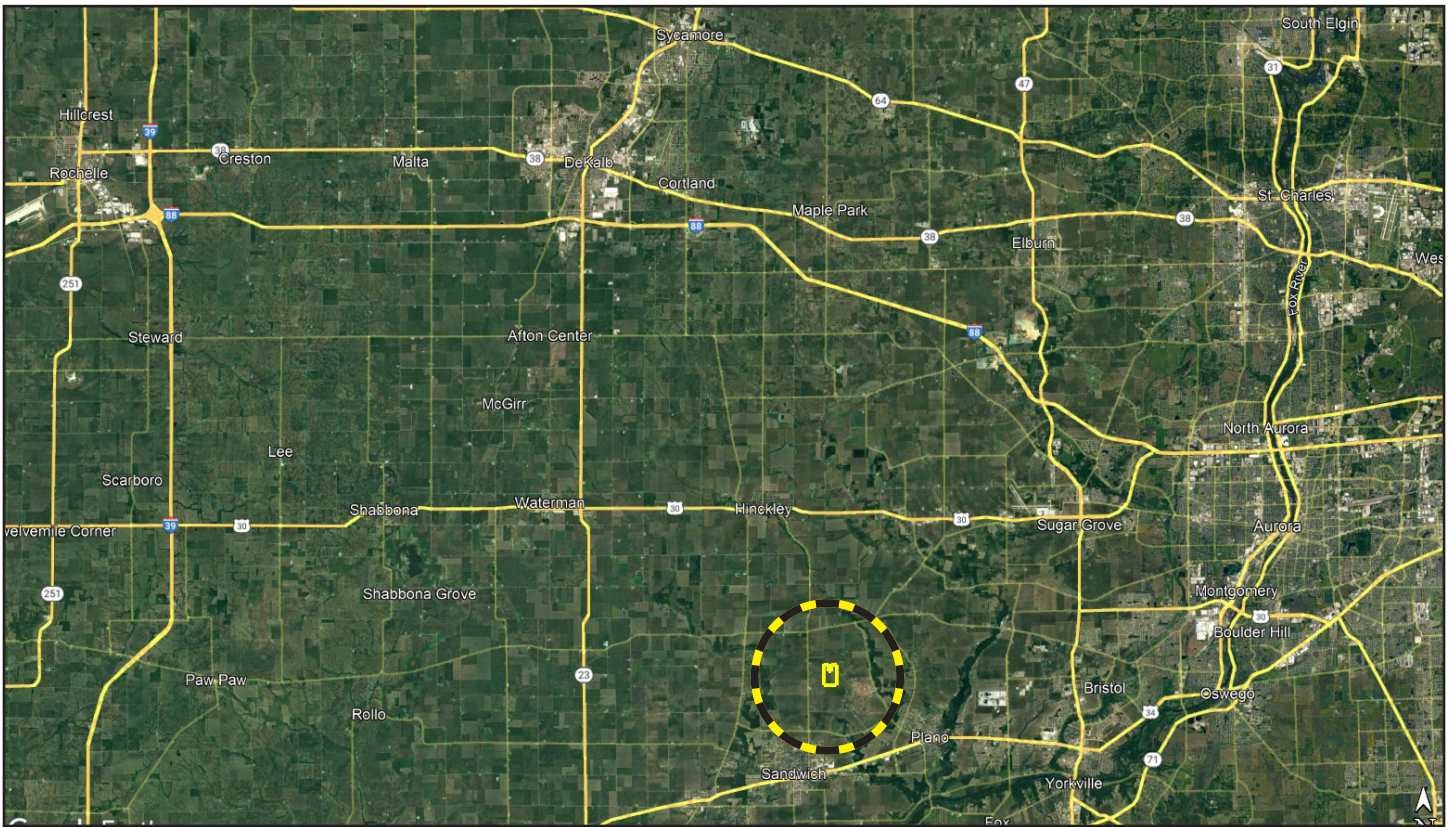
August 5, 2025

Professional Land Specialists



Smith Road Farm

164.7592± survey acres (164.38± tillable acres) | Sec 7, 18 | Little Rock Township | T.37N.-R.6E. | Kendall County, IL



Ray L. Brownfield, ALC AFM | Designated Managing Broker

Land Pro LLC, an Affiliate of Peoples Company | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



Google Earth



Boundaries and acreages are approximate.

**Great location. Tremendous investment opportunity.
Highly productive Class A Soils (PI 141.6)**

acreage	-	164.7592± survey acres (164.38± tillable acres-est)
description	-	Part of the SW¼ of Section 7 and part of the NW¼ of Section 18, Little Rock Township, T.37N.-R.6E., Kendall County, IL
soils	-	Productivity Index - 141.6 (Flanagan, Elpaso, Catlin)
price	-	\$2,883,286 (\$17,500/acre)
taxes (2024)	-	\$10,243.86 (\$62.17/ac)
PIN	-	01.07.300.002, 01.18.100.004
buildings	-	none
soil test	-	Available upon request.
frontage	-	Smith Road

**FSA Information
Farm 2315 | Tract 1261**

Commodity	Base Acres	County Yield
Corn (PLC)	94.02	169
Soybeans (ARC-CO)	32.21	52

**FSA Information
Farm 2315 | Tract 7997**

Commodity	Base Acres	County Yield
Corn (PLC)	31.36	169
Soybeans (ARC-CO)	10.75	52

**Smith Road Farm
Yield History**

	Corn	Soybeans
2024	234.0	74.5
2023	228.0	64.0
2022	220.0	74.0
2021	218.0	61.0
2020	194	60

**Hy Ground Soil Management
May 24, 2022
West 89.21 acres**

av pH - 6.8
av P - 63.3
av K - 165

**Hy Ground Soil Management
May 5, 2020
East 80.46 acres**

av pH - 6.9
av P - 48.2
av K - 150

Within Illinois, the Smith Road Farm is 4.7 miles northwest of Plano, 56.2 miles southwest of Chicago, 64.8 miles southeast of Rockford, 108.0 miles northeast of Bloomington, 115.0 miles northeast of Moline, 177.0 miles northeast of Springfield.

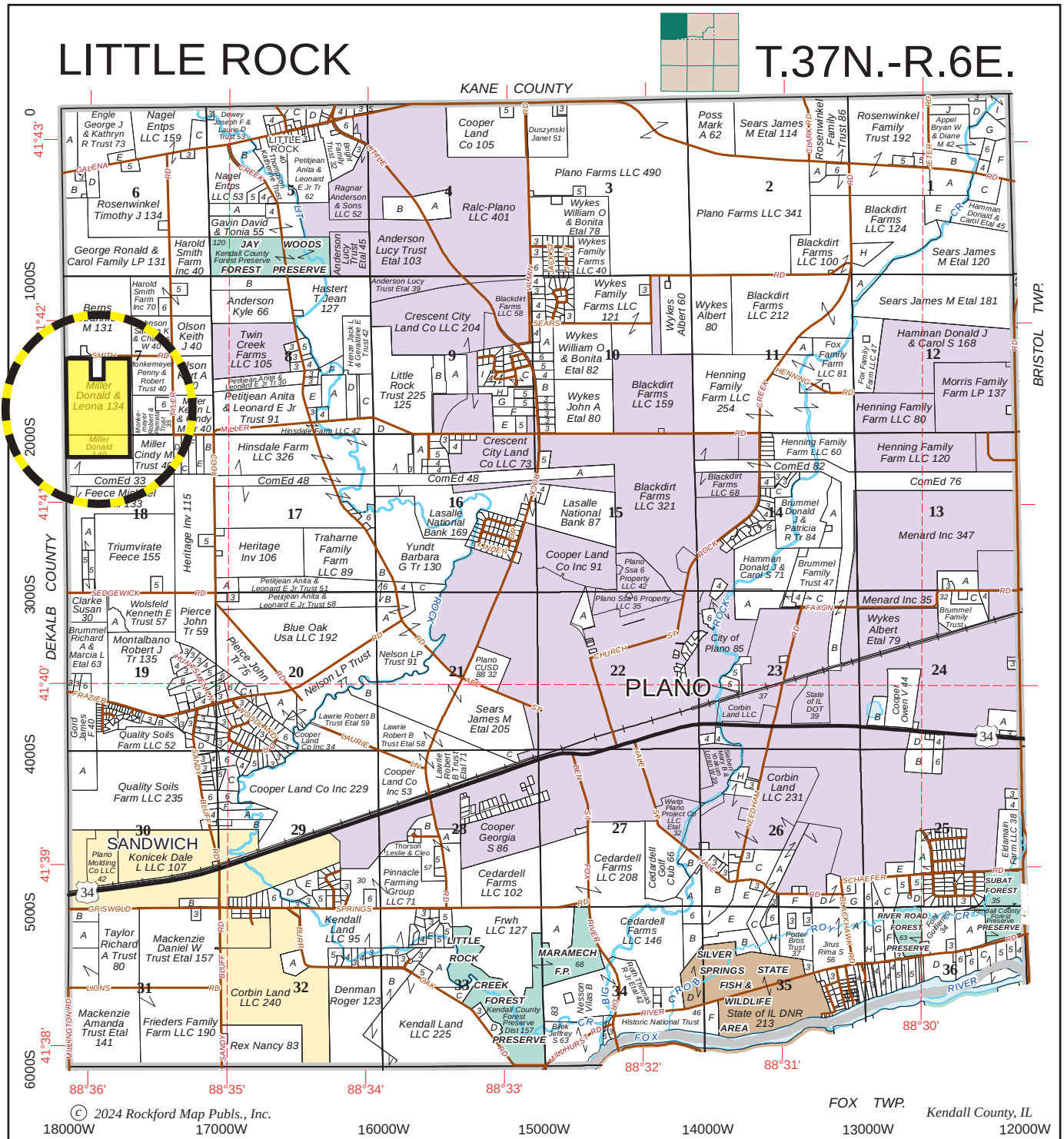
GPS 41.69678, -88.59527



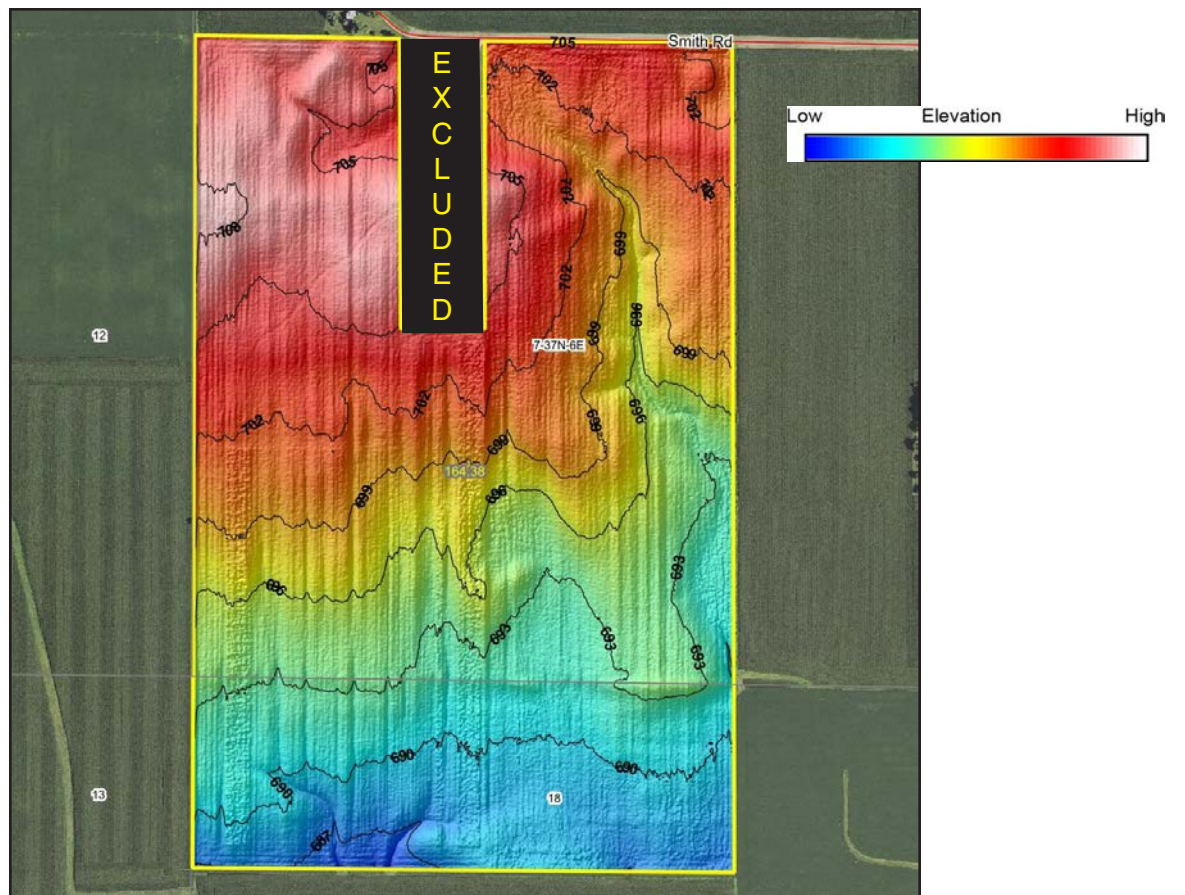
From the Center Street and Main Street intersection in Plano, Illinois, travel north for 0.2 miles turning west on Abe Street. Continue on Abe Street (turns into Creek Road) for 2.6 miles, turning west on to Miller Road. Continue on Miller Road (1.6 miles), then head north on Tyler Road (1.6 miles) turning west on Smith Road for 1.0 mile.

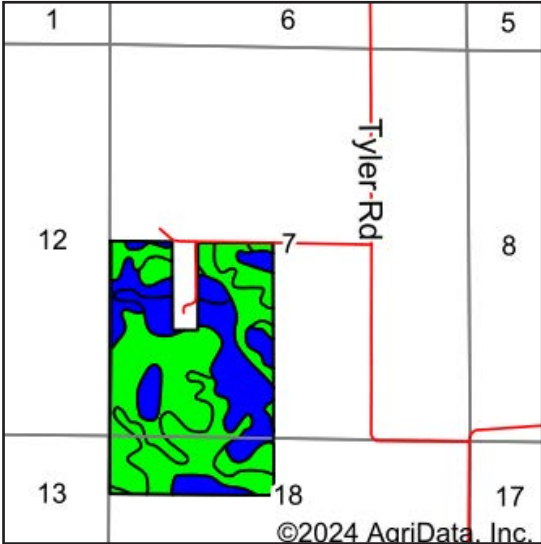
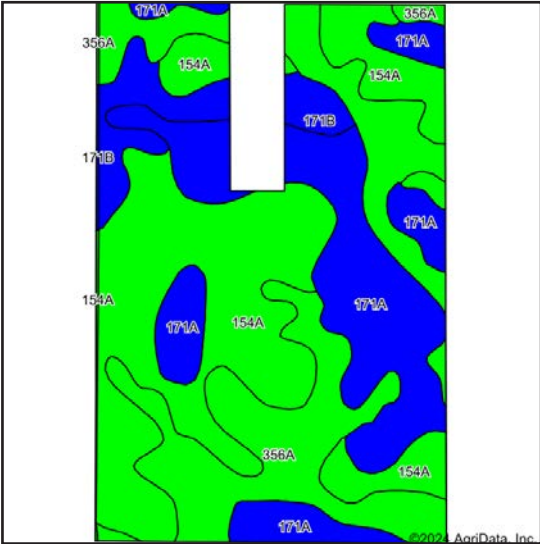


Boundaries and acreages are approximate.



Boundaries and acreages are approximate.





Area Symbol: IL037, Soil Area Version: 18 Area Symbol: IL093, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	62.07	37.8%		FAV	194	63	77	5.90	144
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	46.14	28.1%		FAV	**195	**63	**66	**5.80	**144
**171A	Catlin silt loam, 0 to 2 percent slopes	44.46	27.0%		FAV	**185	**58	**72	**6.70	**137
**171B	Catlin silt loam, 2 to 5 percent slopes	10.67	6.5%		FAV	**185	**58	**72	**6.70	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	0.46	0.3%		FAV	194	63	77	5.90	144
**171B	Catlin silt loam, 2 to 5 percent slopes	0.35	0.2%		FAV	**185	**58	**72	**6.70	**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.23	0.1%		FAV	**195	**63	**66	**5.80	**144
Weighted Average						191.2	61.3	72.2	6.1	141.6

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.

7.28.25



Boundaries and acreages are approximate.



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 2315
Tract 1261

IL037_T1261

Tract Cropland Total: 127.41 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
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2315
Prepared : 9/13/24 10:57 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Tract Number : 1261

Description : R11/2 Sec 7 Little Rock
FSA Physical Location : ILLINOIS/KENDALL
ANSI Physical Location : ILLINOIS/KENDALL
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DONALD J MILLER TRUST NO 101
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
131.64	127.41	127.41	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	127.41	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	94.02	0.00	169
Soybeans	32.21	0.00	52
TOTAL	126.23	0.00	

NOTES



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 2315
Tract 7997

IL037_T7997

Tract Cropland Total: 42.51 acres

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Boundaries and acreages are approximate.

ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2315
Prepared : 9/13/24 10:57 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Tract Number : 7997

Description : R11/2 Sec 18 Little Rock
FSA Physical Location : ILLINOIS/KENDALL
ANSI Physical Location : ILLINOIS/KENDALL
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DONALD J MILLER TRUST NO 101
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.51	42.51	42.51	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	42.51	0.00	0.00	0.00	0.00	0.00

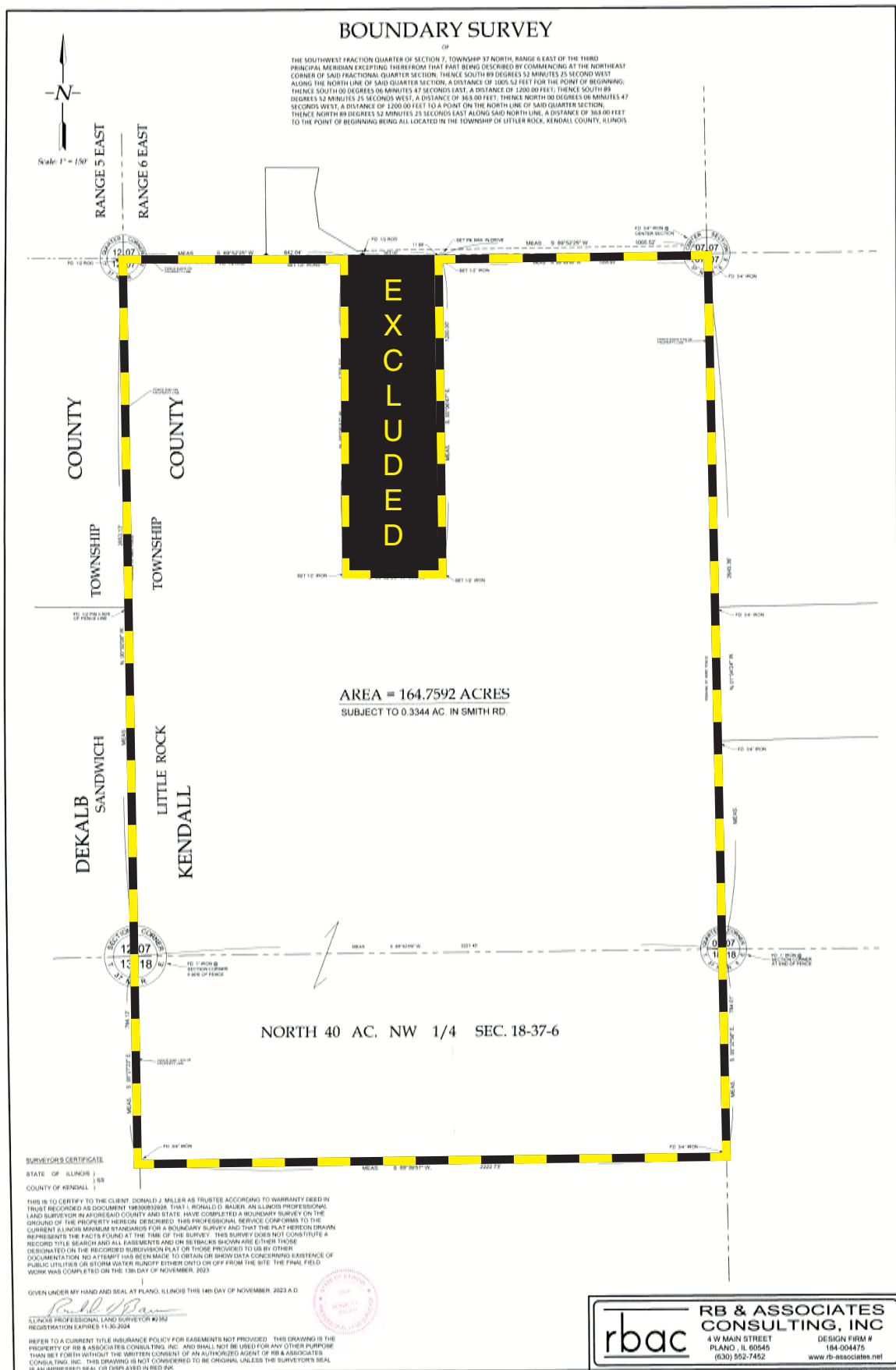
Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	31.36	0.00	169
Soybeans	10.75	0.00	52
TOTAL	42.11	0.00	

NOTES





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