

Rutland Township Farm

PATH OF PROGRESS

GOOD, WELL DRAINED SOILS



looking east 9.24.20



March 12, 2021

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

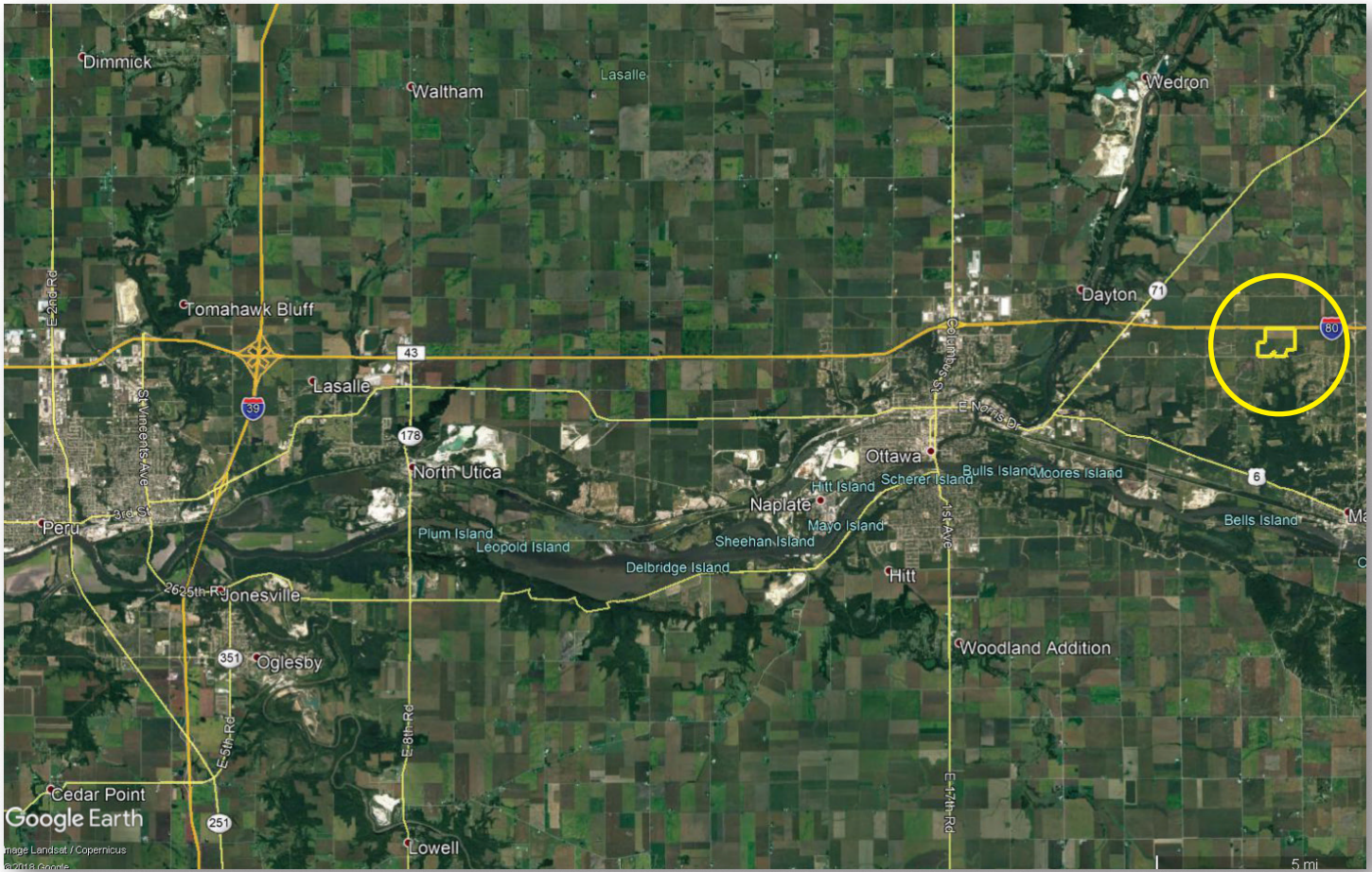
Land Pro LLC

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

Professional Land Specialists

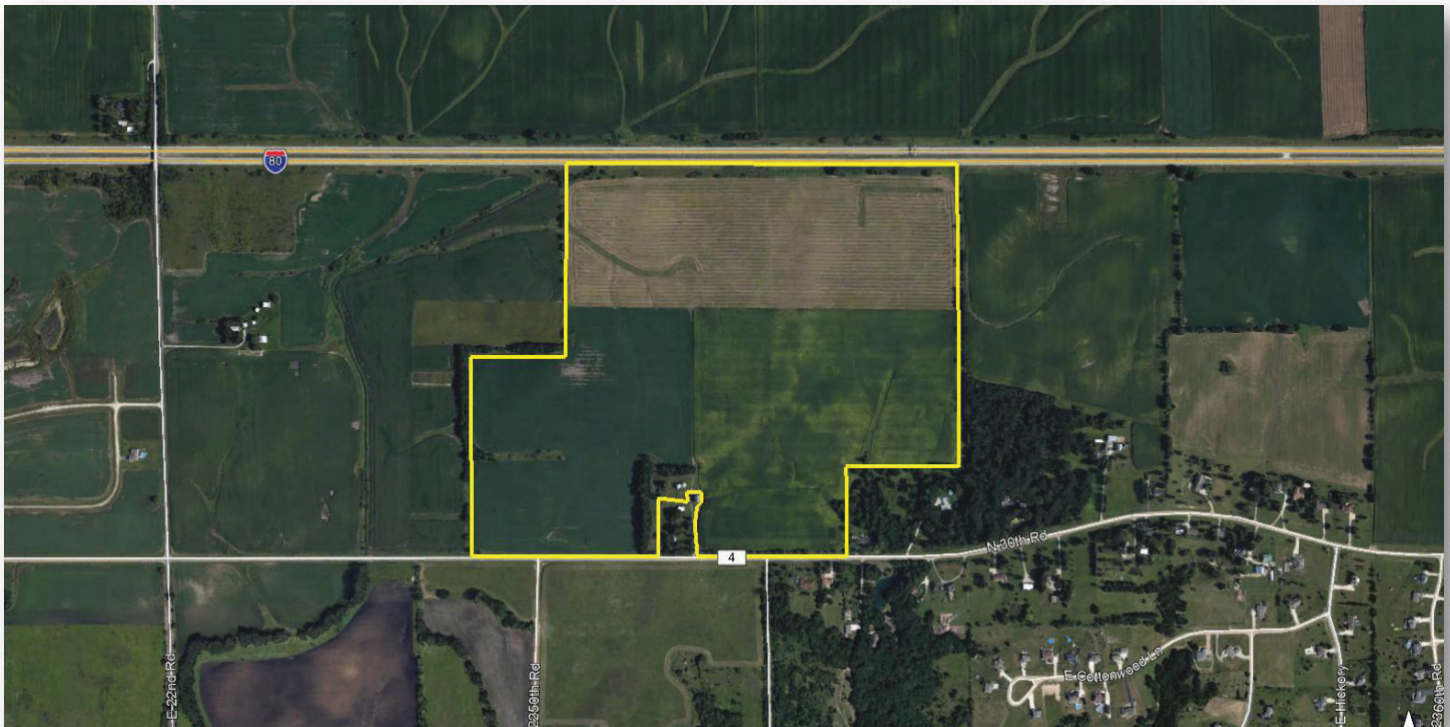
Rutland Township Farm

155.80± survey acres (131.80± tillable acres, 15.2 CRP acres) | Sec 35 | Rutland Township | T.34N.-R.4E. | LaSalle County IL



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

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Boundaries and acreages are approximate.

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ACREAGE

155.80± surveyed acres
 (131.80± tillable acres, 15.2 CRP acres - See Page 7)

SOILS

Productivity Index - 114.7
 predominantly Swygert, Elliott, Elpaso, Varna

DESCRIPTION

Part of the S½ of Section 35, Rutland Township,
 T.34N.-R.4E., LaSalle County Illinois

PRICE (eff 11.6.20)

\$1,012,700 (\$6,500/ac)

TAXES (2019)

\$3,234.26 (\$20.75/ac)

PIN

15.35.410.000

BUILDINGS

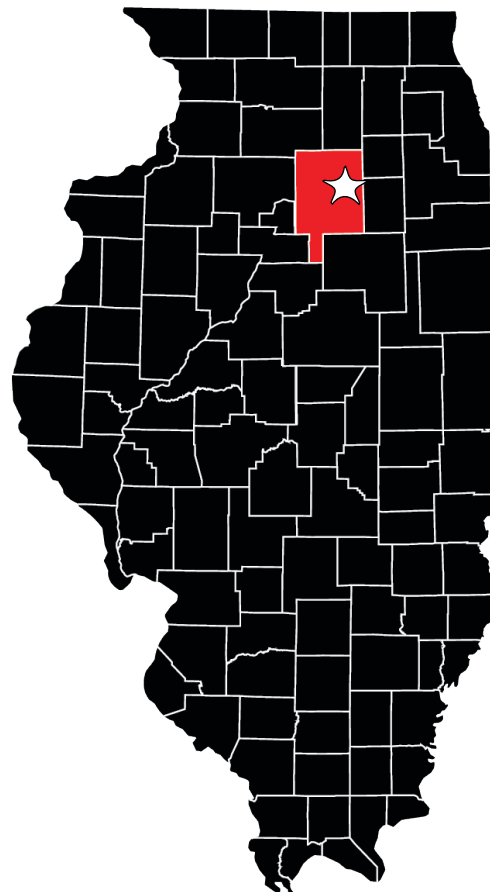
Two grain storage bins (10,000 bu/each)

SURVEY

Survey on Page 8

FRONTAGE

Interstate 80, N 30th Road (Morris Blacktop)



2.5± mi W of I-80 & E 24th Road interchange

2.5± mi E of Ottawa IL corp limits

76.0± mi SW of Chicago IL

75.5± mi NE of Bloomington IL

81.4± mi SE of Rockford IL

99.8± mi E of Moline IL

142.0± mi NE of Springfield IL

GPS 41.368516, -88.737023

(points are to center of city)

Rutland Township Farm Yields

	Corn	Soybeans
2020	180	-
2019	-	52
2018	195	-
2017	-	45
2016	195	-

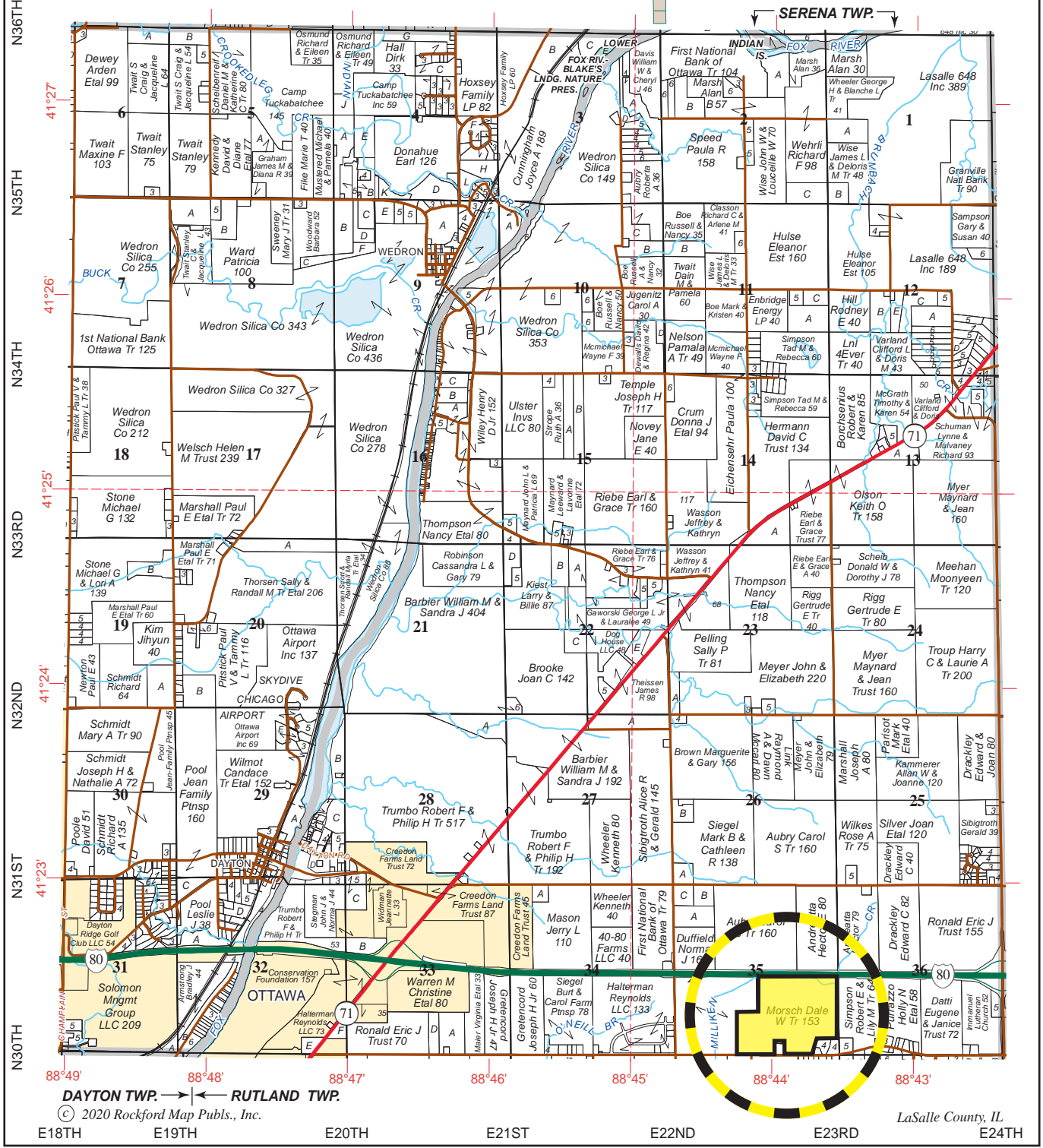
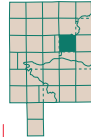
waterway, looking east 9.24.20





EAST PART DAYTON CENTRAL PART RUTLAND SOUTH PART SERENA

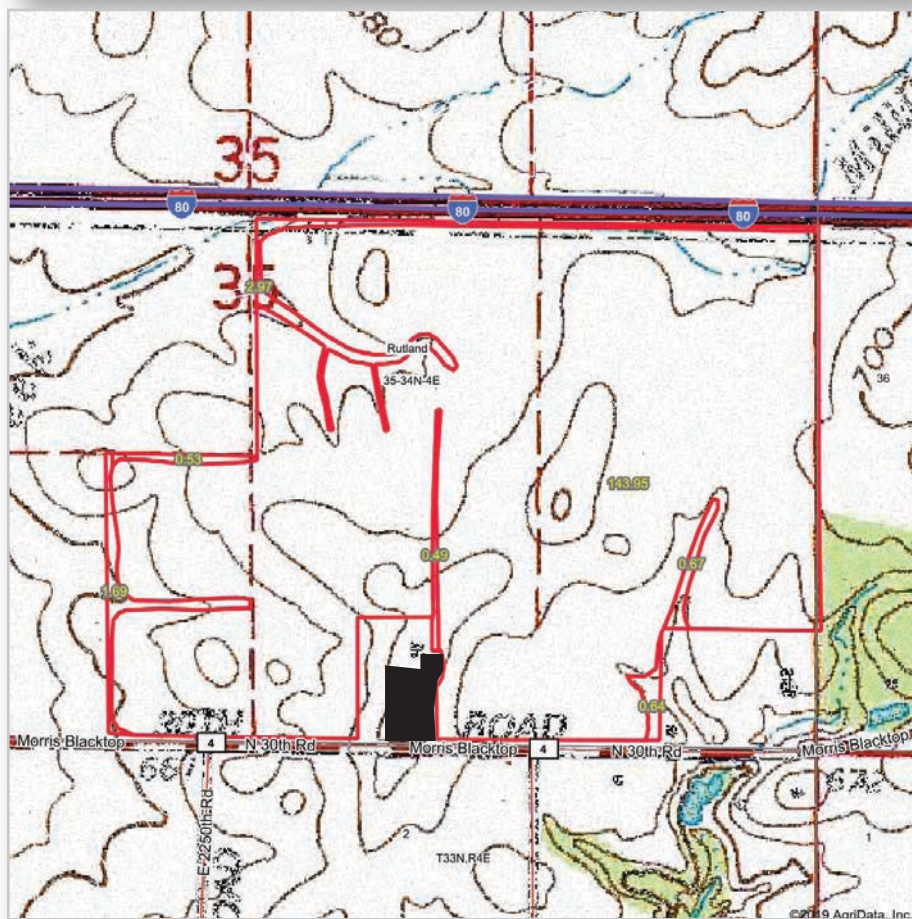
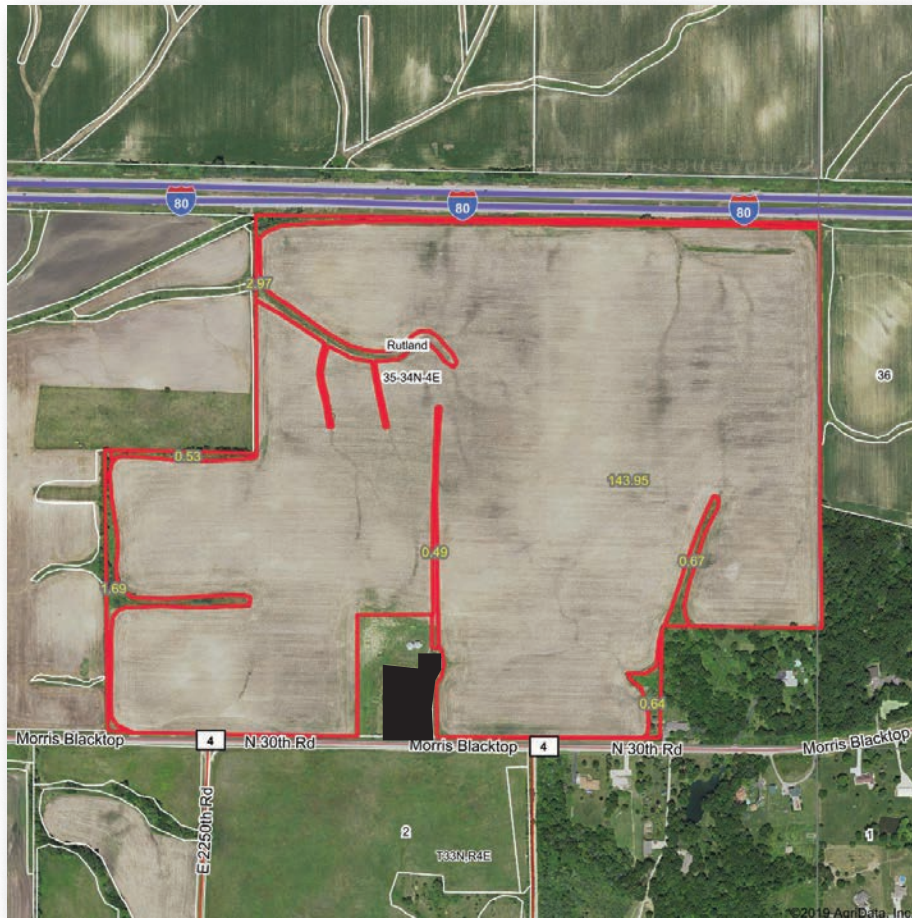
T.34N.-R.4E.



DAYTON TWP. ———— RUTLAND TWP.

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LaSalle County, IL



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