

Peotone 80 Farm



looking north 11.30.21



Jason J. Lestina, ALC AFM
Licensed IL, IN Real Estate Managing Broker
Accredited Land Consultant
Accredited Farm Manager

Land Pro LLC

815.546.8276c | jason@landprollc.us

2681 US Hwy 34 | Oswego IL 60543

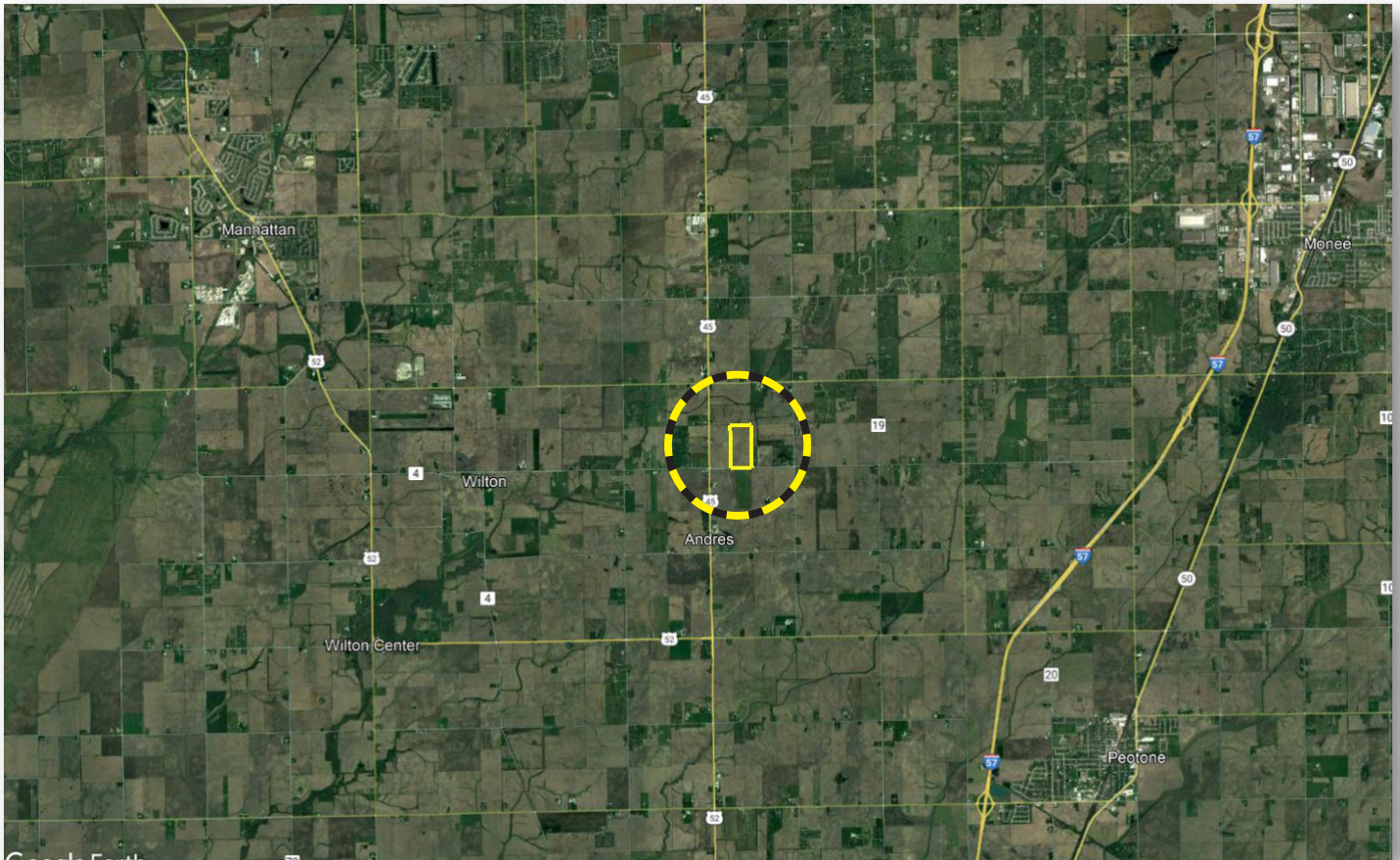
331.999.3490 | www.landprollc.us

December 16, 2021



Peotone 80 Farm

80.56± survey acres (78.16± tillable ac) | Sec 32 | Green Garden Township | T.34N.-R.12E. | Will County Illinois



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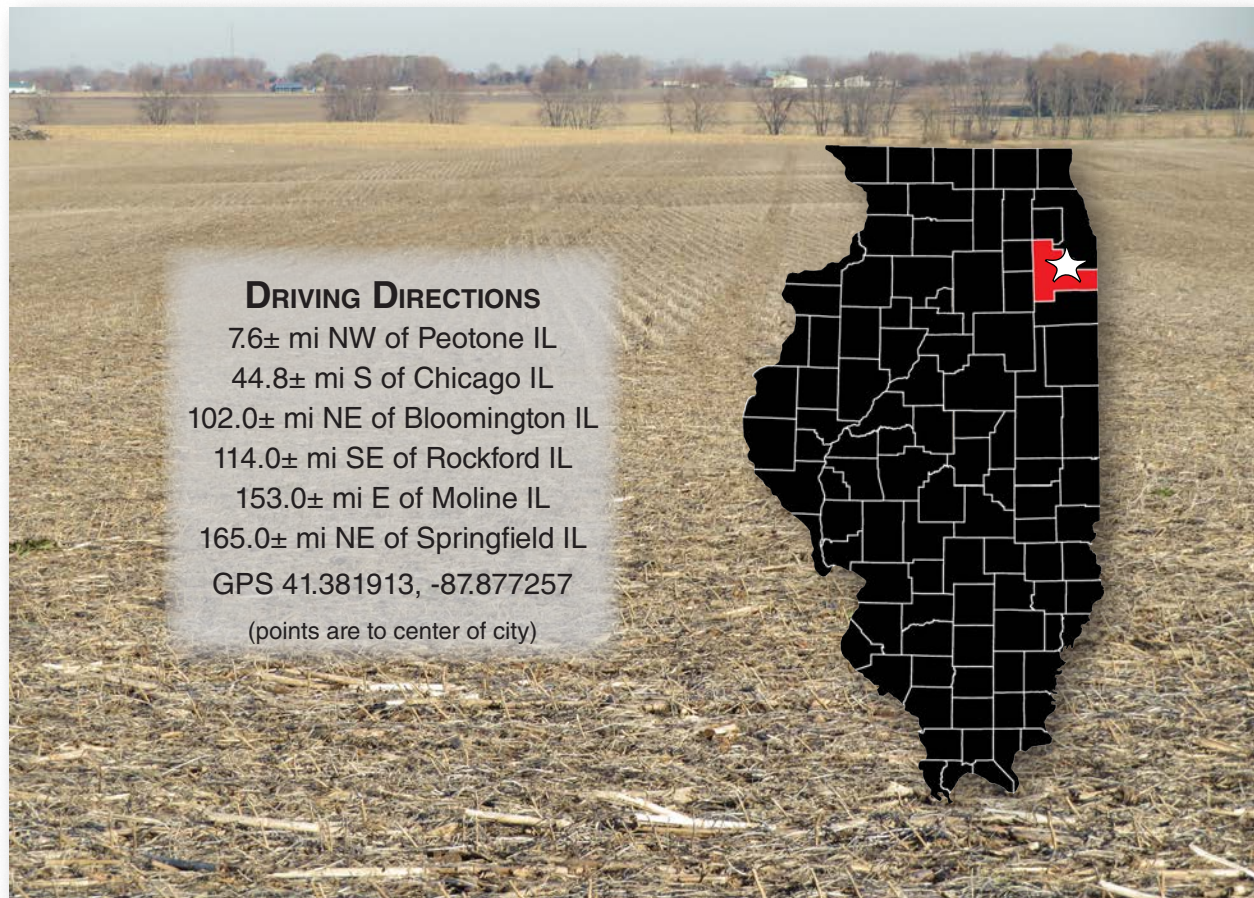
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HIGHLY DESIRABLE 80 ACRES WITH PRODUCTIVE SOILS AND WELL LOCATED JUST EAST OF US HWY 45, GREEN GARDEN TOWNSHIP, WILL COUNTY, IL

acreage	-	80.56± surveyed acres (78.16± tillable acres)
description	-	The E½ of the SW¼ of Section 32, Green Garden Township, T.34N.-R.12E., Will County Illinois
soils	-	Productivity Index 122.1 (predominantly Elliott, Ashkum)
lease	-	leased for 2022 (Please call for details.)
price	-	\$781,432 (\$9,700/ac)
taxes (2020)	-	\$1,685.50 (\$21.06/ac)
PIN	-	18.13.32.300.002.0000
buildings	-	none
soil test information	-	available upon request
frontage	-	Offner Road

FSA Information		
Farm 11218 Tract 12749		
PLC		
Commodity	Base Acres	County Yield
Corn	38.16	142
Soybeans	36.84	43

Soil Test
Granular April 9, 2020
av pH - 6.3
av P - 43.7
av K - 173.1



DRIVING DIRECTIONS
 7.6± mi NW of Peotone IL
 44.8± mi S of Chicago IL
 102.0± mi NE of Bloomington IL
 114.0± mi SE of Rockford IL
 153.0± mi E of Moline IL
 165.0± mi NE of Springfield IL
 GPS 41.381913, -87.877257
 (points are to center of city)

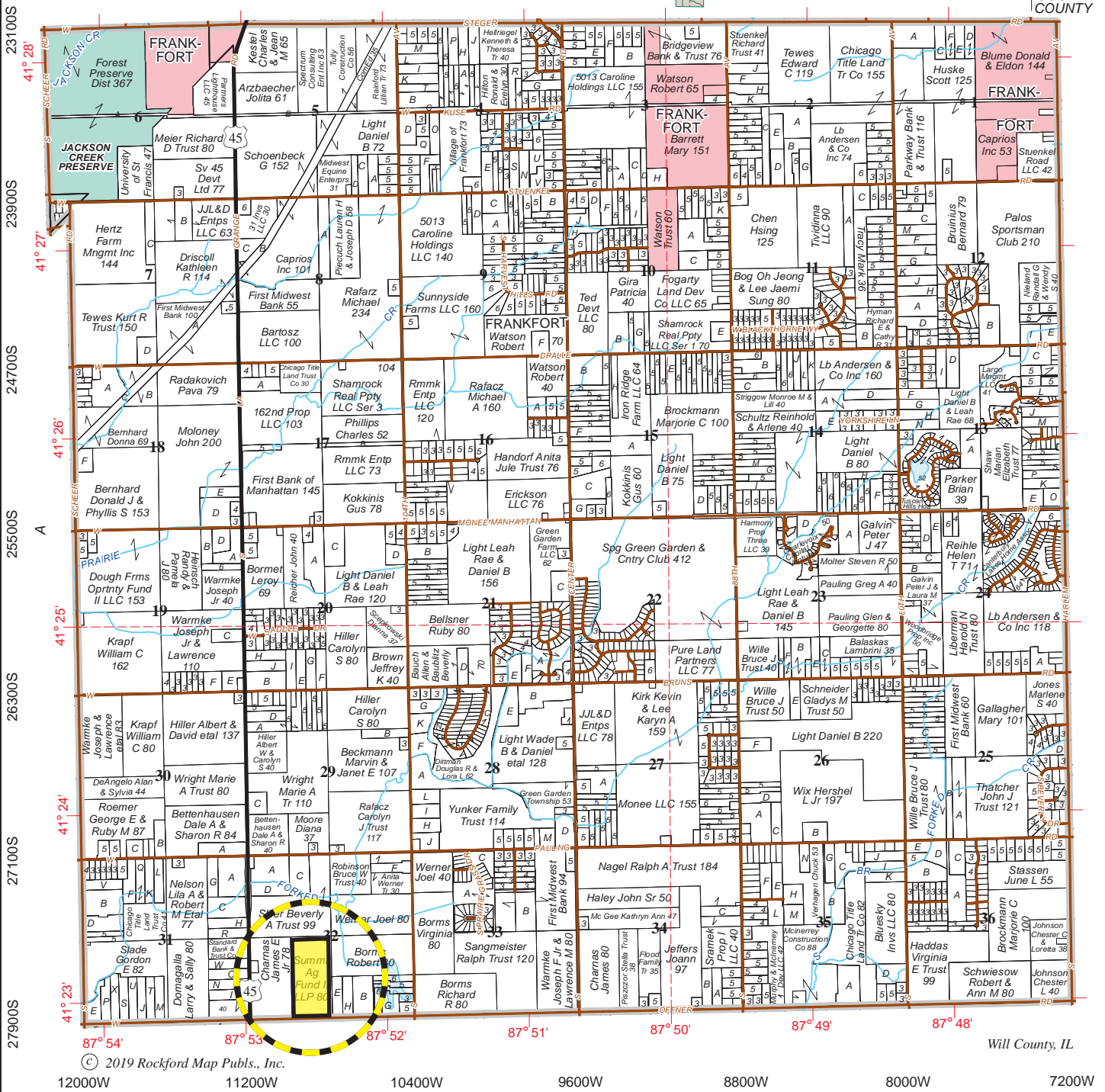
looking north 11.30.21



GREEN GARDEN

T.34N.-R.12E.

COOK COUNTY



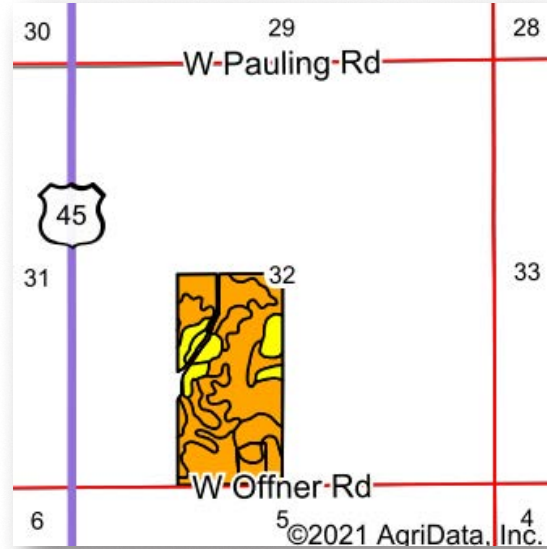
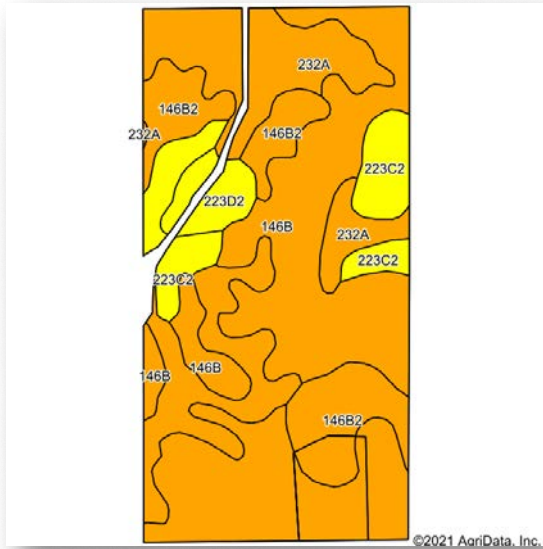
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Will County, IL

12000W 11200W 10400W 9600W 8800W 8000W 7200W



Boundaries and acreages are approximate.

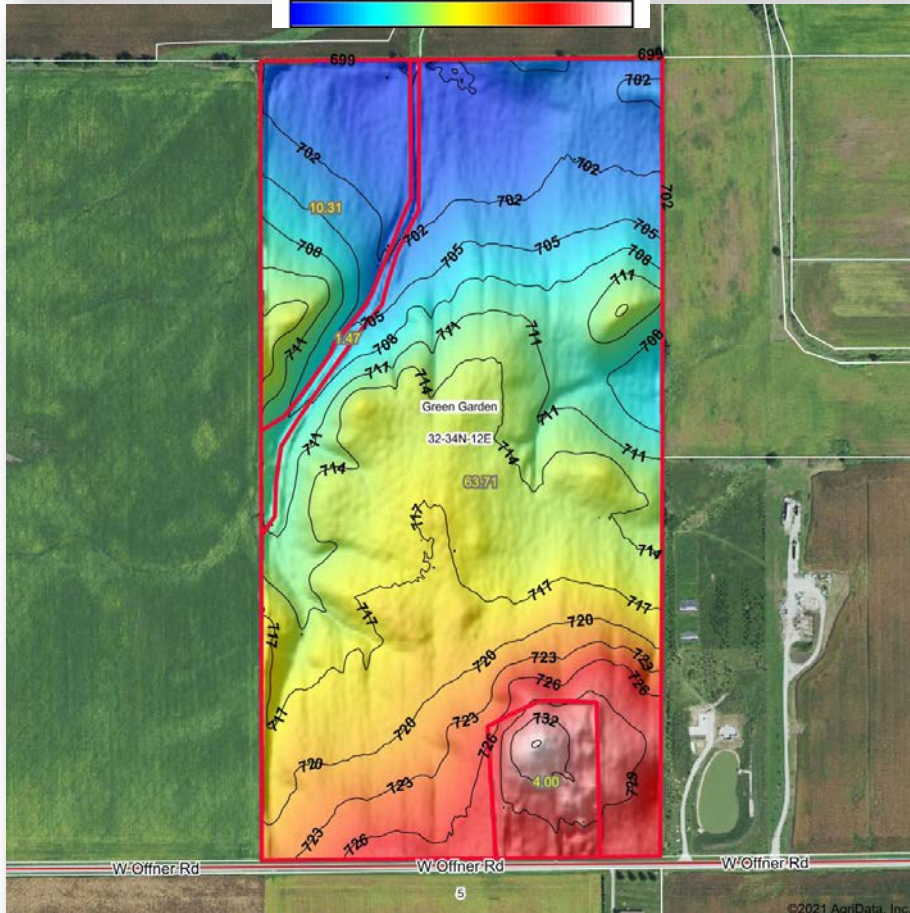
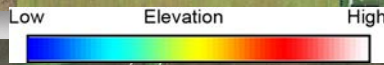


Area Symbol: IL197, Soil Area Version: 16											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	36.57	46.9%		FAV	**166	**54	**67	0.00	**4.97	**124
232A	Ashkum silty clay loam, 0 to 2 percent slopes	20.03	25.7%		FAV	170	56	65	0.00	5.14	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	10.83	13.9%		FAV	**160	**52	**65	0.00	**4.77	**119
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	7.81	10.0%		FAV	**150	**48	**61	**4.65	0.00	**110
**223D2	Varna silt loam, 6 to 12 percent slopes, eroded	2.78	3.6%		FAV	**147	**47	**60	**4.55	0.00	**108
Weighted Average						163.9	53.4	65.4	0.63	4.31	122.1

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



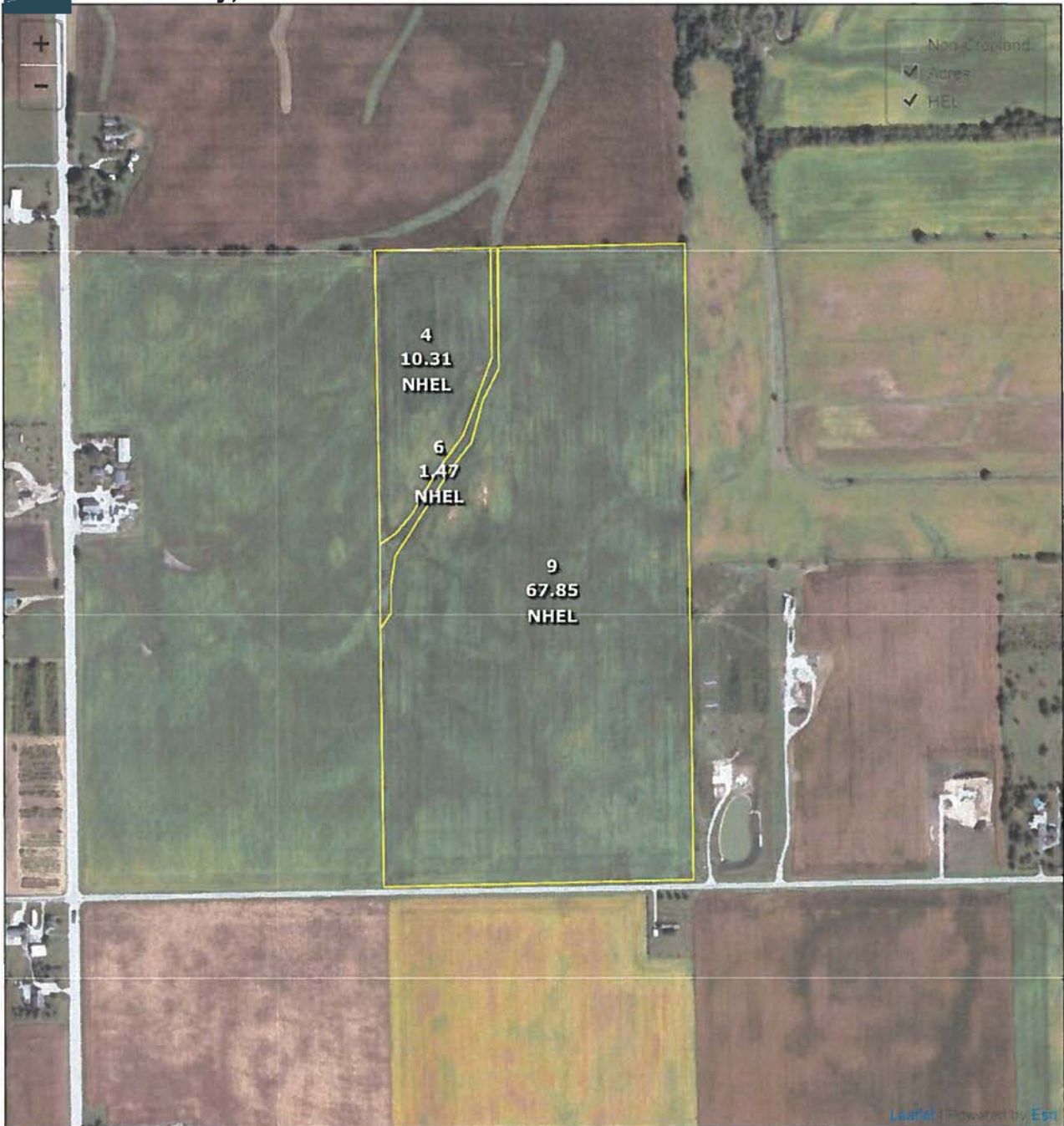
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USDA Will County, Illinois



2022 Crop Year

Common Land Unit
 Cropland
 Non-cropland
 CRP

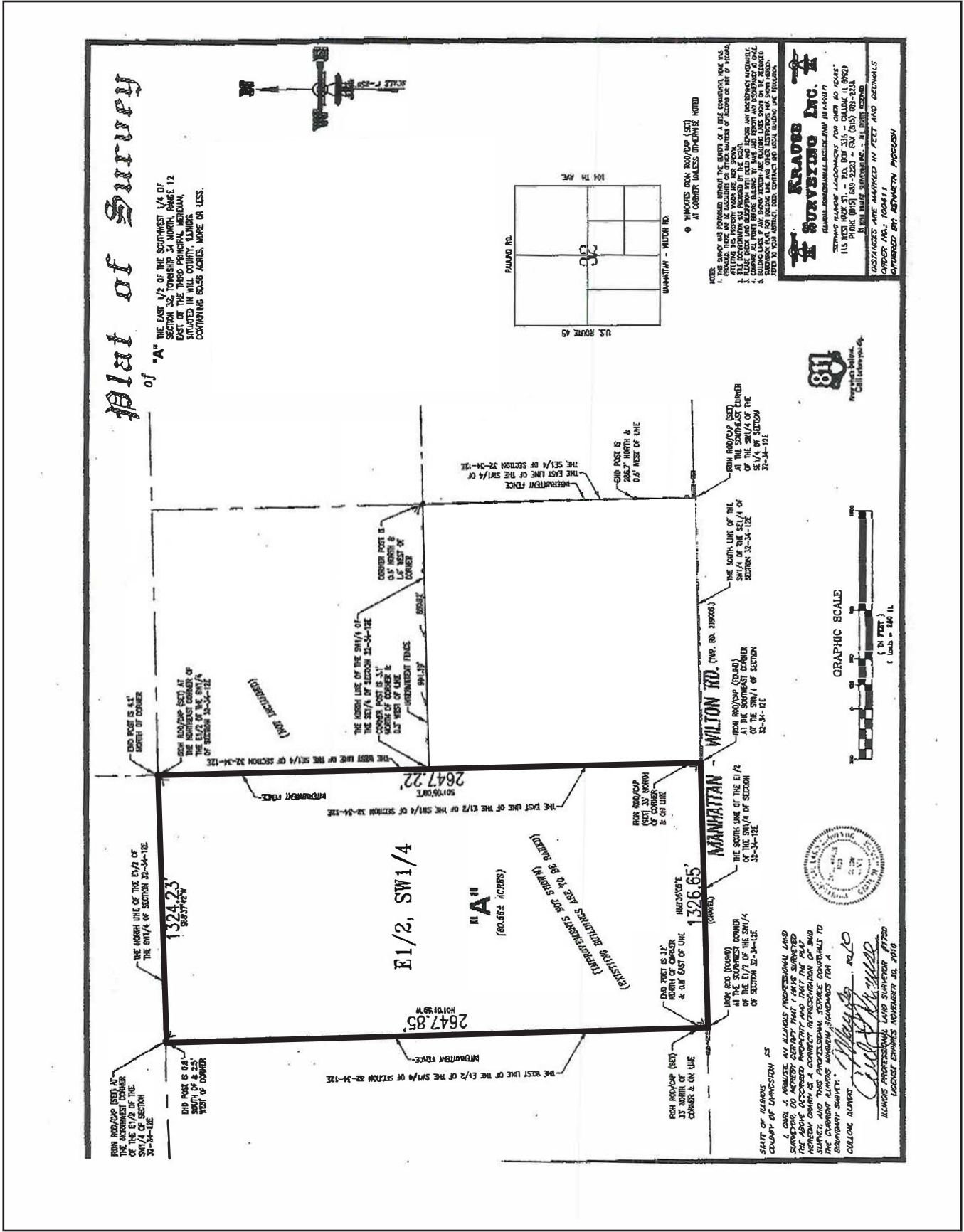
Farm 12218
Tract 12749

Wetland Determination Identifiers

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

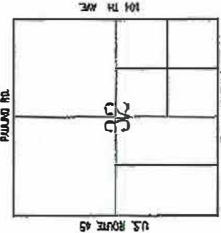


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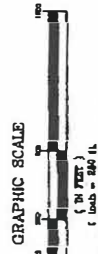
Plat of Survey

"A" THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN WILL COUNTY, ILLINOIS, CONTAINING 80.66 ACRES, MORE OR LESS.



NOTES:
 1. THIS SURVEY WAS PREPARED ACCORDING TO THE SURVEYING ACT OF 1897.
 2. THE DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
 3. ALL DISTANCES ARE TO BE MEASURED BY THE MOST ACCURATE METHOD.
 4. THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS.
 5. THE SURVEY WAS MADE ON THE 15TH DAY OF MAY, 2010.
 6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1897.
 7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1897.
 8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1897.
 9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1897.
 10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1897.

KRAUSS SURVEYING INC.
 115 WEST HICK ST. - P.O. BOX 310 - CHILMARK, IL 60012
 PHONE (815) 680-2221 - FAX (815) 680-2218
 DISTANCES ARE MARKED IN FEET AND DECIMALS
 ORDERED BY: [Signature]
 DATED: [Date]



STATE OF ILLINOIS
 COUNTY OF LAMAR
 I, CRAIG A. KRAUSS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEYING AND THE PREPARATION OF THIS SURVEY, AND THE PROFESSIONAL SERVICE CONTRACTS TO THE CURRENT LANDS AROUND SHOWN HEREON FOR A CULLUM SURVEY.
 [Signature]
 CRAIG A. KRAUSS
 ILLINOIS PROFESSIONAL LAND SURVEYOR #12345
 LICENSE EXPIRES NOVEMBER 30, 2010