

Birch Trust Farm

ALL PATTERN TILED

113.00± tax acres | Section 23 | Broughton Township | Livingston County Illinois



looking west, 8.23.19



November 8, 2019

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

Land Pro LLC

630.258.4800c | ray@landprollc.us

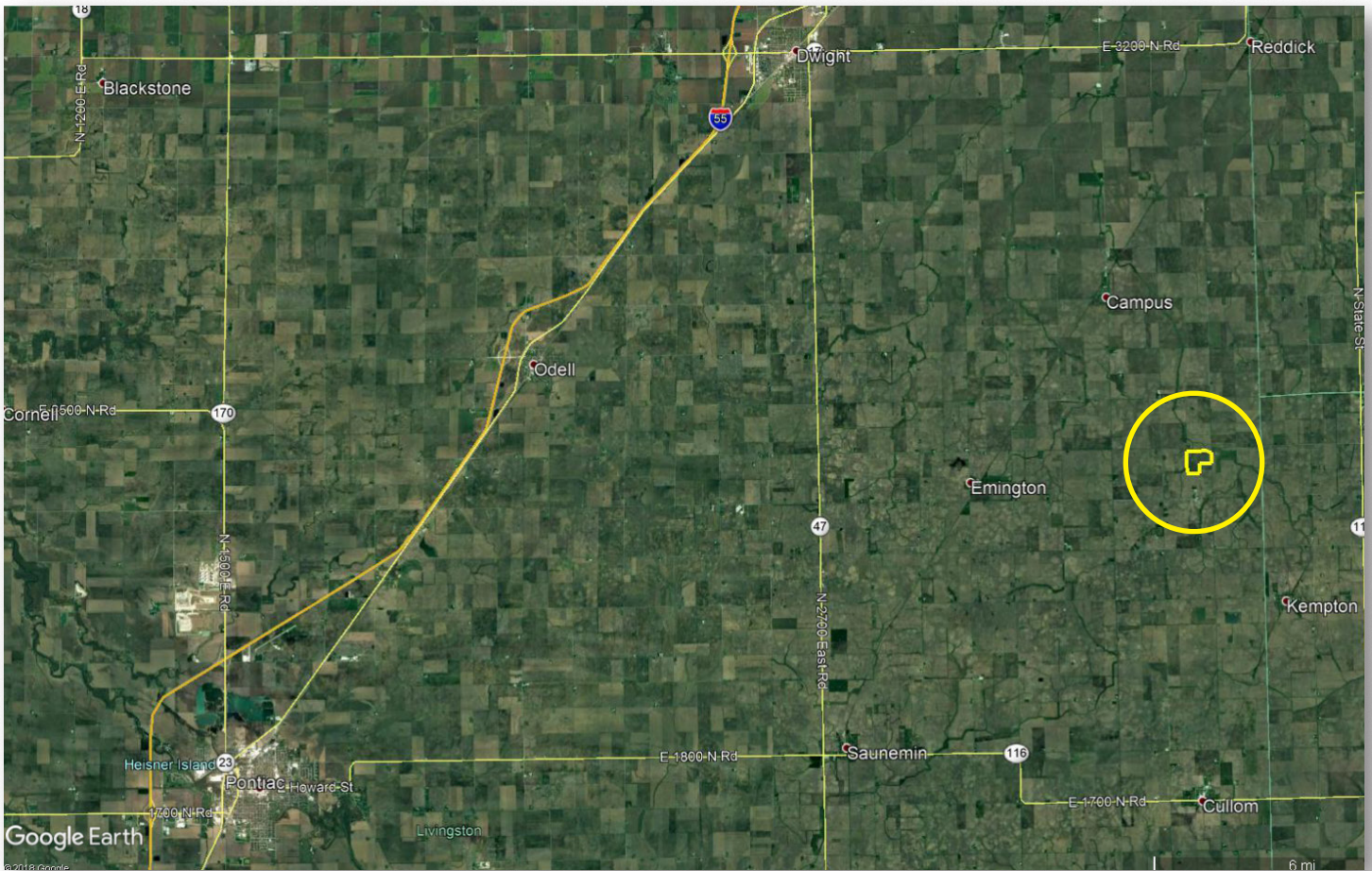
2681 US Hwy 34 | Oswego IL 60543

331.999.3490 | www.landprollc.us

Professional Land Specialists

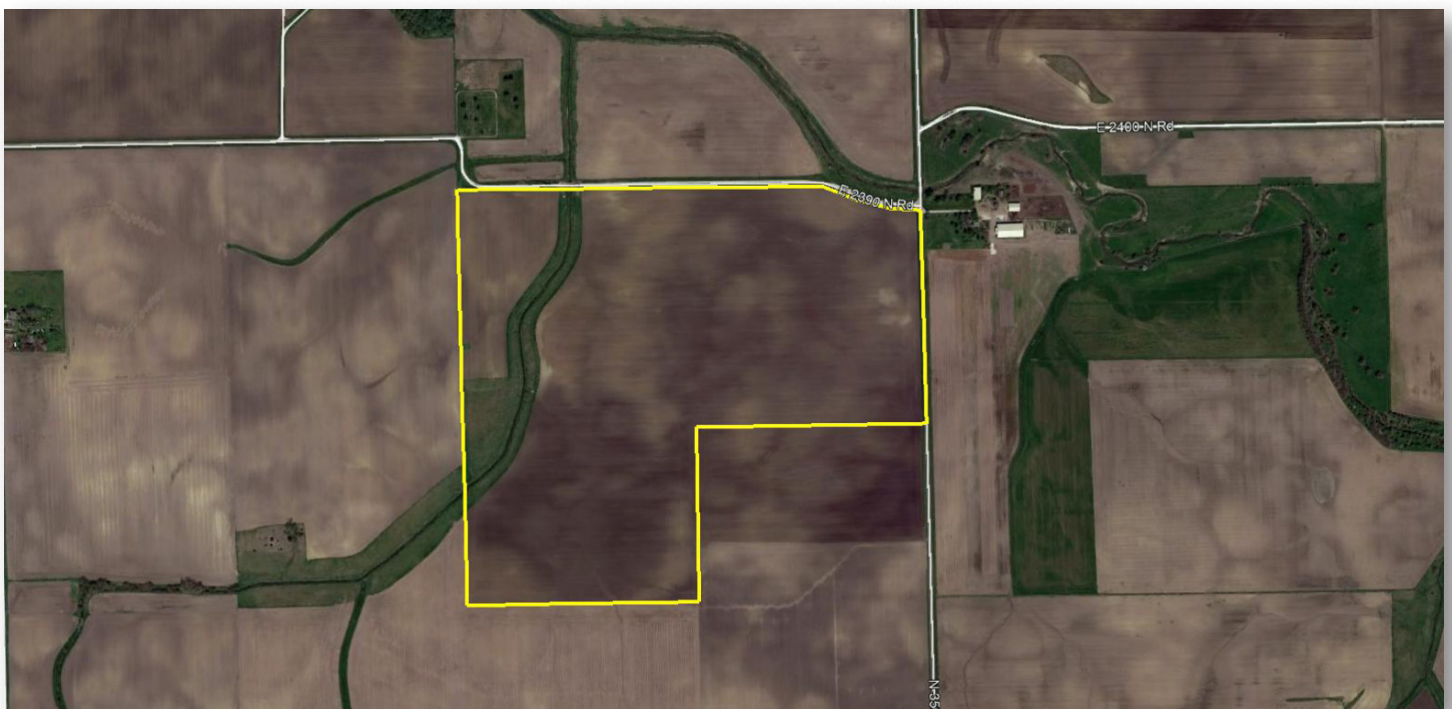
Birch Trust Farm

113.00± tax acres | 101.56± tillable acres | Section 23 | Broughton Township | T.29N.-R.8E. | Livingston County Illinois



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

Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



Boundaries and acreages are approximate.

ACREAGE

113.00± tax acres
101.56± tillable acres

CRP

6.60 acres
\$1,327/year
expires: September 30, 2022

DRAINAGE

ALL PATTERN TILED. (Map on Page 8.)

SOILS

Productivity Index - 123.2
predominantly Ashkum, Elliott

FARM LEASE

Open for 2020

DESCRIPTION

Most of the NE¼ of Section 23, Broughton Township, T.29N.-R.8E., Livingston County Illinois

PRICE (eff 11.8.19)

\$983,100 (\$8,700/acre)

TAXES (2018)

\$2,765.10 (\$24.46/ac)

PIN

12.12.23.200.007, 12.12.23.200.008

No BUILDINGS

FRONTAGE

E 2390 N Road, N 3500 E Road



DRIVING DIRECTIONS

(Points are to the center of the city.)

- 16.1± mi SE Dwight IL
- 60.2± mi NE of Bloomington IL
- 80.5± mi NE of Peoria IL
- 85.6± mi SW of Chicago IL
- 122.0± mi SE of Rockford IL
- 127.0± mi NE of Springfield IL
- 148.0± mi SE of Moline IL
- GPS 40.978671, -88.265925

Birch Farm Yields

	Corn	Soybeans
4-year average	185	56

Soil Test
Cabery Fertilizer Company
May 25, 2018

av PH - 6.3
av P1 - 69
av K1 - 310

FSA Information
Farm 387 | Tract 1474
ARC-CO

Commodity	Base Acres	County Yield
Corn	53.58	121
Soybeans	47.98	38

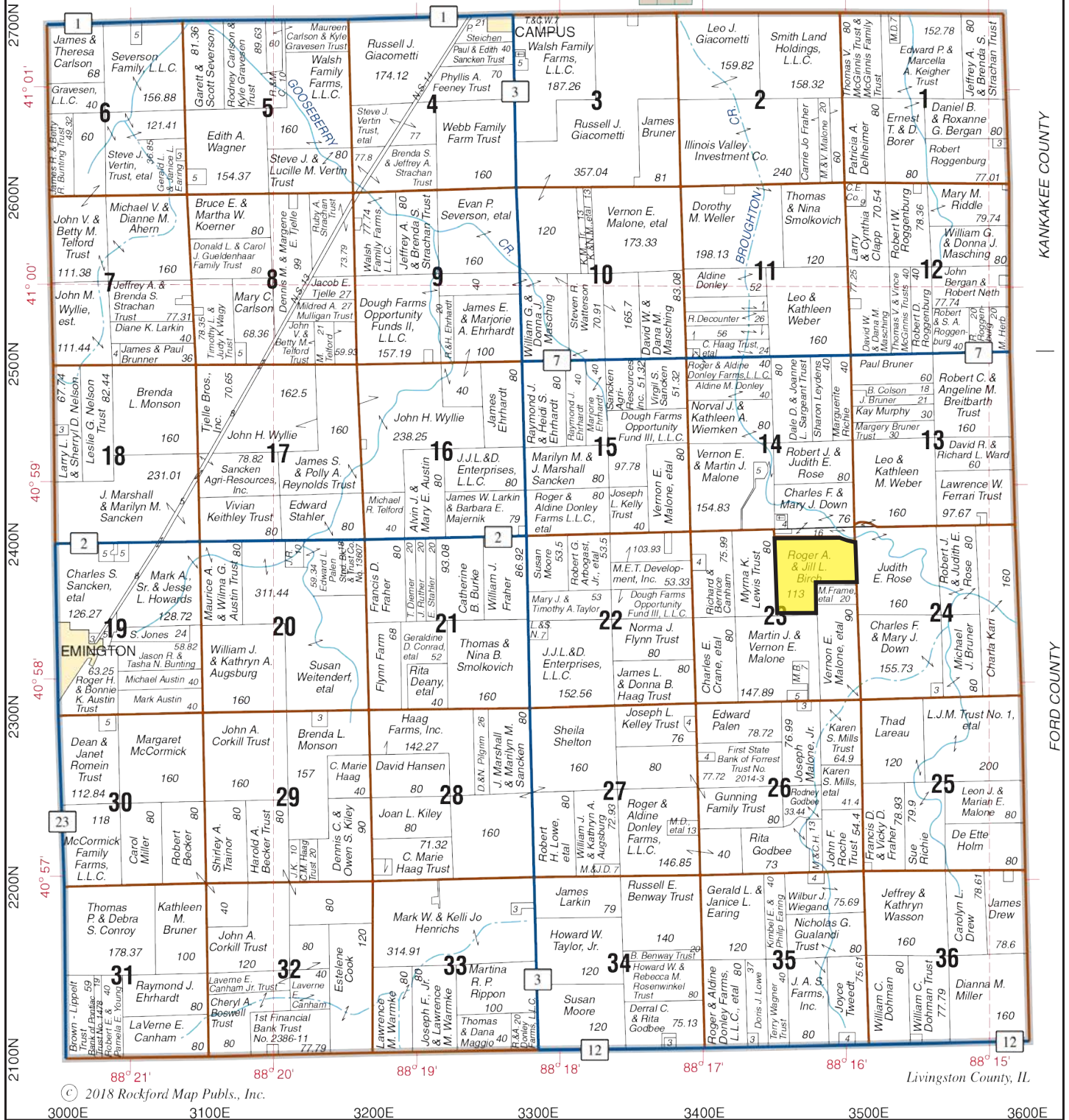


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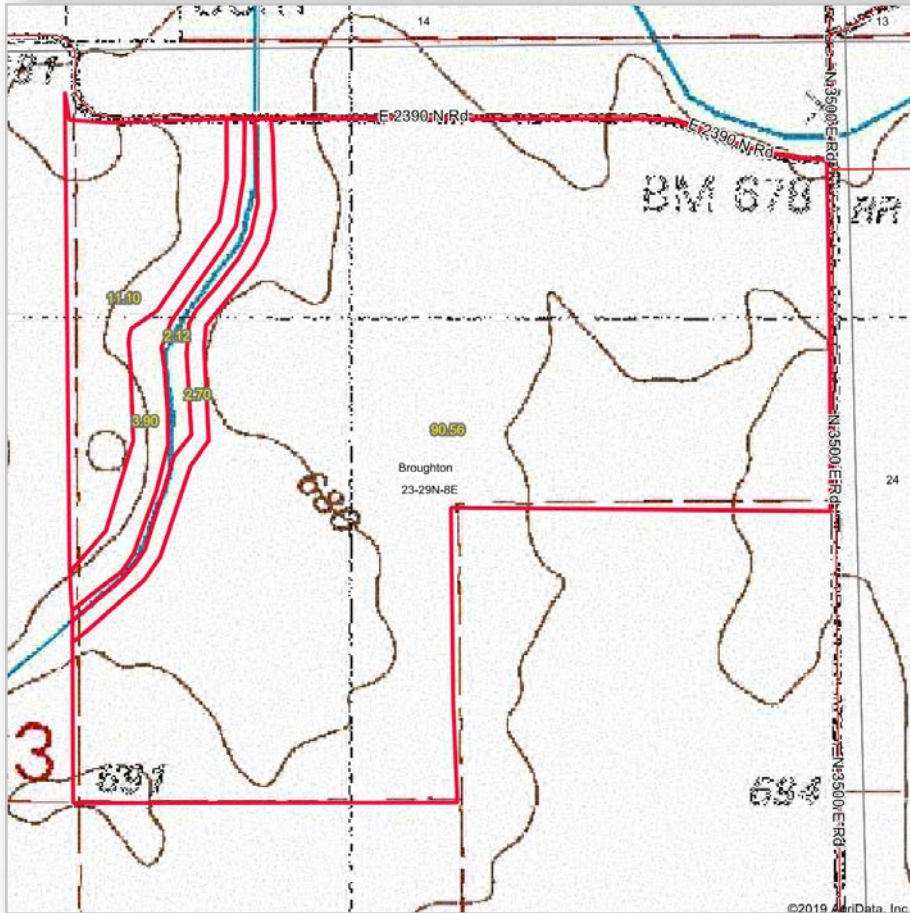
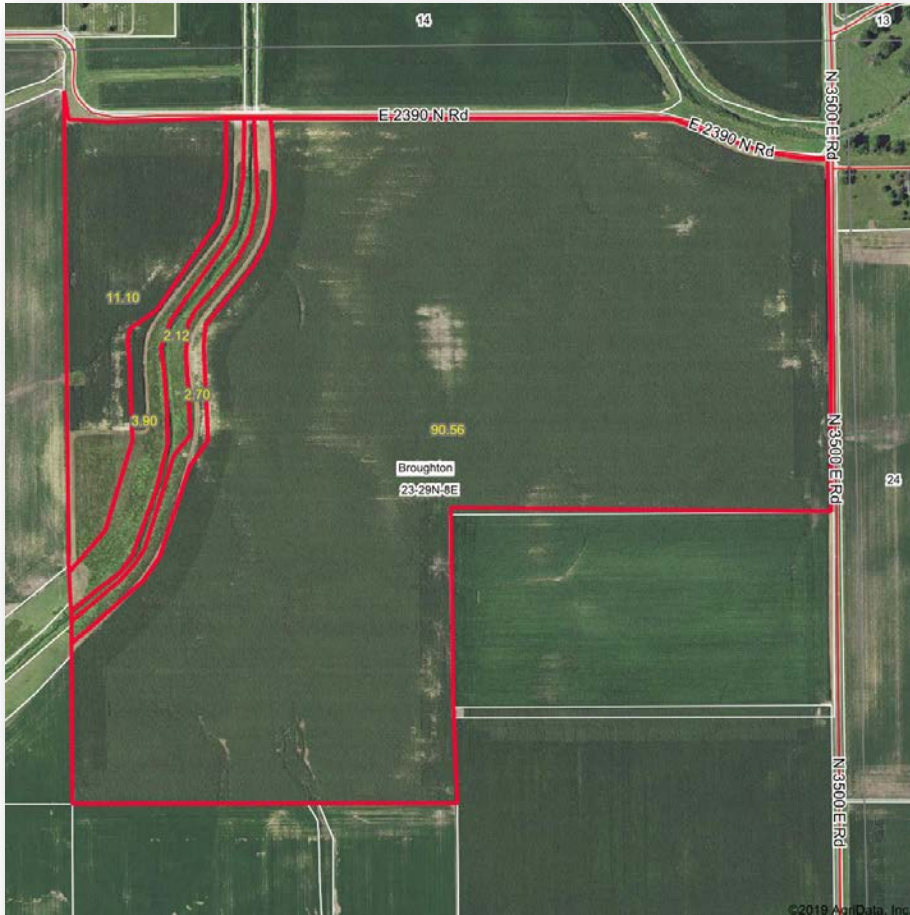
BROUGHTON

T.29N.-R.8E.

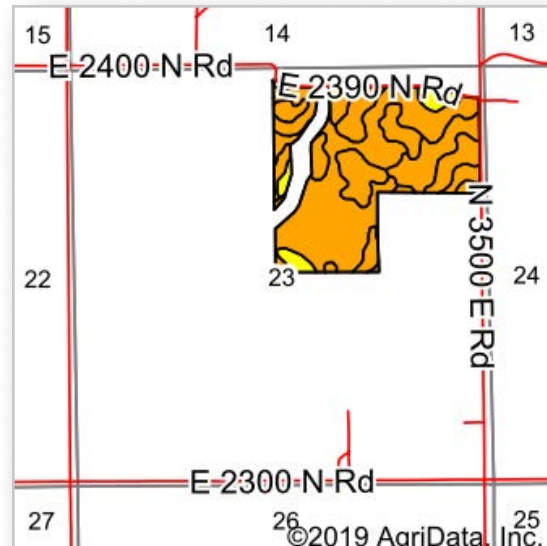
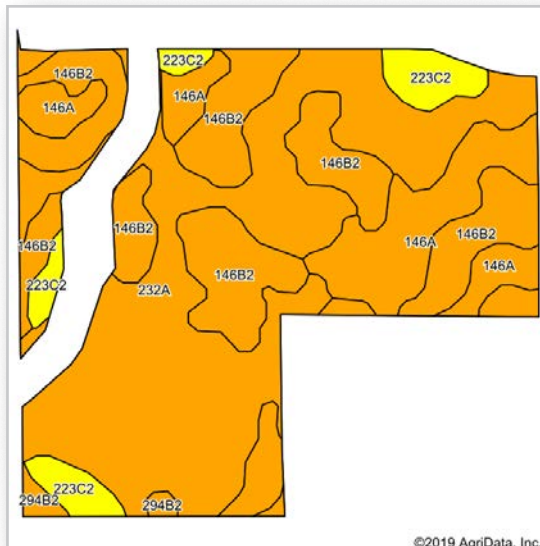


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Livingston County, IL



Boundaries and acreages are approximate.



Area Symbol: IL 105, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/Ae	Grass-legume hay, T/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	47.55	46.8%		FAV	170	56	65	0.00	5.14	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	30.65	30.1%		FAV	**160	**52	**65	0.00	**4.77	**119
146A	Elliott silt loam, 0 to 2 percent slopes	15.83	15.6%		FAV	168	55	68	0.00	5.02	125
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	6.53	6.4%		FAV	**150	**48	**61	**4.65	0.00	**110
**294B2	Symerton loam, 2 to 5 percent slopes, eroded	1.10	1.1%		FAV	**170	**53	**66	**5.96	0.00	**124
Weighted Average						165.4	54.1	65.2	0.36	4.62	123.2

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

a UNF = unfavorable; FAV = favorable

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



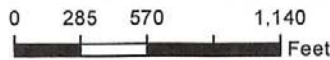


United States Department of Agriculture

Livingston County, Illinois



- Common Land Unit**
- CRP
 - Non-Cropland
 - Cropland
- Tract Boundary**
- Tract Boundary



2019 Program Year
Map Created November 21, 2018

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 108.16 acres

Farm 387
Tract 1474

IL105_T1474

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