

Deer Park 159 Farm



looking southeast, 11.8.24

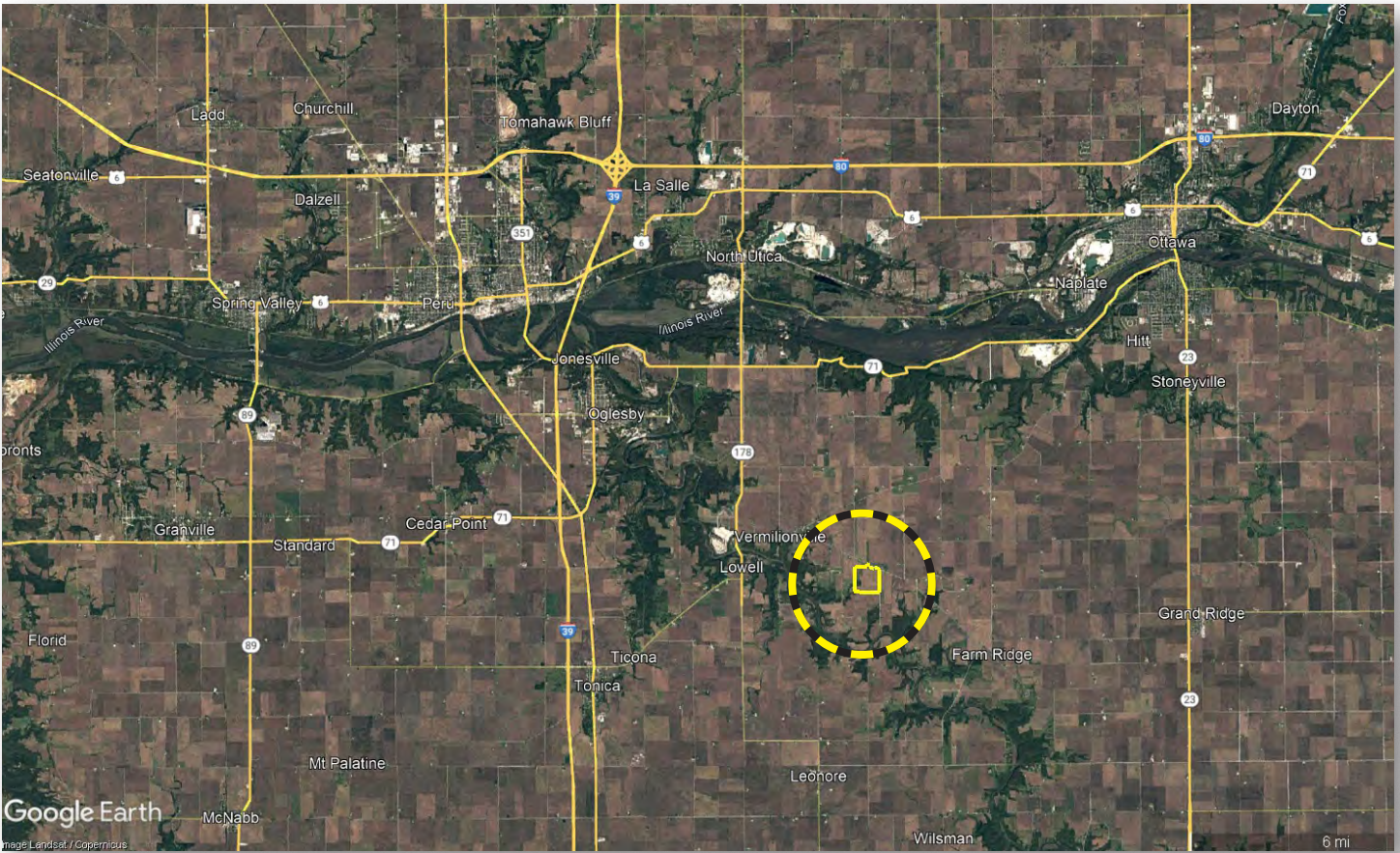


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November 18, 2024

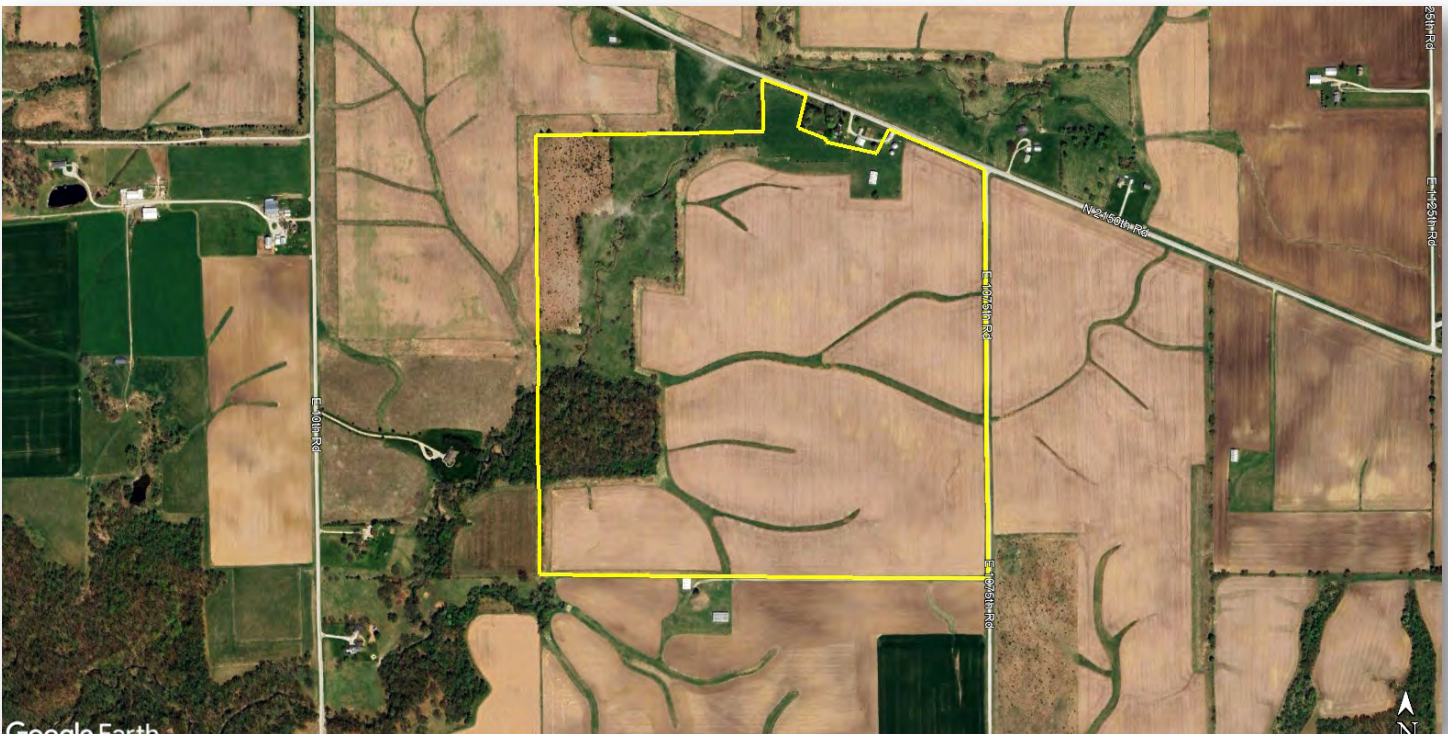
Deer Park 159 Farm

159.00± tax acres (106.11± tillable, 16.67 CRP ac) | Sec 11, 14 | Deer Park Township | T.32N.-R.2E. | LaSalle County IL



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Boundaries and acreages are approximate.

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

acreage	-	159.00± tax acres (106.11± tillable acres, 16.67 CRP acres)
description	-	part of the SE¼ of Section 11, and the E½ of the NW¼ and most of the W½ of the NE¼ of Section 14, Deer Park Township, T.32N.-R.2E., LaSalle County, IL
soils	-	Productivity Index - 106.8 Varna, Ozaukee, Ashkum, Beecher, Flanagan-Catlin, Catlin, Peotone
price	-	\$1,208,400.00 (\$7,600/acre)
taxes (2023)	-	\$3,670.21 - estimated (\$23.08/ac)
PIN	-	20.11.402.000 (partial), 20.14.101.000, 20.14.207.000, 20.14.208.000 (partial)
buildings	-	machine shed and two grain bins
frontage	-	E 1075 th Road, N 2150 th Road

**Deer Park 159 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
December 2, 2019**

av pH - 6.5
av P - 38.6
av K - 326.8

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

Crop	Base Acres	County Yield
Corn		167

The Deer Park 159 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 41.25003, -88.95712



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 159 Farm is located at the southwest corner of E 1075th Road and N 2150th Road.

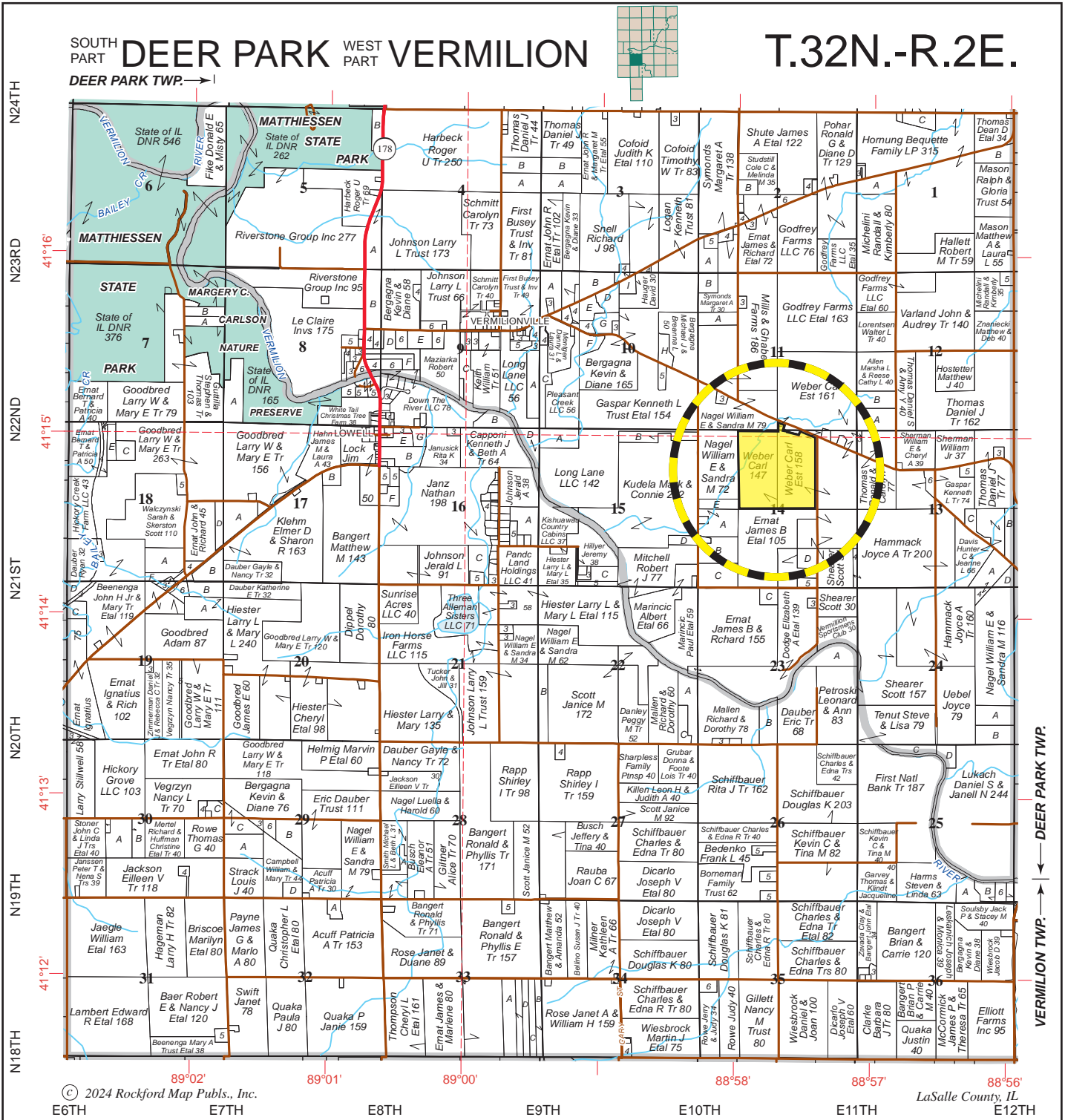


Boundaries and acreages are approximate.



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

T.32N.-R.2E.

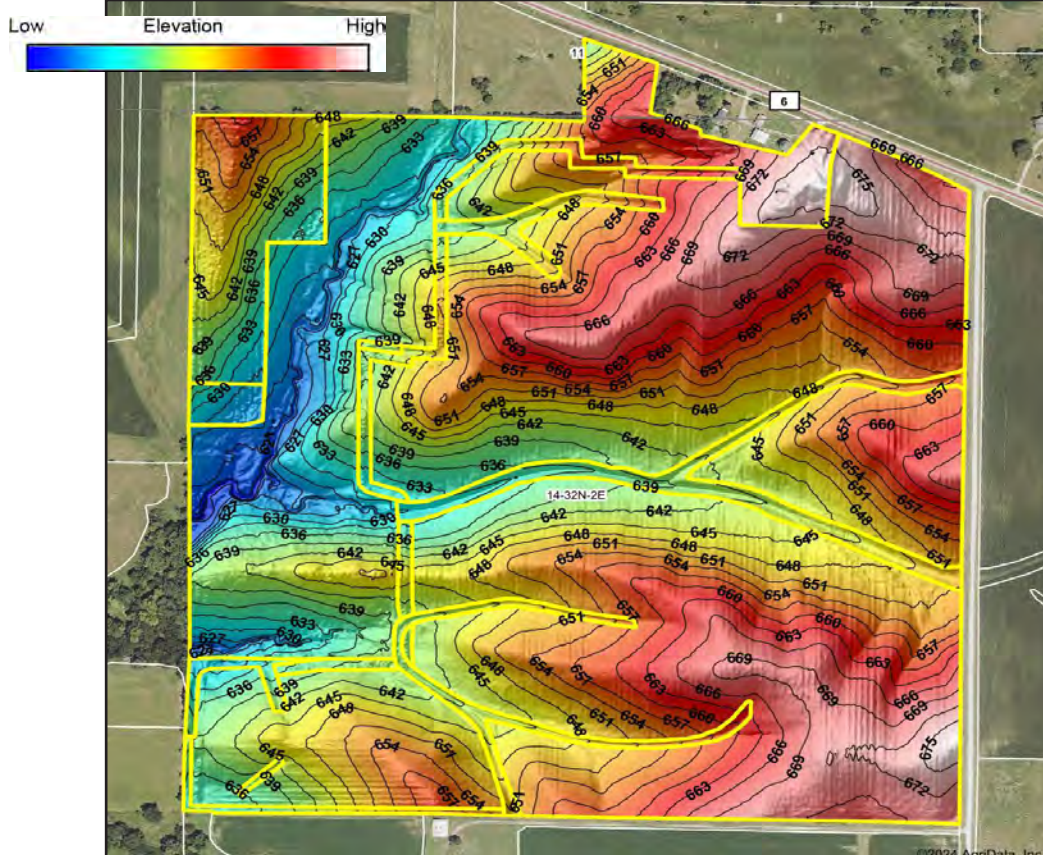
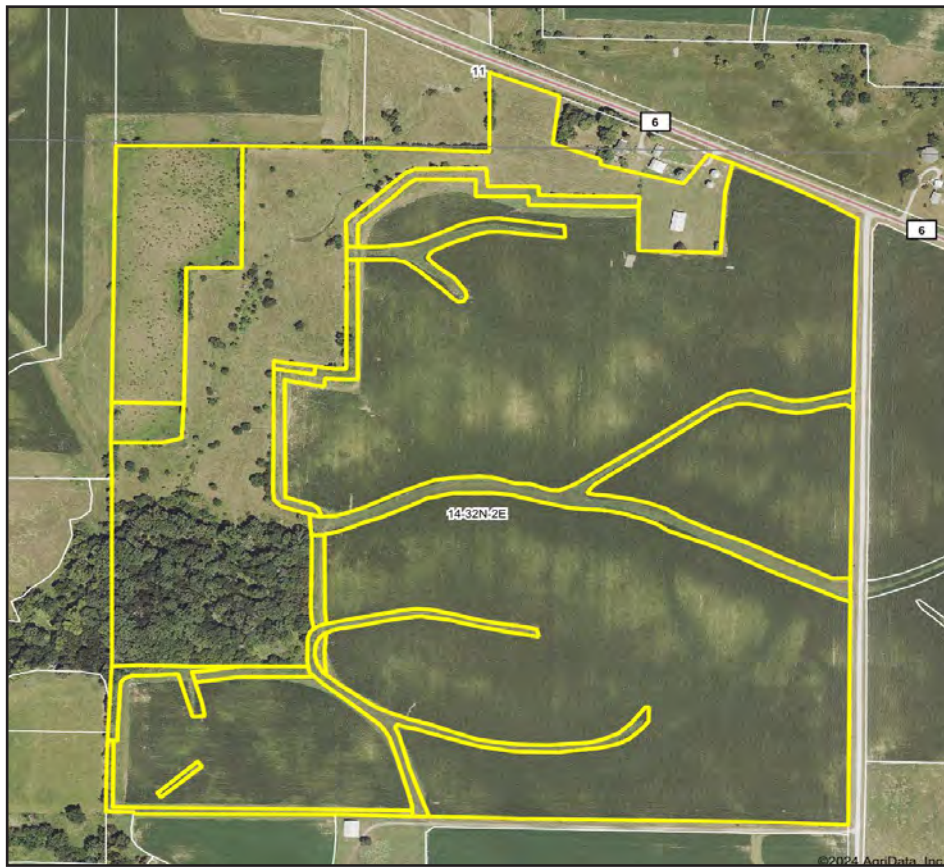


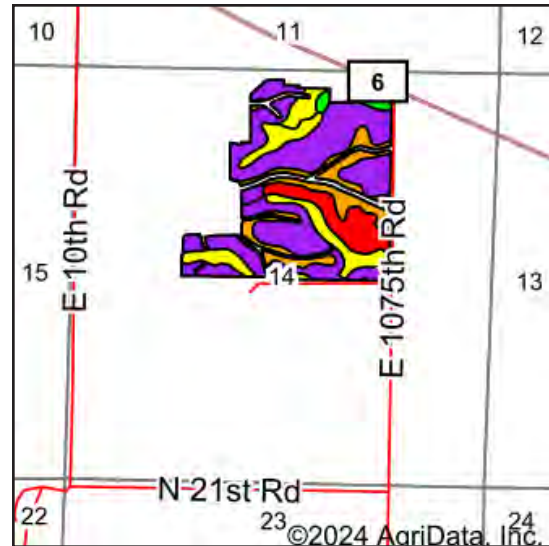
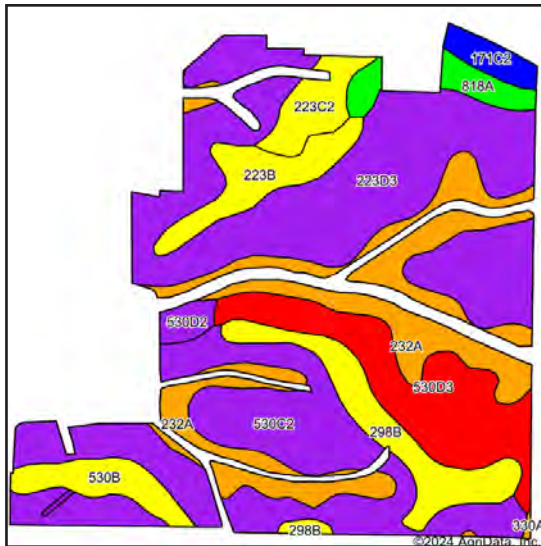
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E6TH E7TH E8TH E9TH E10TH E11TH E12TH LaSalle County, IL

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 e hay, T/A	Crop productivity index for optimum management
**223D3	Varna silty clay loam, 6 to 12 percent slopes, severely eroded	31.41	29.5%		FAV	**133	**43	**54	**4.20	**98
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	23.21	21.9%		FAV	**141	**44	**56	**3.60	**102
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	17.01	16.0%		FAV	**170	**56	**65	**5.10	**127
**530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	11.18	10.5%		FAV	**127	**40	**50	**3.20	**92
**298B	Beecher silt loam, 2 to 4 percent slopes	6.92	6.5%		FAV	**150	**50	**60	**4.60	**113
**223B	Varna silt loam, 2 to 4 percent slopes	4.63	4.4%		FAV	**156	**50	**63	**4.90	**115
**530B	Ozaukee silt loam, 2 to 4 percent slopes	3.35	3.2%		FAV	**149	**47	**59	**3.80	**108
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	3.09	2.9%		FAV	**149	**47	**60	**4.60	**109
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	2.50	2.4%		FAV	190	61	75	3.50	141
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	1.68	1.6%		FAV	**174	**55	**68	**6.30	**128
**530D2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	1.11	1.0%		FAV	**138	**43	**55	**3.50	**100
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.08	0.1%		FAV	**164	**55	**61	**5.00	**123
Weighted Average						145.2	46.6	57.6	4.2	106.8

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.gov.usda.gov/#/state/IL/documents/section=2&folder=52809>
^a 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".

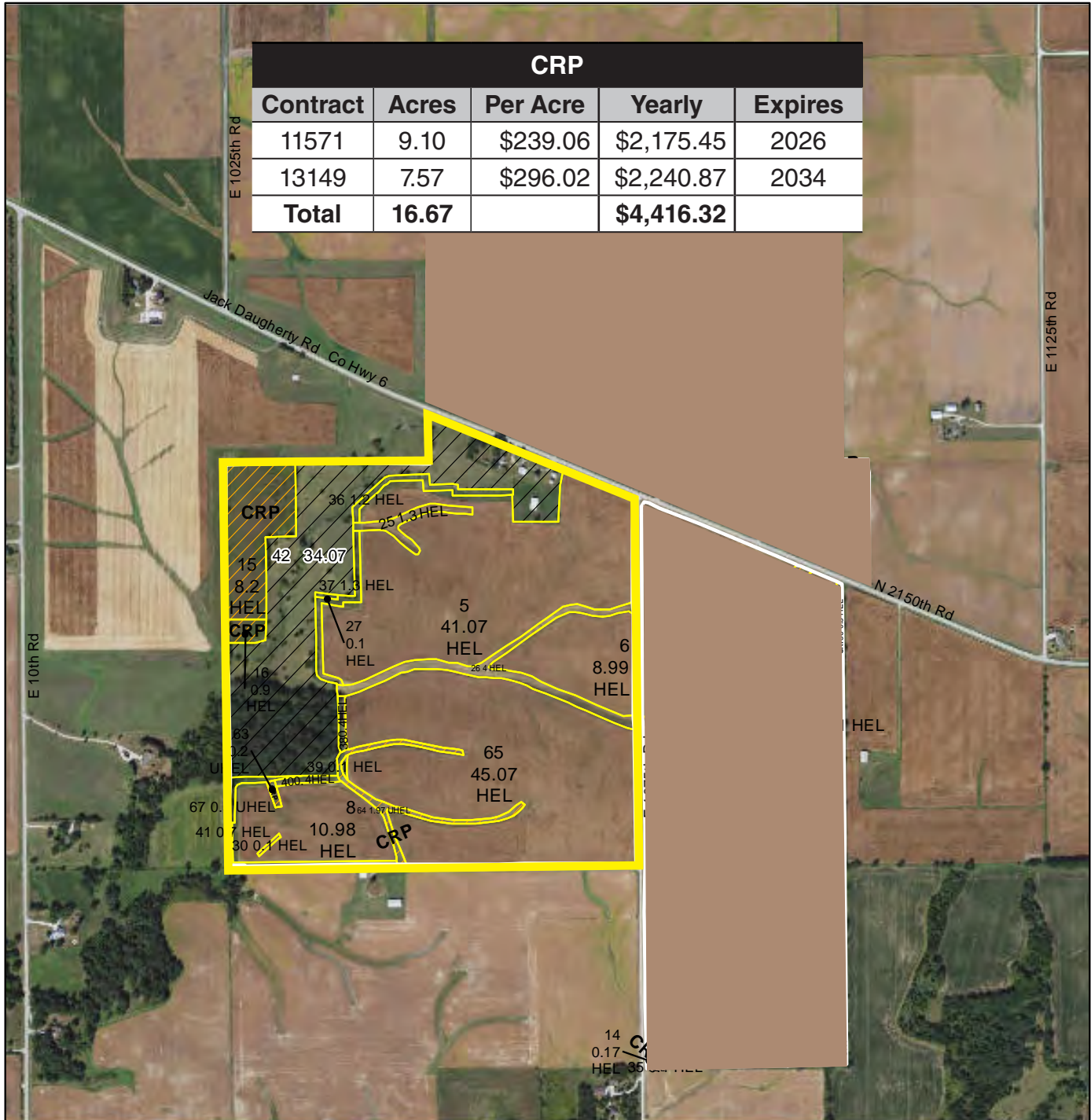


Boundaries and acreages are approximate.



La Salle County, Illinois

CRP				
Contract	Acres	Per Acre	Yearly	Expires
11571	9.10	\$239.06	\$2,175.45	2026
13149	7.57	\$296.02	\$2,240.87	2034
Total	16.67		\$4,416.32	



Common Land Unit

Non-Cropland
 Conservation Reserve Program

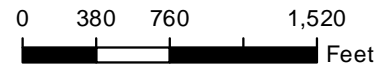
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Cropland
 Tract Boundary

street100k_j-il_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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Farm Management

For landowners, we offer professional caring for the land, through good stewardship, to provide a positive return on investment.



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