

Conway Trust Farm



looking east, 9.16.21



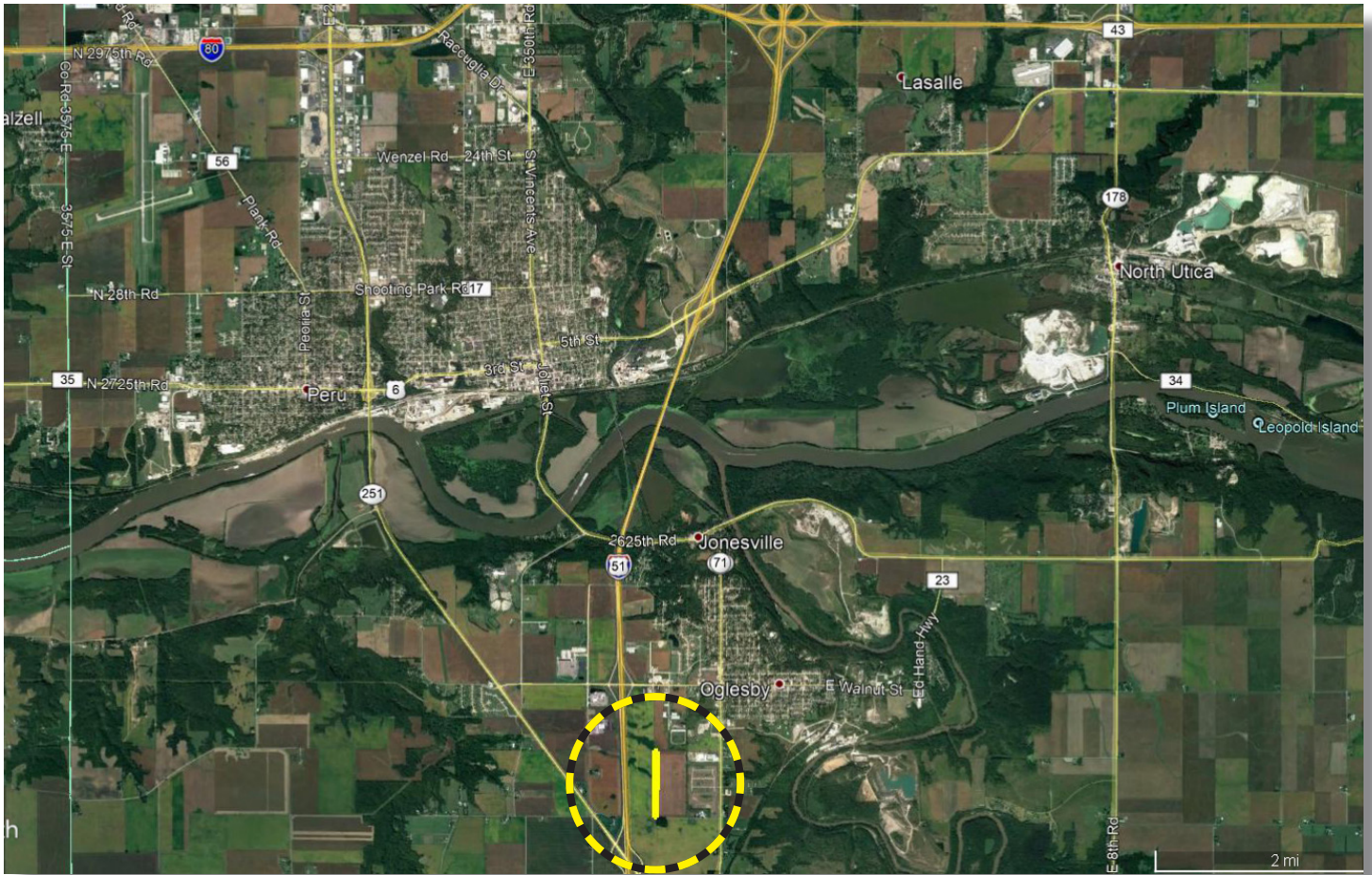
Leslie H. "Chip" Johnston
Licensed IL Real Estate Managing Broker
Land Pro LLC
815.866.6161c | farms1@comcast.net
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us

September 17, 2021



Conway Trust Farm

10.21± tax acres (10.09± tillable acres) | Section 35 | LaSalle Township | T.33N.-R.1E. | LaSalle County Illinois



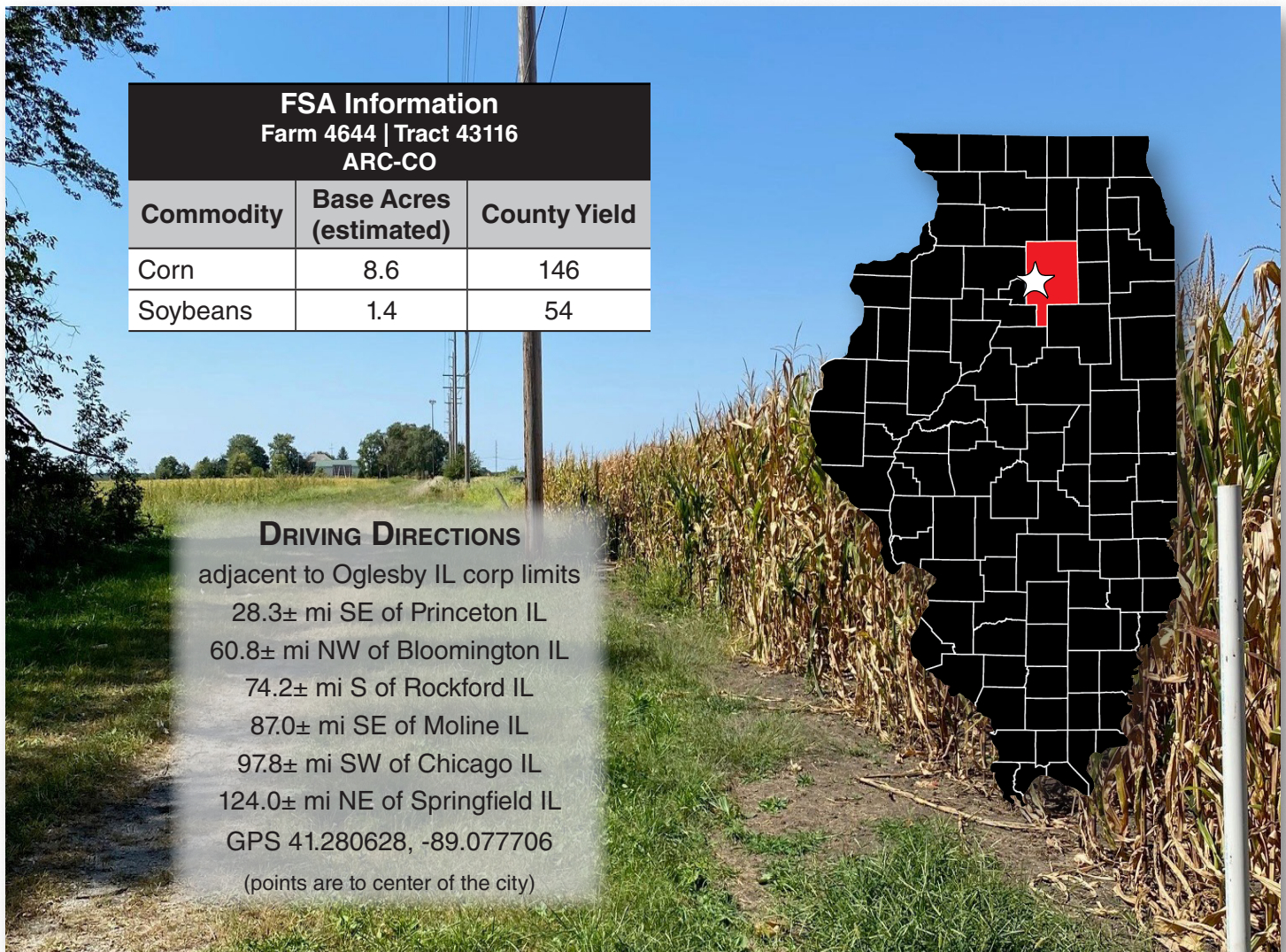
Leslie H. "Chip" Johnston | Licensed IL Real Estate Managing Broker
Land Pro LLC | 815.866.6161 | farms1@comcast.net



This information is from sources Land Pro deems reliable, but is not guaranteed. Duplication, copying or distribution, in whole or part, is expressly prohibited without written authorization.

The Conway Trust Farm is on the west side of Oglesby Illinois, just east of Route 39. This is an opportunity to purchase a high yielding piece of farmland or perhaps a future development property. Come give it a look!

acreage	-	10.21± tax acres (10.09± tillable acres)
description	-	Part of the W½ of the W½ of the SE¼ of Section 35, LaSalle Township, T.33N.,-R.1E., LaSalle County Illinois
soils	-	Productivity Index - 142.8 (predominantly Flanagan, Catlin, Elpaso)
price	-	\$160,000 (\$16,000 per acre)
taxes (2020)	-	\$536.12 (\$52.50/ac)
PIN	-	18.35.412.000
buildings	-	none
frontage	-	North 24 th Road



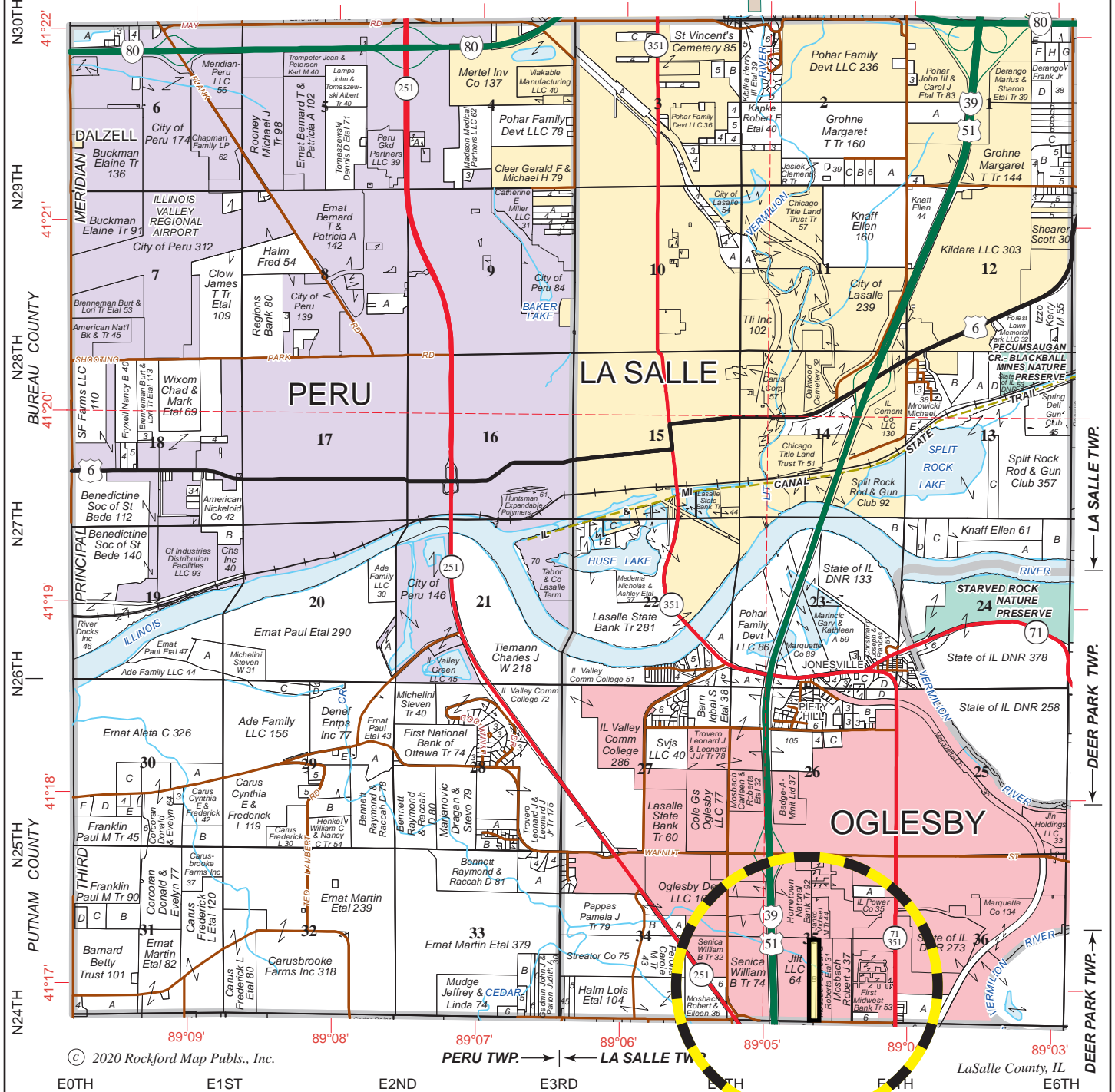
FSA Information		
Farm 4644 Tract 43116		
ARC-CO		
Commodity	Base Acres (estimated)	County Yield
Corn	8.6	146
Soybeans	1.4	54

DRIVING DIRECTIONS
 adjacent to Oglesby IL corp limits
 28.3± mi SE of Princeton IL
 60.8± mi NW of Bloomington IL
 74.2± mi S of Rockford IL
 87.0± mi SE of Moline IL
 97.8± mi SW of Chicago IL
 124.0± mi NE of Springfield IL
 GPS 41.280628, -89.077706
 (points are to center of the city)

looking west, 9.16.21



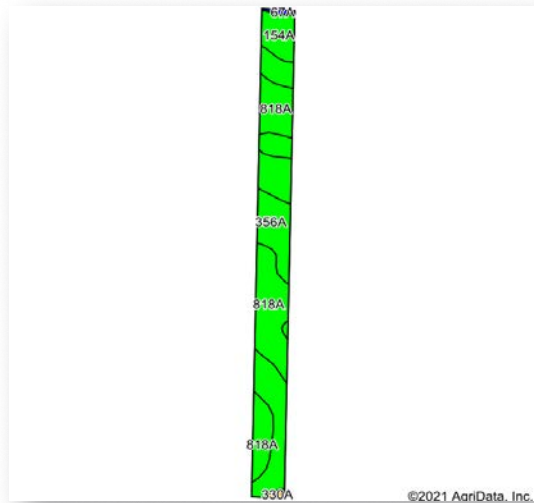
PERU WEST PART LA SALLE NORTHWEST PART DEER PARK T.33N.-R.1E.



© 2020 Rockford Map Pubs., Inc.

PERU TWP. ← → LA SALLE TWP.

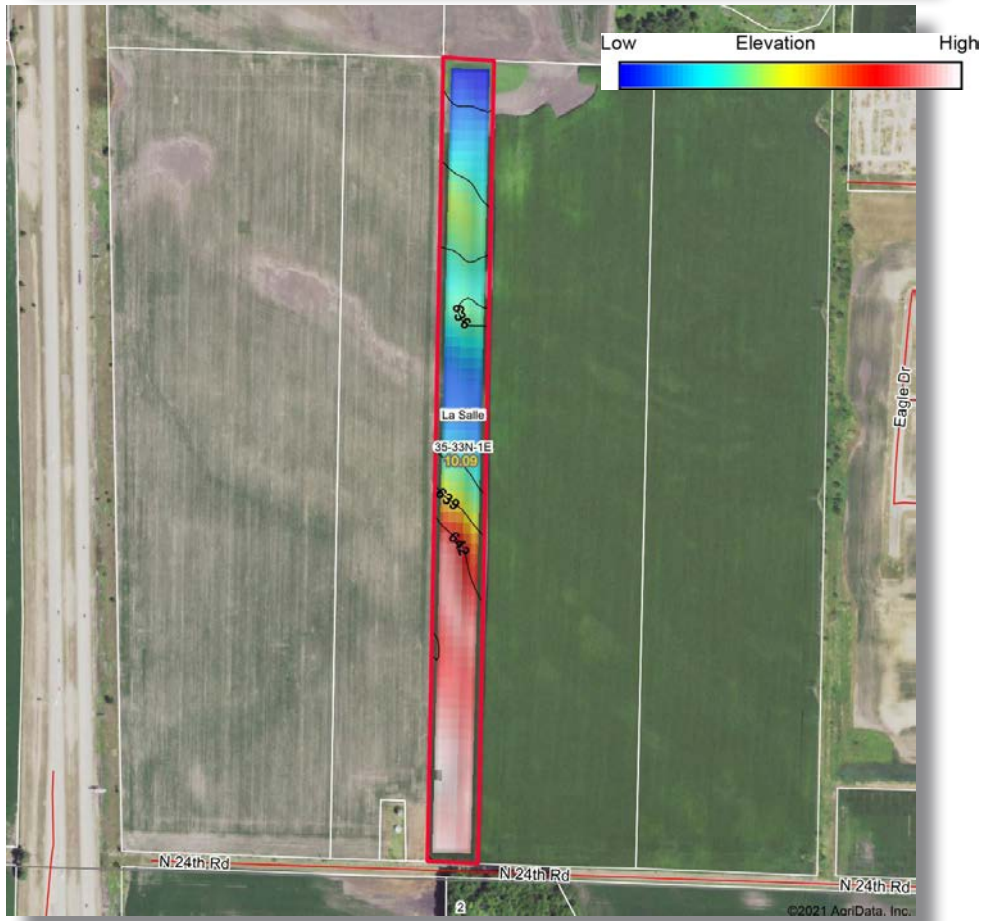
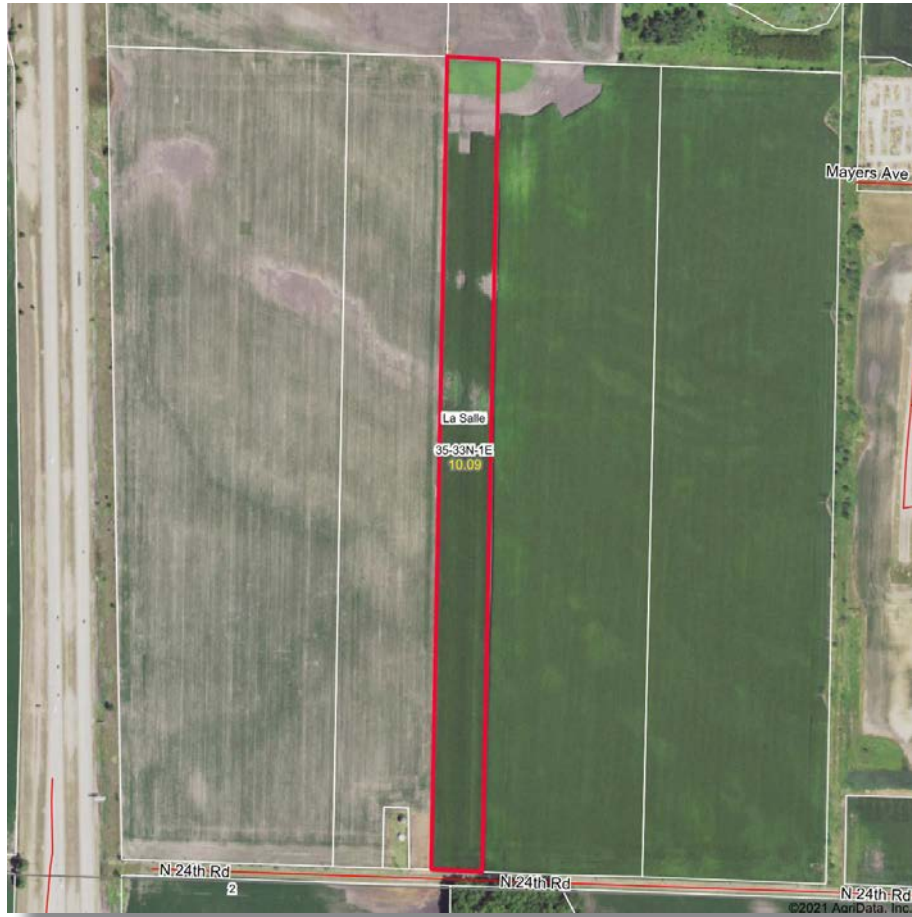
LaSalle County, IL DEER PARK TWP.



Area Symbol: IL099, Soil Area Version: 16

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 ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	4.90	48.6%		FAV	191	61	75	0.00	6.25	142
356A	Elpaso silty clay loam, 0 to 2 percent slopes	4.15	41.1%		FAV	195	63	66	0.00	5.77	144
154A	Flanagan silt loam, 0 to 2 percent slopes	0.89	8.8%		FAV	194	63	77	0.00	5.90	144
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.08	0.8%		FAV	164	55	61	0.00	5.02	123
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.07	0.7%		FAV	182	57	68	0.00	5.39	133
Weighted Average						192.6	61.9	71.3	0.00	6.01	142.8

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".
 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



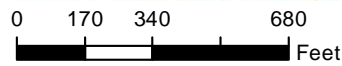
Common Land Unit

p1ss_a_il_WMAS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



2021 Program Year

Map Created December 03, 2020

Farm 4644
Tract 43116

Tract Cropland Total: 10.09 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).

Leslie H. "Chip" Johnston

Licensed Illinois Real Estate Managing Broker



based out of Princeton Illinois

815.866.6161c | farms1@comcast.net

2681 US Hwy 34 | Oswego IL 60543 | www.landprollc.us



Professional Land Specialists