

Mary Friestad Farm

Adjacent to Ottawa, Illinois



looking east, 11.26.24



Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Seller's Agent
Land Pro LLC

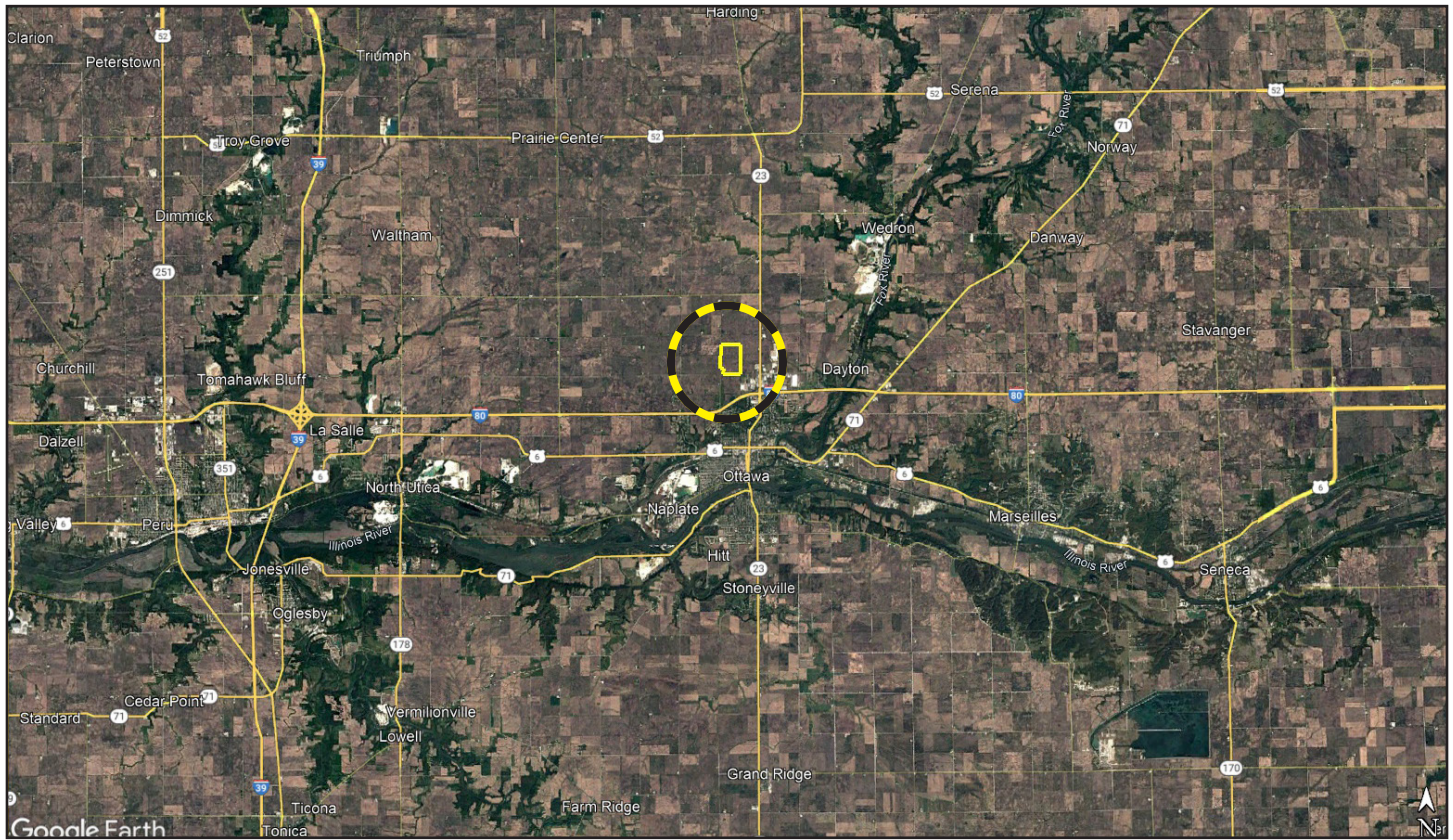
630.258.4800c | ray@landprollc.us
2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us
December 16, 2024

Professional Land Specialists



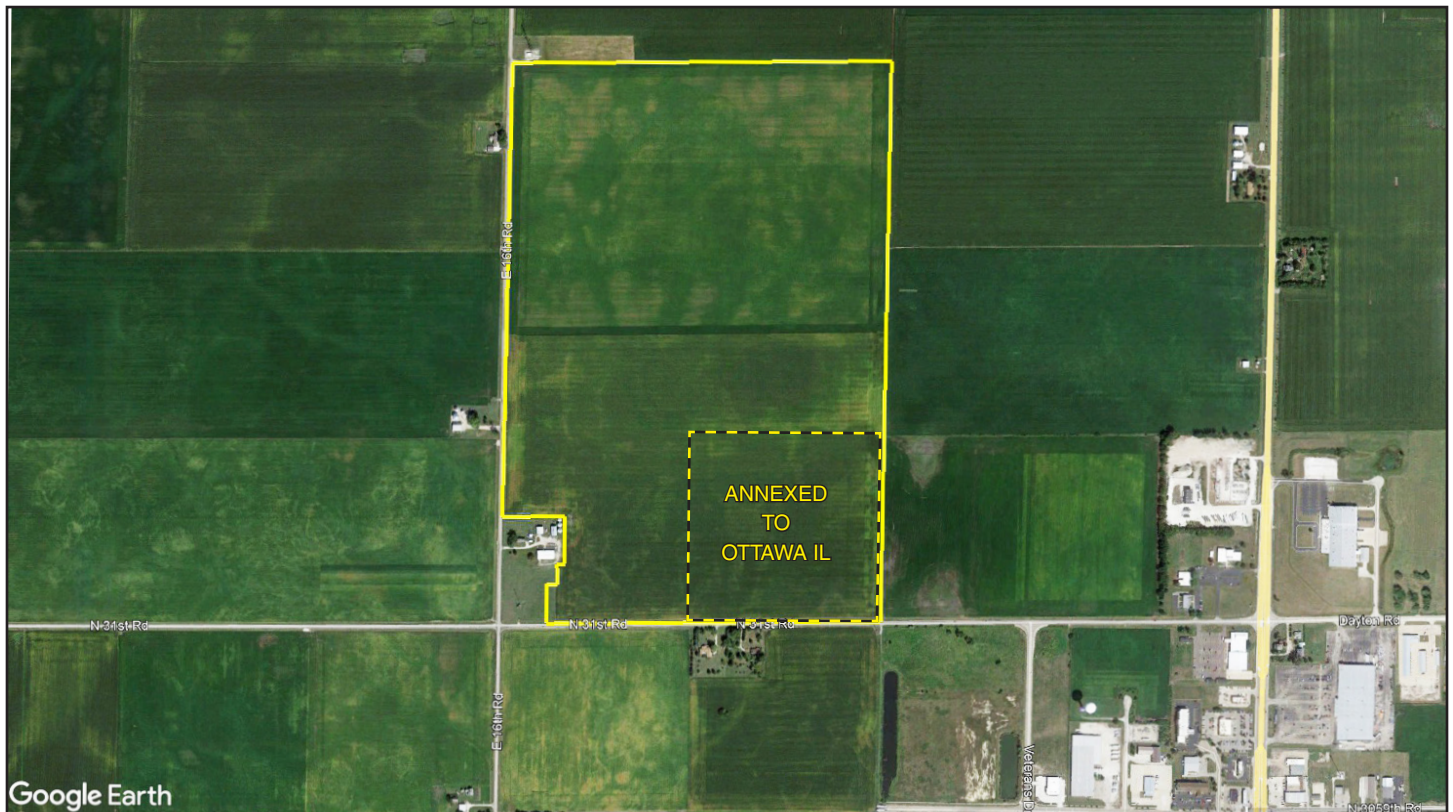
Mary Friestad Farm

232.99± tax acres (228.27± tillable acres) | Section 26 | Wallace Township | T.34N.-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



Boundaries and acreages are approximate.



Land Pro LLC is the Designated Seller's Agent and will not be acting as a Buyer's Agent. 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.

**Partially Annexed to Ottawa, Illinois. Excellent Investment Opportunity.
Highly Productive (PI 136.9)**

acreage	-	232.99± tax acres (228.27± tillable acres-est)
description	-	Part of the W½ of Section 26, Wallace Township, T.34N.-R.3E., LaSalle County, IL
soils	-	Productivity Index - 136.9 Harpster, Elburn, Flanagan, Drummer, Plano, Elpaso, Flanagan-Catlin, Peotone
price	-	\$4,356,913 (\$18,700/acre)
taxes (2023)	-	\$13,053.64 (\$56.02/ac) estimated
PIN	-	13.26.101.000, 13.26.303.000, 13.26.304.000, 13.26.305.000 (annexed to Ottawa, IL)
buildings	-	none
lease	-	open for 2025
soil test	-	Available upon request.
frontage	-	Autumnwood Drive, N 31 st Road (Dayton Road)

**Mary Friestad Farm
5-Year Yield Average**

Corn	Soybeans
234	67

**Northern Partners Coop
November 22, 2023
north 113.1 acres**

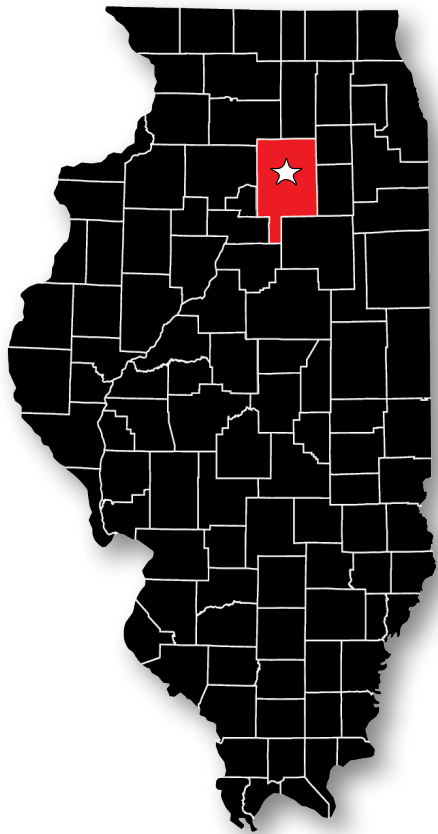
av pH - 6.6
av P - 56.4
av K - 462.2

**FSA Information
Farm 7306 | Tract 2160
ARC-CO**

Commodity	Base Acres	County Yield
Corn	39.20	165
Soybeans	38.60	48

**FSA Information
Farm 7306 | Tract 2161
ARC-CO**

Commodity	Base Acres	County Yield
Corn	74.80	165
Soybeans	75.30	48



From the I-80 and Illinois 23 exit, travel north for approximately .4 miles to N 31st Road, turning left (west). Travel approximately .5 miles to the Mary Friestad Farm which will be on your right (north).

Within Illinois, the Mary Friestad Farm is partially annexed to Ottawa and is 12.9 miles east of LaSalle, 74.9 miles northeast of Bloomington, 76.5 miles northeast of Peoria, 83.1 miles southwest of Chicago, 83.5 miles southeast of Rockford, 95.7 miles southeast of Moline, 143.0 miles northeast of Springfield.
GPS 41.382990, -88.853437

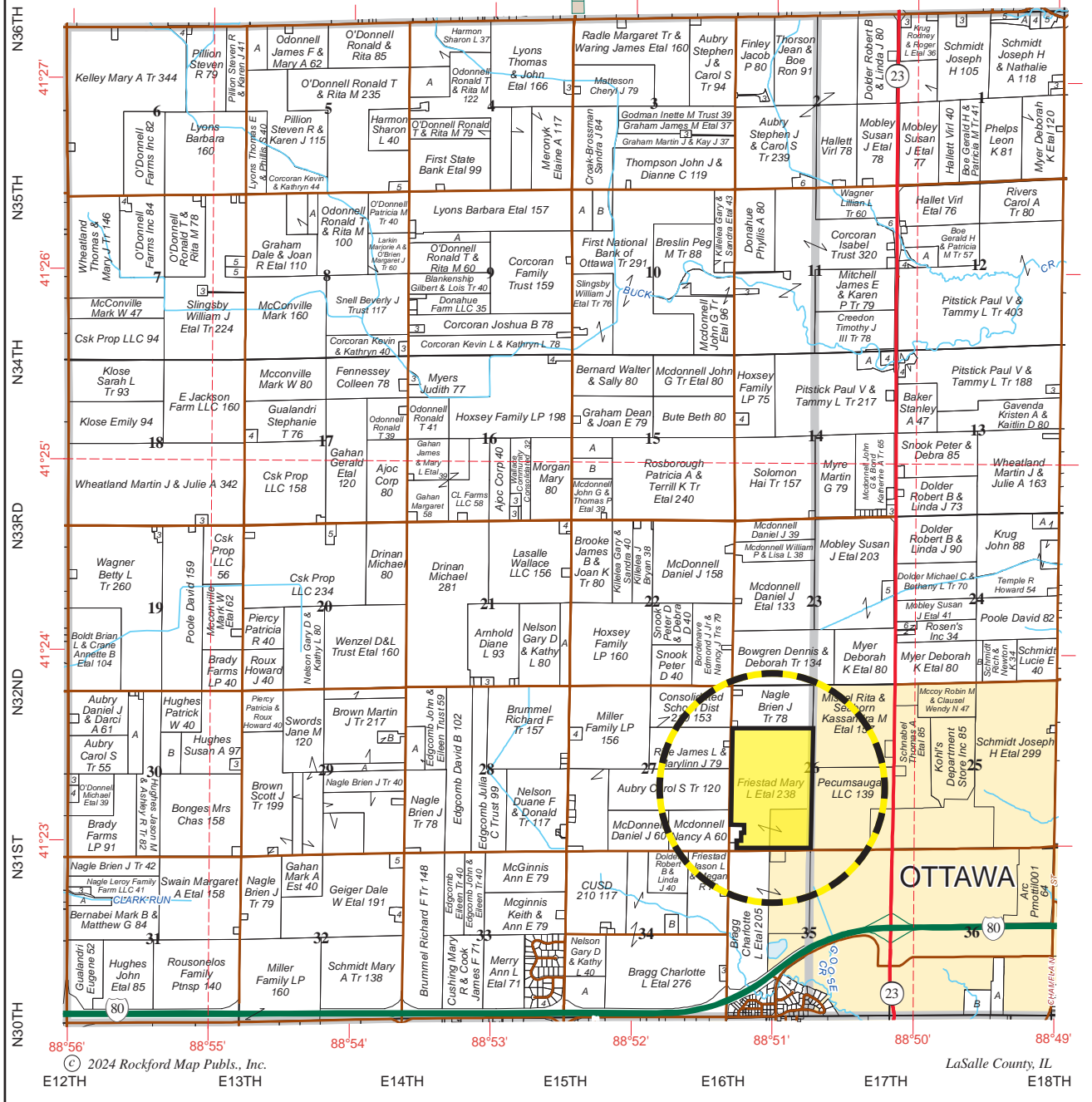
Boundaries and acreages are approximate.



WALLACE WEST PART DAYTON

T.34N.-R.3E.

WALLACE TWP. ← DAYTON TWP.



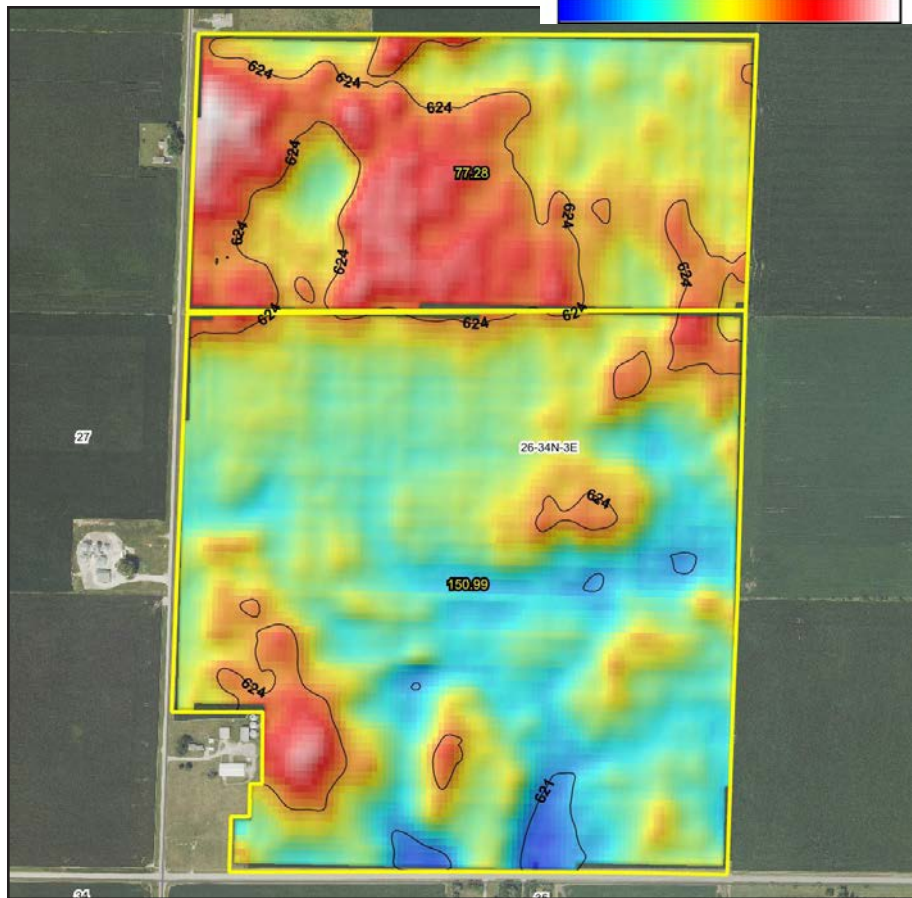
88°56' 88°55' 88°54' 88°53' 88°52' 88°51' 88°50' 88°49'

© 2024 Rockford Map Pubs., Inc. LaSalle County, IL

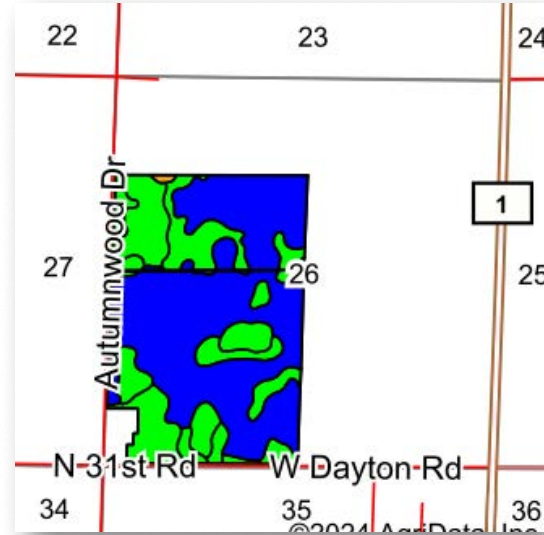
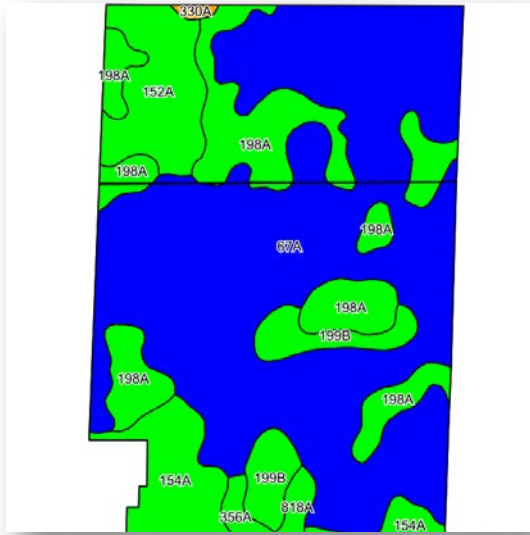
E12TH E13TH E14TH E15TH E16TH E17TH E18TH

Boundaries and acreages are approximate.





Boundaries and acreages are approximate.



Area Symbol: IL099, Soil Area Version: 20										
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 hay, T/A	Crop productivity index for optimum management
**67A	Harpster silty clay loam, 0 to 2 percent slopes	138.84	60.8%		FAV	**182	**57	**68	**5.40	**133
198A	Elburn silt loam, 0 to 2 percent slopes	40.66	17.8%		FAV	197	61	74	5.80	143
154A	Flanagan silt loam, 0 to 2 percent slopes	16.27	7.1%		FAV	194	63	77	5.90	144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	16.11	7.1%		FAV	**195	**63	**73	**5.60	**144
**199B	Plano silt loam, 2 to 5 percent slopes	10.31	4.5%		FAV	**192	**59	**73	**6.90	**141
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	3.20	1.4%		FAV	**195	**63	**66	**5.80	**144
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	2.26	1.0%		FAV	190	61	75	3.50	141
**330A	Peotone silty clay loam, 0 to 2 percent slopes	0.62	0.3%		FAV	**164	**55	**61	**5.00	**123
Weighted Average						187.1	58.8	70.3	5.6	136.9

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".

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

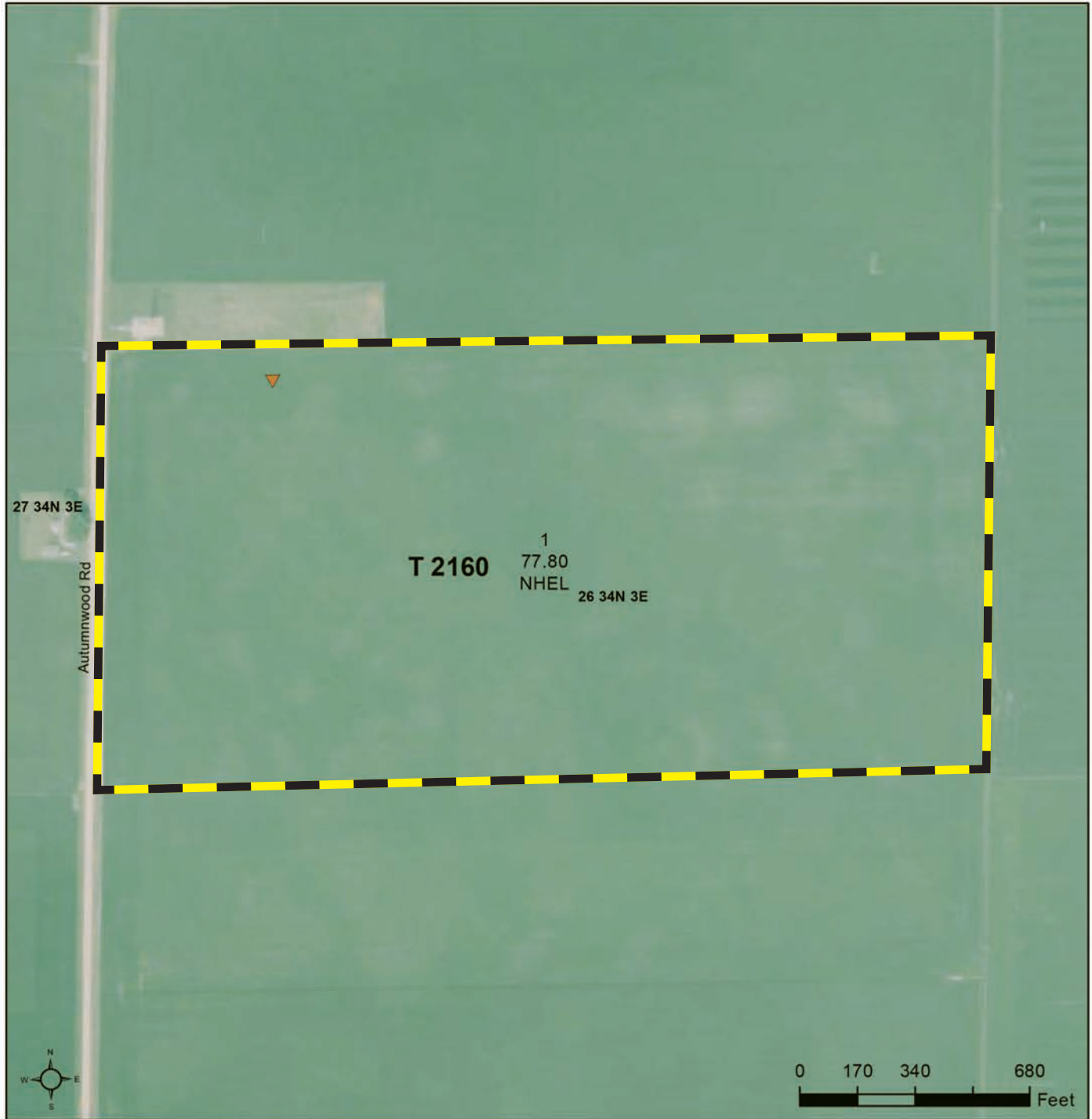


Boundaries and acreages are approximate.



United States
Department of
Agriculture

La Salle County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year
Map Created January 04, 2024
Farm 7306
Tract 2160

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).

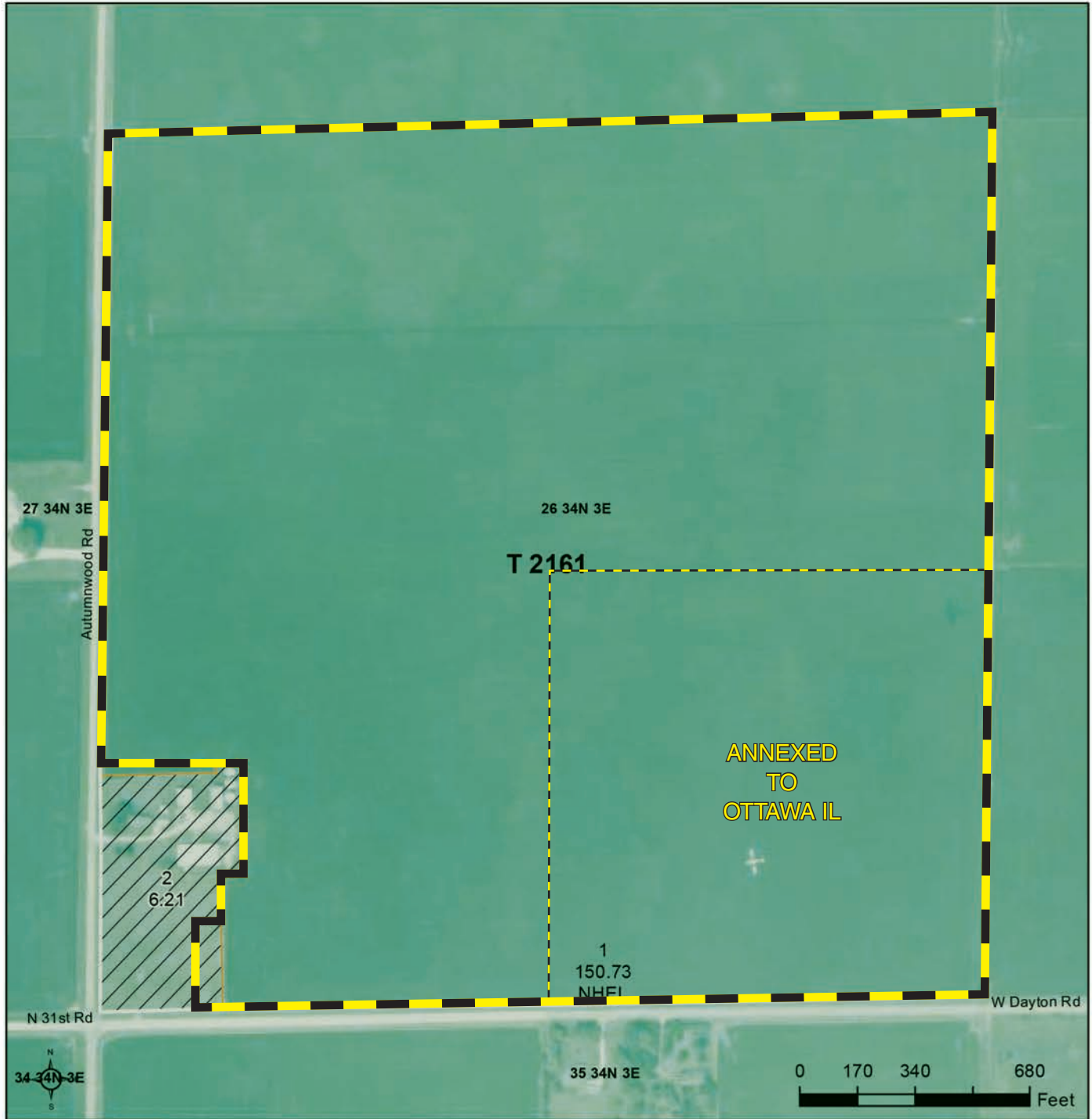


Boundaries and acreages are approximate.



United States
Department of
Agriculture

La Salle County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year
Map Created January 04, 2024

Farm 7306
Tract 2161

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.



looking northwest



looking north



Land Pro LLC



Private Treaty Sale

Land Pro LLC provides a full range of real estate brokerage services to sellers, buyers, and investors, through a private treaty listing.



Farm Management

For landowners, we offer professional caring for the land, through good stewardship, to provide a positive return on investment.



Auction Sale

The Land Pro LLC auction marketing system attracts serious, qualified buyers to every sale, regardless of whether it is a live, in-person auction or live online only auction. Our decades of experience have earned us honors in the industry and accolades from our clients.

The Mission of Land Pro LLC has been, and always will be, to provide high-quality, comprehensive services that maximize the value of real estate through impeccable ethics, professional service, and ongoing education.

Ray L. Brownfield ALC AFM
Designated Managing Broker | Owner
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us



Professional Land Specialists



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