

P & L Trust Farm Tract 1



Tract 1 looking Southeast, 8.18.23



Professional Land Specialists

September 14, 2023

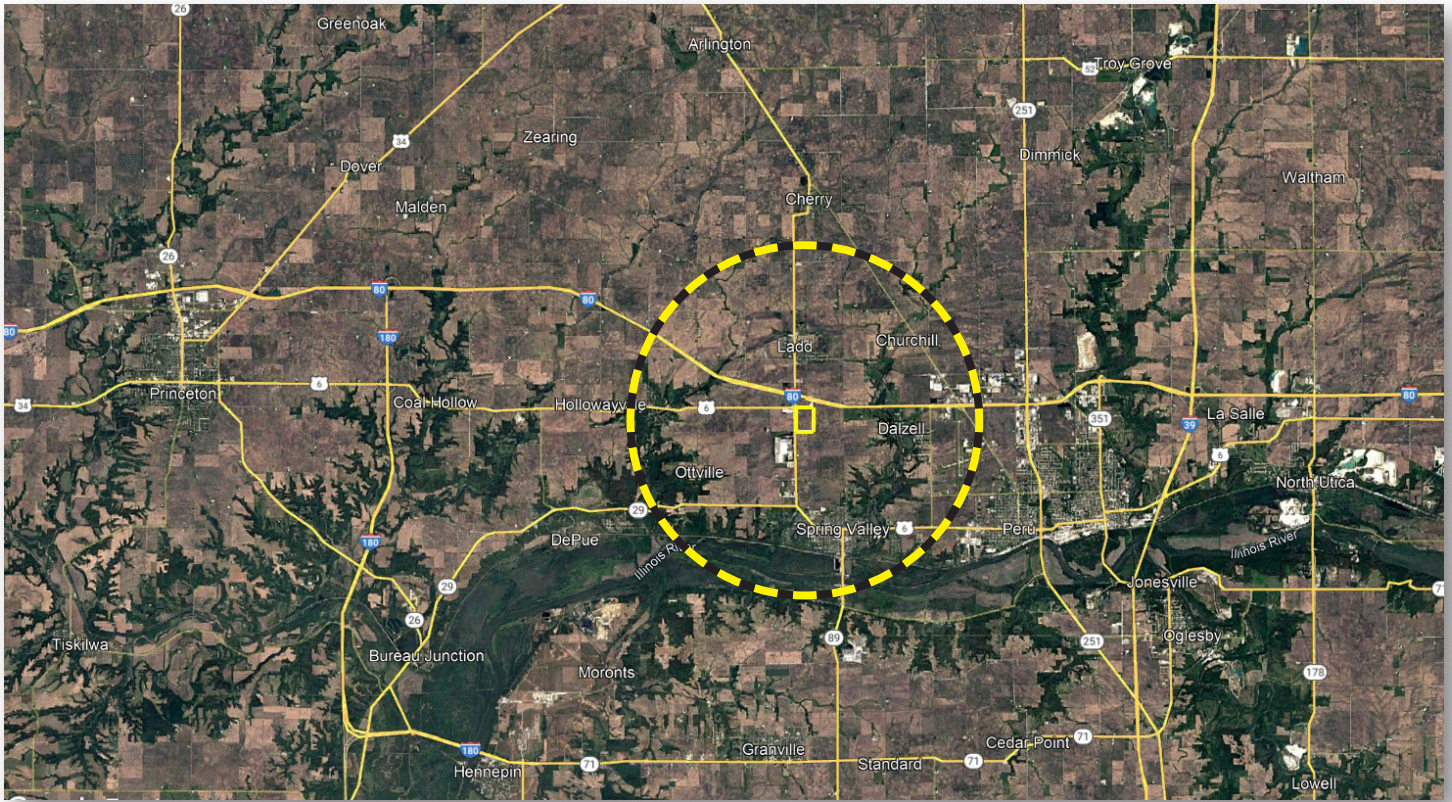
David M. "Dave" Oster
Licensed IL Real Estate Managing Broker
Land Pro LLC

708.732.3802c | dave@landprollc.us
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us

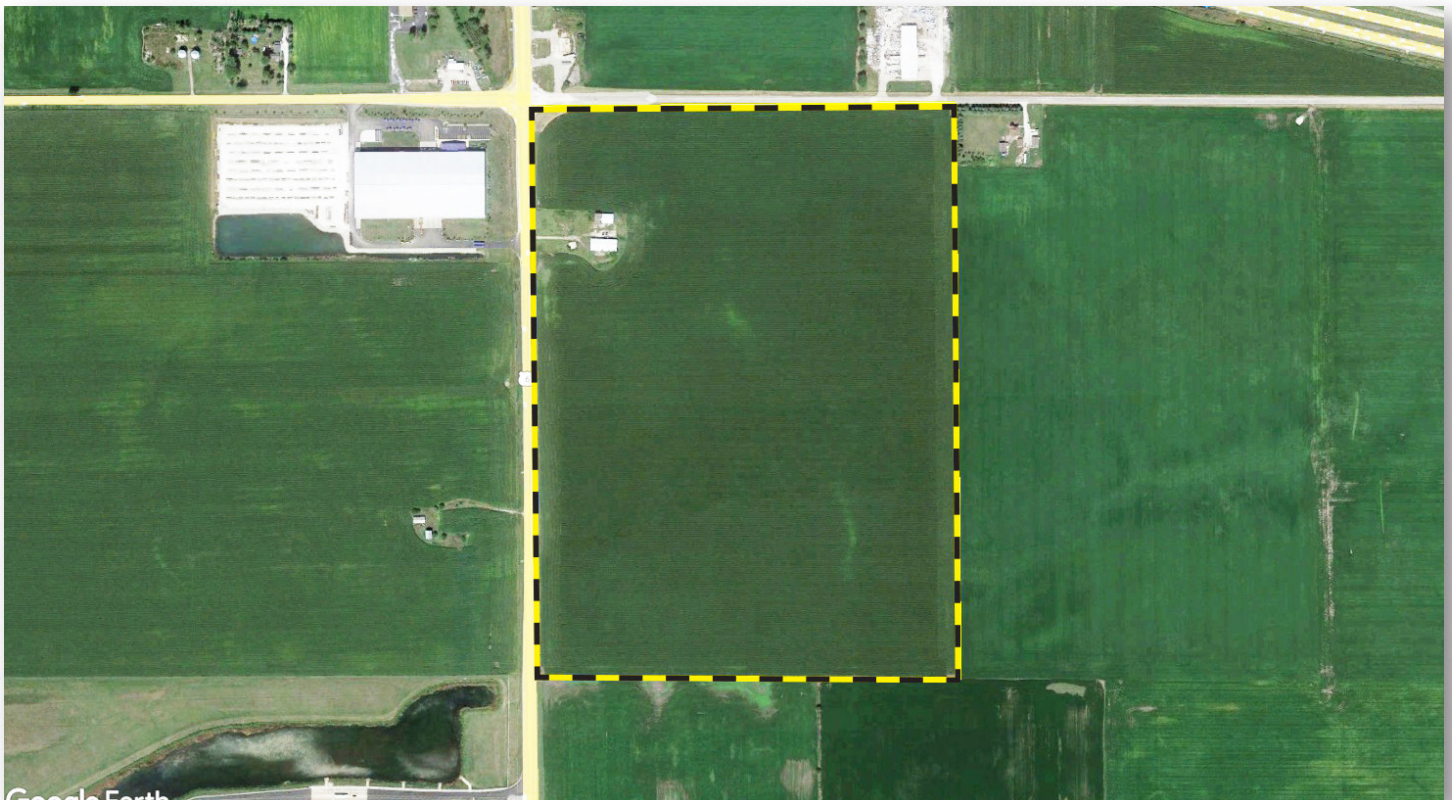


P&L Trust Farm | Tract 1

118.20± tax acres (115.13± FSA tillable ac) | Section 22 | Hall Township | T.16N.-R.11E. | Bureau County IL



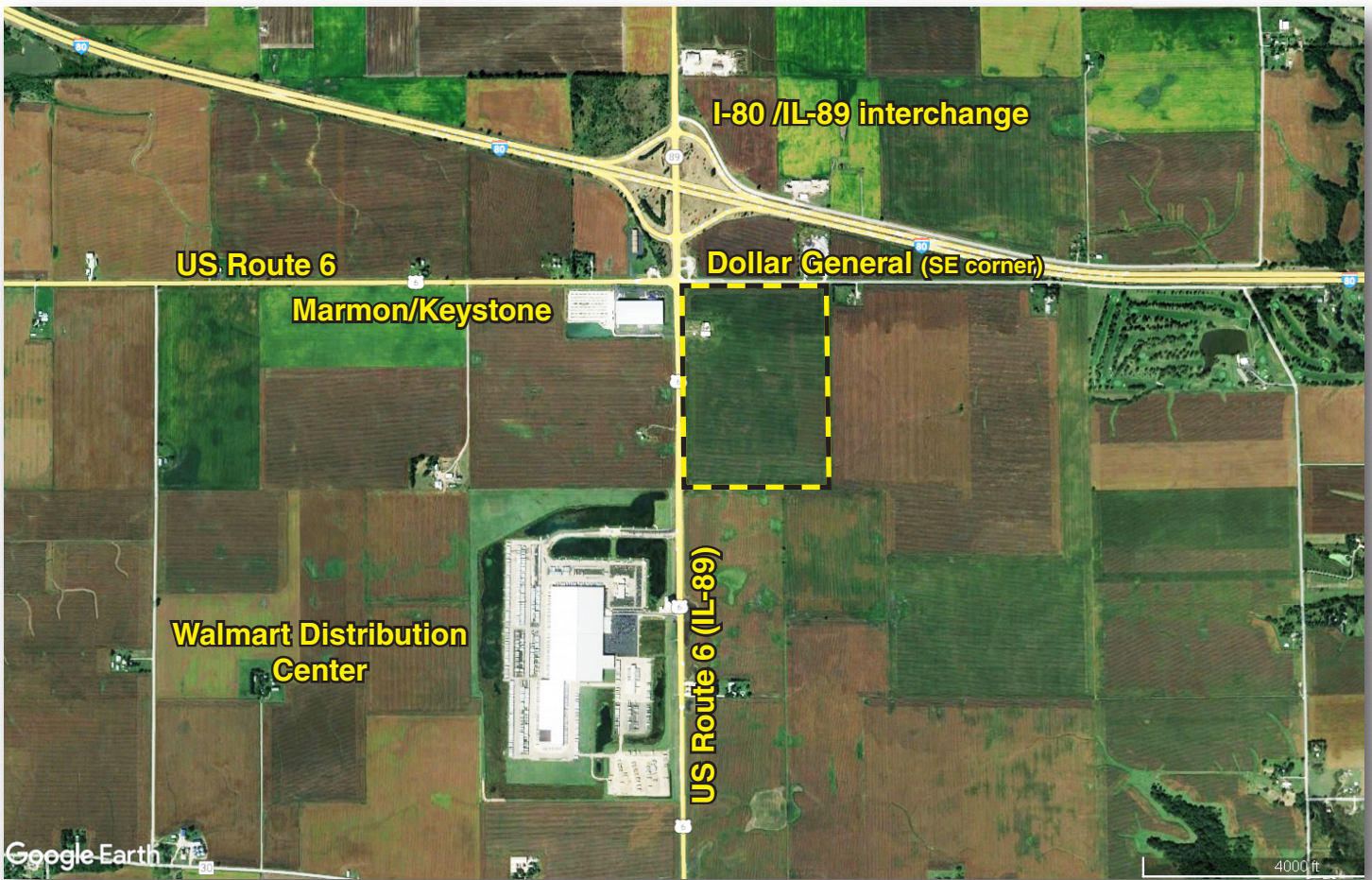
David M. "Dave" Oster | Licensed Illinois Real Estate Managing Broker
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 708.732.3802 | dave@landprollc.us



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.



Boundaries and acreages are approximate.



photos: 8.18.23



Boundaries and acreages are approximate.

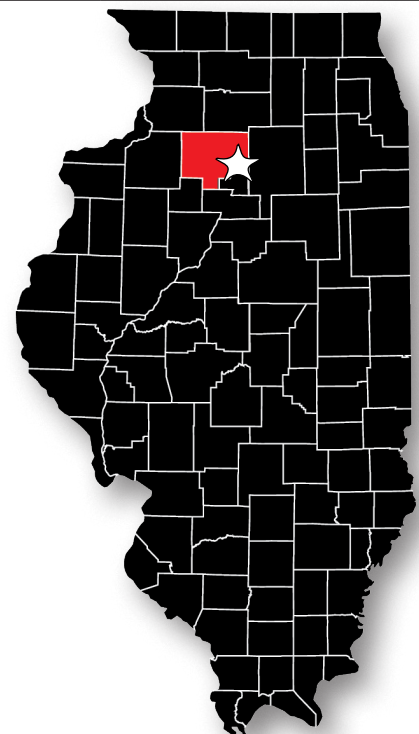
acreage	- 118.20± tax acres (115.13± FSA tillable acres)
description	- part of the NW¼ of Section 22, Hall Township, T.16N.-R.11E., Bureau County, Illinois
soils	- Productivity Index - 141.4 (Drummer, Flanagan, Catlin, Harpster soils)
price	- \$2,364,000.00 (\$20,000 per acre)
taxes (2022)	- \$10,126.68 (\$85.67/ac)
buildings	- shed (120' x 52.5'), barn
PIN	- 18.22.100.003 (zoned M1 - light industrial/commercial district) annexed to Spring Valley IL
traffic count	- average daily traffic volume in excess of 11,000 vehicles (IDOT)
frontage	- US Route 6 (IL-89), Co Rd 1500 N

shed - 120' x 52.5' (all dirt floor)



photos: 8.18.23

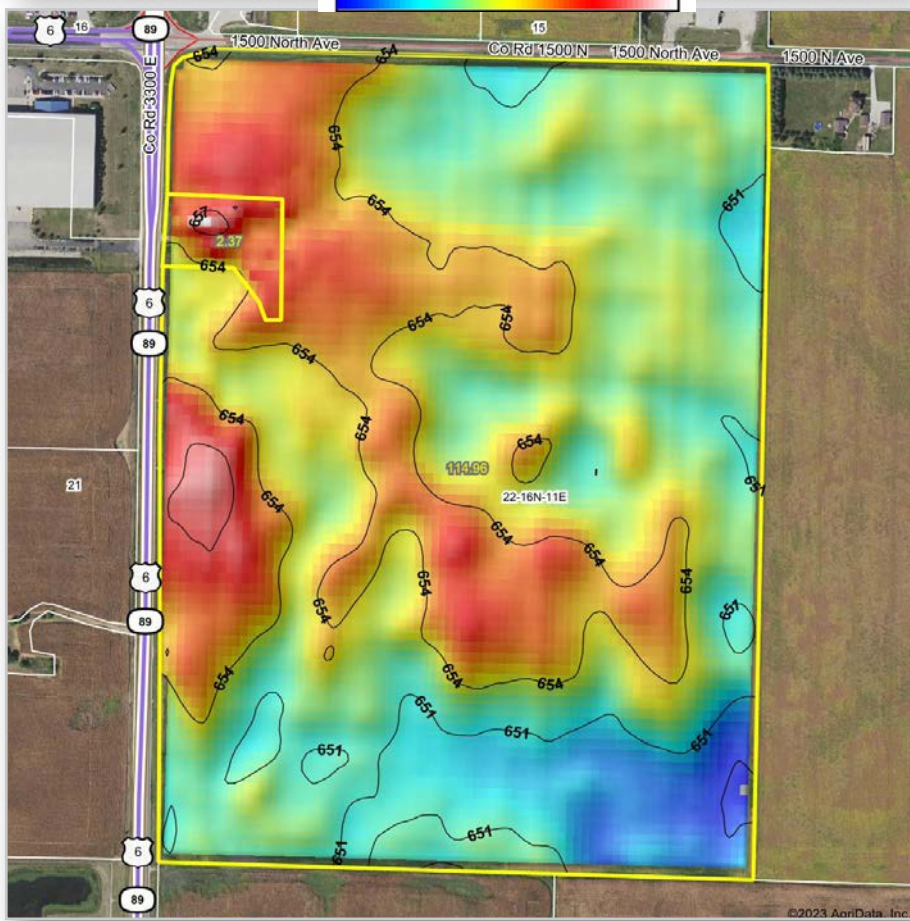
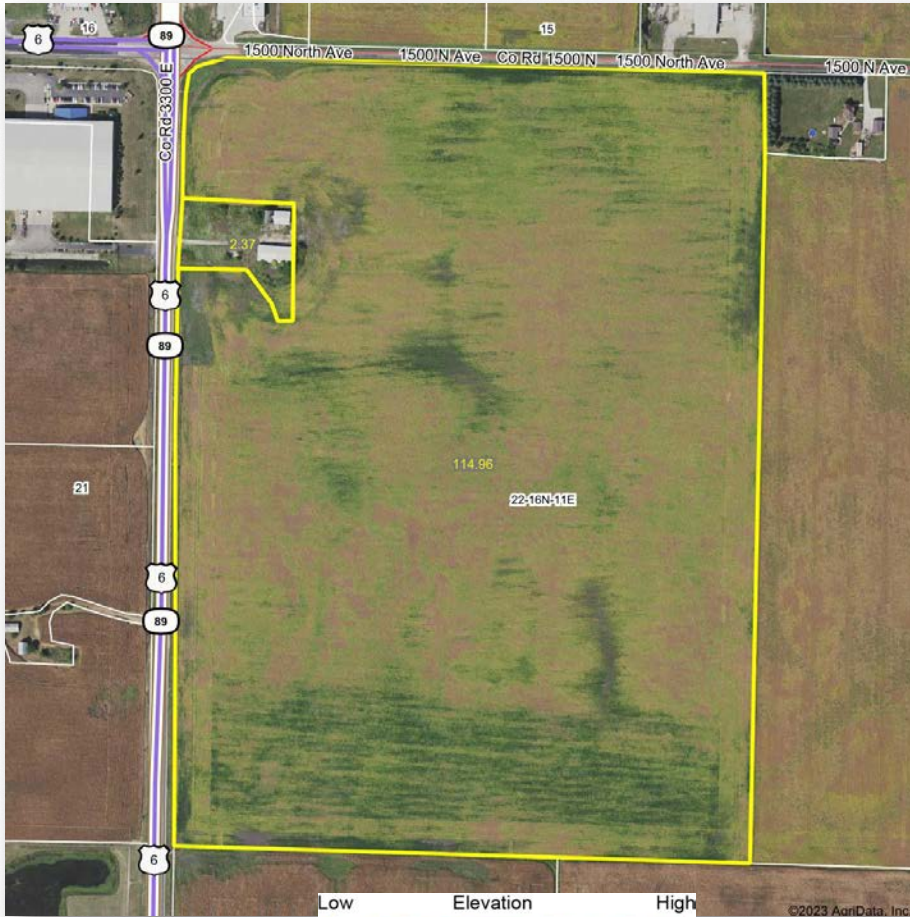
FSA Information		
Farm 1104 Tract 2252		
ARC-CO		
Commodity	Base Acres	County Yield
Corn	114.59	167



annexed to Spring Valley IL
 S of I-80/IL-89 interchange
 at Ladd/Spring Valley IL
 13.3± mi E of Princeton IL
 70.4± mi SE of Quad Cities Int'l Airport
 73.0± mi NW of Bloomington IL
 77.8± mi S of Rockford IL
 91.8± mi SW of Midway Int'l Airport
 99.4± mi SW of O'Hare Int'l Airport
 127.0± mi NE of Springfield IL
 GPS 41.364248, -89.218640
 (points are to center of city)

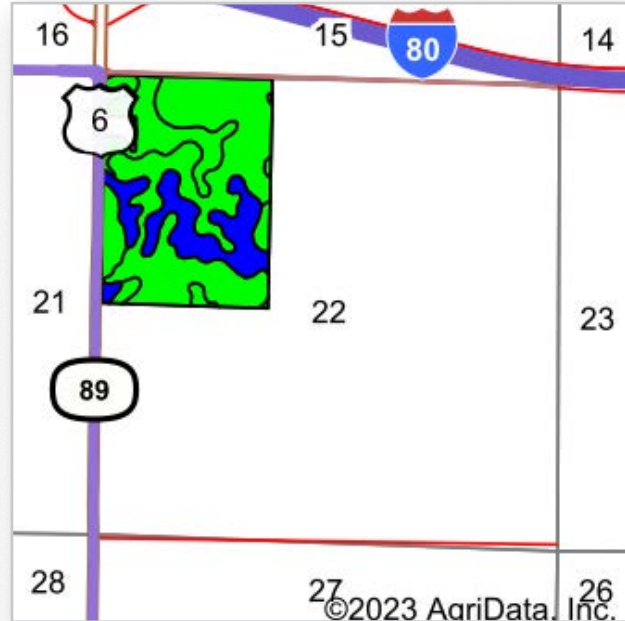
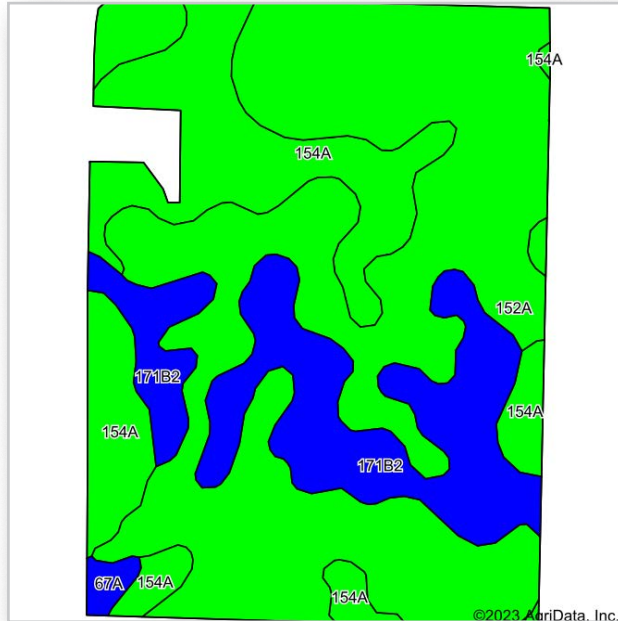
Boundaries and acreages are approximate.





Boundaries and acreages are approximate.





Area Symbol: IL011, 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	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	65.36	56.9%		FAV	195	63	73	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	26.17	22.8%		FAV	194	63	77	0.00	5.90	144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	22.49	19.6%		FAV	**178	**56	**69	**6.43	0.00	**131
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.94	0.8%		FAV	182	57	68	0.00	5.39	133
Weighted Average						191.3	61.6	73.1	1.26	4.59	141.4

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

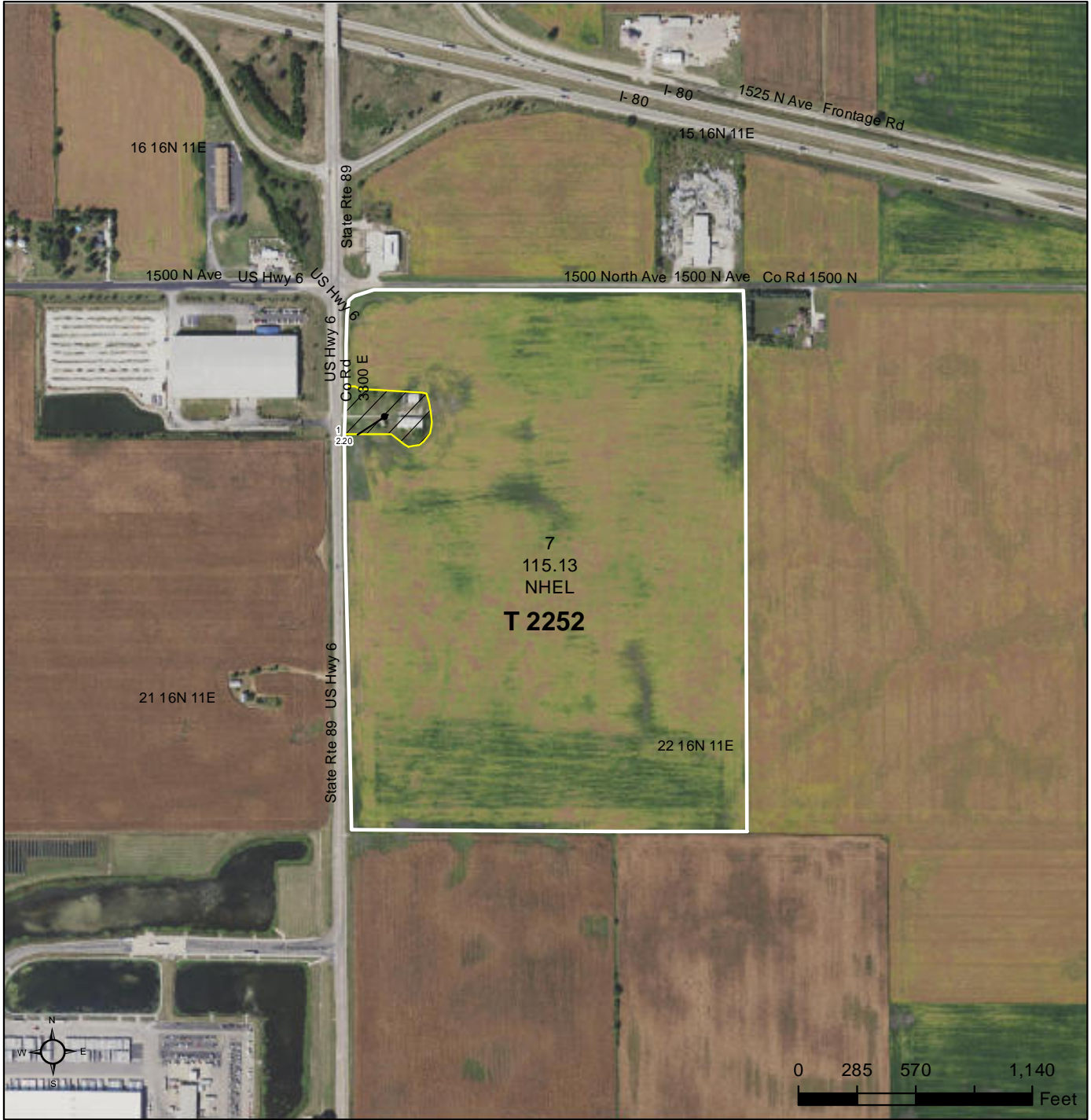


Boundaries and acreages are approximate.



United States Department of Agriculture

Bureau County, Illinois



Common Land Unit Tract Boundary

 Non-Cropland

 Cropland

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 115.13 acres

2023 Program Year
Map Created November 30, 2022

Farm 1104
Tract 2252

IL011_T2252

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.