

Fischer Trust Farm

**NEW
PRICE**



looking east 7.1.20



October 20, 2020

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

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

Buy Land. They're Not Making It Anymore.

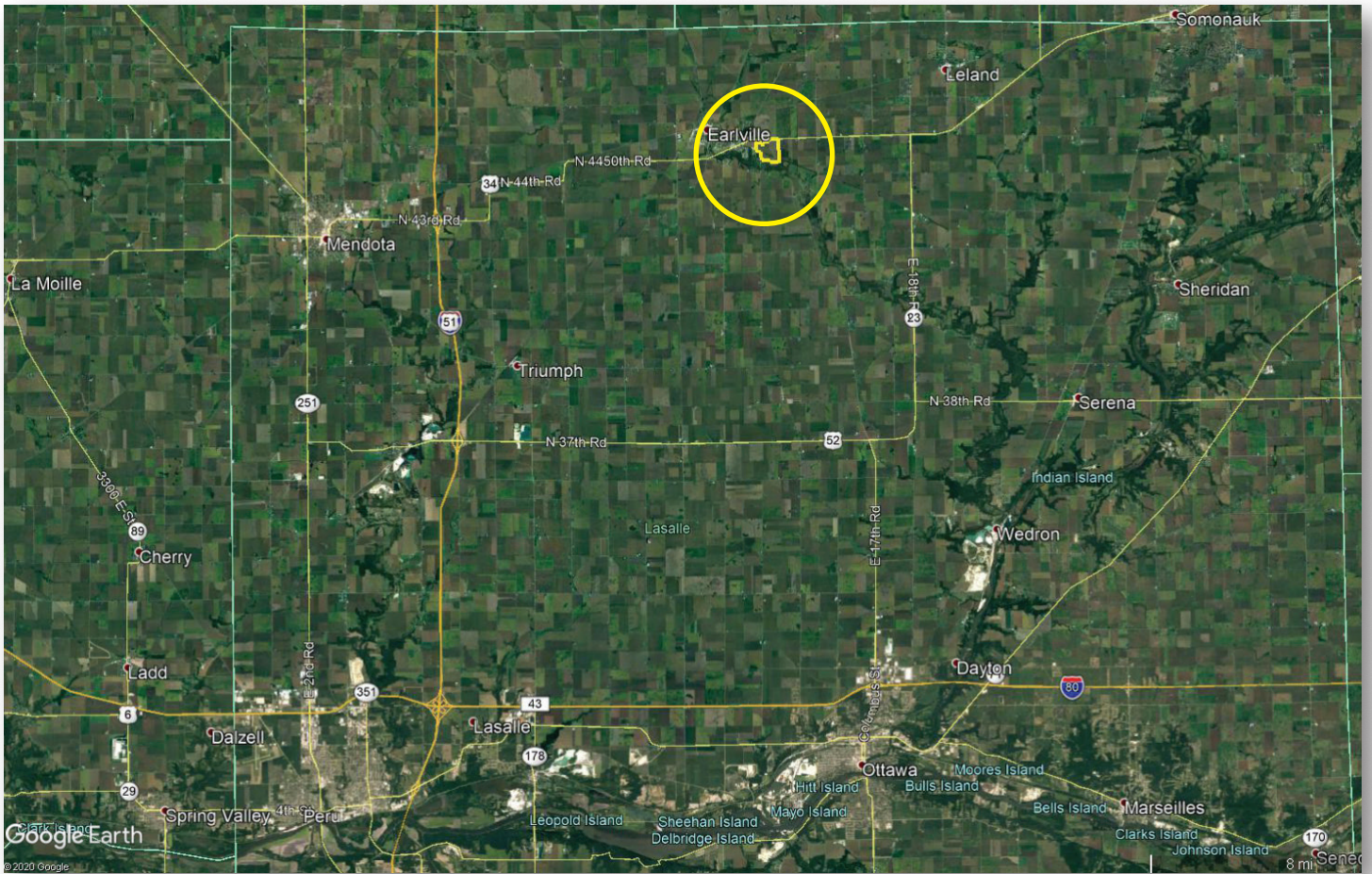
~ Mark Twain

www.landprollc.us

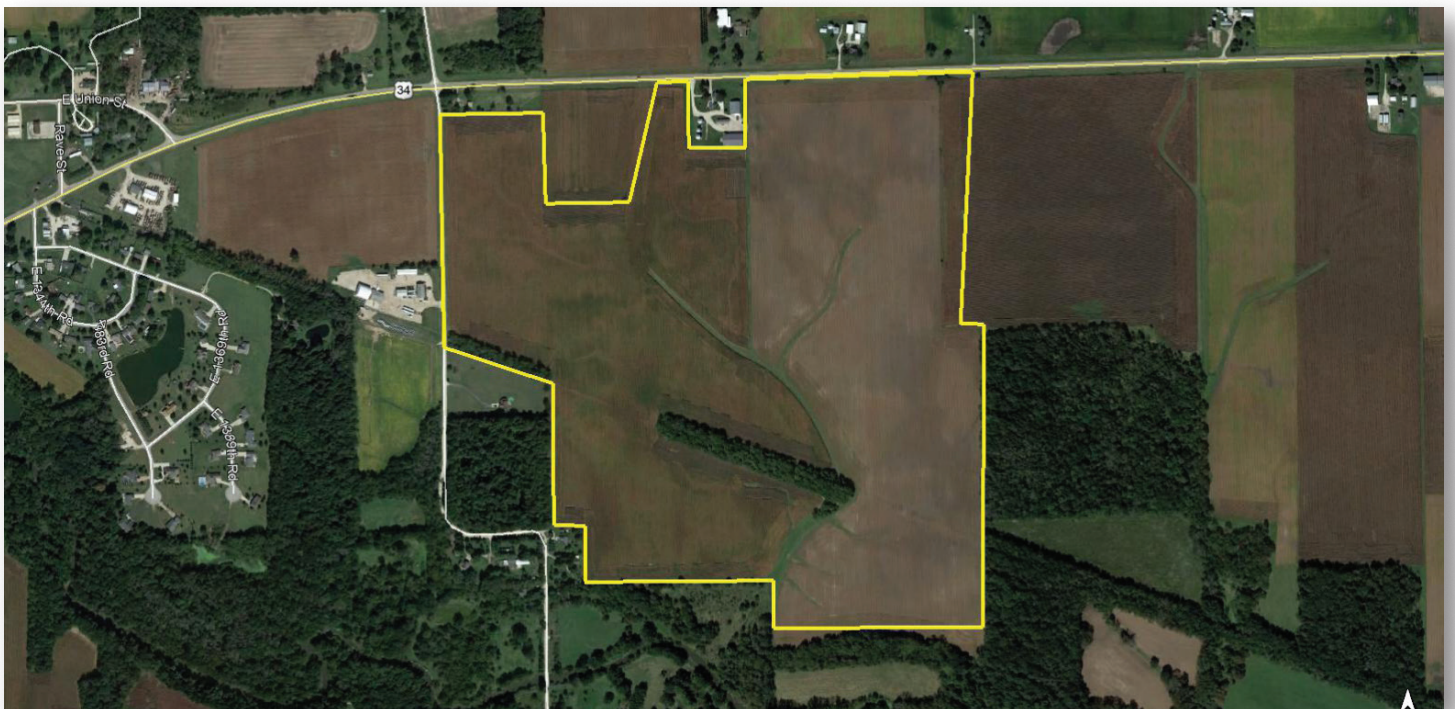


Fischer Trust Farm

187.14 surveyed acres | 178.21± tillable acres | Sections 20, 21 | Earl Township | T.36N.-R.3E. | LaSalle County IL



Ray L. Brownfield ALC AFM | Designated Managing Broker, Owner
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



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.

ACREAGE
 187.14 surveyed acres
 178.21± tillable acres

SOILS
 Productivity Index - 125.2
 predominantly Birkbeck, Drummer, Sunbury

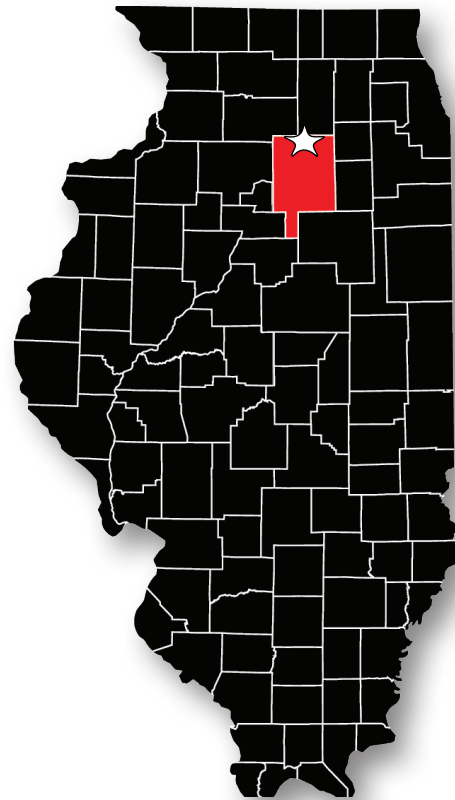
DESCRIPTION
 Part of the E½ of the NE¼ of Section 20,
 and part of the W½ of Section 21, Earl
 Township, T.36N.-R.3E., LaSalle County
 Illinois

PRICE (eff 10.1.20)
 \$1,674,903 (\$8,950/acre)

TAXES (2019)
 \$5,573.08 (\$29.78/ac)
 no buildings

PIN
 03.20.204.000, 03.21.103.000
 03.21.300.000

FRONTAGE
 US Hwy 34
 E 14th Road



.5± mi E of Earlville IL corp limits
 10.6± mi NE of I-39/US 34 Mendota interchange
 58.3± mi SE of Rockford IL
 77.7± mi SW of Chicago IL
 86.9± mi N of Bloomington IL
 89.7± mi E of Moline IL
 152.0± mi NE of Springfield IL
 GPS 41.585886, -88.893814
 (points are to center of city)

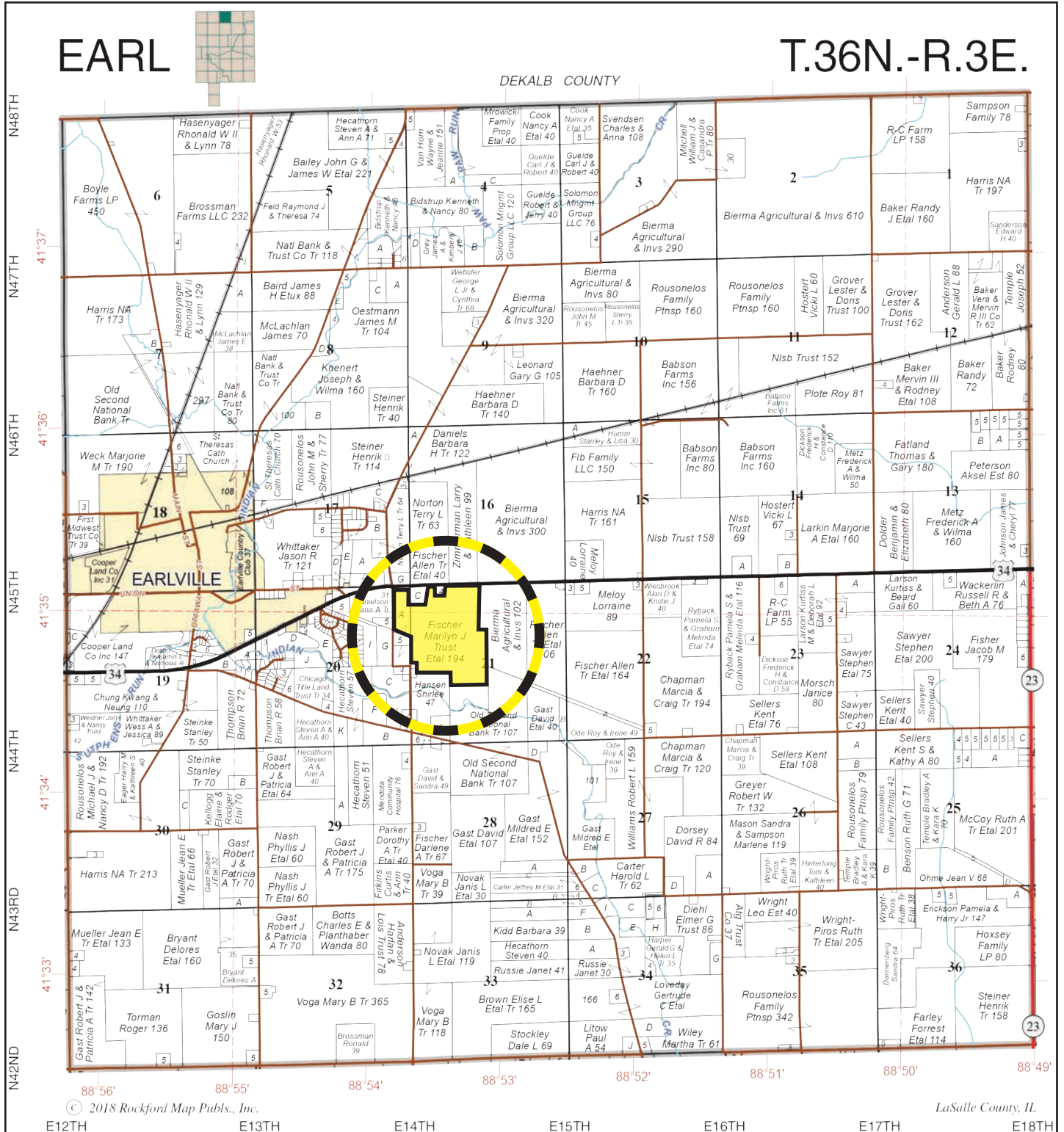
Soil Test
Spectrum Lab
October 2018

av pH - 6.0
 av P1 - 61
 av K1 - 261

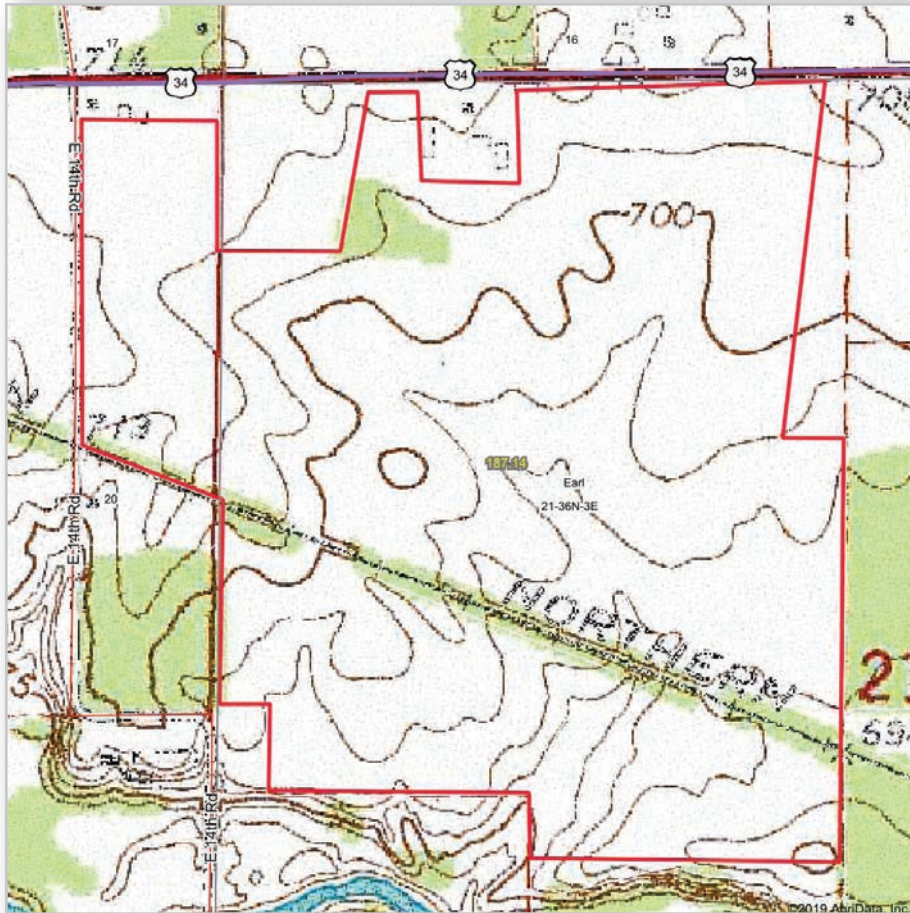
FSA Information		
Farm 13113 Tract 48800		
ARC-IC		
Commodity	Base Acres	County Yield
Corn	122.94	168
Soybeans	65.88	51

Fischer Trust Farm Yields		
	Corn	Soybeans
2019	184	55
2018	246	71
2017	228	58
2016	226	57
2015	199	61
5-year avg	216.6	60.4

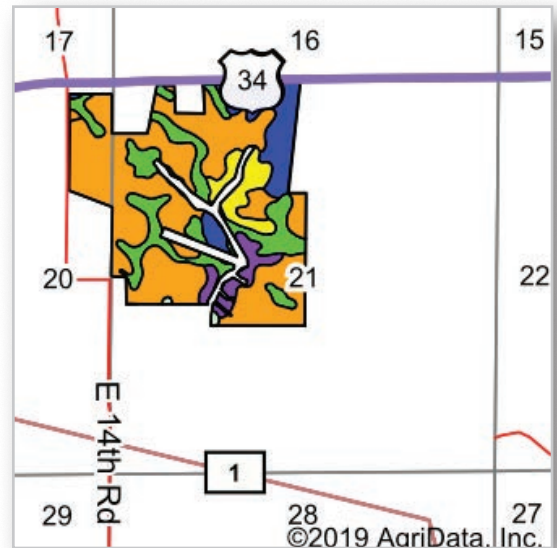
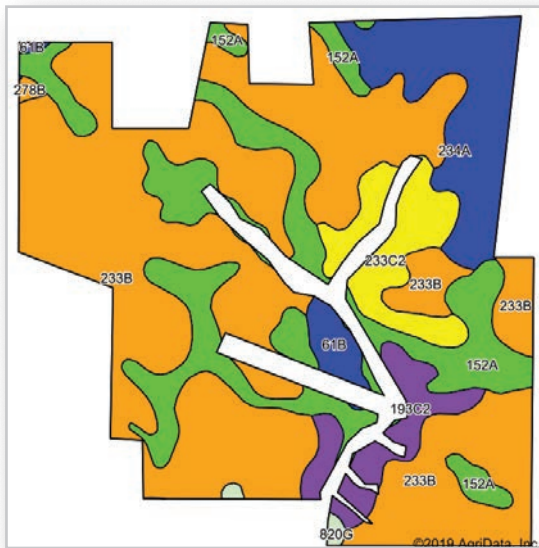




Boundaries and acreages are approximate.



Boundaries and acreages are approximate.



Area Symbol: IL099, Soil Area Version: 15

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	Grass-legume e hay, T/A	Crop productivity index for optimum management
**233B	Birkbeck silt loam, 2 to 5 percent slopes	100.04	56.3%		FAV	**165	**51	**65	**5.09	0.00	**121
152A	Drummer silty clay loam, 0 to 2 percent slopes	33.44	18.8%		FAV	195	63	73	0.00	5.64	144
234A	Sunbury silt loam, 0 to 2 percent slopes	18.47	10.4%		FAV	179	57	70	0.00	5.52	131
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	11.04	6.2%		FAV	**155	**48	**61	**4.78	0.00	**113
**193C2	Mayville silt loam, 5 to 10 percent slopes, eroded	8.12	4.6%		FAV	**139	**46	**56	**3.73	0.00	**102
**61B	Atterberry silt loam, 2 to 5 percent slopes	3.09	1.7%		FAV	**180	**55	**70	0.00	**5.46	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	2.34	1.3%		FAV	192	63	74	0.00	5.77	143
**820G	Hennepin-Casco complex, 30 to 60 percent slopes	0.71	0.4%		UNF	**57	**19	**22	0.00	**1.57	**43
**278B	Stronghurst silt loam, 2 to 5 percent slopes	0.42	0.2%		FAV	**169	**53	**65	0.00	**5.22	**124
Weighted Average						170.5	53.6	66.4	3.33	1.82	125.2

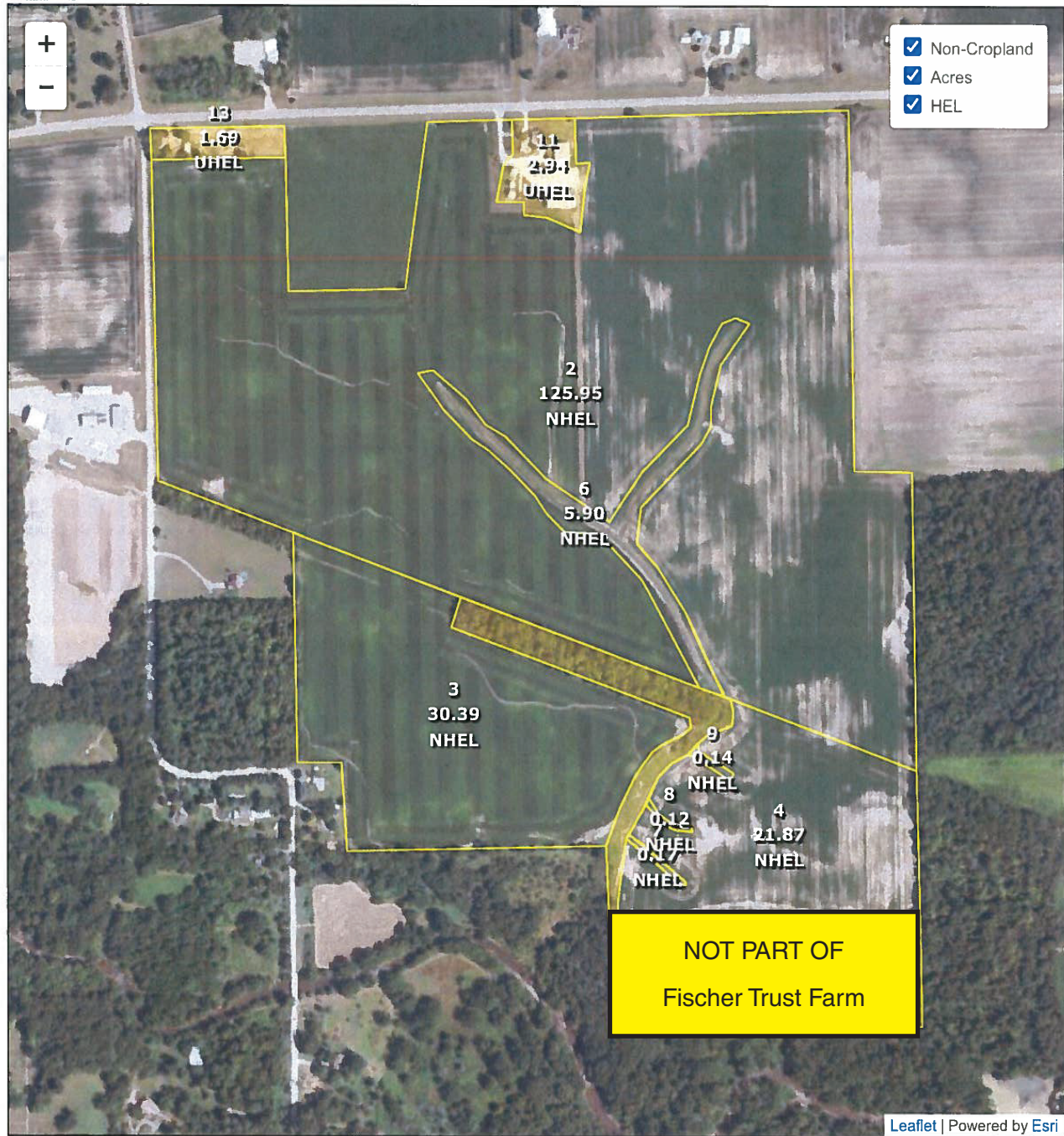
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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.



looking south 7.1.20

Boundaries and acreages are approximate.

USDA LaSalle County, Illinois



Common Land Unit
 Cropland Non-cropland CRP

Farm 13113
Tract 48800

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

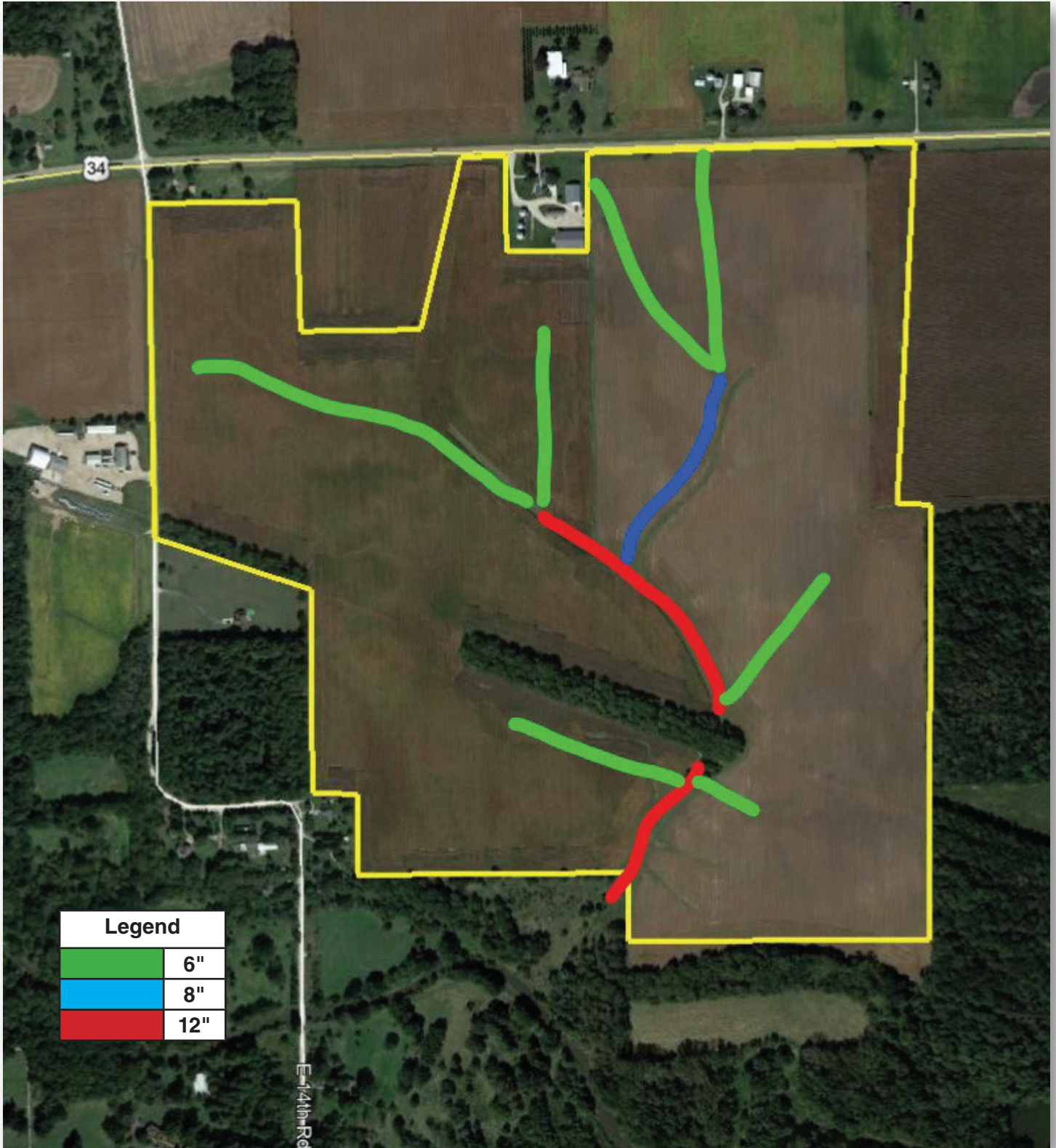
Leaflet | Powered by Esri

2020 Crop Year



Tract 1 of 1

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).

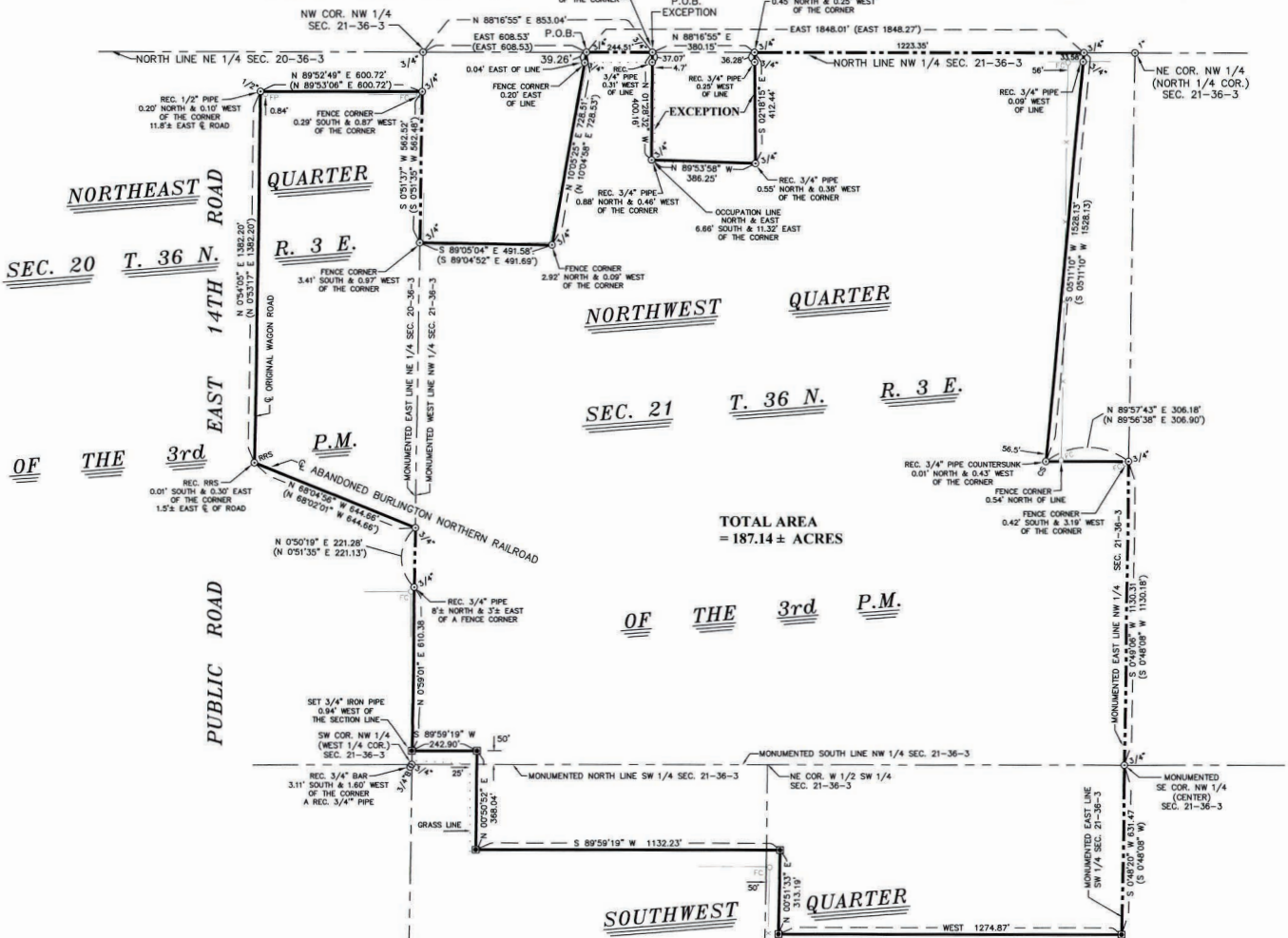


PLAT OF SURVEY

FOR
PART OF THE NORTHEAST QUARTER OF SEC. 20 AND PART OF THE WEST HALF
OF SEC. 21, T. 36 N., R. 3 E. OF THE 3RD P.M.
LASALLE COUNTY, ILLINOIS

U.S. ROUTE 34

PUBLIC ROAD



TOTAL AREA
= 187.14 ± ACRES

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, AND PART OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 21; THENCE EAST 808.53 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION TO AN EXISTING IRON PIPE SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE EAST 1948.01 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SECTION TO AN EXISTING IRON PIPE; THENCE SOUTH 5 DEGREES 11 MINUTES 10 SECONDS WEST 1528.13 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST 306.18 FEET TO AN EXISTING IRON PIPE ON THE MONUMENTED EAST LINE OF SAID NORTHWEST QUARTER SECTION; THENCE SOUTH 0 DEGREES 49 MINUTES 06 SECONDS WEST 1130.31 FEET ALONG THE MONUMENTED EAST LINE OF SAID NORTHWEST QUARTER SECTION TO AN EXISTING IRON PIPE AT THE CENTER OF SAID SECTION; THENCE SOUTH 0 DEGREES 48 MINUTES 20 SECONDS WEST 631.47 FEET ALONG THE MONUMENTED EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION TO A POINT; THENCE WEST 1274.87 FEET TO A POINT 50 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 0 DEGREES 51 MINUTES 30 SECONDS EAST 313.19 FEET ALONG A LINE 50 FOOT EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS WEST 1132.23 FEET TO A POINT; THENCE NORTH 0 DEGREES 50 MINUTES 52 SECONDS EAST 368.04 FEET TO A POINT 50 FEET NORTH OF THE MONUMENTED SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 59 MINUTES 19 SECONDS WEST 242.90 FEET ALONG A LINE 50 FOOT NORTH OF AND PARALLEL WITH THE MONUMENTED SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO A POINT; THENCE NORTH 0 DEGREES 59 MINUTES 01 SECONDS EAST 610.38 FEET TO AN EXISTING IRON PIPE ON THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH 0 DEGREES 50 MINUTES 19 SECONDS EAST 221.28 FEET ALONG THE MONUMENTED EAST LINE OF SAID SECTION 20 TO AN EXISTING IRON PIPE ON THE MONUMENTED EAST LINE OF THE CENTERLINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD; THENCE NORTH 68 DEGREES 04 MINUTES 56 SECONDS WEST 644.66 FEET ALONG THE CENTERLINE OF SAID ABANDONED RAILROAD TO THE CENTERLINE OF THE ORIGINAL WAGON ROAD; THENCE NORTH 0 DEGREES 54 MINUTES 05 SECONDS EAST 1382.20 FEET ALONG THE CENTERLINE OF THE ORIGINAL WAGON ROAD; THENCE NORTH 89 DEGREES 52 MINUTES 49 SECONDS EAST 600.72 FEET PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO AN EXISTING IRON PIPE ON THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 0 DEGREES 51 MINUTES 37 SECONDS WEST 562.52 FEET ALONG THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO AN EXISTING IRON PIPE; THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS EAST 491.58 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 10 DEGREES 05 MINUTES 25 SECONDS EAST 728.51 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 88 DEGREES 16 MINUTES 55 SECONDS EAST 853.04 FEET ON THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 55 SECONDS EAST 380.15 FEET ON SAID NORTH LINE; THENCE SOUTH 02 DEGREES 18 MINUTES 15 SECONDS EAST 412.44 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST 386.25 FEET; THENCE NORTH 01 DEGREE 28 MINUTES 32 SECONDS WEST 400.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A NET AREA OF 187.14 ACRES MORE OR LESS, ALL SITUATED IN LASALLE COUNTY, ILLINOIS AND SUBJECT TO THE RIGHTS OF THE PUBLIC TO THAT PORTION BEING USED AS A PUBLIC HIGHWAY

Boundaries and acreages are approximate.

looking north 7.1.20



looking east 7.1.20



Ray L. Brownfield ALC AFM

Accredited Land Consultant | Accredited Farm Manager
Designated Managing Broker | Owner



630.258.4800c | ray@landprollc.us

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



Professional Land Specialists