

Simutis Property



stream looking northwest 2.26.21



looking northwest to CRP & woods 2.26.21



April 7, 2021

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

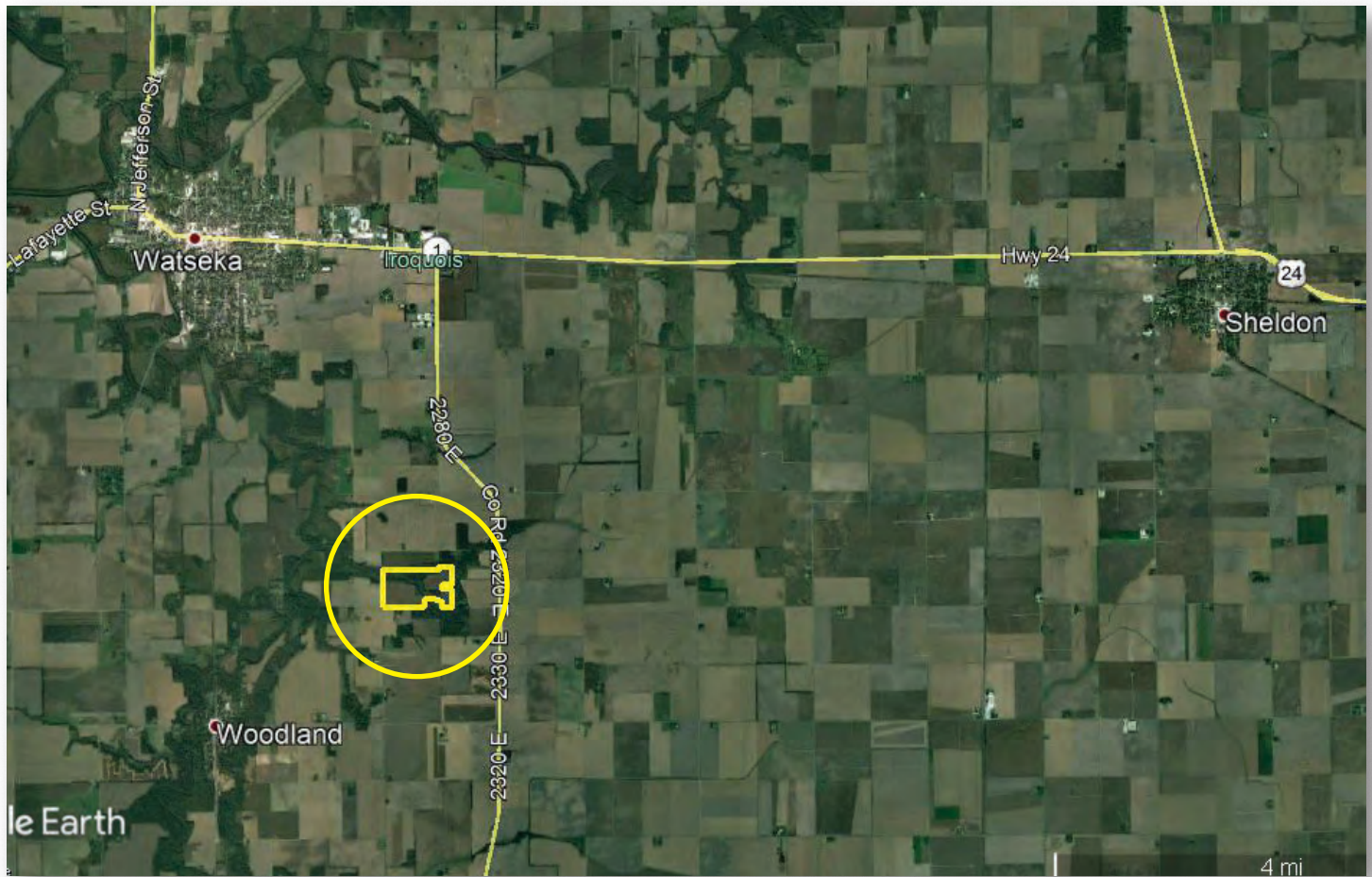
Land Pro LLC

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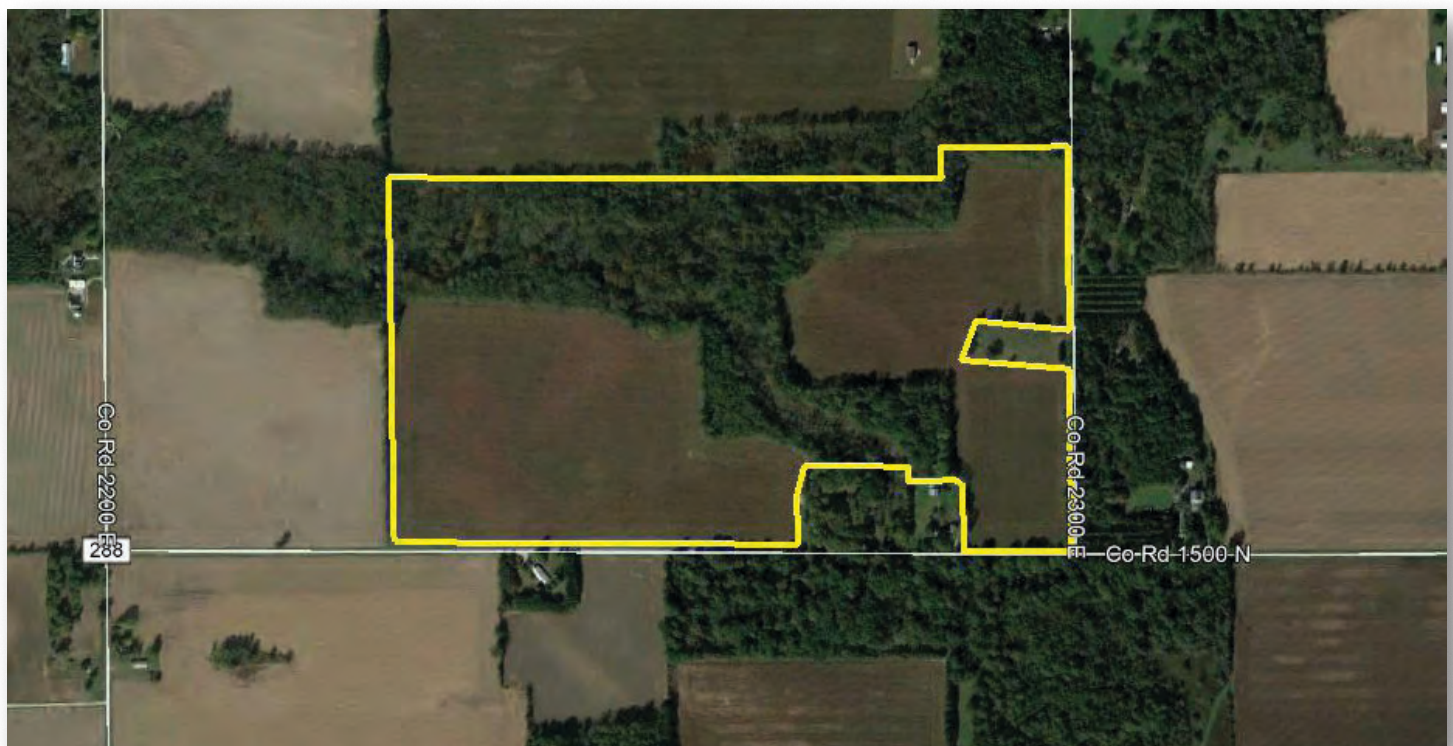
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Professional Land Specialists



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Great hunting, recreation property with an outstanding wild game habitat consisting of a 45.39± acre wooded area, 77.80± acres of grass, and a year round running stream for deer, pheasants, and turkeys.

ACREAGE
 125.51± surveyed acres
 (77.80± CRP/tillable, 45.39± timber)

SOILS
 Productivity Index - 92.3
 predominantly Roby, Chelsea

DESCRIPTION
 Part of the S½ of Section 15, Belmont Township,
 T.26N.-R.12W., Iroquois County Illinois

PRICE
 \$652,652.00 (\$5,200/ac)

TAXES (2019)
 \$1,091.36 (\$8.69/ac)
 no buildings

PIN
 26.15.400.010

SURVEY
 Survey on Page 7

FRONTAGE
 Co Rd 2300 E, Co Rd 1500 N



CRP				
Contract	Acres	Per Acre	Yearly	Expires
2416	27.60	\$175.00	\$4,830.00	2021
10023	50.20	\$165.00	\$8,283.00	2022
TOTAL	77.80		\$13,113.00	

DRIVING DIRECTIONS
 5.9± mi SE of Watseka IL
 52.1± mi NW of Lafayette IN
 81.9± mi NE of Bloomington IL
 96.8± mi S of Chicago IL
 124.0± mi NW of Indianapolis IN
 145.0± mi NE of Springfield IL
 GPS 40.730137, -87.695403
 (points are to center of city)



trail looking north 2.26.21

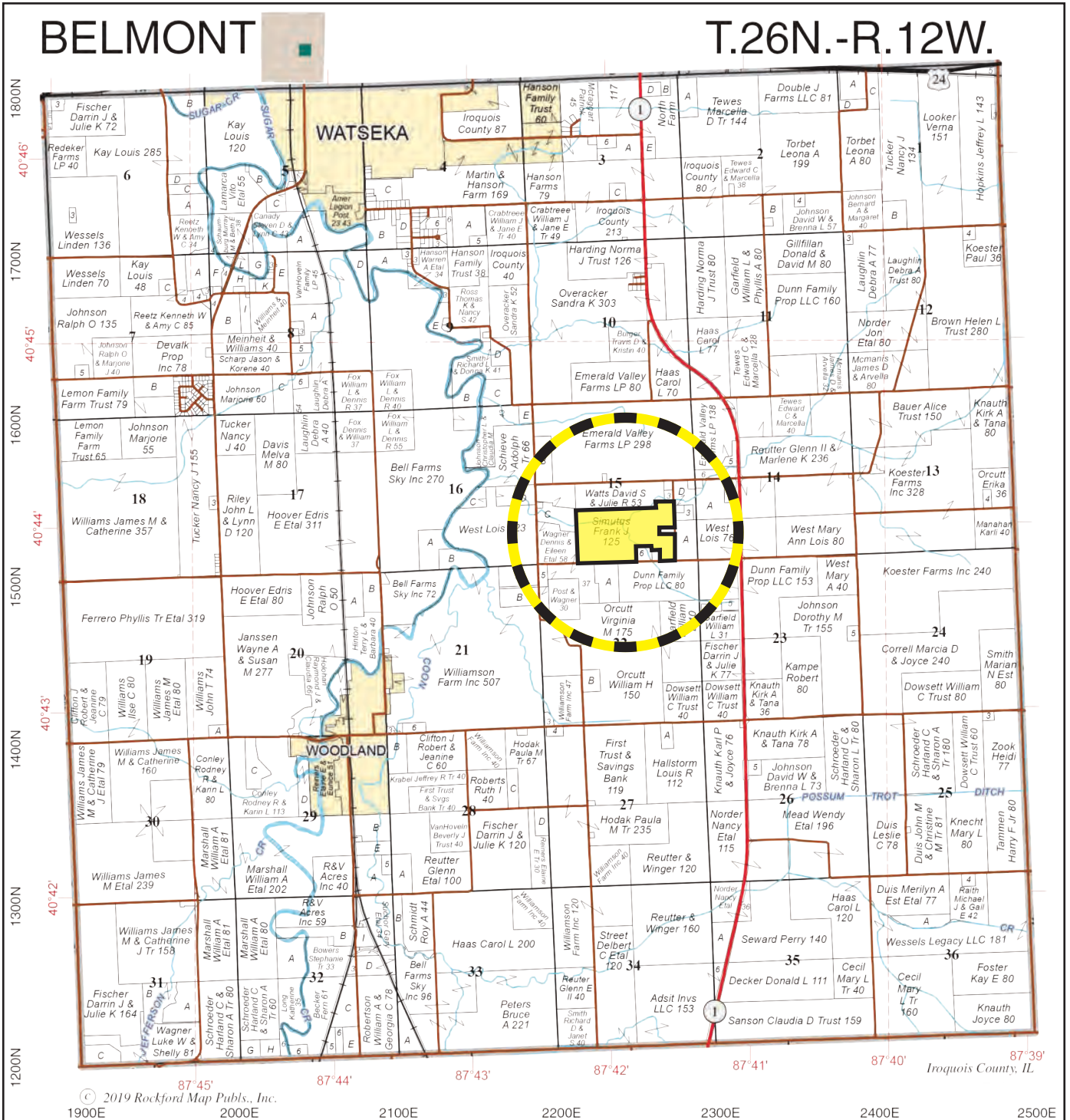


Boundaries and acreages are approximate.



BELMONT

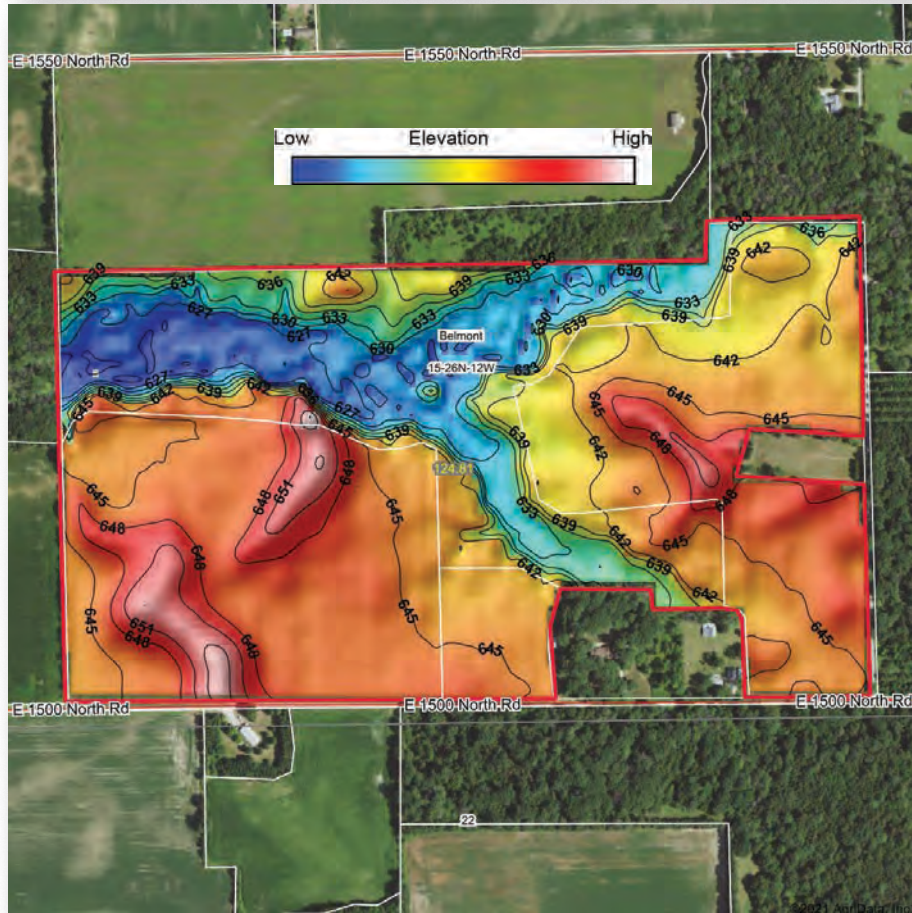
T.26N.-R.12W.



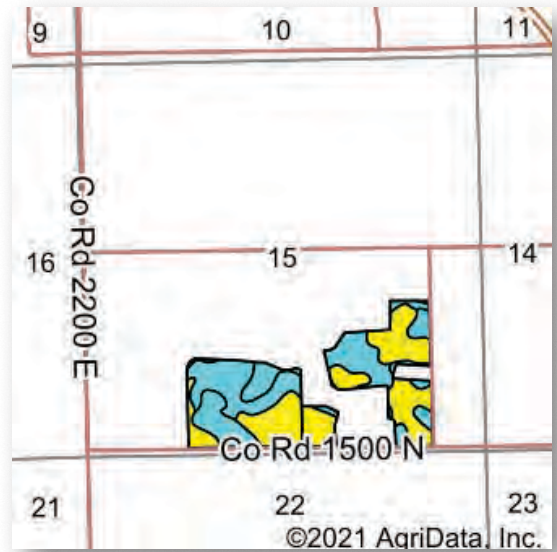
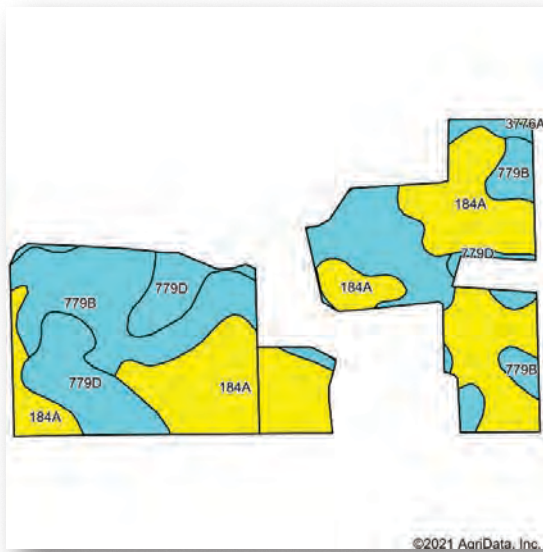
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/Ae	Grass-legume hay, T/Ae	Crop productivity index for optimum management
184A	Roby fine sandy loam, 0 to 2 percent slopes	37.08	46.9%		FAV	145	50	58	0.00	4.64	111
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	27.88	35.3%		FAV	**104	**32	**47	0.00	**3.60	**76
**779D	Chelsea fine sand, 6 to 12 percent slopes	13.99	17.7%		FAV	**102	**31	**46	0.00	**3.53	**75
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	0.09	0.1%		FAV	185	61	69	0.00	5.52	138
Weighted Average						123	40.3	52	0.00	4.08	92.3

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".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



looking west to CRP & woods 2.26.21



Iroquois County, Illinois



- Common Land Unit**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
- Wetland Determination**
- Restricted
 - Limited
 - Exempt from Conservation Compliance Provisions

2021 Program Year

Map Created April 07, 2021

Farm 8861
Tract 6817

Tract Cropland Total: 77.80 acres

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