

# G & G Farm



looking west 10.1.20



October 16, 2020

Jason J. Lestina ALC AFM  
Licensed IL Real Estate Managing Broker  
Accredited Land Consultant  
Accredited Farm Manager  
815.546.8276c | [jason@landprollc.us](mailto:jason@landprollc.us)

**Land Pro LLC**

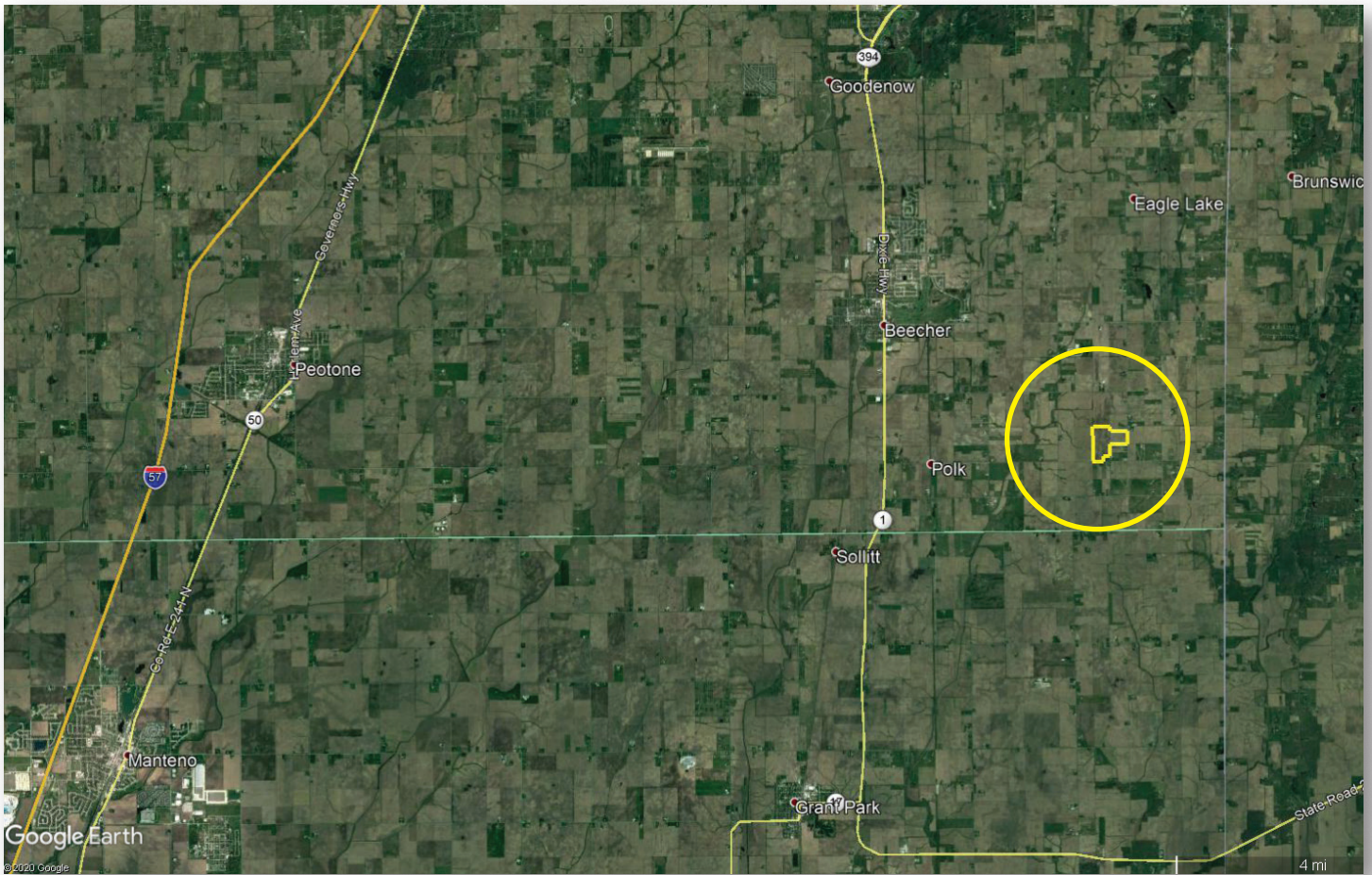
2681 US Hwy 34 | Oswego IL 60543  
331.999.3490 | [www.landprollc.us](http://www.landprollc.us)

---

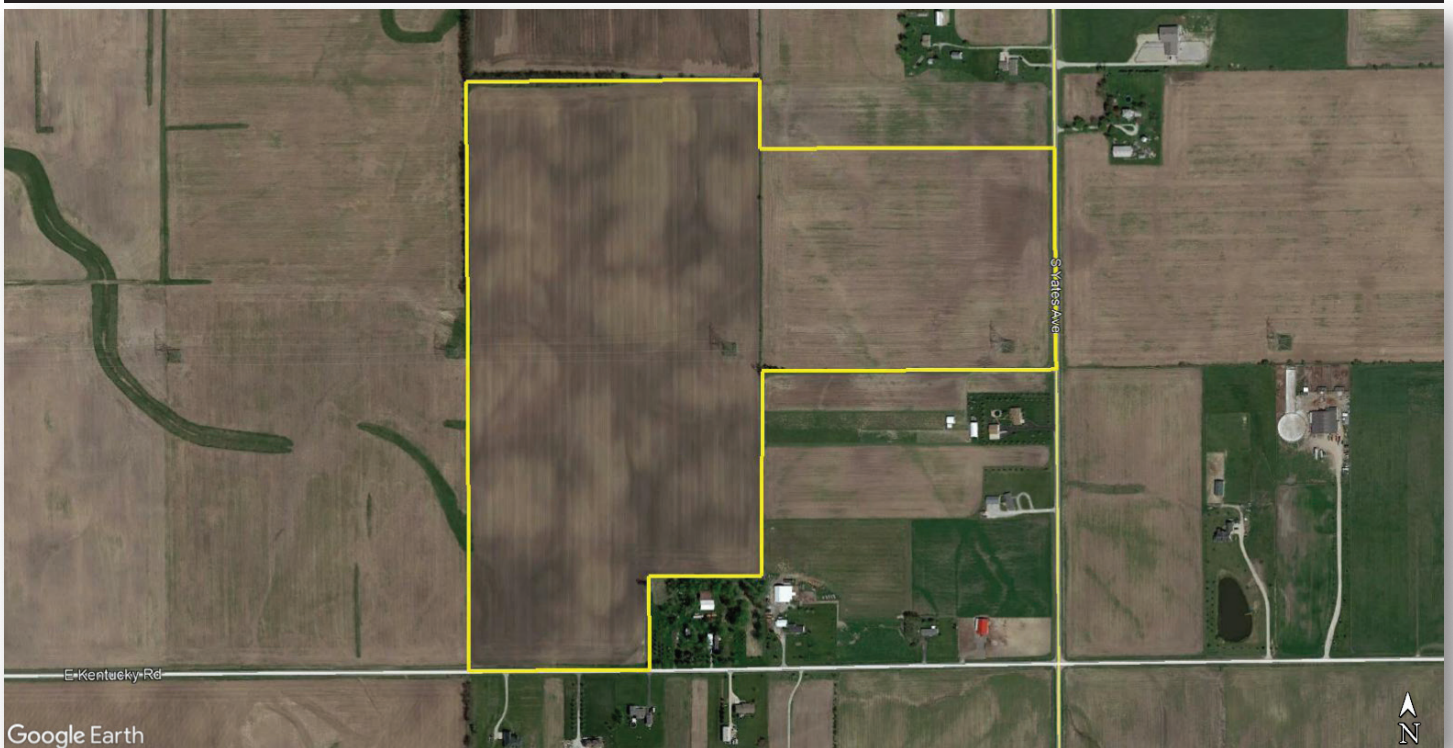
*Professional Land Specialists*

# G & G Farm

105.762± tax acres | 105.28± tillable acres | Section 25 | Washington Township | T.33N.-R.14E. | Will County IL



**Jason J. Lestina ALC AFM | Managing Broker, Accredited Land Consultant, Accredited Farm Manager**  
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 815.546.8276 | [jason@landprollc.us](mailto:jason@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.

**Productive farmland in Washington Township, Will County IL. Can be divided.  
Frontage on Yates Avenue and Kentucky Road.**

**ACREAGE**

105.762± total acres  
(105.28± tillable acres)

**SOILS**

Productivity Index - 115.9  
(predominantly Beecher and Ashkum)

**DESCRIPTION**

Part of the SE¼ of Section 25,  
Washington Township, T.33N.-R.14E.,  
Will County Illinois

**Farm leased for 2021, but negotiable**

**PRICE**

\$750,910 (\$7,100/ac)

**REAL ESTATE TAXES (2019)**

\$2,486.08 (\$23.50ac)  
no buildings

**PIN**

22.22.25.400.016.0000  
22.22.25.400.017.0000  
22.22.25.400.021.0000

**FRONTAGE**

Yates Avenue  
Kentucky Road



5.4± mi SE of Beecher IL  
43.4± mi S of Chicago IL  
114.0± mi NE of Bloomington IL  
127.0± mi SE of Rockford IL  
175.0± mi E of Moline IL  
181.0± mi NE of Springfield IL  
GPS 41.316022, -87.553825  
(Points are to center of city.)

FSA Information		
Farm 11501   Tract 12980		
ARC-IC		
Commodity	Base Acres	County Yield
Corn	36.80	147
Soybeans	15.20	38

**Soil Test**  
**Granular | April 9, 2020**  
**east 30.362 acres**  
av pH - 6.3  
av P - 30.7  
av K - 123.6

FSA Information		
Farm 12218   Tract 12734		
PLC (corn)   ARC-CO (soybean)		
Commodity	Base Acres	County Yield
Corn	19.67	114
Soybeans	9.83	34

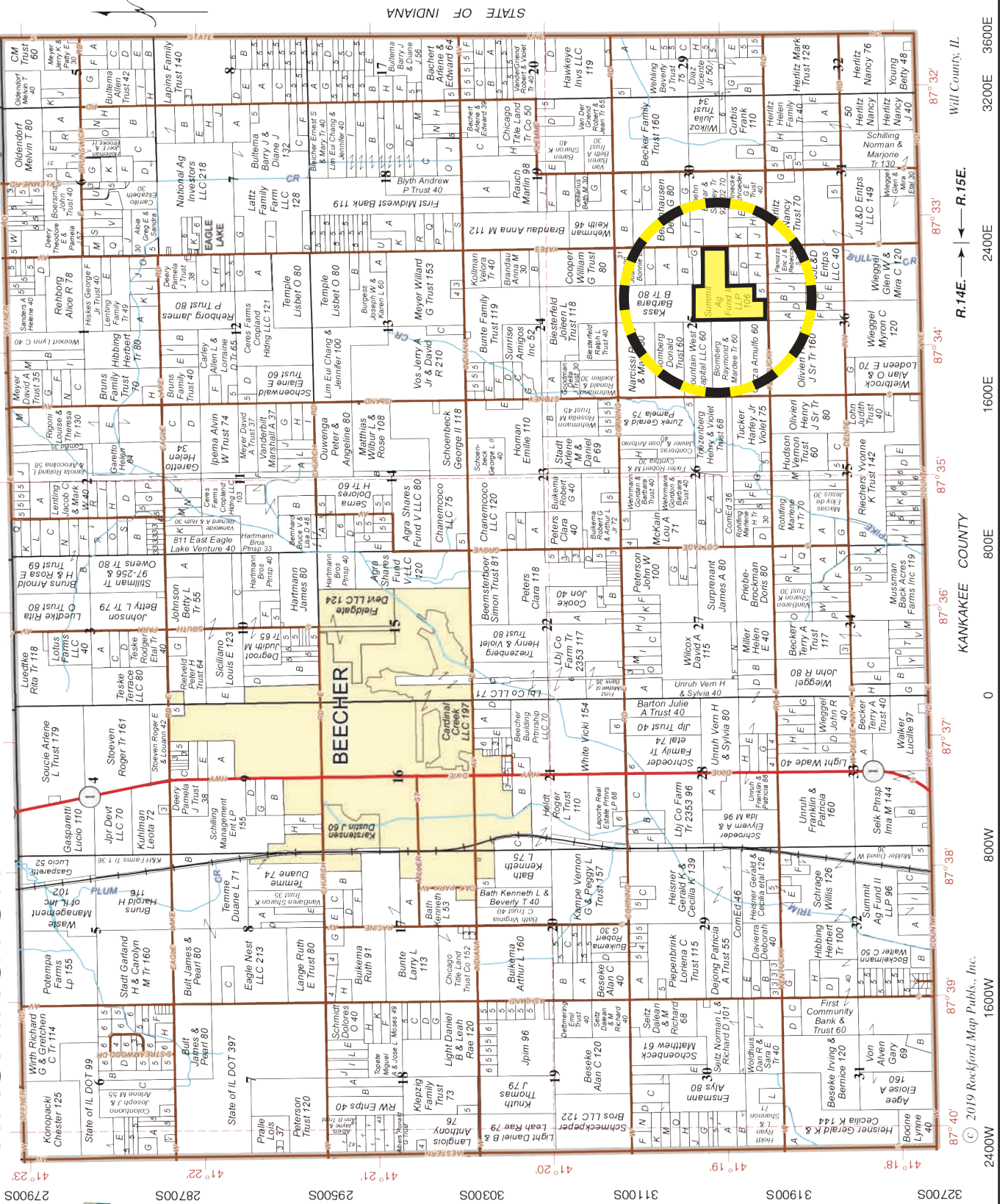
**Soil Test**  
**Granular | December 6, 2019**  
**west 75.40 acres**  
av pH - 6.2  
av P - 50.8  
av K - 143.2



Boundaries and acreages are approximate.

T.33N.-R.14-15E.

WASHINGTON

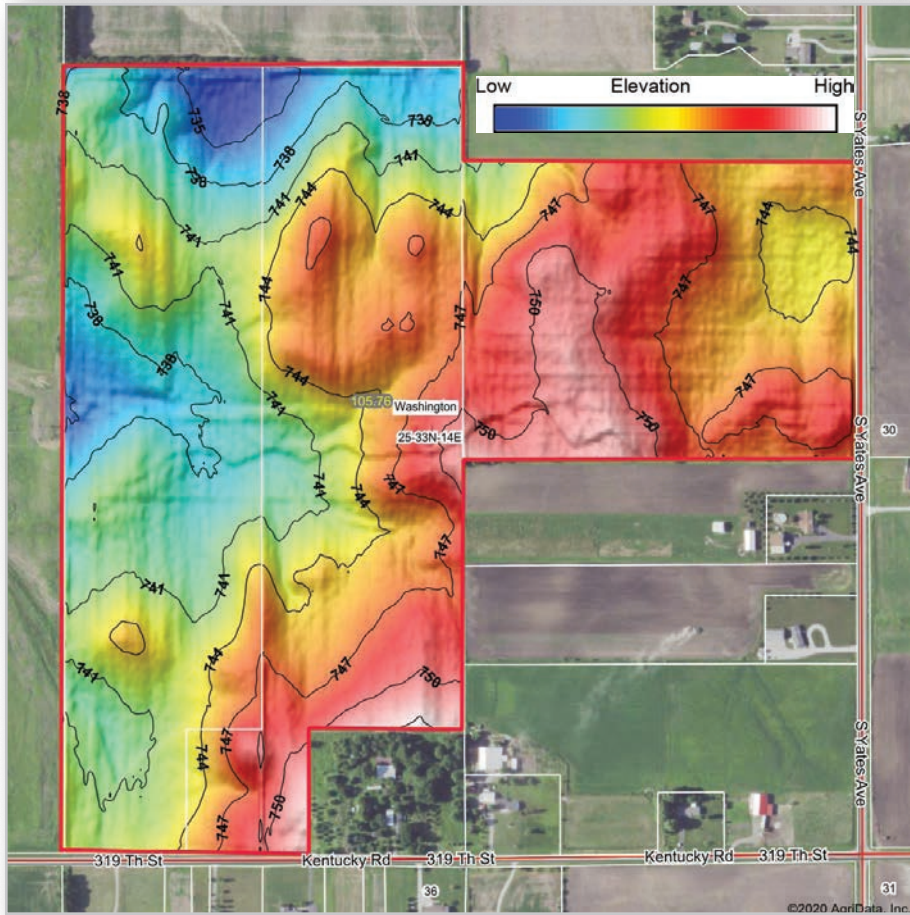


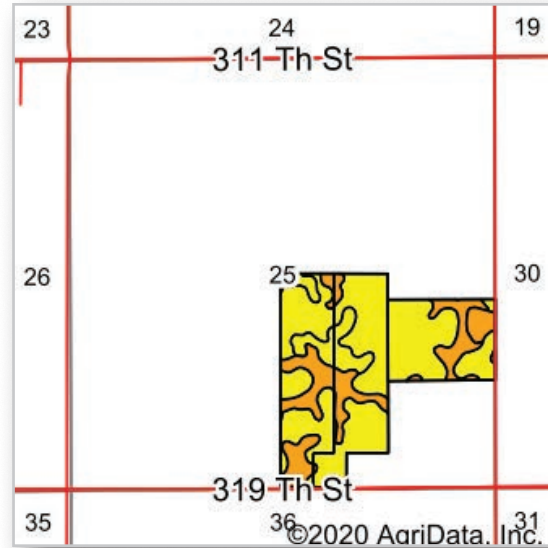
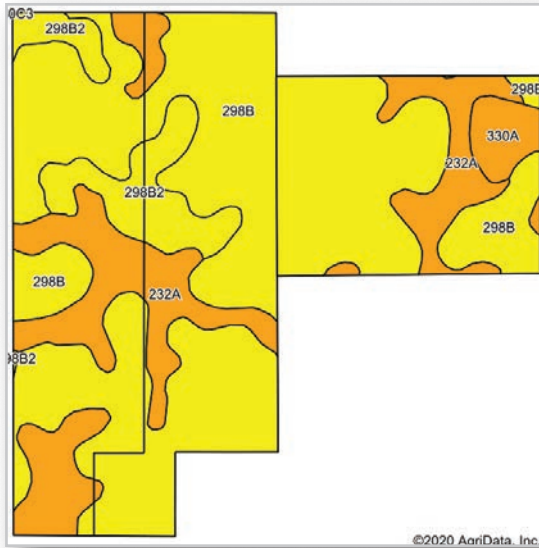
STATE OF INDIANA

27900S 41° 23' 28700S 41° 22' 29500S 41° 21' 30300S 41° 20' 31100S 41° 19' 31900S 41° 18' 32700S 41° 17'

1600W 87° 39' 1600W 87° 38' 1600W 87° 37' 1600W 87° 36' 1600W 87° 35' 1600W 87° 34' 1600W 87° 33' 1600W 87° 32' 3200E 3600E

Will County, IL  
KANKAKEE COUNTY  
Rockford Map Pubs., Inc. © 2019





Area Symbol: IL197, 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 hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**298B	Beecher silt loam, 2 to 4 percent slopes	70.47	66.8%		FAV	**150	**50	**60	0.00	**4.59	**113
232A	Ashkum silty clay loam, 0 to 2 percent slopes	23.13	21.9%		FAV	170	56	65	0.00	5.14	127
**298B2	Beecher silt loam, 2 to 4 percent slopes, eroded	9.13	8.7%		FAV	**144	**48	**58	0.00	**4.41	**108
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.70	2.6%		FAV	164	55	61	0.00	5.02	123
<b>Weighted Average</b>						<b>154.2</b>	<b>51.3</b>	<b>60.9</b>	<b>0.00</b>	<b>4.71</b>	<b>115.9</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".

\*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.





### Will County, Illinois



#### Common Land Unit

- Cropland
- Tract Boundary

#### Wetland Determination

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

Tract Cropland Total: 30.21 acres

2020 Program Year

Map Created July 30, 2020

Farm **12218**

Tract **12734**

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).



### Will County, Illinois



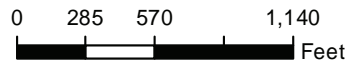
#### Common Land Unit

- Non-Cropland
- Cropland

#### Wetland Determination Identifiers

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

Tract Boundary



2020 Program Year

Map Created March 12, 2020

**Farm 11501**

**Tract 12980**

IL197\_T12980

**Tract Cropland Total: 75.07 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).





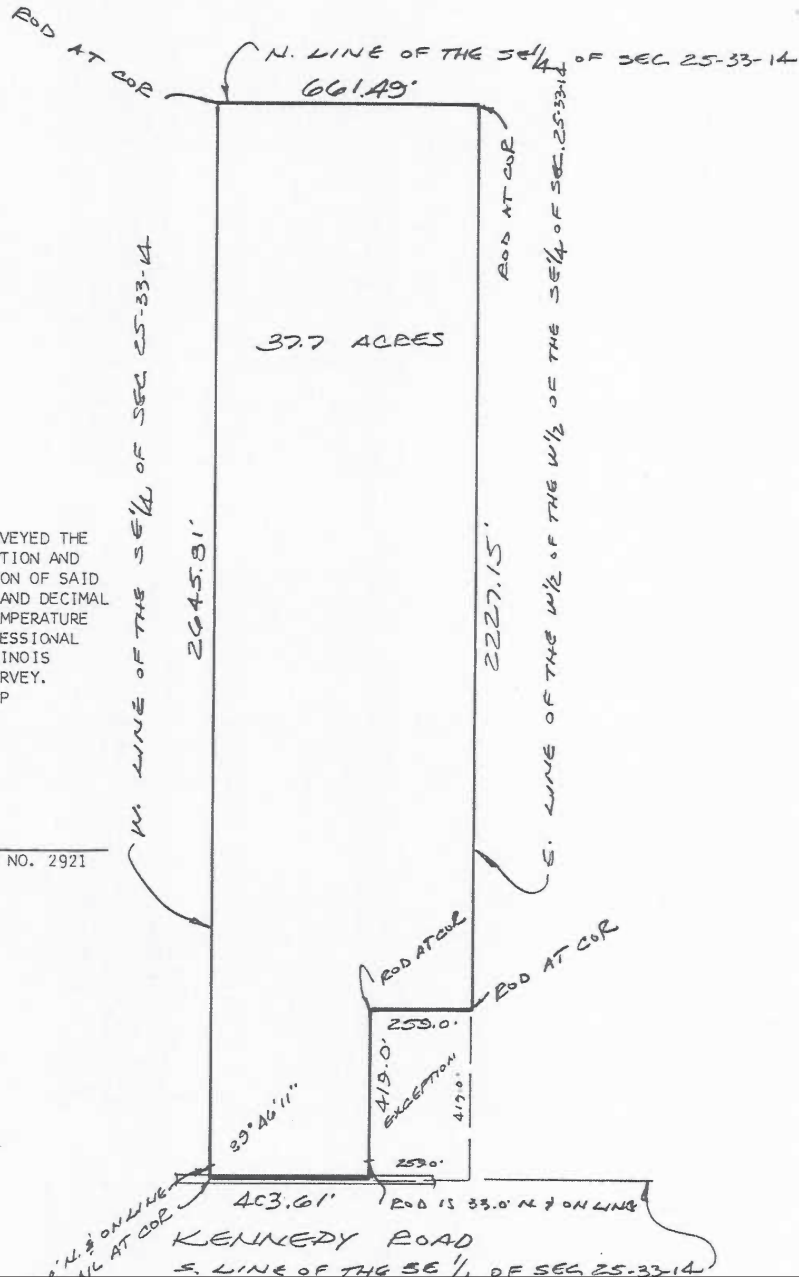
TELEPHONE  
(708) 799-9542  
FAX  
(708) 799-8797

DAVID A. RING & ASSOCIATES  
REGISTERED LAND SURVEYORS

18120 1/2 MARTIN AVE  
HOMEWOOD, ILLIN  
60430

# PLAT OF SURVEY

THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25  
TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN  
(EXCEPT THE EAST 259.0 FEET OF THE SOUTH 419.0 FEET THEREOF), IN  
WILL COUNTY, ILLINOIS.



UPDATE AFFIDAVIT

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FOR: TAFT STETTINIUS & HOLLISTER LLP  
DATE: AUGUST 11, 2015  
JOB NO. 1507102

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2921

DAVID RING & ASSOCIATES  
18120 1/2 MARTIN AVE.  
HOMEWOOD, ILLINOIS 60430  
TELEPHONE: 708.799.9542  
FAX: 708.799.8797

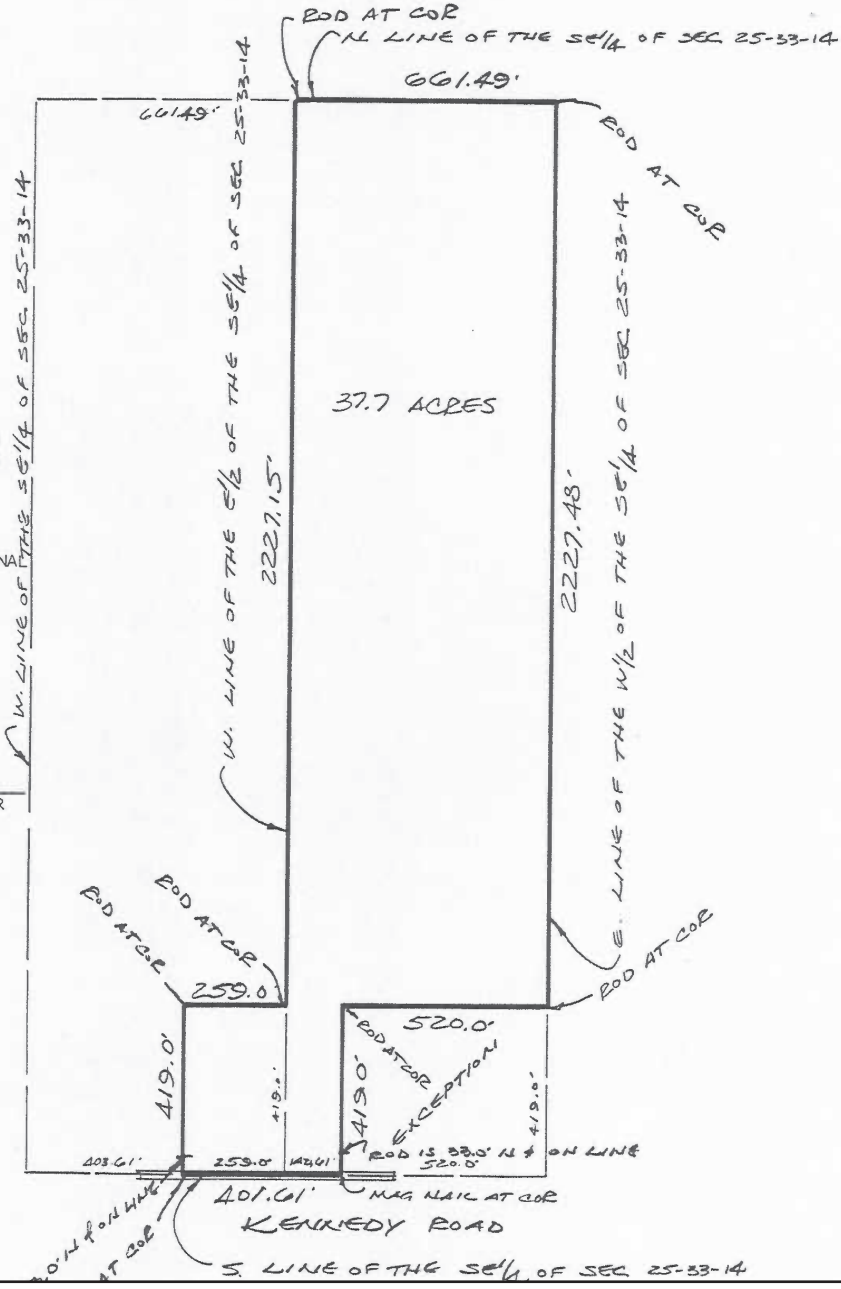
TELEPHONE  
(708) 799-9542  
FAX  
(708) 799-8797

DAVID A. RING & ASSOCIATES  
REGISTERED LAND SURVEYORS

18120 1/2 MARTIN A  
HOMWOOD, ILLINOIS  
60430

# PLAT OF SURVEY

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25,  
TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
(EXCEPT THE SOUTH 419.0 FEET OF THE EAST 520.0 FEET THEREOF), AND  
ALSO THE EAST 259.0 FEET OF THE SOUTH 419.0 FEET OF THE WEST 1/2  
OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



UPDATE AFFIDAVIT

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR: TAFT STETTINIUS & HOLLISTER  
DATE: AUGUST 26, 2015  
JOB NO. 15-0103

PROFESSIONAL ILLINOIS LAND SURVEYOR  
NO. 2921  
DAVID RING & ASSOCIATES  
18120 1/2 MARTIN AVE.  
HOMWOOD, ILLINOIS 60430  
TELEPHONE: 708.799.9542  
FAX: 708.799.8797

# Jason J. Lestina ALC AFM

Licensed Illinois Real Estate Managing Broker

Accredited Land Consultant

Accredited Farm Manager



815.546.8276c | [jason@landprollc.us](mailto:jason@landprollc.us)

2681 US Hwy 34 | Oswego IL 60543 | [www.landprollc.us](http://www.landprollc.us)



---

*Professional Land Specialists*