

# Tallwoods Stevenson Trust Farm

**GOOD INVESTMENT PROPERTY  
NEAR PLANO ILLINOIS**

looking south, 6.24.21



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

**Land Pro LLC**

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July 19, 2021





***Buy Land. They're Not Making It Anymore.***

**~ Mark Twain**

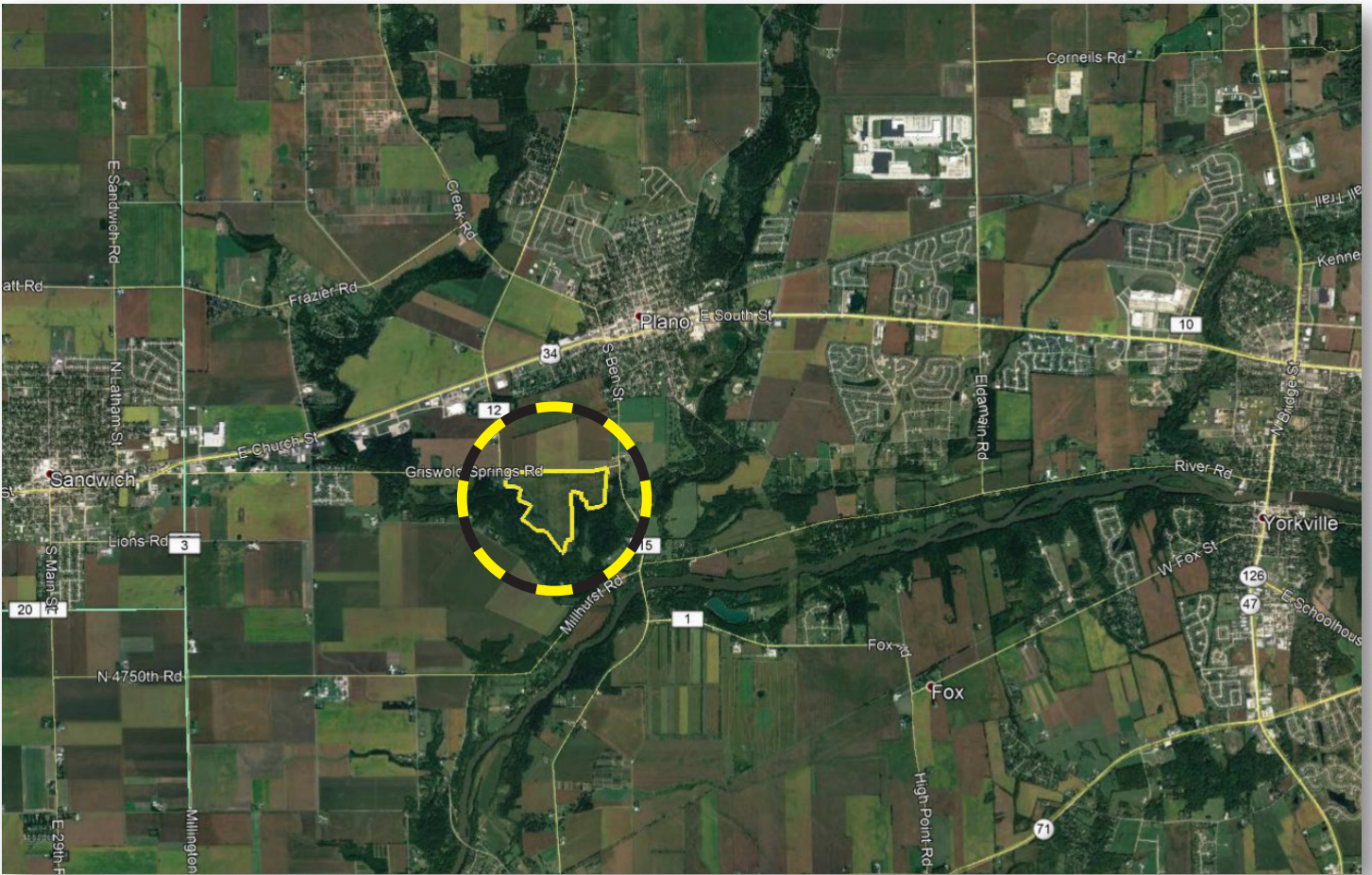
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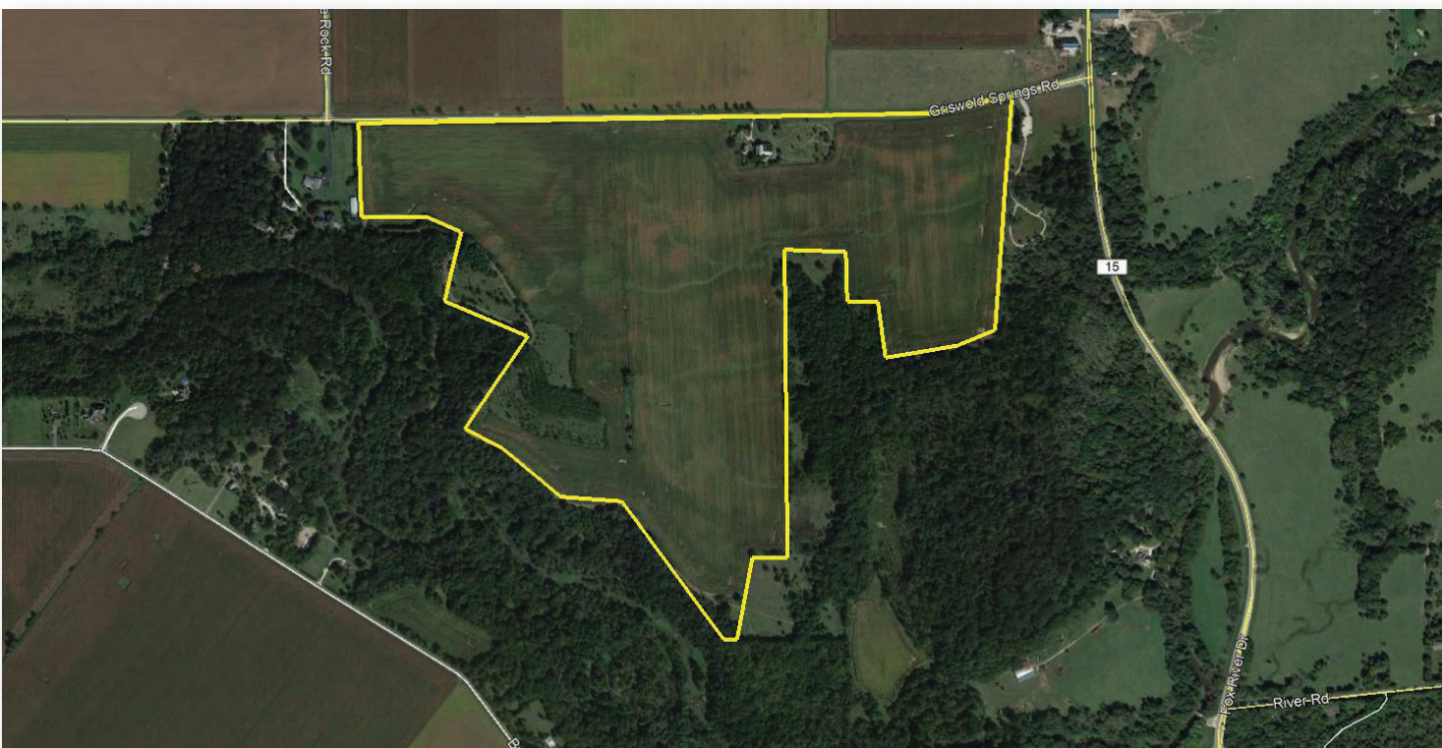
# Tallwoods Stevenson Trust Farm

160.2543± survey acres (137.91± tillable) | Sec 27, 33, 34 | Little Rock Township | T.37N.-R.6E. | Kendall County IL

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Boundaries and acreages are approximate.



***We make a living by what we get,  
but we make a life by what we give.***  
~ Sir Winston Churchill

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**Good investment property in growing community. Frontage on all-weather Griswold Springs Road.**

acreage	-	160.2543± surveyed acres (137.91± tillable acres)
description	-	A minute portion of the S½ of the SW¼ of Section 27, and part of the E½ of Section 33, and part of the NW¼ of Section 34, Little Rock Township, T.37N.-R.6E., Kendall County Illinois
soils	-	Productivity Index 117.2 (predominantly Campton, St. Charles, Kendall)
price	-	\$10,500 per acre
taxes (2020)	-	\$5,698.36 (\$36.99/ac)
PIN	-	01.27.300.003, 01.33.100.044, 01.33.200.006, 01.34.100.001
buildings	-	rental home + buildings
frontage	-	Griswold Springs Road

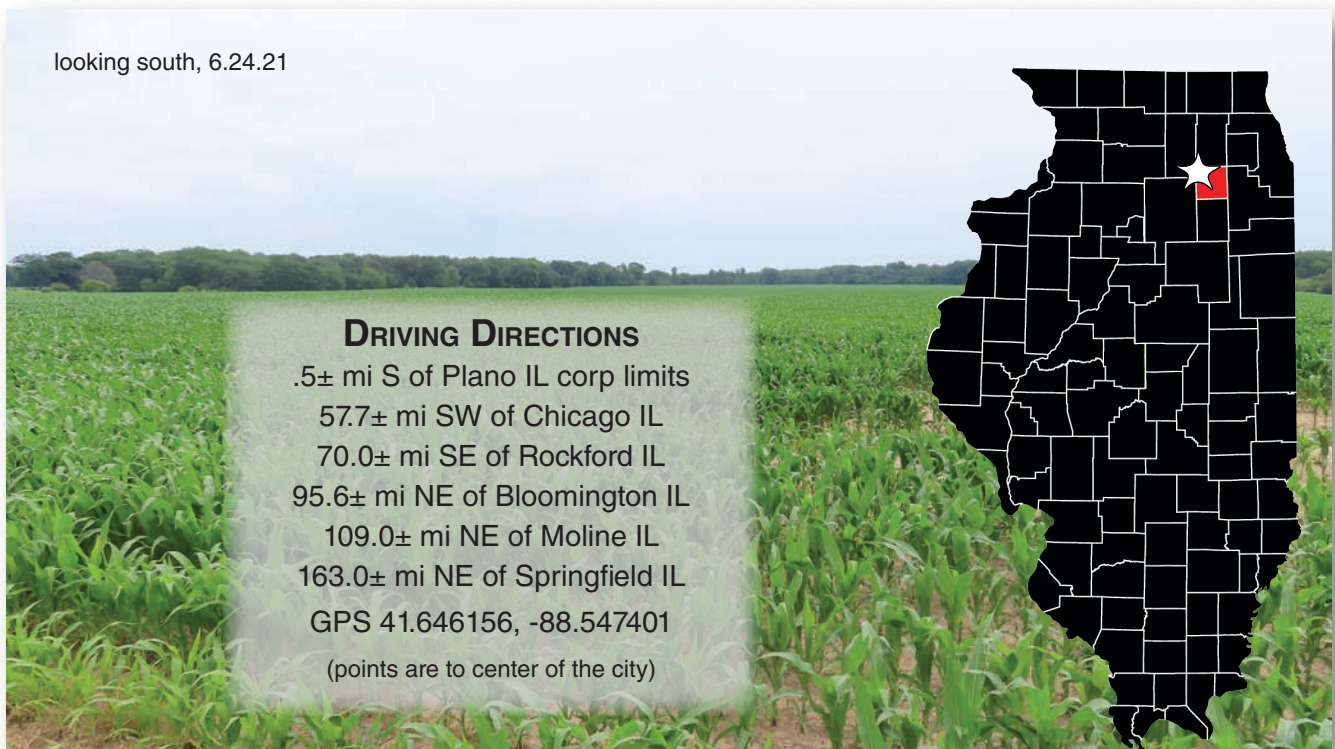
**Tallwoods Stevenson Farm Yields**  
(bushels per acre)

	Corn	Soybeans
2020	-	51.0
2019	175.0	-
2018	-	64.0
2017	165.0	-
2016	-	60.0

**Farm 5508 | Tract 4585**

Commodity	Base Acres	County Yield
Corn (PLC)	124.45	144
Soybeans (ARC-CO)	13.41	60

looking south, 6.24.21



**DRIVING DIRECTIONS**

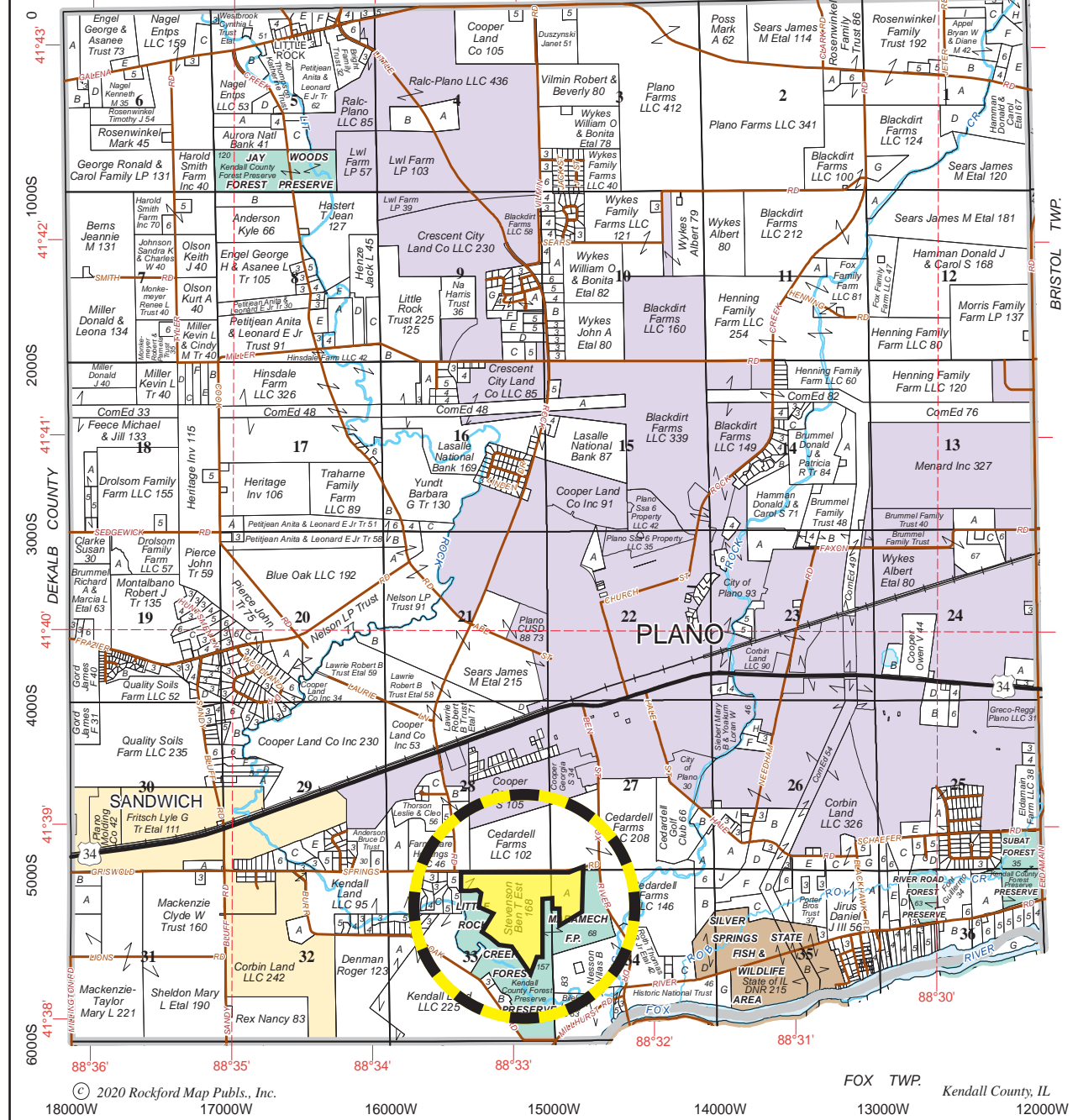
.5± mi S of Plano IL corp limits  
 57.7± mi SW of Chicago IL  
 70.0± mi SE of Rockford IL  
 95.6± mi NE of Bloomington IL  
 109.0± mi NE of Moline IL  
 163.0± mi NE of Springfield IL  
 GPS 41.646156, -88.547401  
 (points are to center of the city)



# LITTLE ROCK

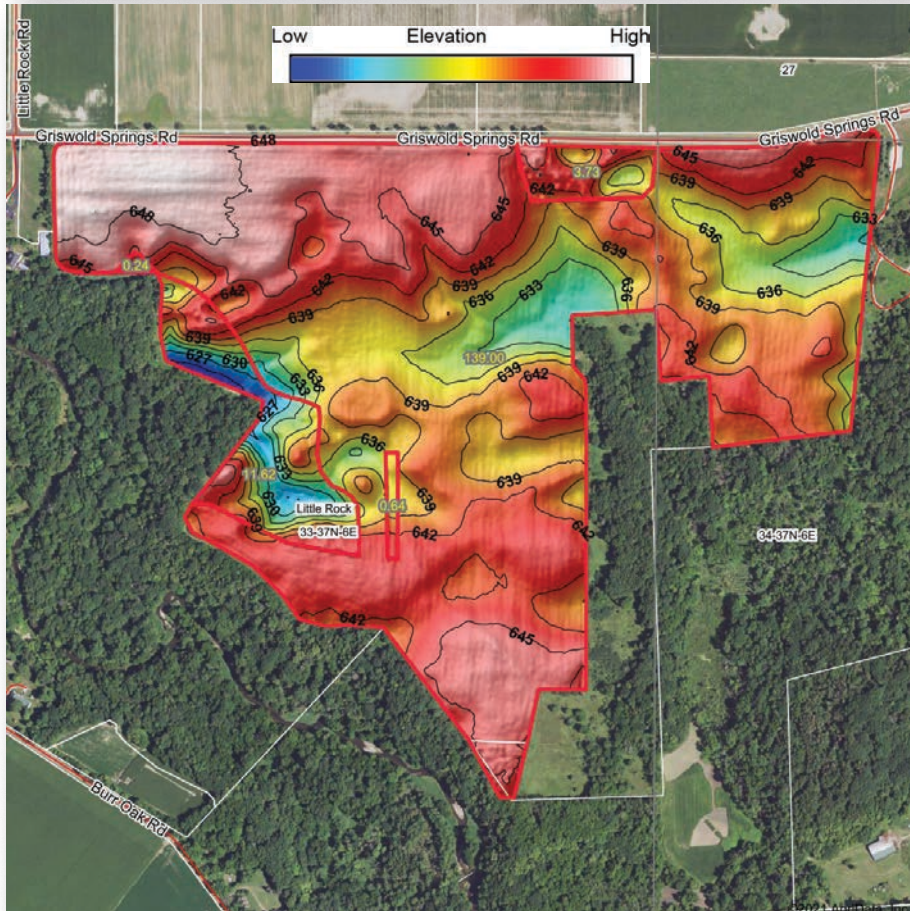
# T.37N.-R.6E.

KANE COUNTY

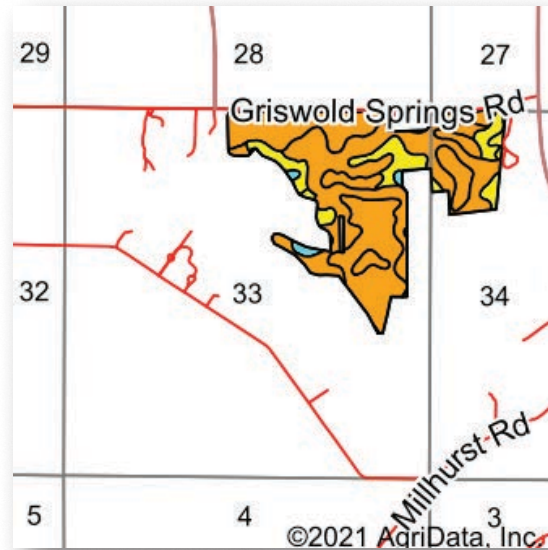
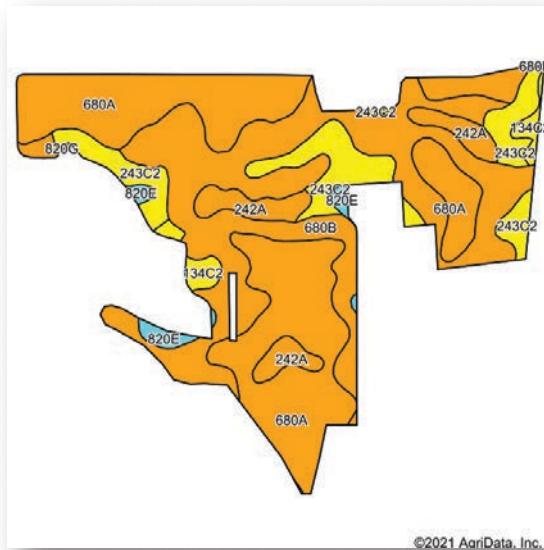


Boundaries and acreages are approximate.





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Area Symbol: IL093, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
680A	Campton silt loam, 0 to 2 percent slopes	55.63	40.0%		FAV	164	50	64	5.14	0.00	119
**680B	Campton silt loam, 2 to 5 percent slopes	52.41	37.7%		FAV	**162	**50	**63	**5.09	0.00	**118
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	17.23	12.4%		FAV	**156	**48	**60	**4.78	0.00	**113
242A	Kendall silt loam, 0 to 2 percent slopes	8.29	6.0%		FAV	172	53	66	0.00	5.27	125
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	3.02	2.2%		FAV	**154	**47	**60	**4.44	0.00	**111
**820E	Hennepin-Casco complex, 12 to 30 percent slopes	2.33	1.7%		UNF	**98	**33	**37	0.00	**2.69	**73
**820G	Hennepin-Casco complex, 30 to 60 percent slopes	0.09	0.1%		UNF	**57	**19	**22	0.00	**1.57	**43
<b>Weighted Average</b>						<b>161.3</b>	<b>49.6</b>	<b>62.7</b>	<b>4.67</b>	<b>0.36</b>	<b>117.2</b>

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/>

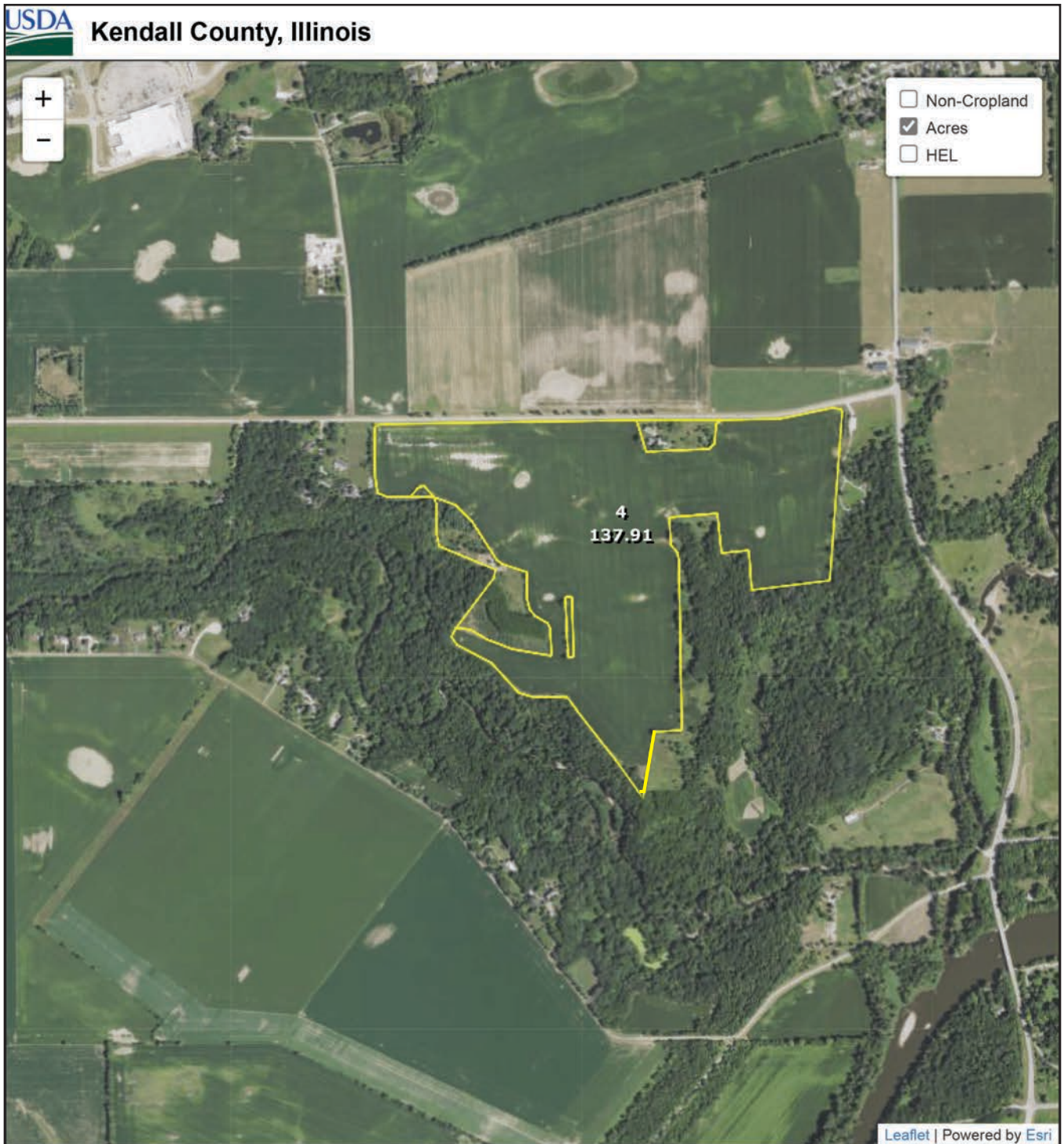
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

<sup>a</sup> UNF = unfavorable; FAV = favorable

<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>e</sup> 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.



**Common Land Unit**  
 Cropland   
 Non-cropland   
 CRP

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

2021 Crop Year  
  
Tract 1 of 1

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.

ILLINOIS  
KENDALL  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5508  
Prepared : 7/13/21 1:48 PM  
Crop Year : 2021

Abbreviated 156 Farm Record

Operator Name : [REDACTED]

Farms Associated with Operator :

CRP Contract Number(s) : None  
Recon ID : 17-093-2018-48  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
276.77	137.91	137.91	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	137.91	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	124.45	0.00	144	
Soybeans	13.41	0.00	60	
<b>TOTAL</b>	<b>137.86</b>	<b>0.00</b>		

Tract Number : 4585

Description :  
FSA Physical Location : ILLINOIS/KENDALL  
ANSI Physical Location : ILLINOIS/KENDALL  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : TALLWOODS STEVENSON TRUST UAD 12/30/20  
Other Producers : None  
Recon ID : 17-093-2018-47

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
276.77	137.91	137.91	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	137.91	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduc Acres	PLC Yield
Corn	124.45	0.00	144
Soybeans	13.41	0.00	60
<b>TOTAL</b>	<b>137.86</b>	<b>0.00</b>	





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