

# Elmer Farm

340.33 surveyed acres | Section 1 | Stockland Township | Iroquois County, Illinois



8.11.18



10.9.18

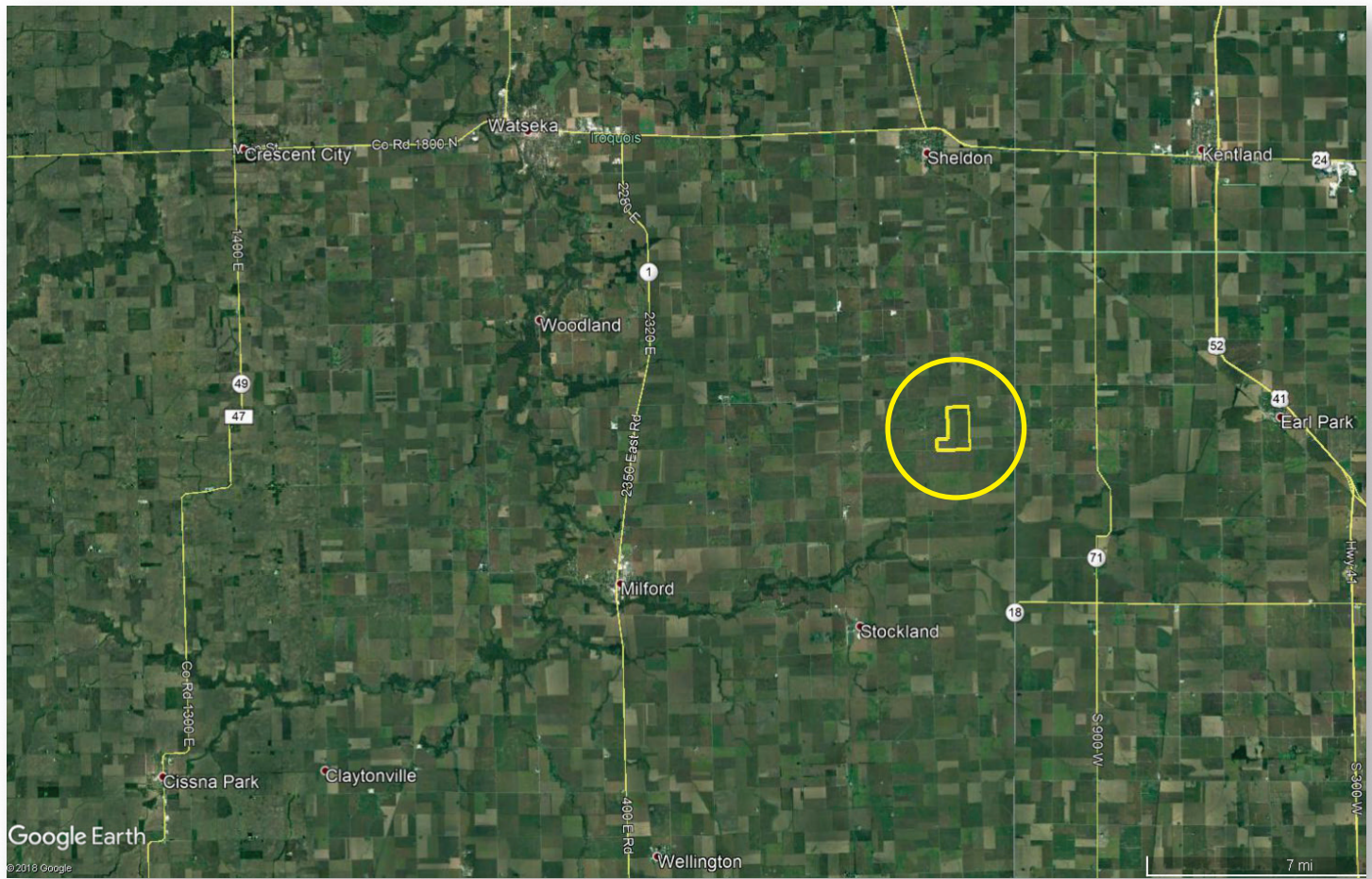
Jason Lestina AFM  
Real Estate Broker  
Accredited Farm Manager  
815.546.8276c | [jason@landprollc.us](mailto:jason@landprollc.us)  
**Land Pro LLC**  
2681US Hwy 34 | Oswego IL 60543  
331.999.3490 | [www.landprollc.us](http://www.landprollc.us)

*Professional Land Real Estate Specialists*

# Elmer Farm

340.33 surveyed acres | 311.13± tillable acres | Section 1 | Stockland Township | T.25N.-R.11W. | Iroquois County, IL

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Boundaries and acreages are approximate.

**ACREAGE**

340.33 surveyed acres  
311.13± tillable acres

**SOILS**

Productivity Index - 121.2  
predominantly Bryce, Swygart, Milford, Mokena

**CRP**

9.6 acres. \$300.00/ac (\$2,880.00 annually).  
Contract expires Sept. 30, 2027.

**DESCRIPTION**

Lots 5, 6, 7 and the S½ of Lot 8 of the NE¼,  
and the E½ of Lot 5 of the NW¼ of Section 1,  
Stockland Township, T.25N.-R.11W., Iroquois  
County Illinois

**PRICE**

\$2,552,475.00 (\$7,500/acre)

**TAXES (2017)**

\$9,757.74 (\$28.67/ac)

**PIN**

34.01.200.002

**IMPROVEMENTS**

None

**BOUNDARY FRONTAGE**

Co Rd 3100 E  
Co Rd 1160 N

**FARM LEASE**

Open for 2019



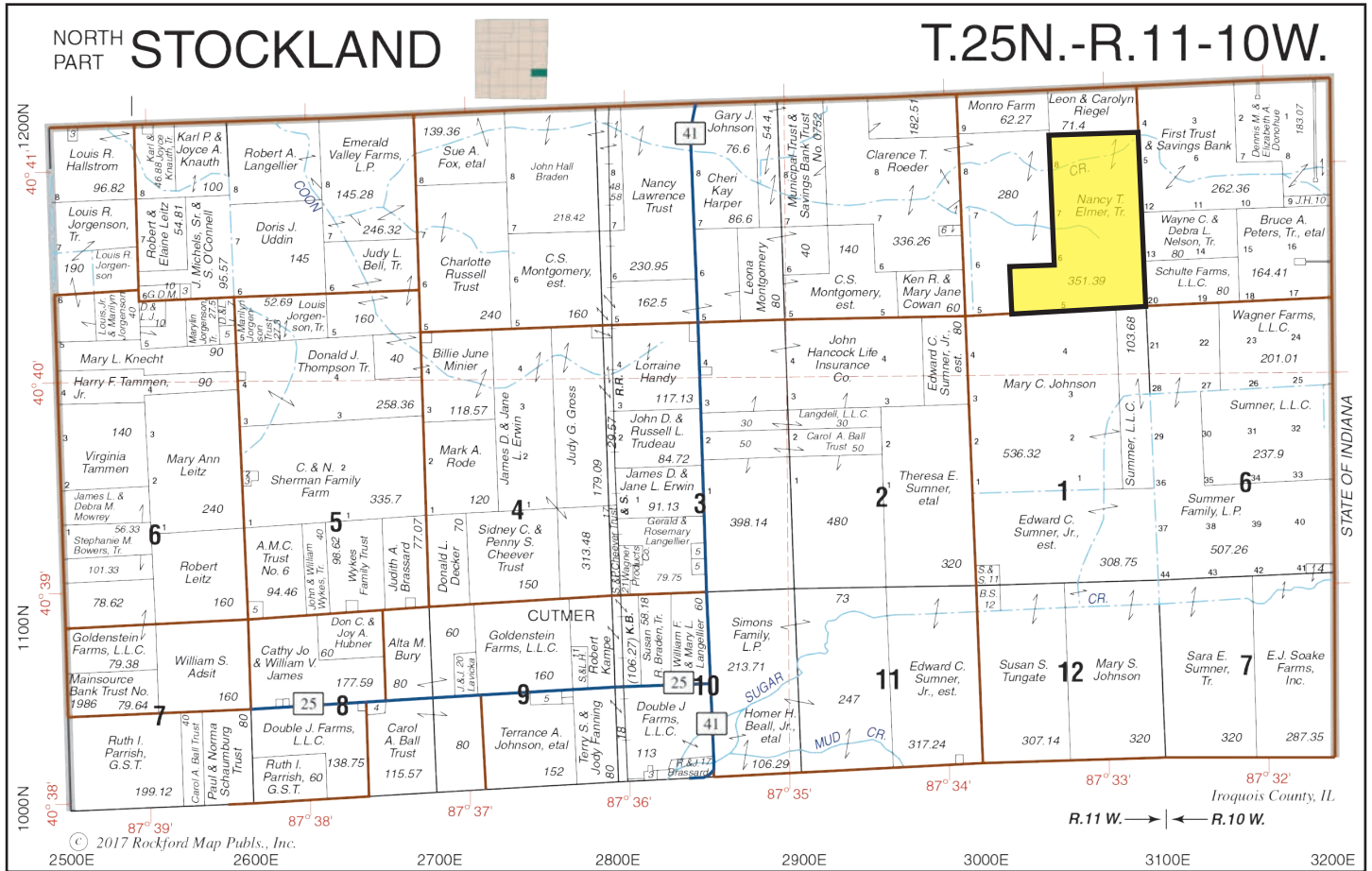
**DRIVING DIRECTIONS**

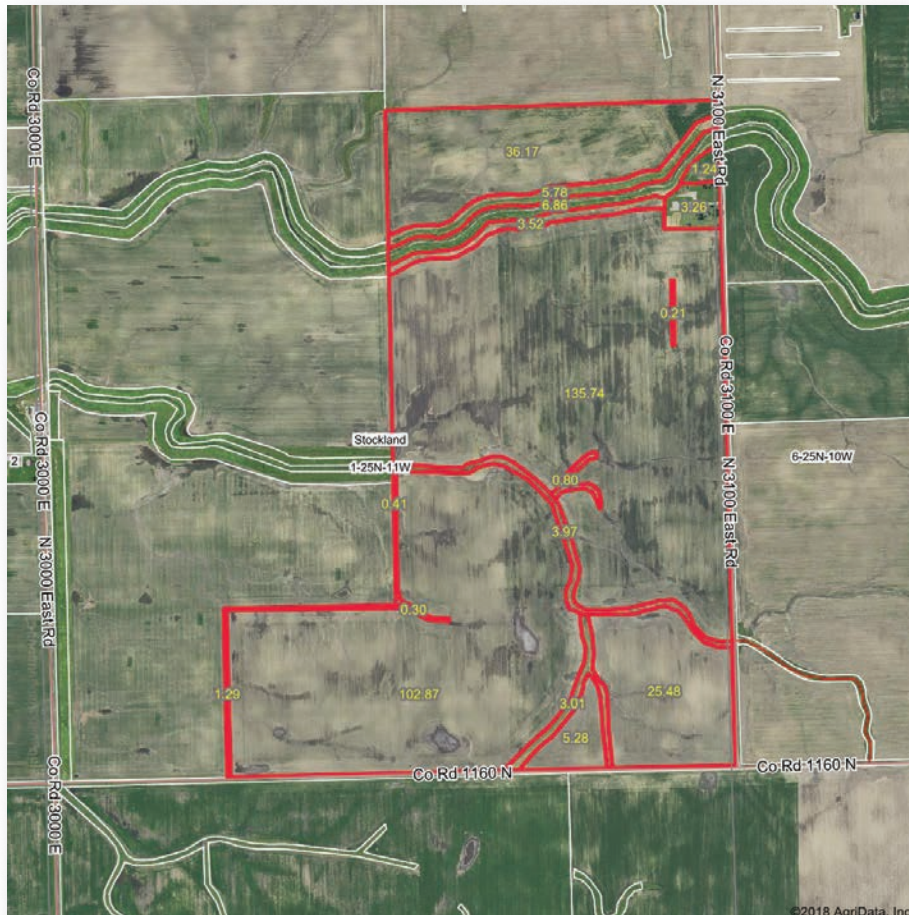
- 6.8± mi S of Sheldon, IL
- 16.2± mi SE of Watseka, IL
- 89.3± mi NE of Bloomington, IL
- 96.2± mi S of Chicago, IL
- 153.0± mi NE of Springfield, IL
- 197.0± mi SE of Rockford, IL
- 221.0± mi SE of Moline, IL
- GPS 40.684169, -87.546380



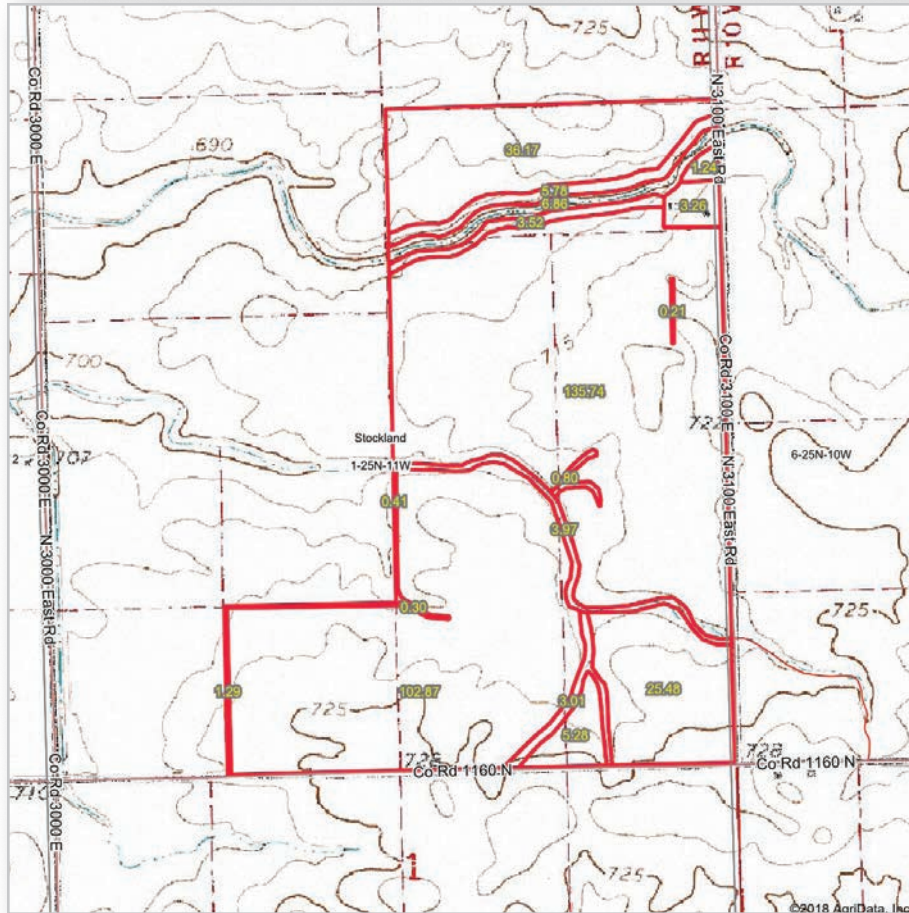
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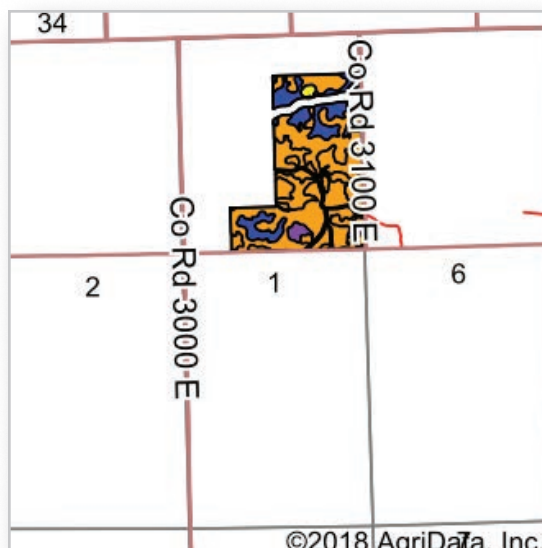


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Area Symbol: IL075, Soil Area Version: 11

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
235A	Bryce silty clay, 0 to 2 percent slopes	130.36	42.5%		FAV	162	54	64	0.00	4.77	121
91A	Swygart silty clay loam, 0 to 2 percent slopes	88.31	28.8%		UNF	158	52	63	0.00	4.52	118
69A	Milford silty clay loam, 0 to 2 percent slopes	39.43	12.9%		FAV	171	57	68	0.00	5.52	128
295A	Mokena silt loam, 0 to 2 percent slopes	22.24	7.2%		FAV	172	54	66	0.00	4.89	126
**375B	Rutland silty clay loam, 2 to 5 percent slopes	14.38	4.7%		FAV	**178	**57	**70	0.00	**5.46	**132
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	9.17	3.0%		UNF	**130	**46	**55	0.00	**4.08	**100
**91B	Swygart silty clay loam, 2 to 4 percent slopes	2.89	0.9%		UNF	**156	**51	**62	0.00	**4.47	**117
<b>Weighted Average</b>						<b>162.5</b>	<b>53.7</b>	<b>64.4</b>	<b>0.00</b>	<b>4.81</b>	<b>121.2</b>

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.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Soil Test  
 April 25, 2017  
 Crop Production Services  
 North and East fields (165.53 ac)**

av pH - 6.5  
 av P - 46.0  
 av K - 296.0

**Soil Test  
 May 4, 2018  
 Crop Production Services  
 South and West fields (144.89 ac)**

av pH - 6.6  
 av P - 35.0  
 av K - 284.0



Boundaries and acreages are approximate.

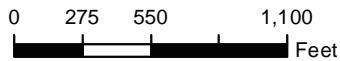


United States  
Department of  
Agriculture

Iroquois County, Illinois



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



2018 Program Year

Map Created May 04, 2018

**Farm 3992**  
**Tract 4456**

**Wetland Determination Identifiers**

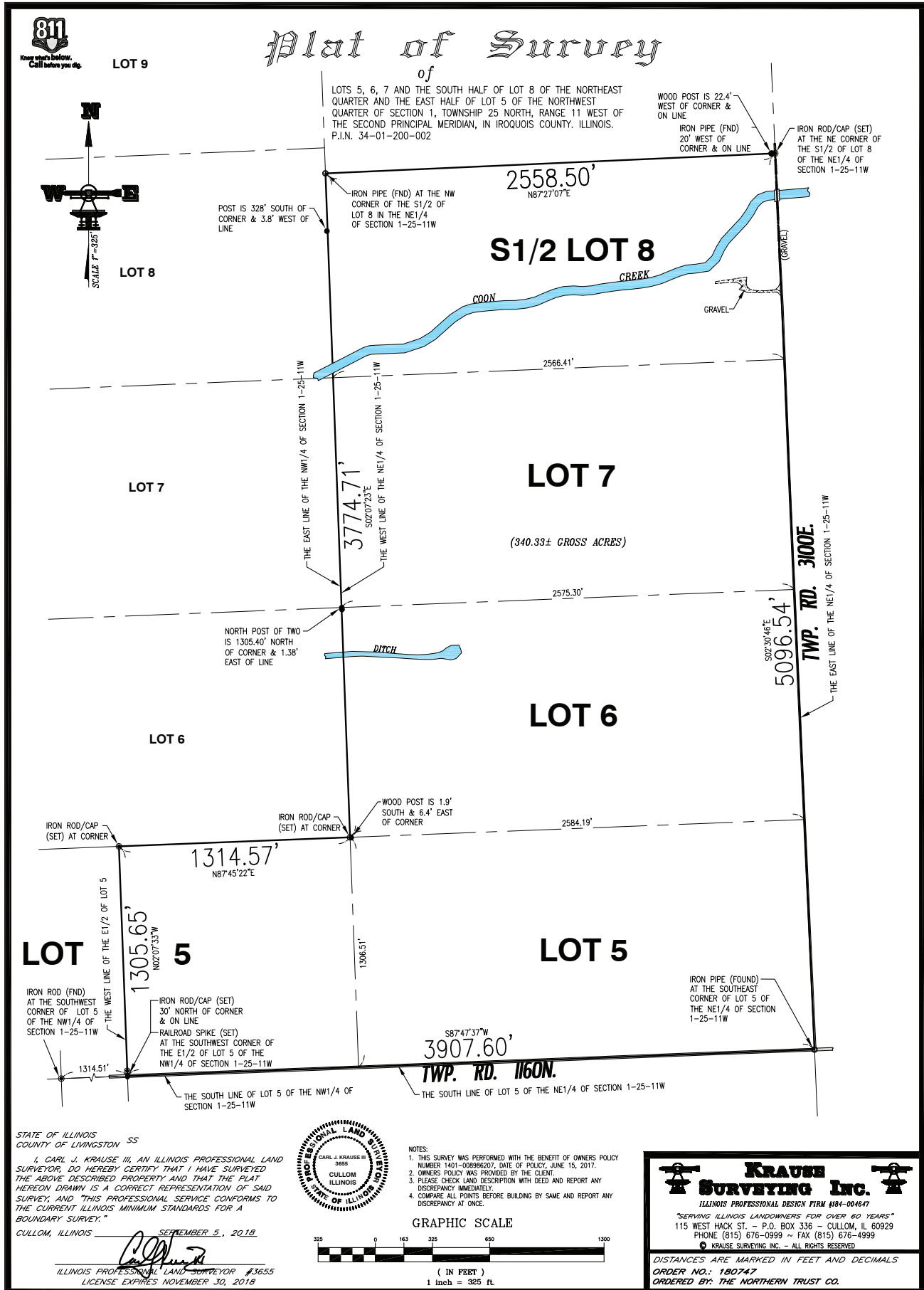
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Tract Cropland Total: 324.75 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).



Boundaries and acreages are approximate.



STATE OF ILLINOIS SS  
COUNTY OF LIVINGSTON

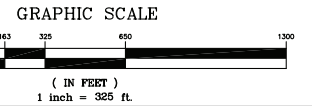
I, CARL J. KRAUSE III, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREOF DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CULLOM, ILLINOIS SEPTEMBER 5, 2018

ILLINOIS PROFESSIONAL LAND SURVEYOR #3655  
LICENSE EXPIRES NOVEMBER 30, 2018



- NOTES:
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF OWNERS POLICY NUMBER 1401-00986207, DATE OF POLICY, JUNE 15, 2017.
  2. OWNERS POLICY WAS PROVIDED BY THE CLIENT.
  3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
  4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.



**KRAUSE SURVEYING INC.**  
ILLINOIS PROFESSIONAL DESIGN FIRM #84-004647

"SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"  
115 WEST HACK ST. - P.O. BOX 336 - CULLOM, IL 60929  
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DISTANCES ARE MARKED IN FEET AND DECIMALS  
ORDER NO.: 180747  
ORDERED BY: THE NORTHERN TRUST CO.