

Hilt Trust Farm

looking west 10.14.20



looking south 9.30.20



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October 15, 2020



Buy Land. They're Not Making It Anymore.

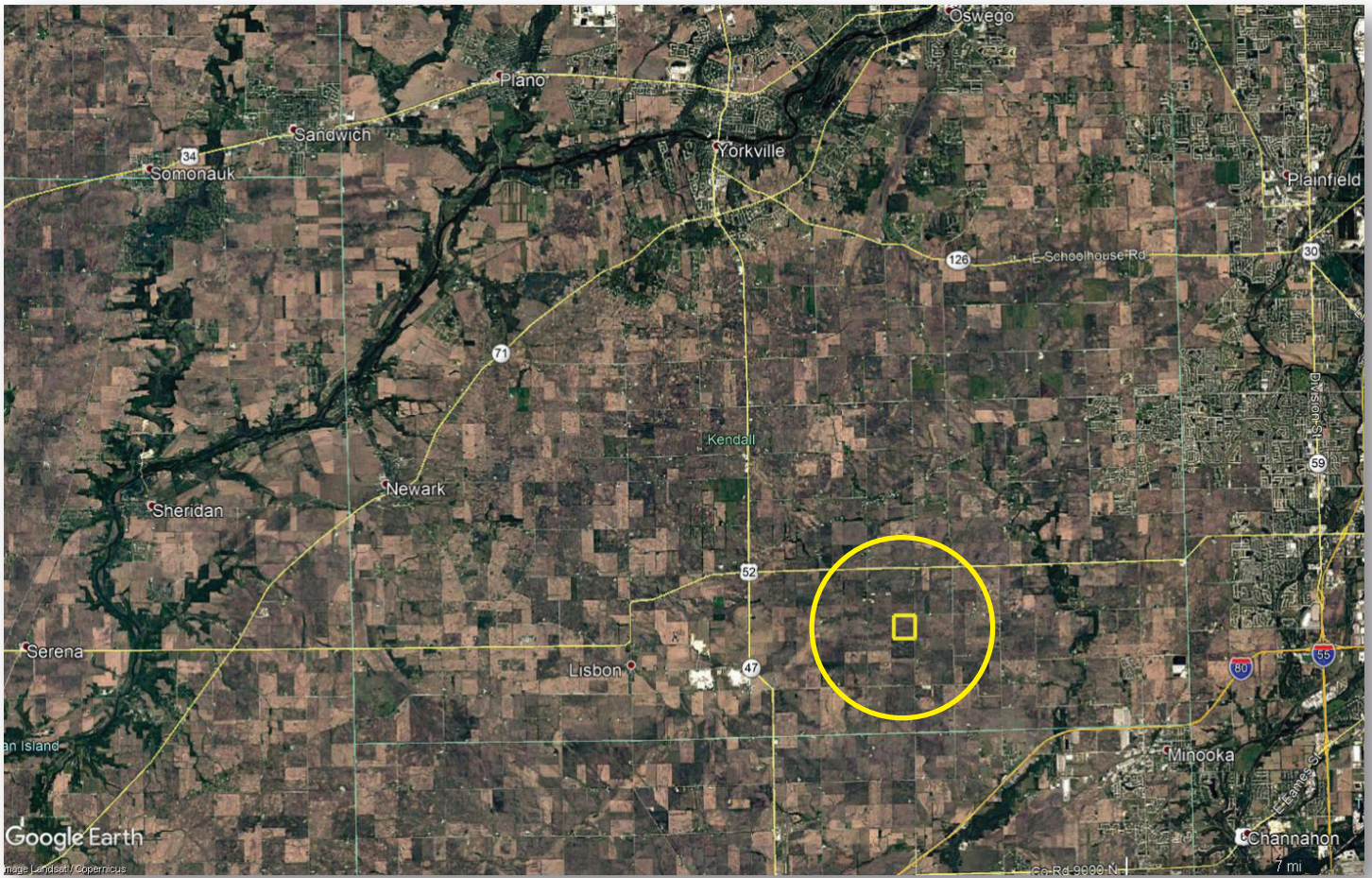
~ Mark Twain

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Hilt Trust Farm

145.00± tax acres (140.59± tillable acres) | Section 24 | Lisbon Township | T.35N.-R.7E. | Kendall County IL



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ACREAGE

145.00± tax acres acres
(140.59± tillable acres)

SOILS

Productivity Index - 119.6
predominantly Bryce, Swygart

DESCRIPTION

Most of the SE¼ of Section 24 in Lisbon Township, T.35N.-R.7E., Kendall County Illinois

PRICE

\$1,268,750 (\$8,750/acre)

TAXES (2019)

\$3,289.52 (\$22.68/ac)
buildings (grain bins)

PIN

08.24.400.001

FARM LEASE

Open for 2021

FSA

Farm 849, Tract 1178

PIPELINES

Run diagonally from northeast to southwest in the upper half of the property

FRONTAGE

Brisbin Road



8.7± mi NW of Minooka IL
53.1± mi SW of Chicago IL
82.3± mi SE of Rockford IL
92.0± mi NW of Bloomington IL
126.0± mi E of Moline IL
155.0± mi NE of Springfield IL
GPS 41.496822, -88.365612
(Points are to center of city.)

Hilt Trust Farm Yields		
	Corn	Soybeans
3-year average	196	58

Soil Test
Grainco FS | November 2017
south 75.6 acres

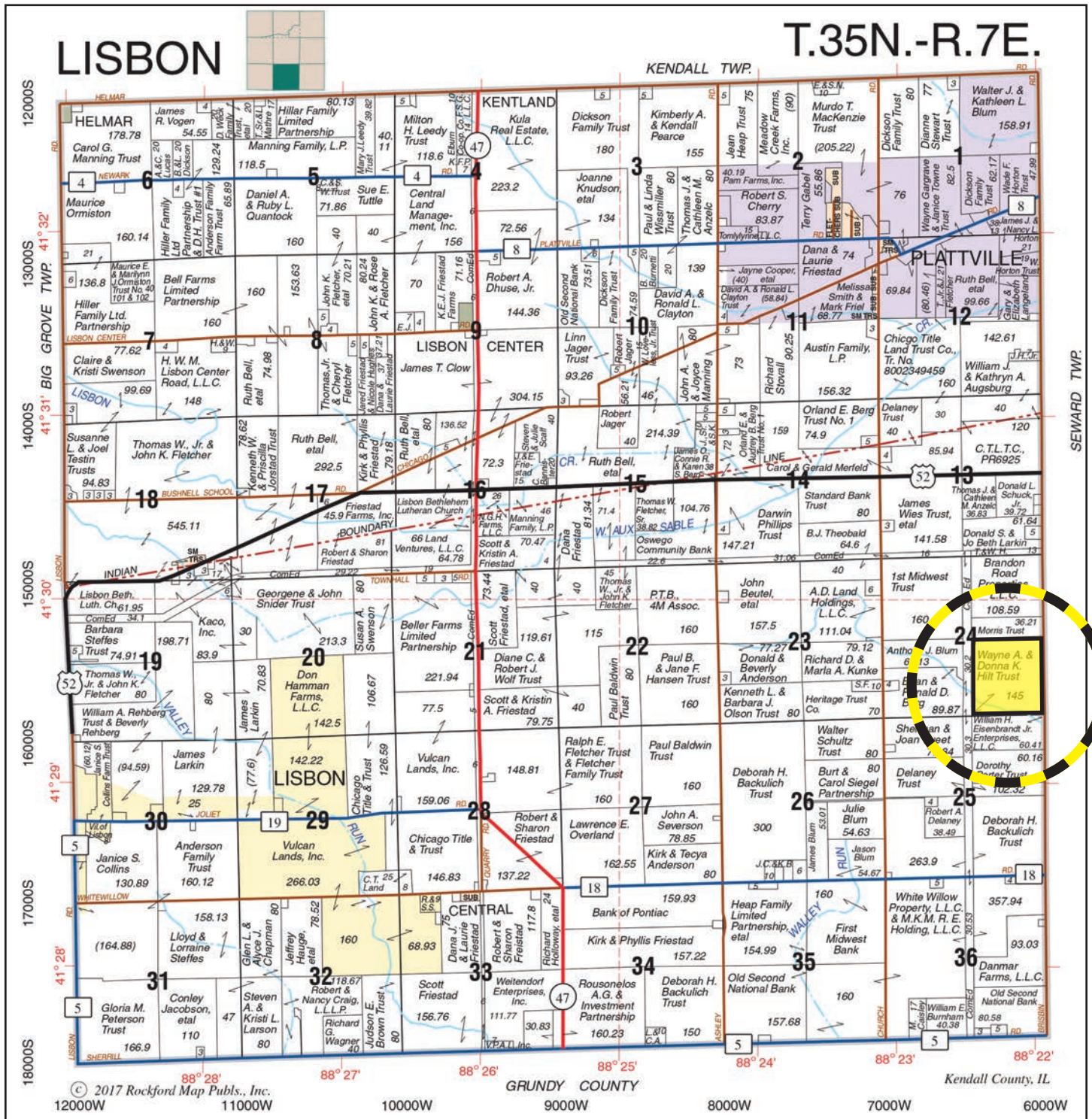
av pH - 6.5
av P - 65.8
av K - 338

Soil Test
Grainco FS | November 2015
north 76.5 acres

av pH - 6.6
av P - 55.3
av K - 341



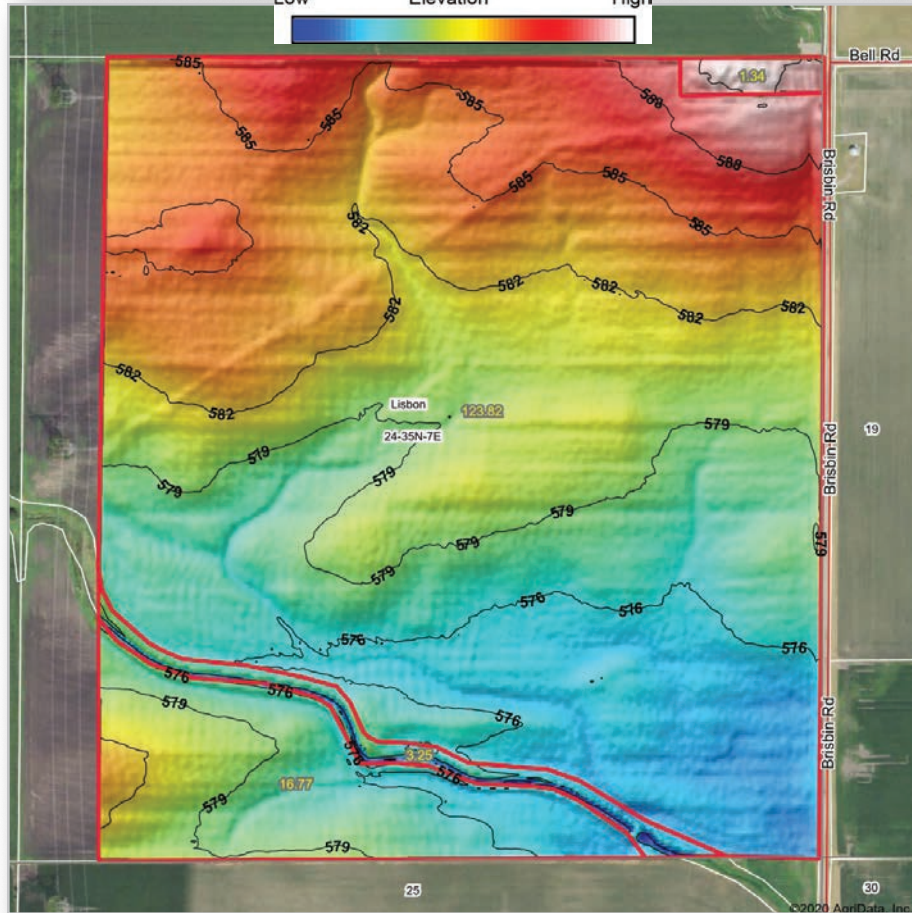
looking west 10.14.20



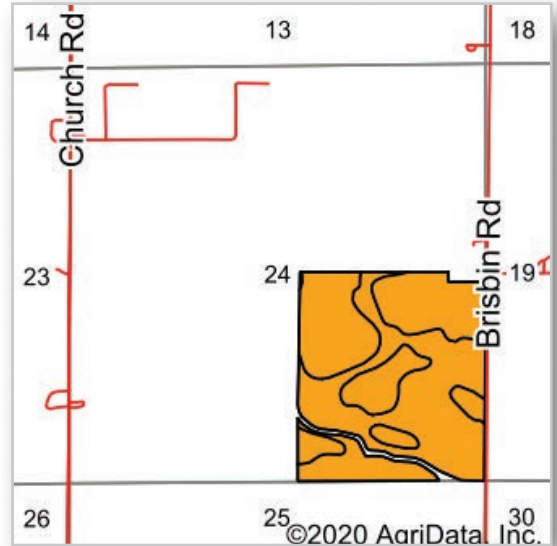
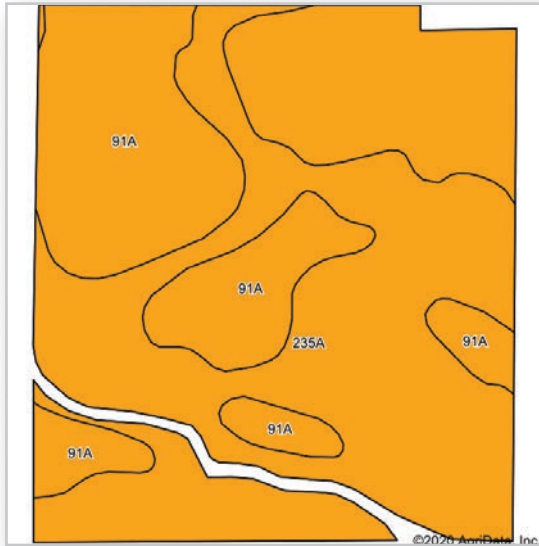
Boundaries and acreages are approximate.



Low Elevation High



Boundaries and acreages are approximate.



Area Symbol: IL093, Soil Area Version: 17											
Code	Soil Description	Acres	Percent of field	Ill. 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	72.66	51.7%		FAV	162	54	64	0.00	4.77	121
91A	Swygart silty clay loam, 0 to 2 percent slopes	67.93	48.3%		UNF	158	52	63	0.00	4.52	118
Weighted Average						160.1	53	63.5	0.00	4.65	119.6

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.



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