

Kelm Trust Farm

296.563 surveyed acres | Sections 25, 26, 35, 36 | Mayfield Township | DeKalb County IL



4.2.19



April 25, 2019

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

Land Pro LLC

630.258.4800c | ray@landprollc.us

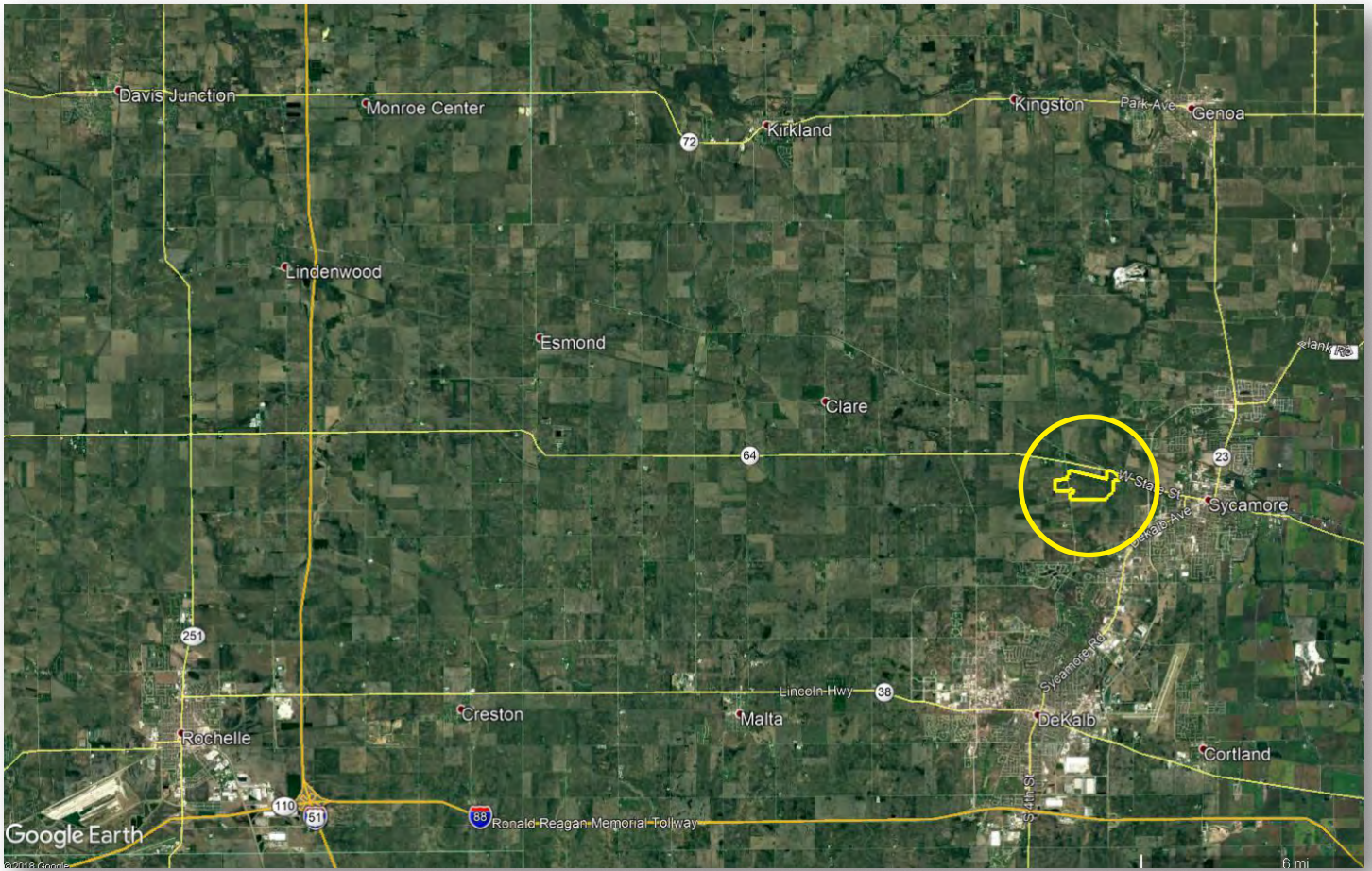
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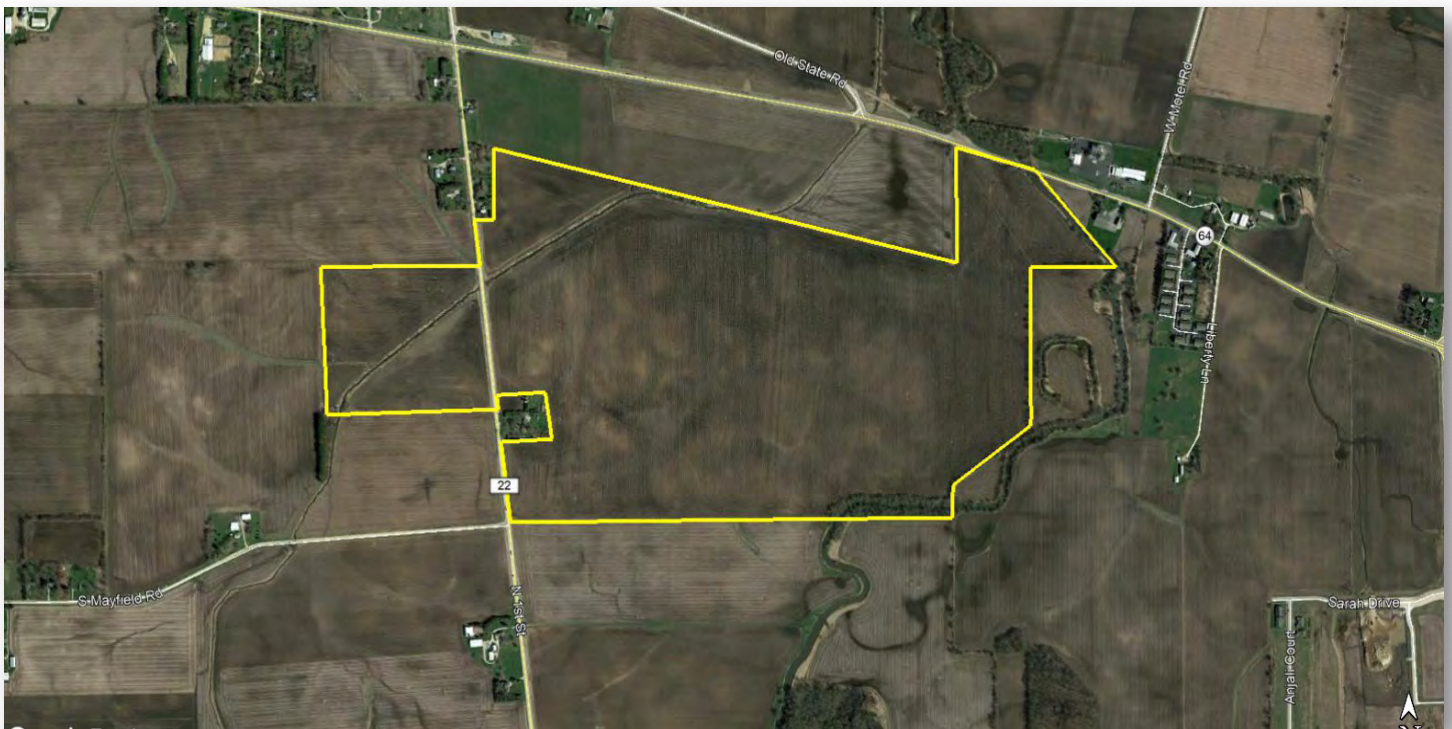
Kelm Trust Farm

296.653 survey acres | 279.14± tillable acres | Sections, 25,26,35,36 | Mayfield Township | T.41N.-R.4E. | DeKalb County IL



Ray L. Brownfield, ALC AFM | Managing Broker, Owner

Land Pro LLC | 2681 US Hwy 34 | Oswego, IL 60543 | 630.258.4800 | ray@landprollc.us



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ACREAGE

- 296.563 surveyed acres
- 279.14± tillable acres

SOILS

- Productivity Index - 136.4
- predominantly Elburn, Otter, Wingate, Flanagan, Drummer

DESCRIPTION

Part of the S½ of Section 25, and part of the SE¼ of the SE¼ of Section 26, and part of the N½ of Section 35, and part of the N½ of Section 36, all in Mayfield Township, T.41N.-R.4E., DeKalb County, Illinois

PRICE

\$2,787,692 (\$9,400/acre)

TAXES (2017)

\$13,075.10 (\$44.95/ac)

PIN

05.25.300.002, 05.25.400.016, 05.26.476.005
05.35.200.004, 05.36.100.001

IMPROVEMENTS

None

LEASE

Leased for 2019 by current owner/operator

FRONTAGE

IL 64 (W. State Street)
Co Hwy 22 (North 1st Street)



DRIVING DIRECTIONS

(Points are to the center of the city.)

- .5± mi W of Sycamore IL corp limits
- 1.5± mi W of DeKalb IL corp limits
- 32.3± mi SE of Rockford, IL
- 68.7± mi W of Chicago, IL
- 110.0± mi NE of Moline, IL
- 124.0± mi NE of Bloomington, IL
- 190.0± mi NE of Springfield, IL
- GPS 41.992447, -88.738825

Kelm Trust Farm Yields

	Corn	Soybeans
2018	215	-
2017	208	-
2016	225	-

Estimated production information provided by current owner/operator

FSA Information
Farm 6697 | Tracts 741, 744
ARC-CO

Commodity	Base Acres	County Yield
Corn	205.52	150
Soybeans	74.02	39

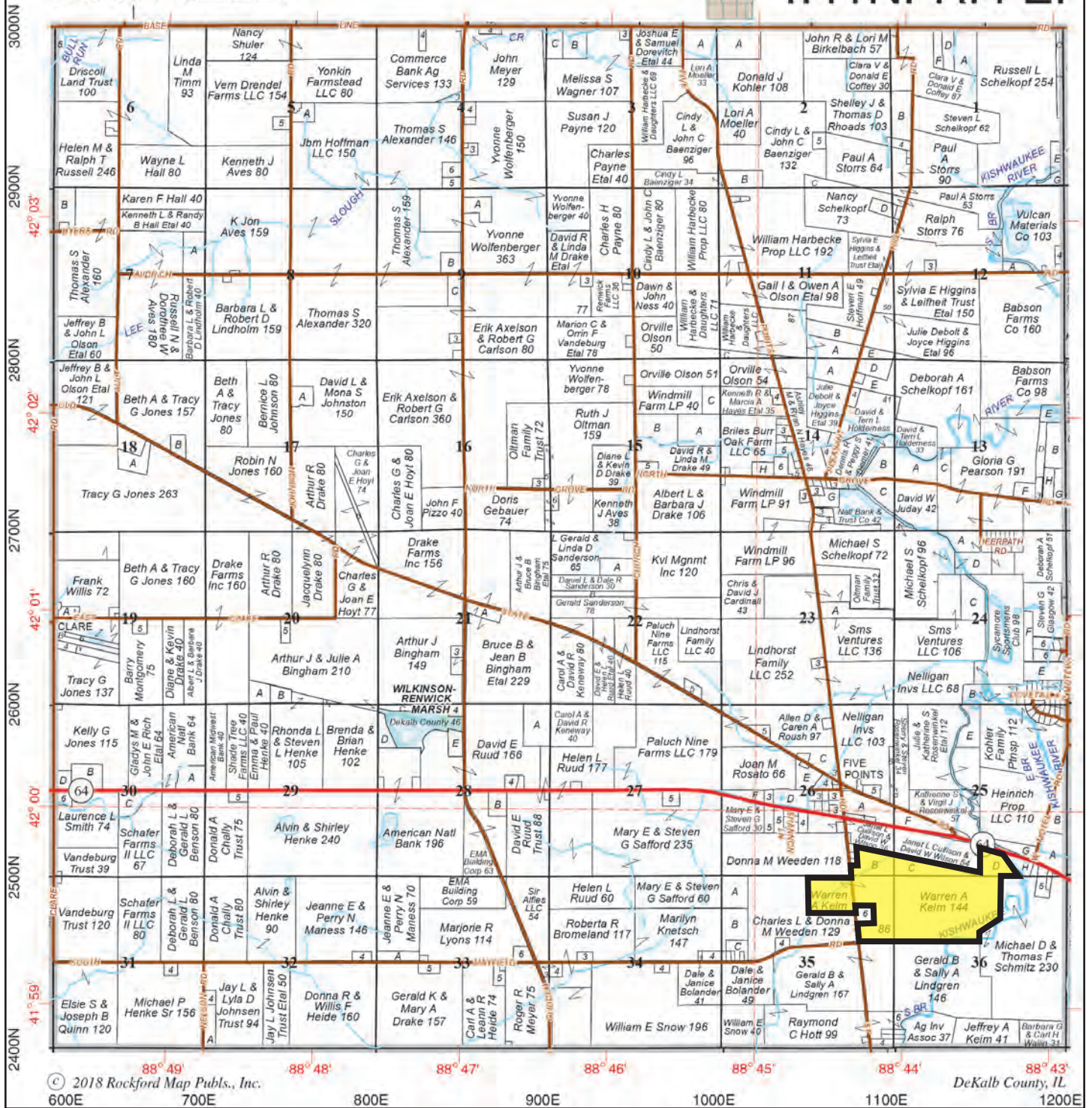


Boundaries and acreages are approximate.



MAYFIELD

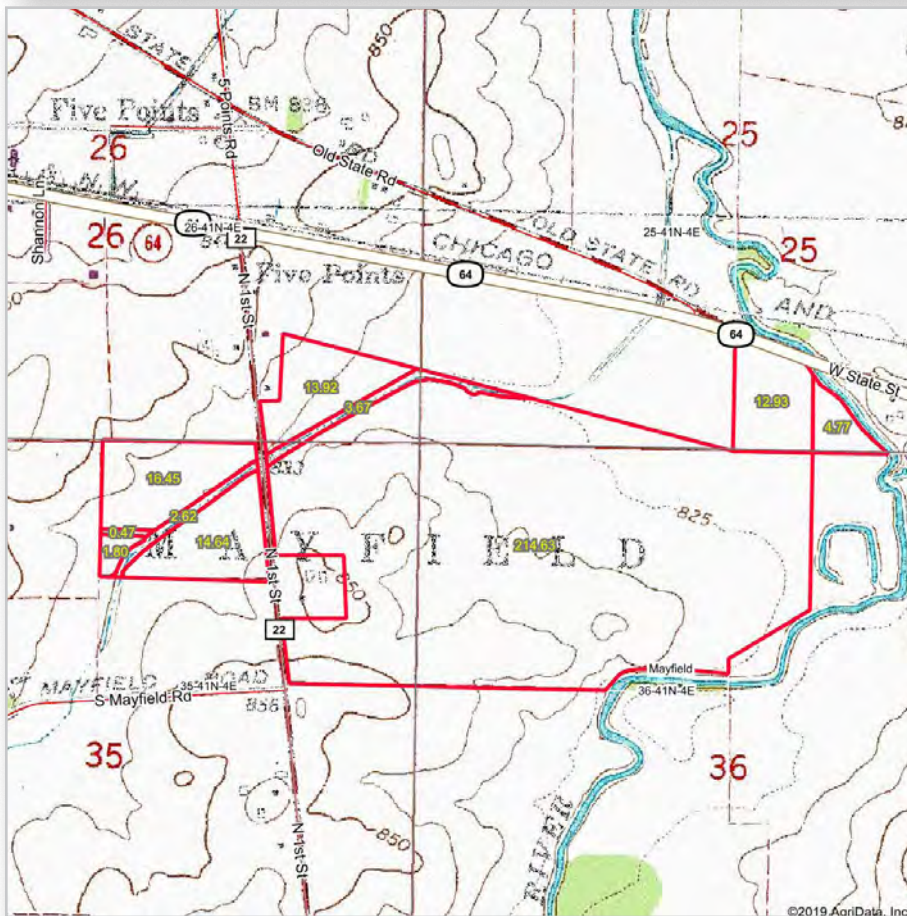
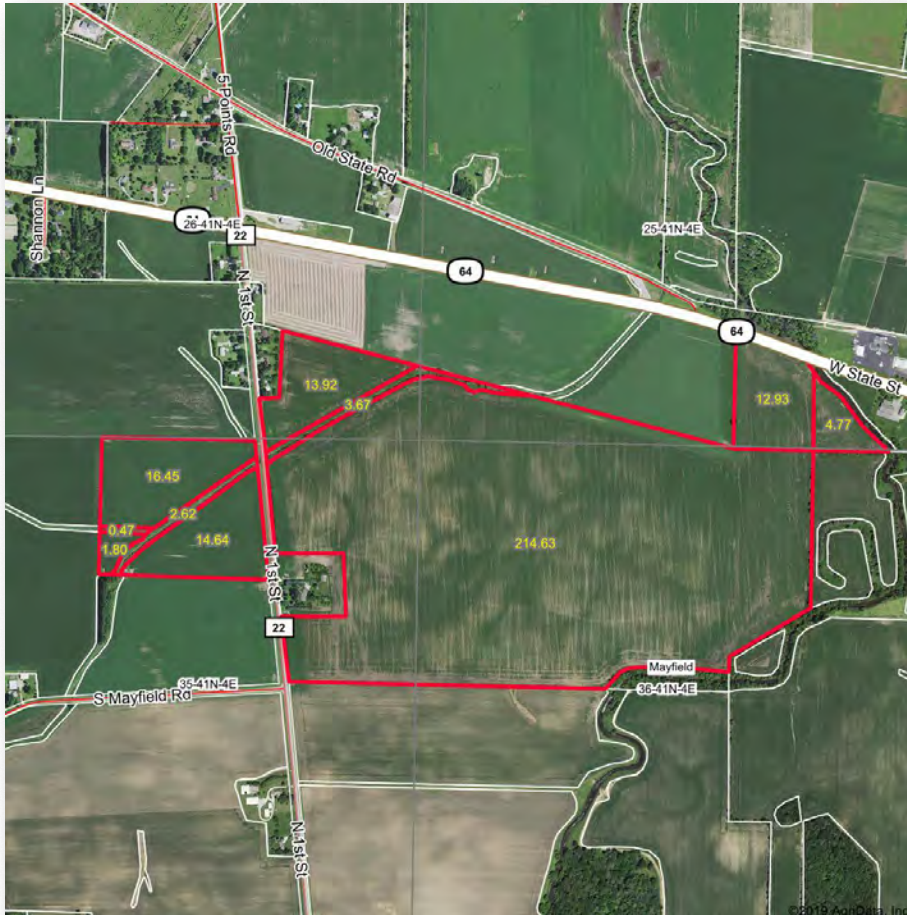
T.41N.-R.4 E.



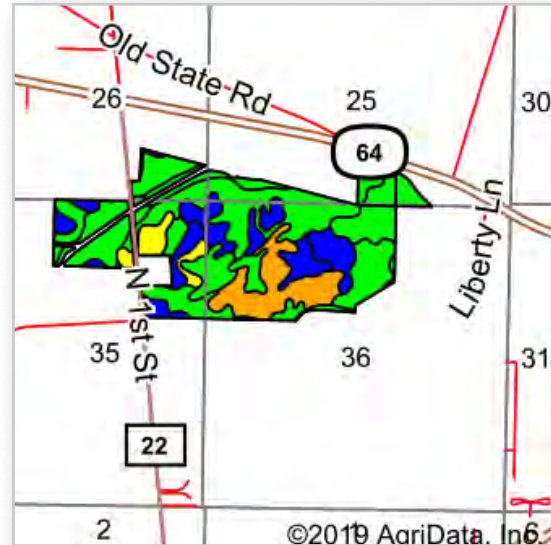
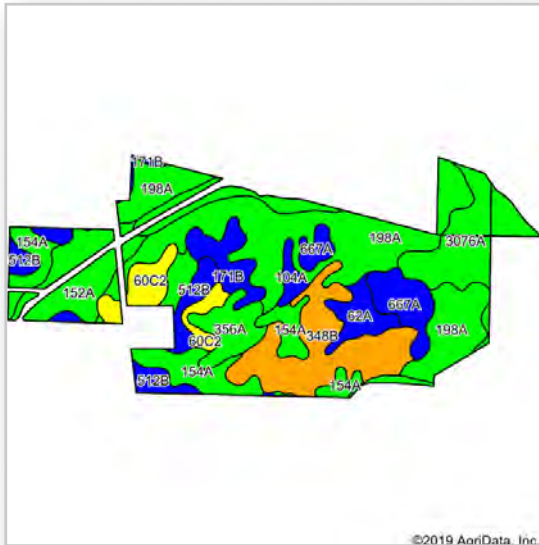
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DeKalb County, IL

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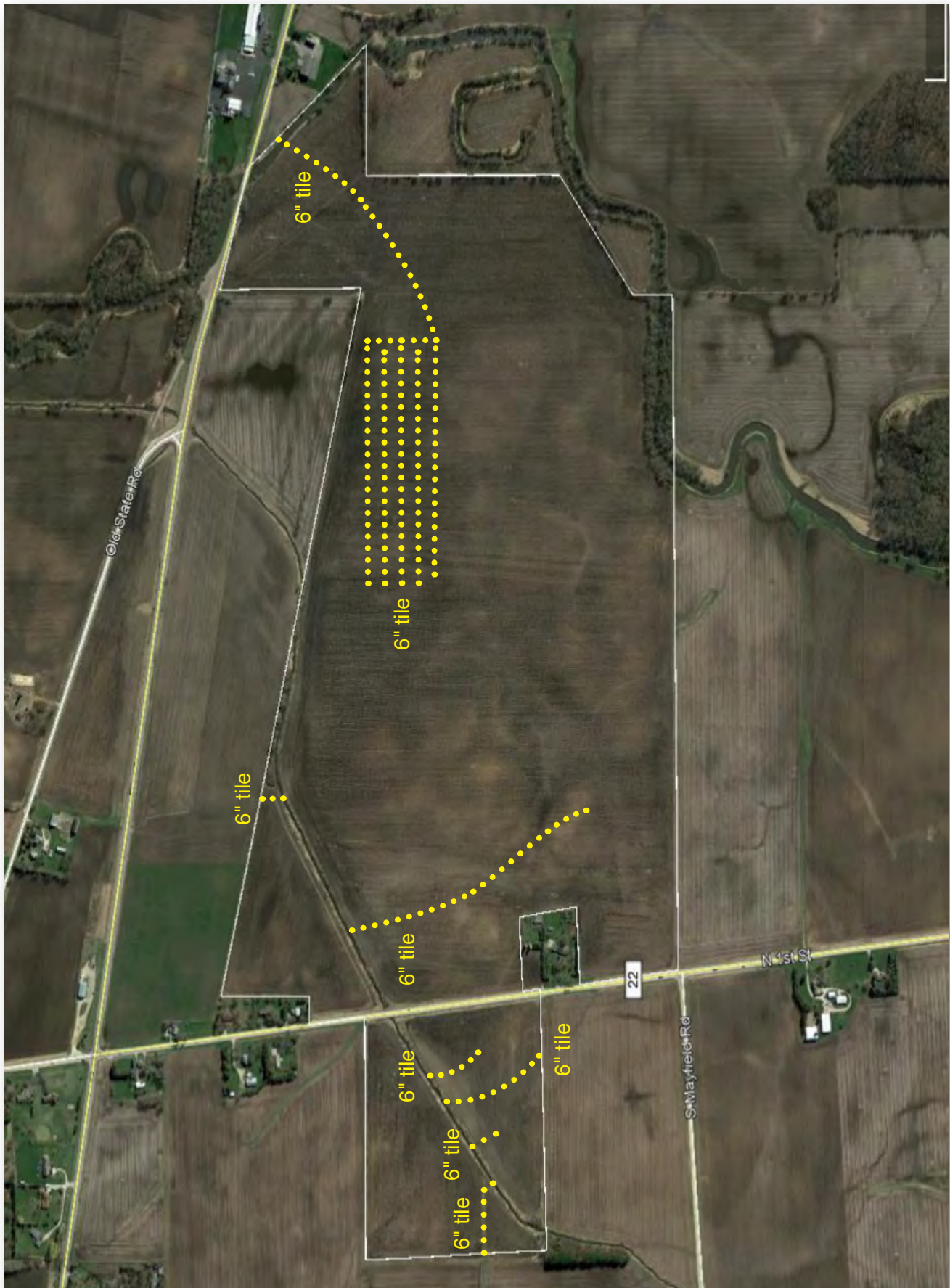


Area Symbol: IL037, Soil Area Version: 13

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
198A	Elburn silt loam, 0 to 2 percent slopes	80.49	28.8%		FAV	197	61	74	0.00	5.77	143
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	36.45	13.1%		FAV	186	61	71	0.00	5.64	139
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	35.23	12.6%		FAV	**163	**51	**67	**5.34	0.00	**120
154A	Flanagan silt loam, 0 to 2 percent slopes	30.19	10.8%		FAV	194	63	77	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	19.92	7.1%		FAV	195	63	73	0.00	5.64	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	16.12	5.8%		FAV	**185	**58	**72	**6.34	0.00	**137
667A	Kaneville silt loam, 0 to 2 percent slopes	14.75	5.3%		FAV	178	55	68	4.26	0.00	128
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	12.75	4.6%		FAV	**148	**48	**59	**4.67	0.00	**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	10.90	3.9%		FAV	195	63	66	0.00	5.77	144
**171B	Cattin silt loam, 2 to 5 percent slopes	10.46	3.7%		FAV	**185	**58	**72	**6.70	0.00	**137
62A	Herbert silt loam, 0 to 2 percent slopes	8.56	3.1%		FAV	179	56	68	0.00	5.27	131
104A	Virgil silt loam, 0 to 2 percent slopes	3.32	1.2%		FAV	182	56	70	0.00	5.52	132
Weighted Average						185.6	58.8	71.2	1.73	3.89	136.4

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".

Boundaries and acreages are approximate.



Drainage information provided by current owner/operator is approximate.

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Land Brokerage | Farm Management | Land Auctions | Land Consulting

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