

Deer Park 105 Farm



looking north, 11.8.24

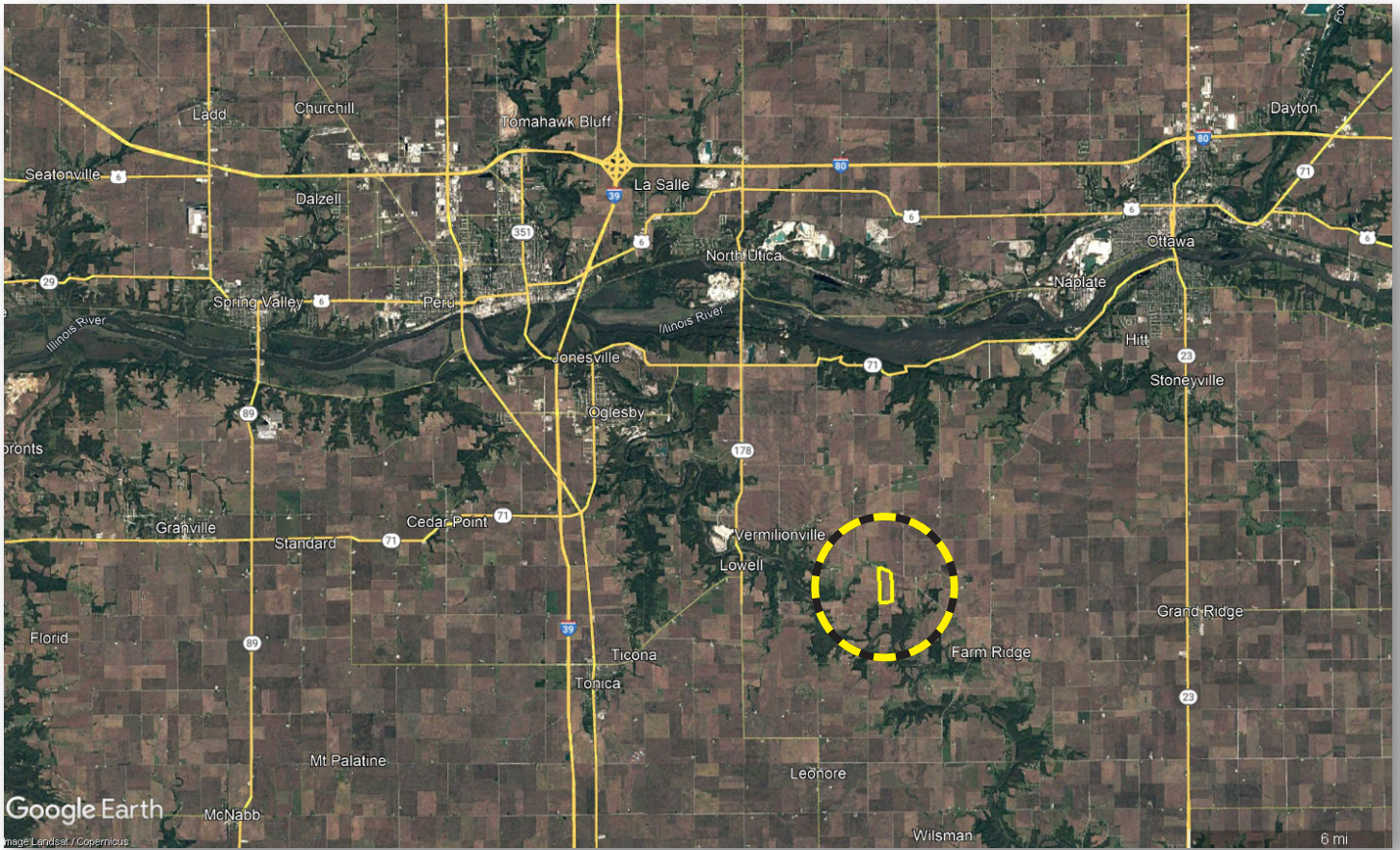


Jason J. Lestina, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Seller's Agent
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November 18, 2024

Deer Park 105 Farm

105.00± tax acres (71.03± tillable ac, 29.20 CRP ac) | Section 14 | Deer Park Township | T.32N.-R.2E. | LaSalle County IL



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Boundaries and acreages are approximate.



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**Productive, mildly rolling tillable acres.
Income generating CRP acreage.**

acreage	-	105.00± tax acres (71.03± tillable acres, 29.20 CRP acres)
description	-	part of the E½ of the NE¼ and the NE¼ of the SE¼ of Section 14, Deer Park Township, T.32N.-R.2E., LaSalle County, IL
soils	-	Productivity Index - 114.6 Ashkum, Ozaukee, Varna, Flanagan-Catlin, Birkbeck, Elpaso, Beecher, Catlin, Peotone
price	-	\$798,000.00 (\$7,600/acre)
taxes (2023)	-	\$2,847.43 - estimated (\$27.11/ac)
PIN	-	20.14.212.000, 20.14.401.000 (partial)
buildings	-	none
frontage	-	E 1075 th Road, N 2150 th Road

**Deer Park 105 Farm Yields
(combined three tracts)**

	Corn	Soybeans
2024	205	66
2023	190	59
2022	232	67
2021	203	52
2020	176	50
5-year avg	201.2	58.8

**Northern Partnership Cooperative
April 1, 2022**

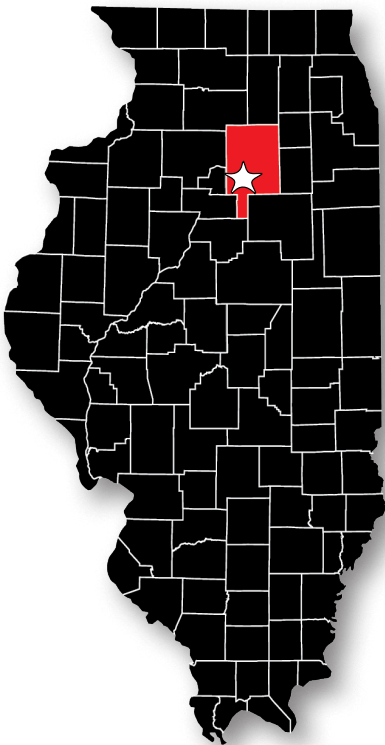
av pH - 6.4
av P - 46
av K - 325.6

**FSA Information
Farm 688 | Tract 2856
ARC - County**

Crop	Base Acres	County Yield
Corn		167

The Deer Park 105 Farm is 7.3 miles northwest of Grand Ridge, 11.8 miles southwest of Ottawa, 15.4 miles northwest of Streator, 62.3 miles north of Bloomington, 82.8 miles southeast of Rockford, 95.8 miles southwest of Chicago, 94.9 miles southeast of Moline, and 128.0 miles northeast of Springfield, Illinois.

GPS 41.24993, -88.95676



From the Burlington Avenue and N 21st Road (Main Street) intersection in Grand Ridge, Illinois, travel 1.3 miles west on N 21st Road turning north on E 16th Road. Continue on E 16th Road for 0.5 miles, turning west on to N 2150th Road for 5.5 miles.

The Deer Park 105 Farm is located at the southeast corner of E 1075th Road and N 2150th Road.

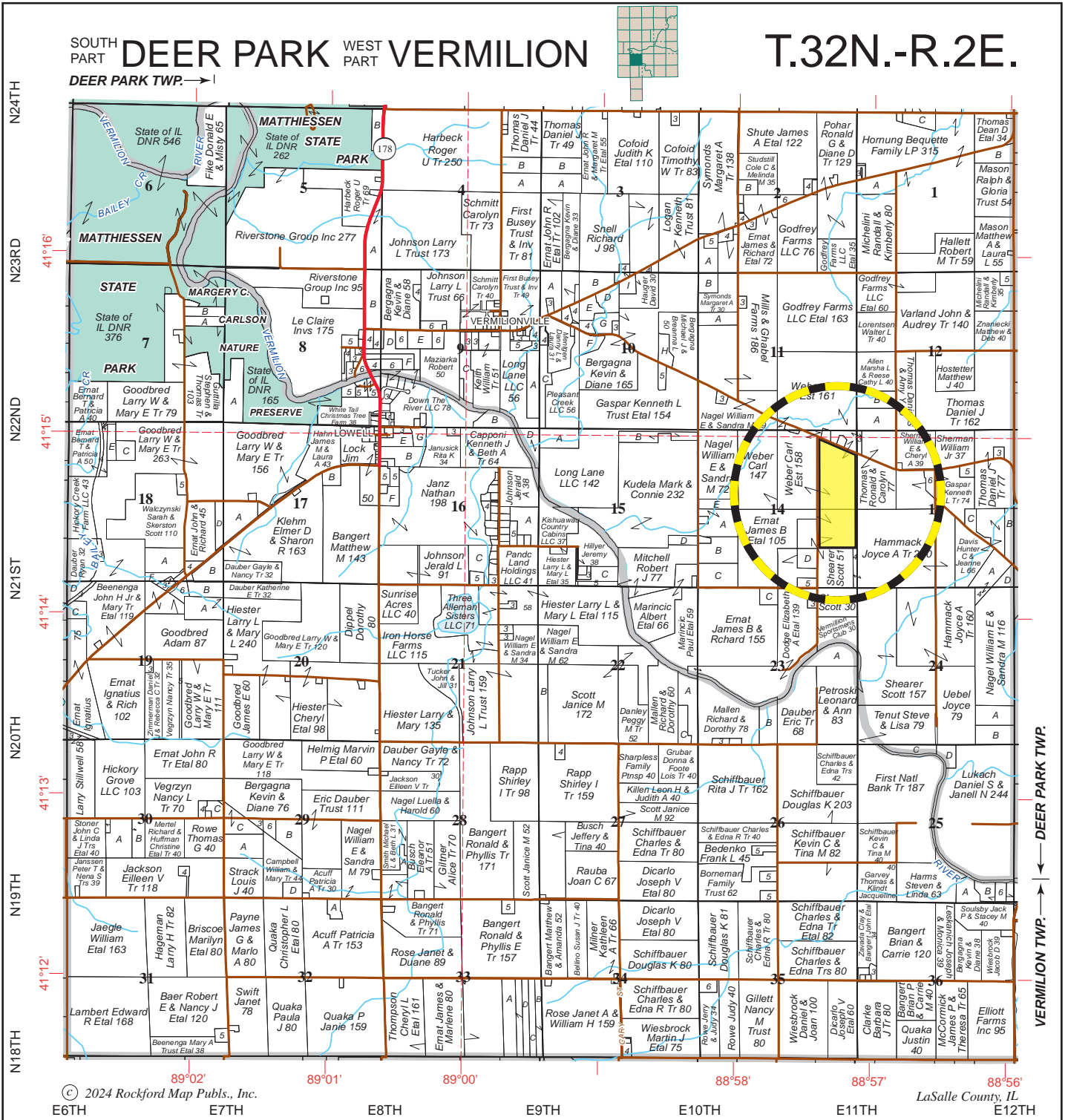


Boundaries and acreages are approximate.



SOUTH PART DEER PARK WEST PART VERMILION
DEER PARK TWP. →

T.32N.-R.2E.

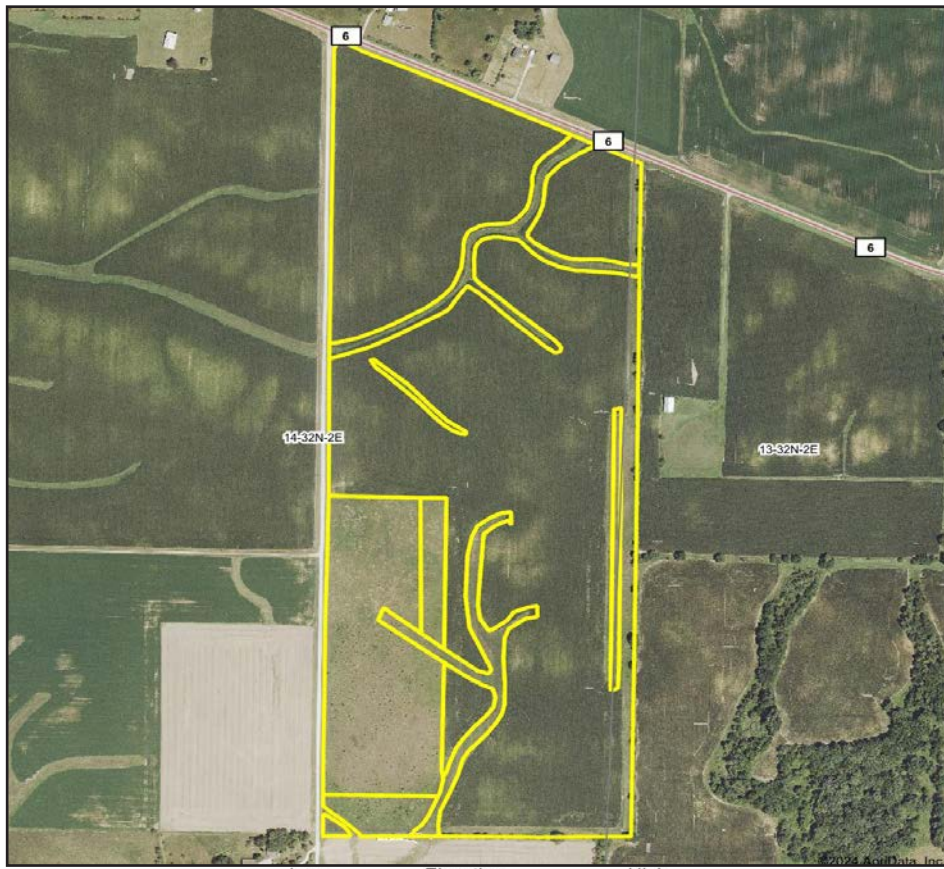


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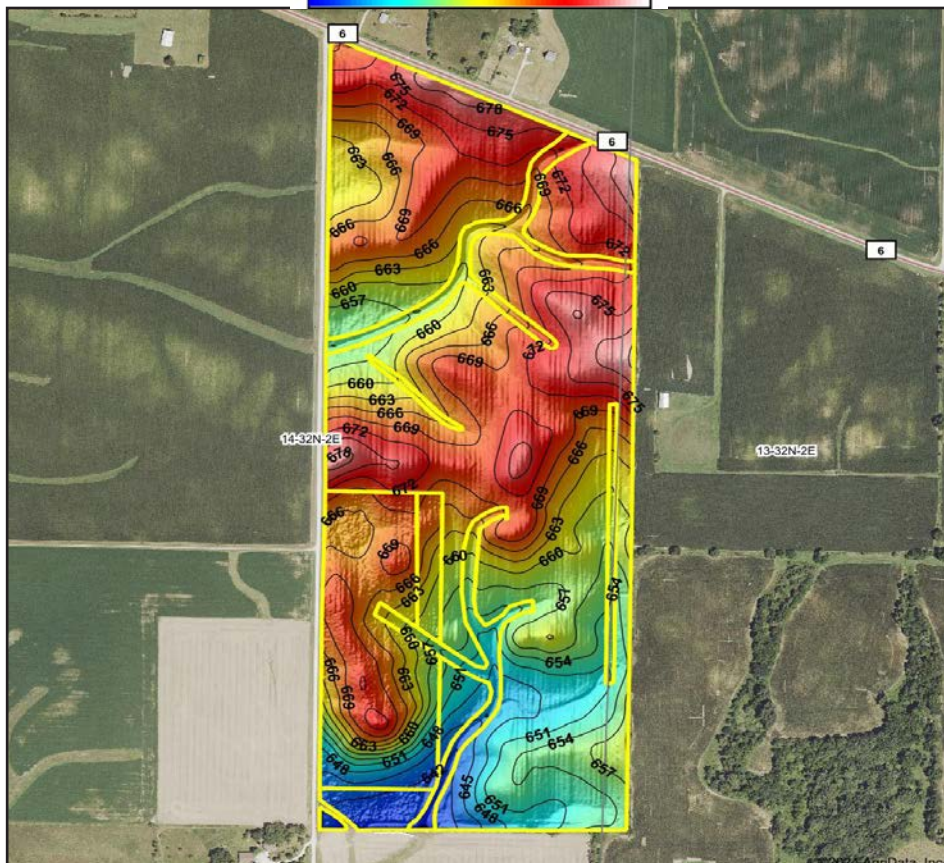
LaSalle County, IL

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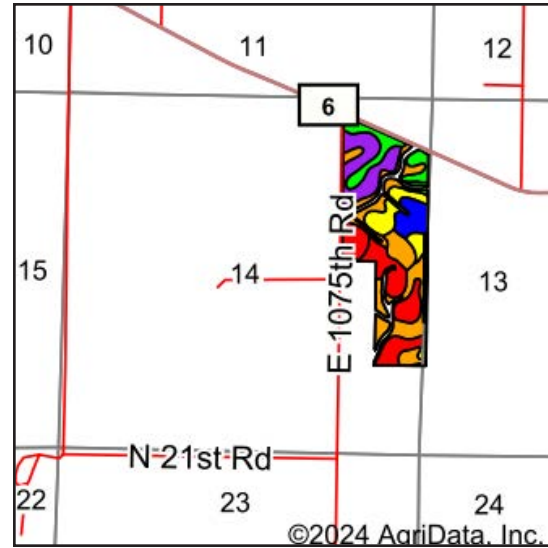
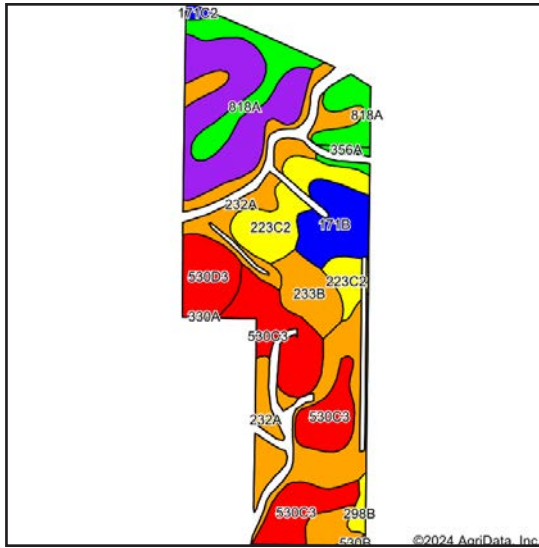




Low Elevation High



Boundaries and acreages are approximate.



Area Symbol: IL099, Soil Area Version: 19

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 hay, T/A	Crop productivity index for optimum management
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.99	26.0%		FAV	**170	**56	**65	**5.10	**127
**530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	13.29	18.2%		FAV	**130	**41	**51	**3.30	**94
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	11.15	15.2%		FAV	**133	**43	**54	**4.20	**98
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	7.48	10.2%		FAV	190	61	75	3.50	141
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	7.34	10.0%		FAV	**149	**47	**60	**4.60	**109
**171B	Catlin silt loam, 2 to 5 percent slopes	5.04	6.9%		FAV	**185	**58	**72	**6.70	**137
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	4.19	5.7%		FAV	**127	**40	**50	**3.20	**92
**233B	Birkbeck silt loam, 2 to 5 percent slopes	3.73	5.1%		FAV	**165	**51	**65	**5.00	**121
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.76	1.0%		FAV	**195	**63	**66	**5.80	**144
**298B	Beecher silt loam, 2 to 4 percent slopes	0.65	0.9%		FAV	**150	**50	**60	**4.60	**113
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	0.34	0.5%		FAV	**174	**55	**68	**6.30	**128
**530B	Ozaukee silt loam, 2 to 4 percent slopes	0.15	0.2%		FAV	**149	**47	**59	**3.80	**108
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.09	0.1%		FAV	**164	**55	**61	**5.00	**123
Weighted Average						155.4	49.9	60.9	4.4	114.6

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".

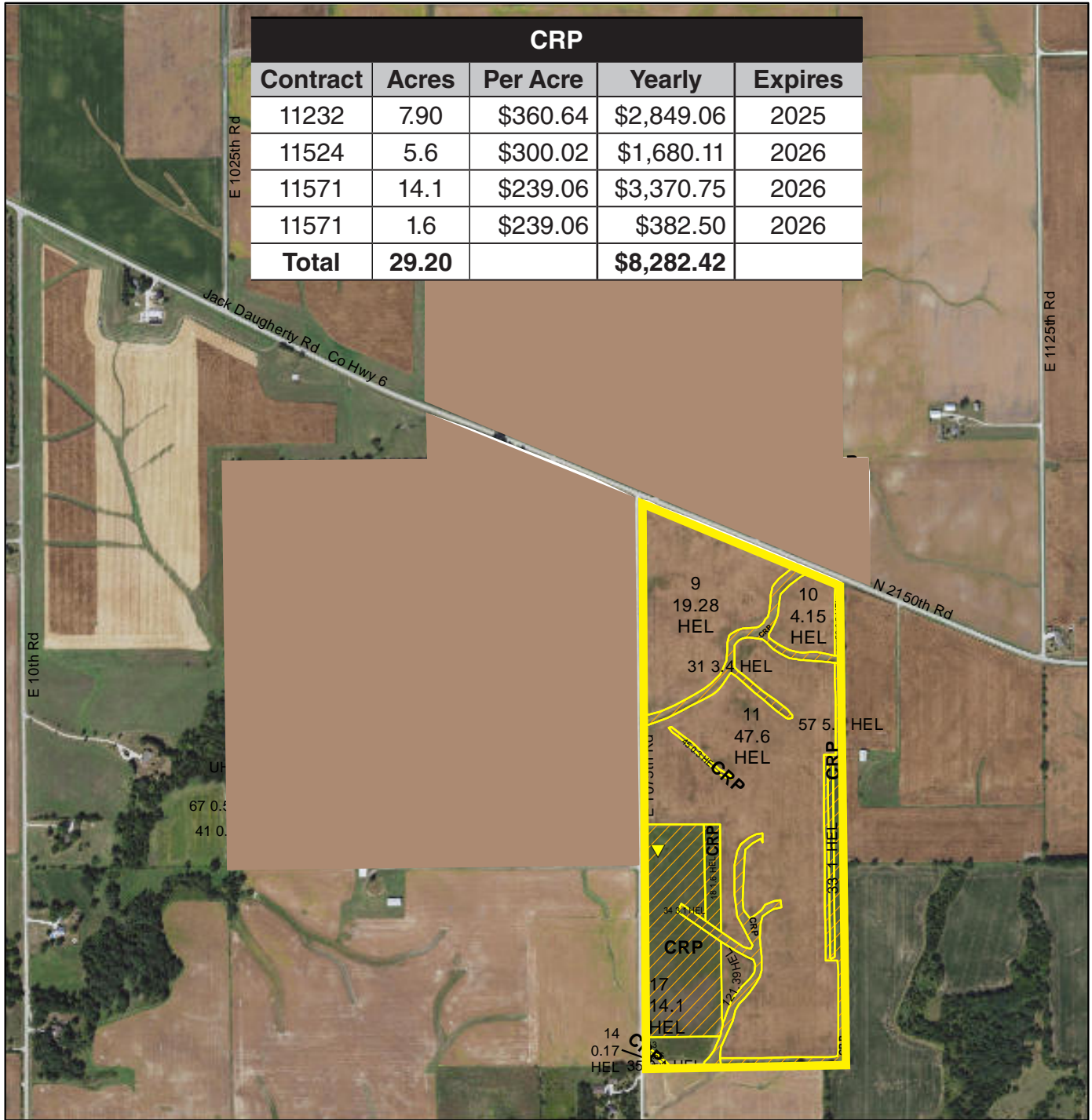


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United States
Department of
Agriculture

La Salle County, Illinois



CRP				
Contract	Acres	Per Acre	Yearly	Expires
11232	7.90	\$360.64	\$2,849.06	2025
11524	5.6	\$300.02	\$1,680.11	2026
11571	14.1	\$239.06	\$3,370.75	2026
11571	1.6	\$239.06	\$382.50	2026
Total	29.20		\$8,282.42	

Common Land Unit

- Non-Cropland
- Conservation Reserve Program

clu_classification_code

- Cropland
- Tract Boundary

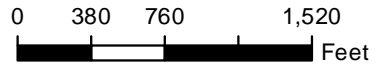
street100k_jl_utm

Wetland Determination Identifiers

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

2025 Program Year
Map Created October 07, 2024

Farm 688
Tract 2856



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Boundaries and acreages are approximate.

ILLINOIS
LASALLE
Form: FSA-156EZ.



United States Department of Agriculture
Farm Service Agency

FARM : 688
Prepared : 11/6/24 4:08 PM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : 11141, 11232, 11233, 11524, 11571, 11903, 13149
Recon ID : None
Transferred From : None
ARCPLC G/W/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
470.68	384.59	384.59	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	331.22	0.00		53.37	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	213.70	0.00	167	

TOTAL 213.70 0.00

Tract Number : 2856

Description : G13-SE1/4SEC11,NE1/4SE1/4,N1/2 Sec 14 T32N R2E
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CARL WEBER TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
441.65	373.79	373.79	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	324.82	0.00	48.97	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	213.70	0.00	167

TOTAL 213.70 0.00





Land Pro LLC



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Land Brokerage | Farm Management

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