



# *Fountain Creek Farm*

looking south, 6.20.24



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

**Land Pro LLC**

630.258.4800c | ray@landprollc.us  
2681 US Hwy 34 | Oswego, IL 60543  
331.999.3490 | www.landprollc.us

**Fountain Creek Farm**

Google Maps ..... 1

Property Summary ..... 2

Yield Information..... 2

Soil Test Information..... 2

FSA Information ..... 2

Property Photo ..... 2

Fountain Creek Township Plat Map ..... 3

Surety Aerial Map ..... 4

Surety Hillshade Map ..... 4

Property Location ..... 4

Surety Soils Maps and Table ..... 5

Property Photo ..... 5

Survey ..... 6

FSA Map (Farm 13473, Tract 6735) ..... 7

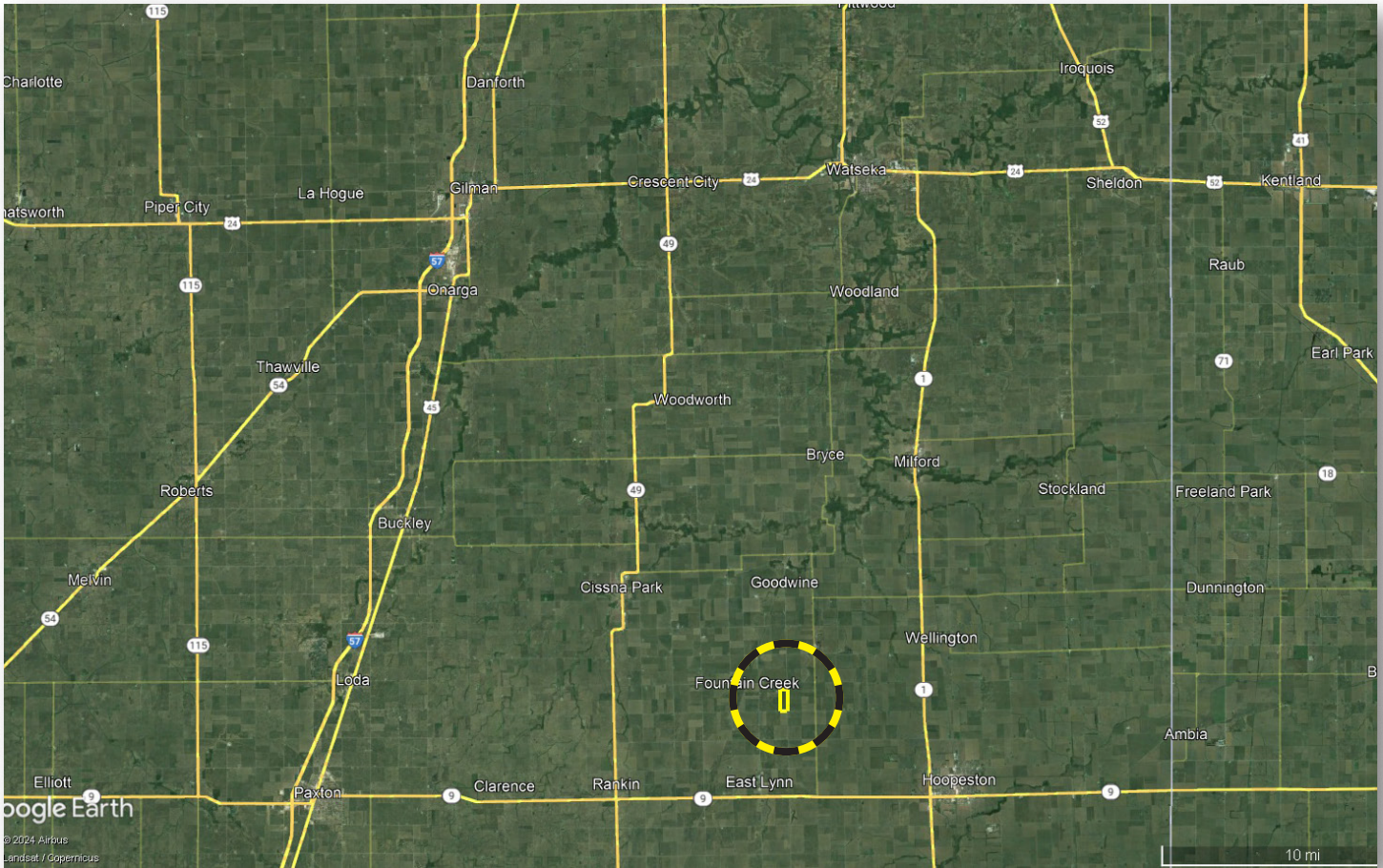
FSA 156EZ (Farm 13474, Tract 6735) ..... 8

Property Photos ..... 9



# Fountain Creek Farm

118.12± survey ac (115.72± tillable ac) | Section 26 | Fountain Creek Township | T.24N.-R.13W. | Iroquois County, IL



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

**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



Boundaries and acreages are approximate.

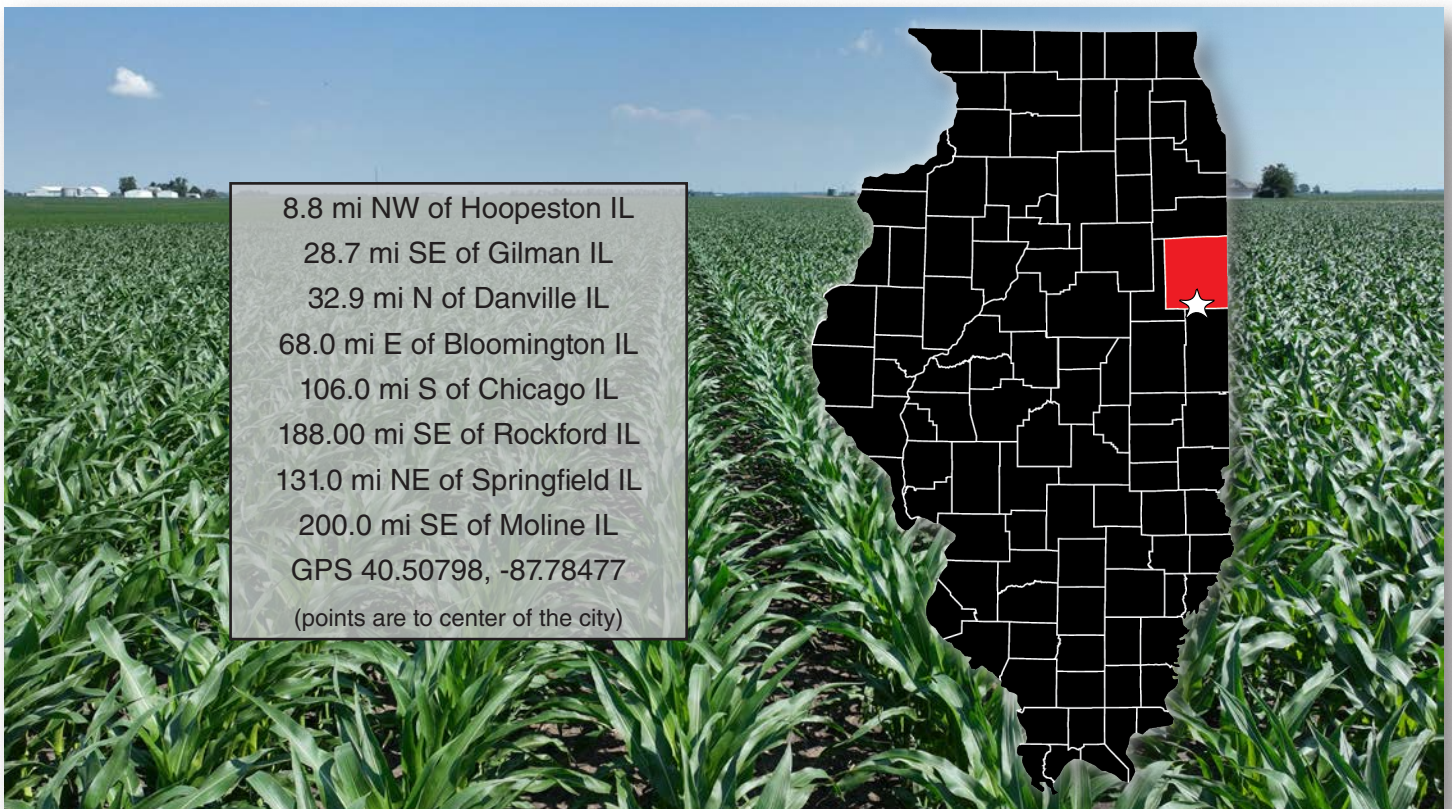
**High Yielding Iroquois County Farm.  
Lease open for 2025.**

acreage	-	118.12± survey acres (115.72± tillable acres)
description	-	Part of the SE¼ of the NE¼ and the E½ of the SE¼, Section 26, Fountain Creek Township, T.24N.-R.13W., Iroquois County, IL
soils	-	Productivity Index - 125.7 (Bryce, Lisbon, Milford, Saybrook)
price	-	\$1,446,970.00 (\$12,250 per acre)
taxes (2023)	-	\$3,943.04 (\$33.38/ac) DD028 Fountain Creek Drainage District #2
PIN	-	39.26.400.005
building	-	none
farm lease	-	Lease open for 2025.
frontage	-	E 100 North Road, Co Rd 1800 E

Fountain Creek Farm Yield History (bushels per acre)		
	Corn	Soybeans
4-year avg	229	76

A&L Great Lakes Labs October 11 & 13, 2023
av pH - 6.5
av P - 53.5
av K - 310

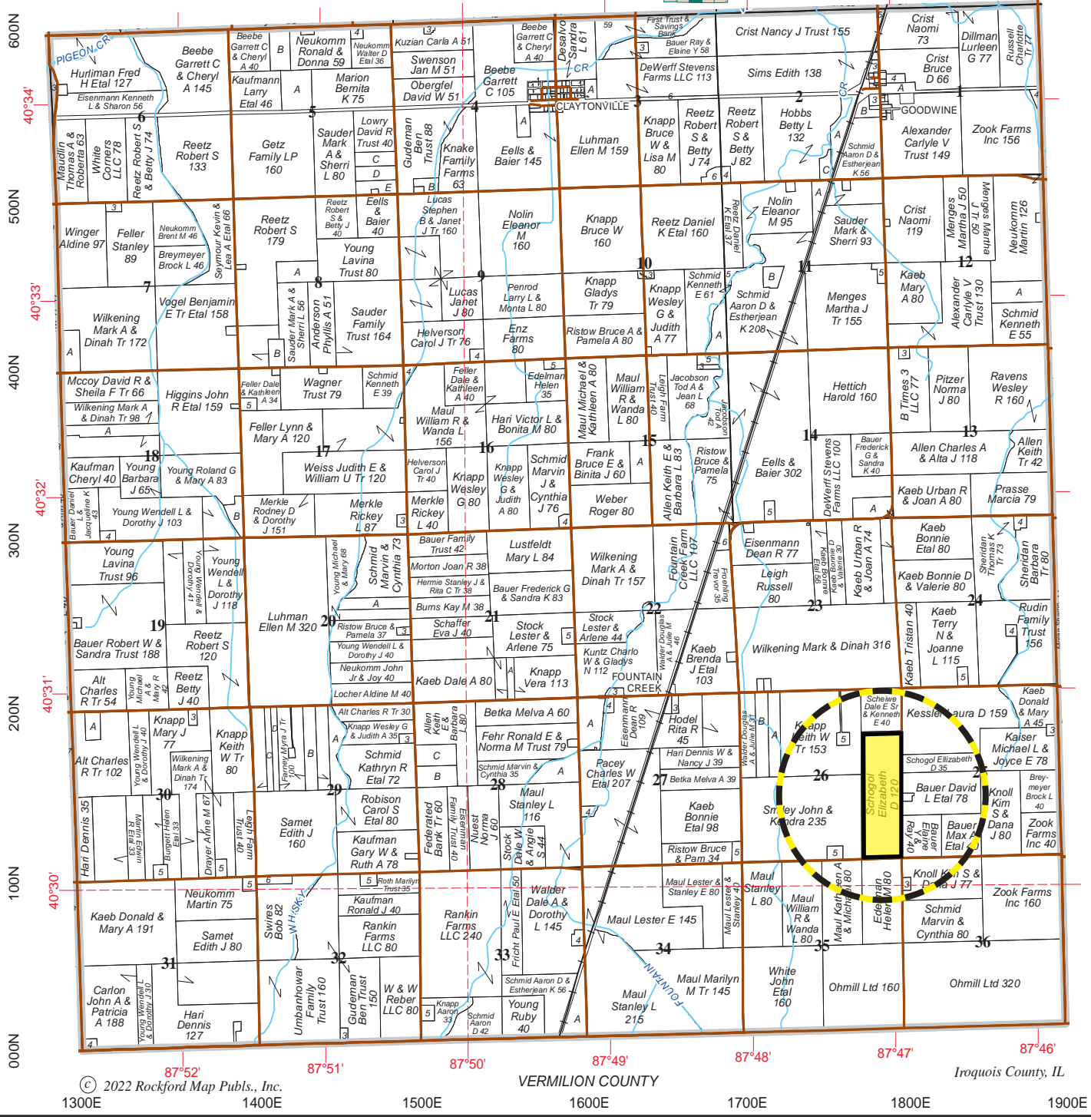
FSA Information Farm 13473   Tract 6735 ARC-CO		
Commodity	Base Acres	County Yield
Corn	57.86	158
Soybeans	57.86	53



looking north, 6.20.24

# FOUNTAIN CREEK

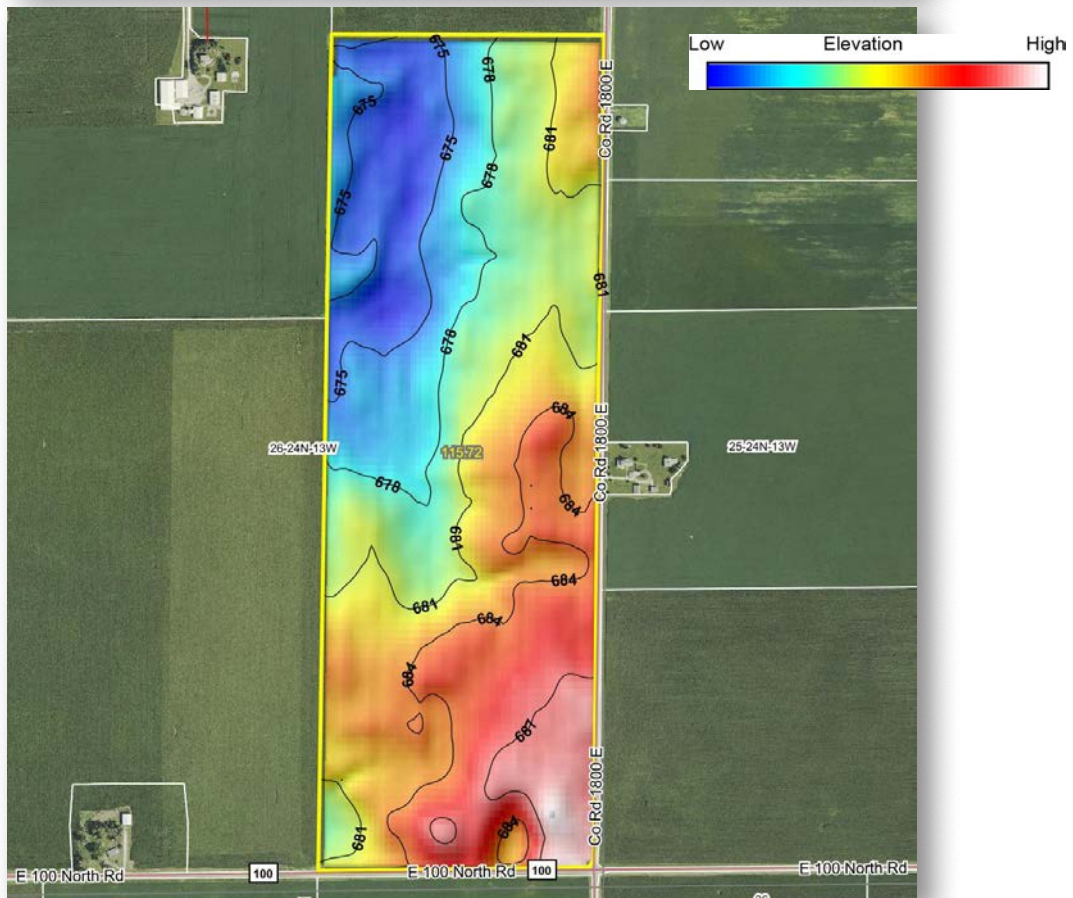
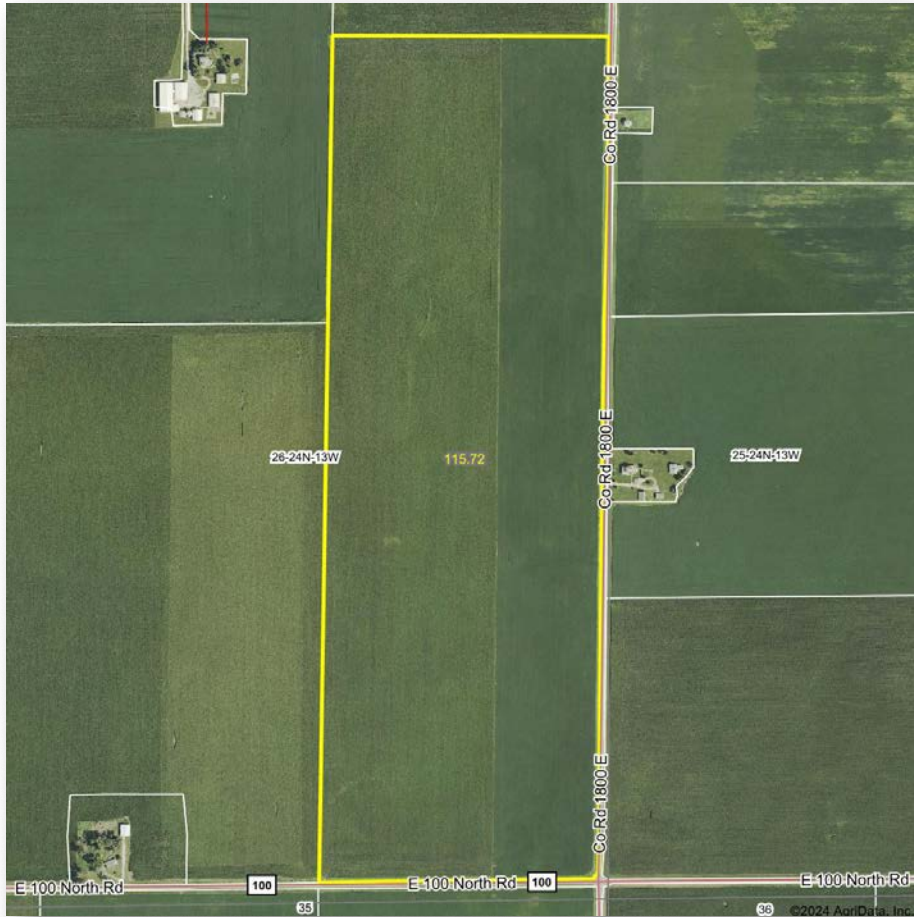
# T.24N.-R.13W.



© 2022 Rockford Map Pubs., Inc. VERMILION COUNTY Iroquois County, IL  
 1300E 1400E 1500E 1600E 1700E 1800E 1900E  
 40°34' 40°33' 40°32' 40°31' 40°30'

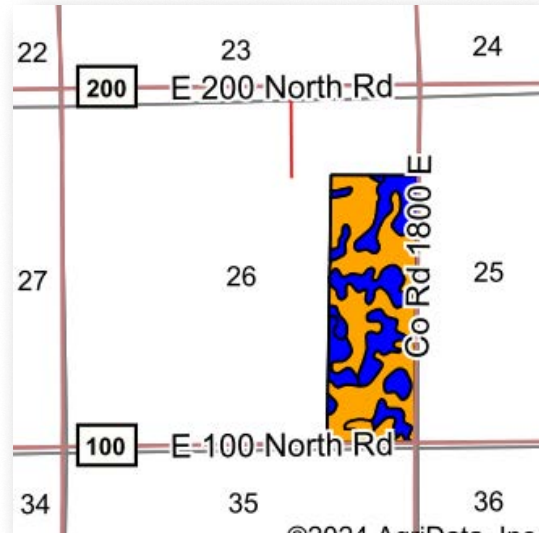
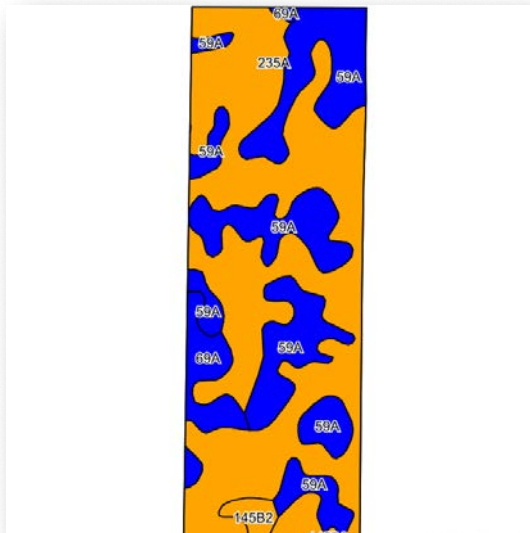
Boundaries and acreages are approximate.





Boundaries and acreages are approximate.





Area Symbol: IL075, Soil Area Version: 17

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	*n NCCPI Overall	*n NCCPI Corn
**235A	Bryce silty clay, 0 to 2 percent slopes	69.77	60.3%		FAV	**161	**54	**63	**4.70	**120	55	44
59A	Lisbon silt loam, 0 to 2 percent slopes	37.28	32.2%		FAV	188	59	74	5.60	136	78	77
**69A	Milford silty clay loam, 0 to 2 percent slopes	6.27	5.4%		FAV	**171	**57	**68	**5.50	**128	66	65
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	2.40	2.1%		FAV	**168	**54	**65	**5.90	**124	68	68
<b>Weighted Average</b>						<b>170.4</b>	<b>55.8</b>	<b>66.9</b>	<b>5.1</b>	<b>125.7</b>	<b>*n 63.3</b>	<b>*n 56.3</b>

**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".  
 \*n: The aggregation method is "Weighted Average using all components"

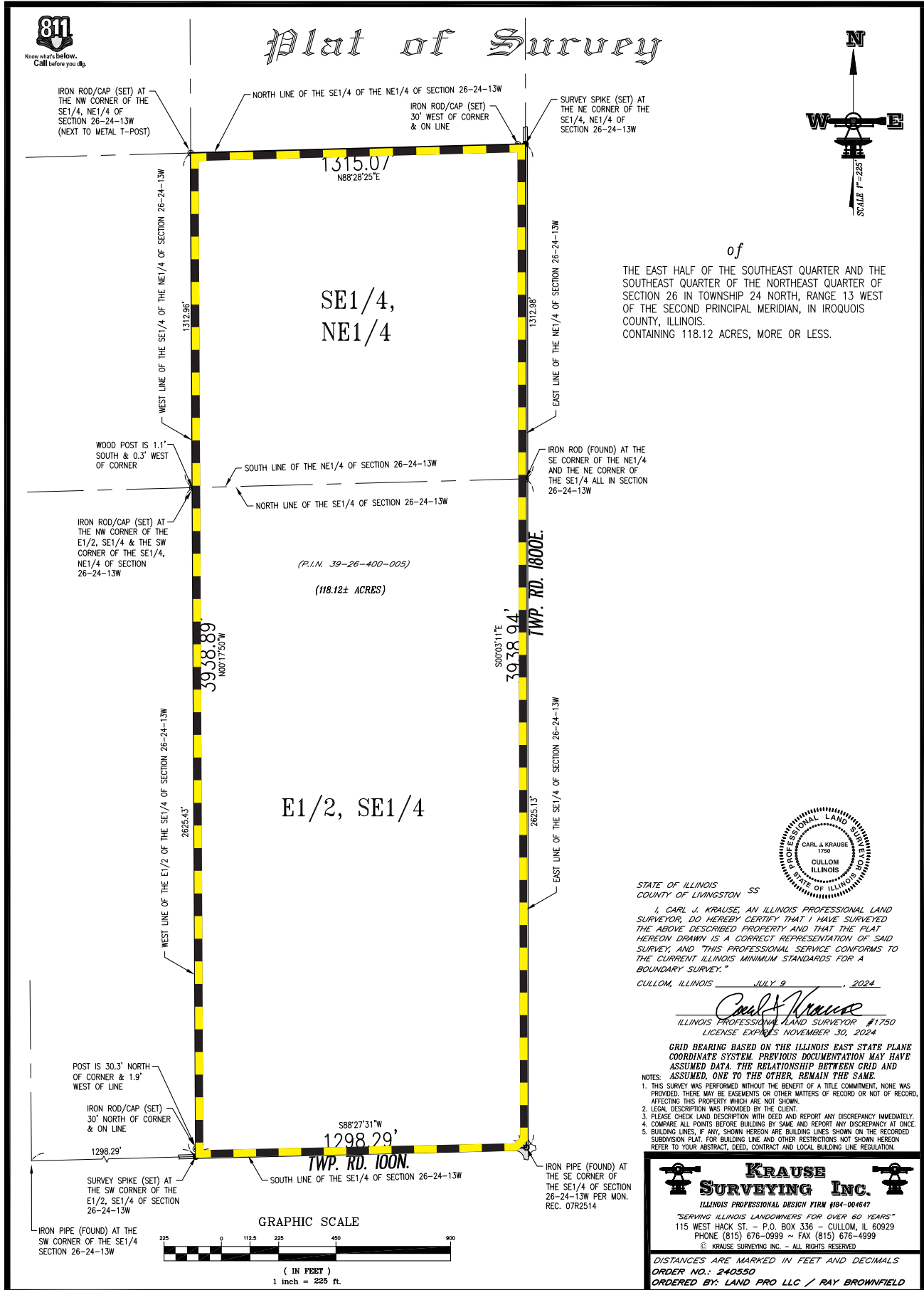
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



looking north, 6.20.24



Boundaries and acreages are approximate.



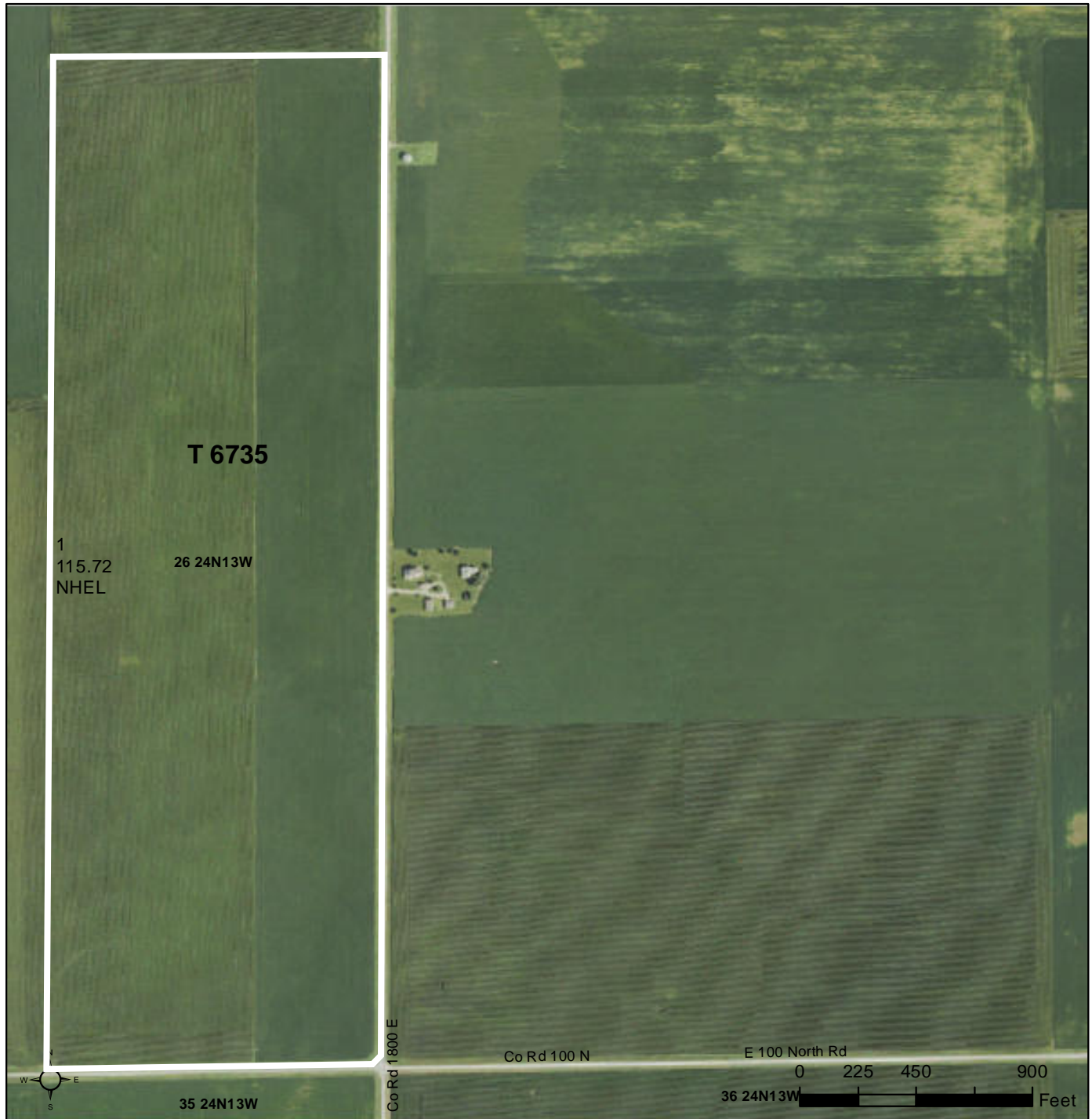
Boundaries and acreages are approximate.



United States  
Department of  
Agriculture

Iroquois County, Illinois

Unless Noted: All crops are Non-Irrigated  
All Crops Intended Use is for Grain



**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

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

**2024 Program Year**  
Map Created March 08, 2024  
**Farm 13473**  
**Tract 6735**

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.

ILLINOIS  
IROQUOIS  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 13473  
Prepared : 6/26/24 12:39 PM CST  
Crop Year : 2024

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 17-075-2017-51  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
151.21	150.89	150.89	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	150.89	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	74.60	0.00	158	0
Soybeans	74.60	0.00	53	0

TOTAL 0.00

Tract Number : 6735

Description : FOUNTAIN CREEK SEC 25 & 26 (Section 26 only)  
 FSA Physical Location : ILLINOIS/IROQUOIS  
 ANSI Physical Location : ILLINOIS/IROQUOIS  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners :  
 Other Producers :  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.12	115.72	115.72	0.00	0.00	0.00	0.00	0.0

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	57.86 (estimate)	0.00	158
Soybeans	57.86 (estimate)	0.00	53

TOTAL 115.72 0.00





# *Professional Land Specialists*

Land Auctions | Land Brokerage | Farm Management | Land Consulting

## Ray L. Brownfield ALC AFM



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



630.258.4800c | ray@landprollc.us

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