



December 2023

The November newsletter contained a sizeable amount of information regarding the Brazil and Latin America grain markets. We are now hearing that Brazil continues to be plagued with bad weather conditions, causing some of the soybean acreage to be planted for a third time. It is way too early to predict the effect these weather conditions will have on final yields, but we sure could benefit from less soybean and corn production coming to the market to compete with our export market.

We may not always agree with China's geopolitical agenda, but frankly we need China regarding trade. From Agri-Pulse Daybreak: "Farm groups are warning Congress that revoking China's trade status could set off a new trade war that would have serious repercussions for the United States ag economy. A select House Committee that has been investigating United States/China relations is considering a series of policy recommendations that could include ending China's permanent normal trade status, an action that could lead to higher tariffs on Chinese exports. More than a dozen farm groups say in a letter to the committee, the recent Oxford Economics Report estimate Chinese retaliation would ultimately slash United States ag exports by 30%."

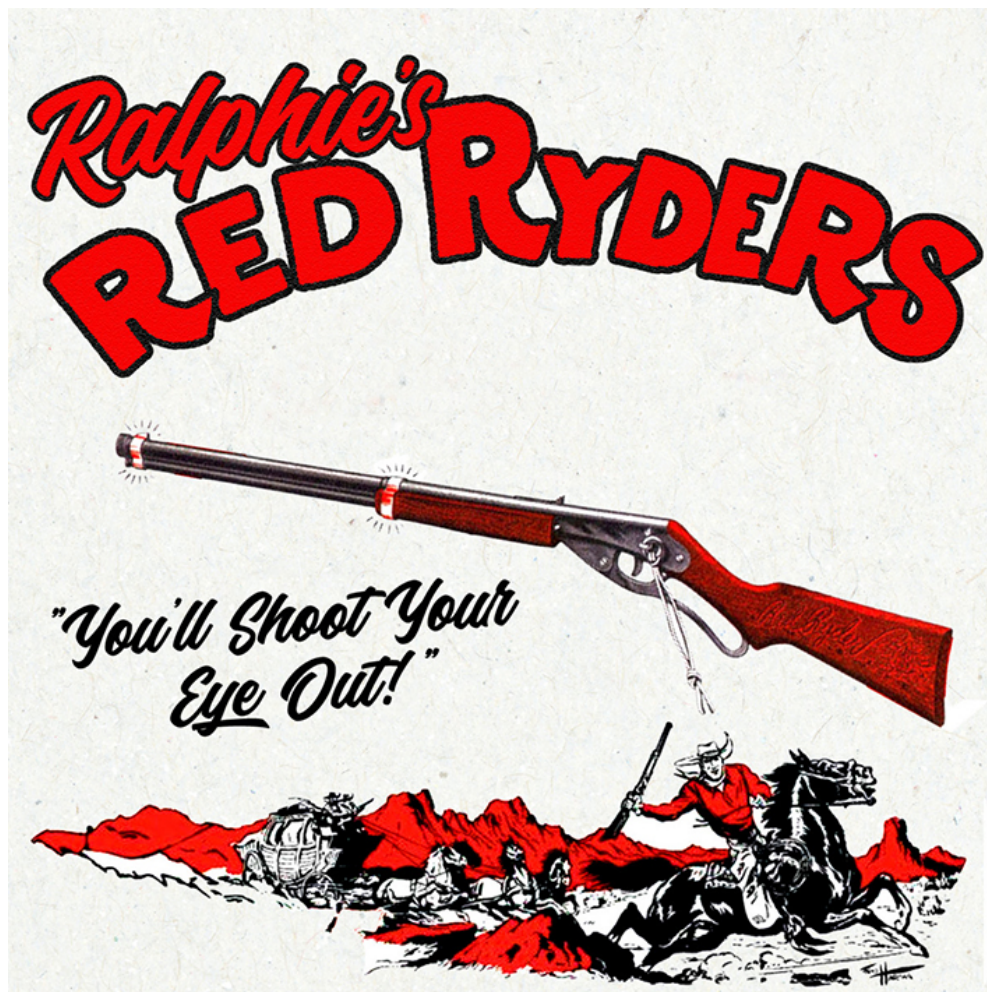
It may sound like a broken record, but relations with China, and growing

commodity production from Brazil, will shape the economic future of the United States corn and soybean production for a long time to come.

On a more positive note, in most areas where [Land Pro LLC](#) manages farms, the crop yields were above expectations, considering the dry weather conditions. Commodity prices are lower than we would like, but it is not unusual for this time of year. I am cautiously optimistic we will see some improvement before planting begins.

Good demand remains for the purchase of farmland. In most cases, land prices remain stable to slightly weaker in areas of lesser quality soils and poorer drainage. It is still not unusual in areas of very high-quality soils and excellent drainage for an auctioned farm to sell for \$18,000 - \$21,000 per acre. On the other hand, farmland with lesser quality soils, or if poorly drained, the sale price could be \$12,000 - \$14,000 per acre. The market is very area specific.

[Land Pro LLC](#) recently auctioned a 161.454-acre farm North of Freeport in Stephenson County which brought \$9,978.56 per acre from local buyers. The farmland had an average Productivity Index of 113.3, which is a Class C soil. The expectation was the farmland would sell at \$9,000.00 per acre and all were very pleased with the result.



It is nearly Christmas which means my Christmas Eve birthday is right around the corner. Life, as we get older, is all about memories and the following is one of my fondest birthday memories.

I was about five years old and up to that time, the older kids on the rural school bus had not convinced me there was no Santa Claus. It was Christmas Eve and

my Dad asked me to help grind corn to feed our feeder calves. In the driveway of the corn crib, we hooked-up a belt from the 1942 "H" to what was called a hammermill, which ground ear corn into feed for the feeder calves located in the nearby shed. It took about an hour and after we finished, we were coated with the corn dust from grinding the ear corn. It was night by then and the moon was full.

We were walking up to our farmhouse and Dad pointed up to the house roof and said there appeared to be enough snow for Santa to land his sleigh and reindeer. (We had about six inches of snow.) My Dad asked me what I hoped Santa would bring. My wish was for a Daisy Red Ryder BB Gun. Sure enough, I got up Christmas morning and there was my Red Ryder, but what I remember the most was helping to feed our cattle that Christmas Eve and the walk with my Dad up to our farmhouse. I felt much pride on that beautiful winter evening, knowing I loved the farm and being a part of helping.

My wish now is for peace and joy this holiday season and new year filled with health, happiness, and prosperity!

~ Ray

Ray L. Brownfield, ALC AFM
Designated Managing Broker | Owner
Accredited Land Consultant
Accredited Farm Manager

Land Pro LLC Listings



Simpson Farm

20th ANNIVERSARY
2003-2023

Ray L. Brownfield
ALC AFM
Land Pro LLC
Designated Seller's Agent
landprollc.us

Viola Township
Lee County, Illinois

320.00± tax acres
(320.08± FSA tillable acres)

PI 134.4

Town Hall Road
Rural Road

Simpson Trust Farm

Class A Soils

Excellent Location in Lee County, Illinois

The 320.00 tax acre **Simpson Trust Farm** has Class A soils, a Productivity Index of 134.4, is nearly all tillable, and is tile drained. The property is conveniently located just one mile south of US Hwy 30, 1.5 miles west of IL Route 251, and 4.5 miles west of I-39. The 2022 taxes are \$12,320.70 (\$38.50/acre). A small grain bin is on the property and the zoning is agriculture. The farm lease is open for 2024.

The **Simpson Trust Farm** is located 4.9 miles Northwest of Compton, 30.7 miles Southwest of DeKalb, 39.6 miles South of Rockford, 82.8 miles Northeast of Moline, 81.6 miles West of Chicago, 95.1 miles Northeast of Peoria. GPS 41.74139, -89.11323

Ray L. Brownfield ALC AFM

Designated Seller's Agent

Designated Managing Broker

Accredited Land Consultant

Accredited Farm Manager

Kaneland Farm

20th ANNIVERSARY
2003-2023

RESIDENTIAL DEVELOPMENT POTENTIAL

Kaneland High School

50.217 surveyed acres

Kaneville Township
Section 3
Kane County, Illinois

Ray L. Brownfield
ALC AFM
Land Pro LLC
Designated Seller's Agent
www.landprollc.us

Kaneland Farm

Class A Soils

One Building Permit Allowed per PIN

The **Kaneland Farm** is situated along Meredith Road and has residential development potential. The property is split into three Property Index Numbers (PIN), each containing over 15.00 acres which allows for one single-family home to be built. Its location is just west of Kaneland High School and is near the

Elburn, Illinois commuter rail station.

The 50.217 surveyed acre Kaneland Farm has Class A soils, a Productivity Index of 138.8, and is nearly all tillable. The 2022 taxes are \$3,132.38 (\$59.86/acre), and there are no buildings. The farm lease is open for 2024.

The **Kaneland Farm** is located 4.3 miles Northwest of Kaneville, 54.1 miles Southeast of Rockford, 54.4 miles West of Chicago, 115.0 miles Northeast of Bloomington, 116.0 miles Northeast of Moline, 184.0 miles Northeast of Springfield. GPS 41.886203, -88.537168

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

Victor Farm

20 ANNIVERSARY
2003 - 2023

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Class A Soils

64.3503± surveyed acres
63.48± FSA acres
PI 135.9

Victor Township
Section 12
DeKalb County, Illinois

Orchard Road

Victor Farm
Class A Soils

The **Victor Farm** is a Class A soil farm. The 64.3503 surveyed acres (63.48 FSA acres) have a PI of 135.9 and are in Section 12 of Victor Township in DeKalb County, Illinois.

The 2022 taxes are \$3,775.48 (\$58.67/acre), there are no buildings, and is zoned agriculture. There is frontage along Orchard Road, which forms the North boundary of the farm.

The **Victor Farm** is located 7.1 miles Northwest of Somonauk, 30.0 miles Southeast of the I-39/I-88 at Rochelle interchange, 59.1 miles Southeast of Rockford, 63.5 miles West of Chicago, 103.0 miles Northeast of Bloomington, 106.0 miles Northeast of Moline, 168.0 miles Northeast of Springfield. GPS 41.695936, -88.714508

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**Hudson
Lakes**

**Future Residential Development
231 Single-family Units
annexed to Yorkville, Illinois**

20 ANNIVERSARY
2003 - 2023

Dave Oster
Land Pro LLC
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141.29± surveyed acres | 131.71± FSA acres
Kendall Township | Section 10 | Kendall County, IL

Hudson Lakes
Ready for Development!

Hudson Lakes is platted for a subdivision and is annexed to Yorkville, Illinois. The property is in Section 10 of Kendall Township and contains 141.29± surveyed acres (139.93± tillable acres). The soils have a PI of 124.0 and are comprised mostly of Saybrook, Larose, and Elpaso.

The 2021 real estate taxes were \$5,828.56 (\$41.25/ac), zoning is A-1 (agriculture), there are no buildings, and access is from Penman Road.

The **Hudson Lakes** property is located 12.6 miles West of Plainfield, 48.5 miles Southwest of Chicago, 77.9 miles Southeast of Rockford, 96.2 miles Northeast of Bloomington, 125.0 miles Northeast of Moline, 163.0 miles Northeast of Springfield. 41.615703, -88.417353

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Ashley Point



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Future Residential Development annexed to Yorkville, Illinois



70.00± estimated acres | 64.83± FSA acres
Kendall Township | Section 10 | Kendall County, IL

Ashley Point

Future Development Potential Annexed to Yorkville, Illinois

Ashley Point is situated in Southeastern Yorkville, Illinois with frontage along Ashley Road. Yorkville Middle School, Yorkville Christian High School, and the Raintree Village Subdivision are neighbors to the North and Northwest, creating future development potential for this property.

The 70.00± acre **Ashley Point** property has high Class B/Low Class A soils, with a Productivity Index of 132.6. The 2022 taxes are \$3,346.48 (\$47.80/acre), and there are no buildings.

Ashley Point is located 30.0 miles Northeast of Rockford, 48.2 miles Southwest of Chicago, 76.3 miles Southwest of Rockford, 94.6 miles Northeast of Bloomington, 123.0 miles East of Moline. GPS 41.61063, -88.40752

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Foley Trust Farm



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135.75± tax acres

Selby Township | Section 16 | Bureau County, Illinois

130.21± tillable acres | PI 130.3



Morton building

FAA Registered airstrip

Foley Trust Farm - NEW PRICE

Two Morton Buildings | Airplane Hangar

The [Foley Trust Farm](#) is a unique 135± acre farm in Bureau County, Illinois that features two nice Morton buildings and an airplane hangar along with 130± tillable acres in Section 16 of Selby Township and has a PI of 130.3 (Birkbeck, Catlin, Muscatune, Radford predominant soils). The property also contains an FAA registered lighted one-half mile airstrip that runs East to West.

Great location just 5.5 miles East of the I-180 and US Hwy 6 interchange near Princeton, 5.9 miles Northwest of DePue, 7.3 miles East of Princeton, 29.0 miles West of Ottawa, 54.9 miles North of Peoria, 82.3 miles Southwest of Rockford, 106.0 miles Southwest of Chicago. GPS 41.37729, -89.34928

To find out if the [Foley Trust Farm](#) is the farm for you, contact:

Chip Johnston

Designated Seller's Agent

Licensed IL Real Estate Managing Broker

Cortland Farm



Dave Oster
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IL Managing Broker
708.732.3802
dave@landprollc.us



Cortland Farm

*Future Residential Development
Annexed to Cortland, Illinois
Platted for Subdivision*

The **Cortland Farm** is located in Section 17 of Cortland Township and contains 56.64± surveyed acres (53.69± tillable acres). The soils have a PI of 138.2 and are comprised mostly of Danabrook and Elpaso.

The 2022 real estate taxes were \$2,988.90 (\$52.77/ac), there are no buildings, the property is multi-zoned, is annexed to Cortland, Illinois, and is adjacent to DeKalb, Illinois.

Dave Oster

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Deer Creek Estates



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Deer Creek Estates

*Future Residential Development
Platted for Subdivision*

Deer Creek Estates is a good-quality 47-acre Will County property that is located just west of US Hwy 53 and south of River Road in Wilmington, Illinois, adjacent to United States Cold Storage. The farm is annexed into the city of Wilmington and is preliminary platted for residential homes and residential townhouses. Sewer and water are on site.

The property is situated near distribution and transportation hubs only 5 miles from the CenterPoint Intermodal facility, 3 miles east of Interstate 55, and 17 miles west of Interstate 57.

Deer Creek Estates is ready to be developed with the ability to attract an array of buyers with both single and multi-family options.

Jason Lestina ALC AFM
Designated Seller's Agent
Licensed IL Real Estate Managing Broker
Licensed IN Real Estate Managing Broker
Accredited Land Consultant
Accredited Farm Manager

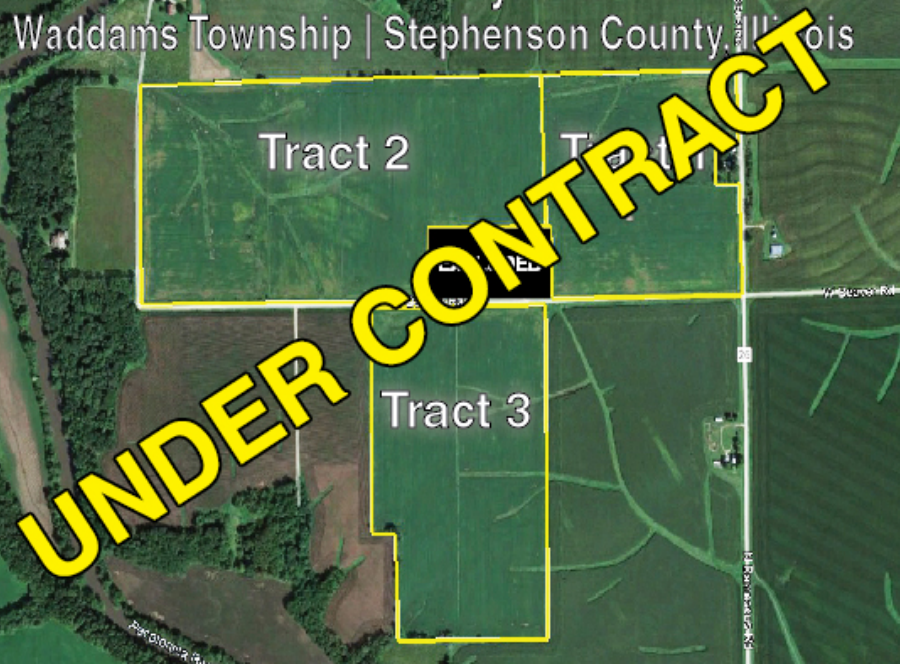
Under Contract

Lubenow Farm



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161.454± surveyed acres
Waddams Township | Stephenson County, Illinois



Donohue Farm



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630.258.4800
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155.687± surveyed acres
(152.00± FSA tillable acres)
PI 139.2



**P&L Trust
Farm
Tract 3**



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144.76± tax acres
(144.02± FSA tillable acres)
PI 140.4

UNDER CONTRACT



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Heap Seward Farm

66.1755± SUMMIT acres
(63.49 tillable acres)

PI 126.8

UNDER CONTRACT



Sold

Cramer Farm



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152.904± surveyed acres
Bruce Township | Section 2 | LaSalle County, Illinois



closed on December 7, 2023 | \$19,700 per acre

P&L Trust Farm Tract 1



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118.20± tax acres
(115.13± FSA tillable acres)
PI 141.4



closed on December 1, 2023 | \$18,500 per acre

**P&L Trust
Farm
Tract 2**



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closed on December 1, 2023 | \$16,000 per acre

**P&L Trust
Farm
Tract 3A**



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closed on December 1, 2023 | \$195,000

Thinking of Selling FARMLAND?



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Professional Land Specialists

Ray L. Brownfield, ALC AFM | Designated Managing Broker

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