

# Trillium Farm



looking north, 8.20.21



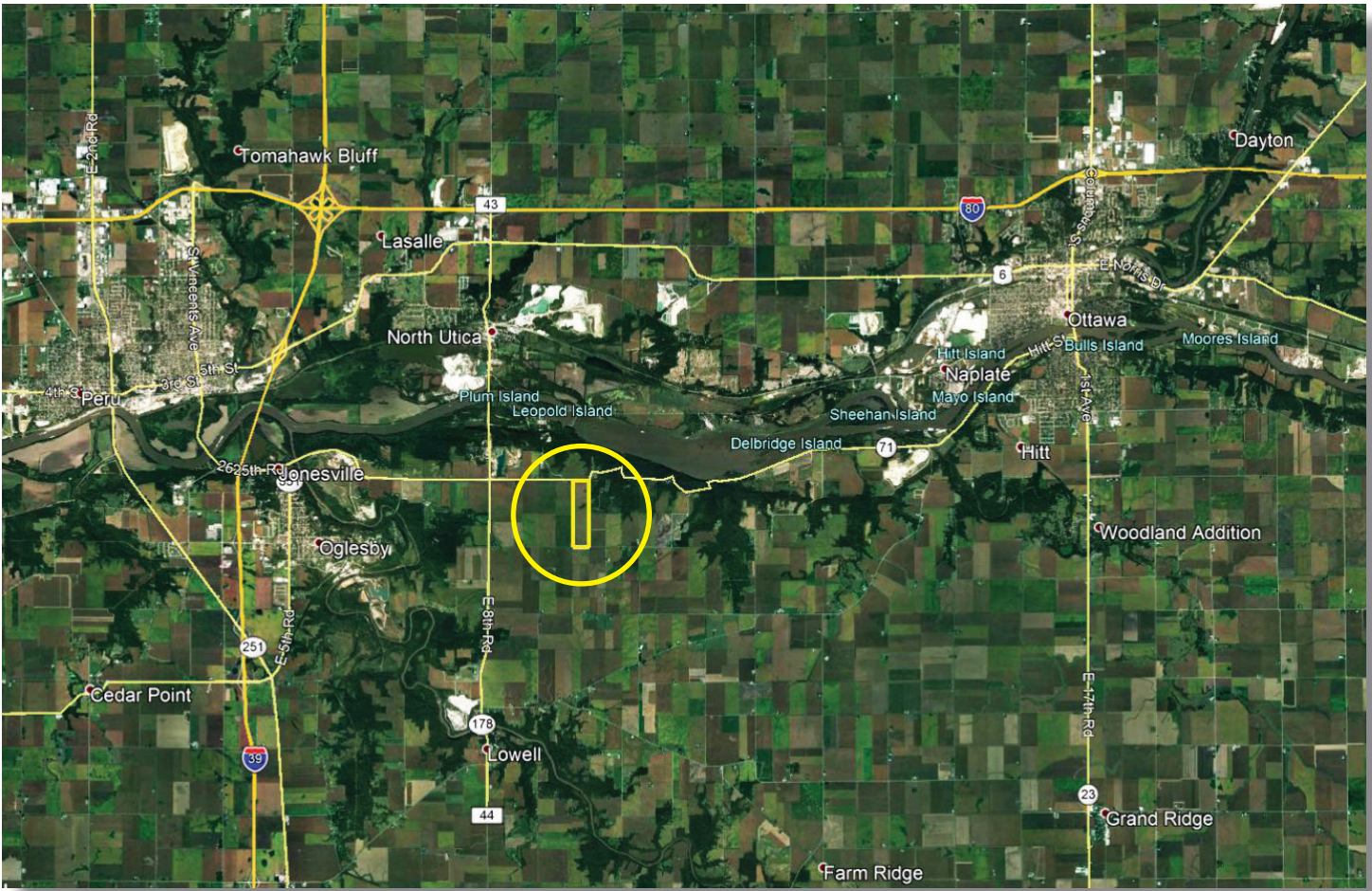
Leslie H. "Chip" Johnston  
Licensed IL Real Estate Managing Broker  
**Land Pro LLC**  
815.866.6161c | farms1@comcast.net  
2681 US Hwy 34 | Oswego IL 60543  
331.999.3490 | www.landprollc.us

August 26, 2021

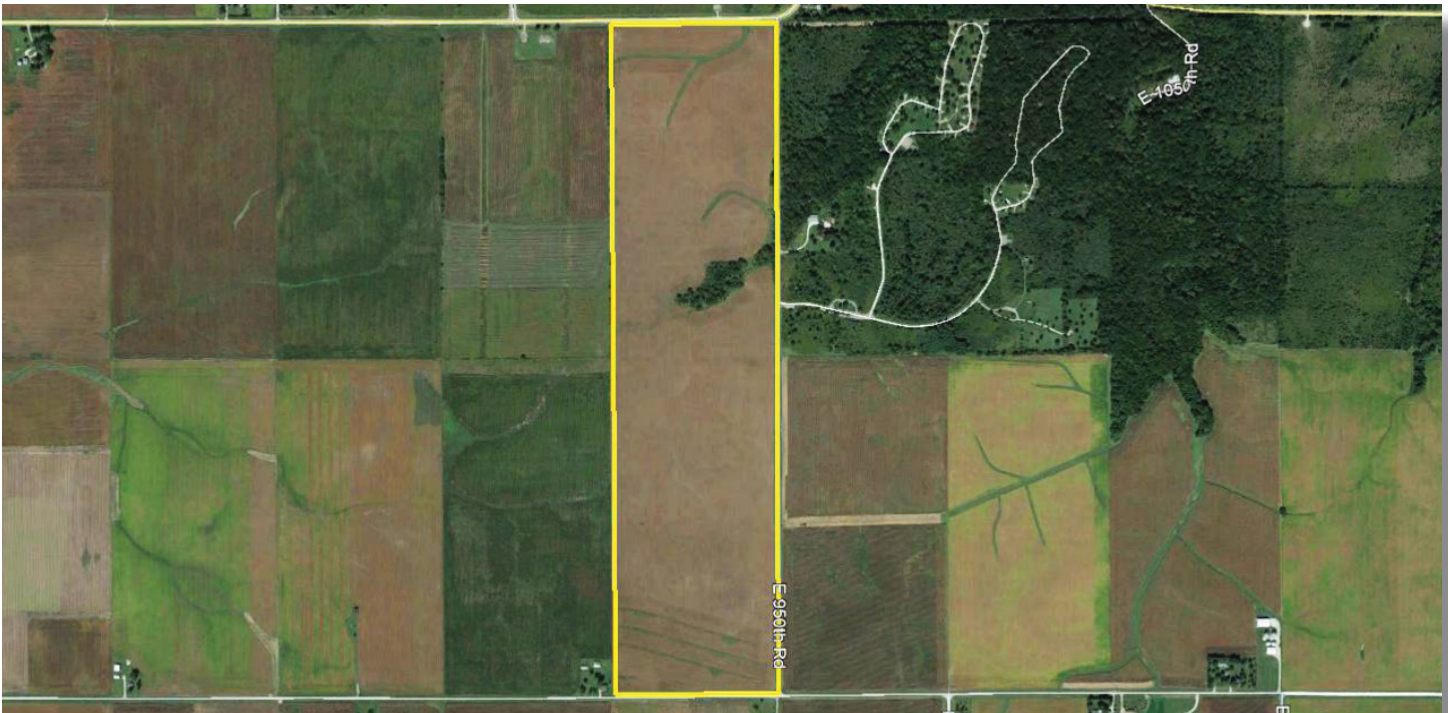


# Trillium Farm

160.00± tax acres (147.10± tillable acres) | Section 27 | Deer Park Township | T.33N.-R.2E. | LaSalle County Illinois



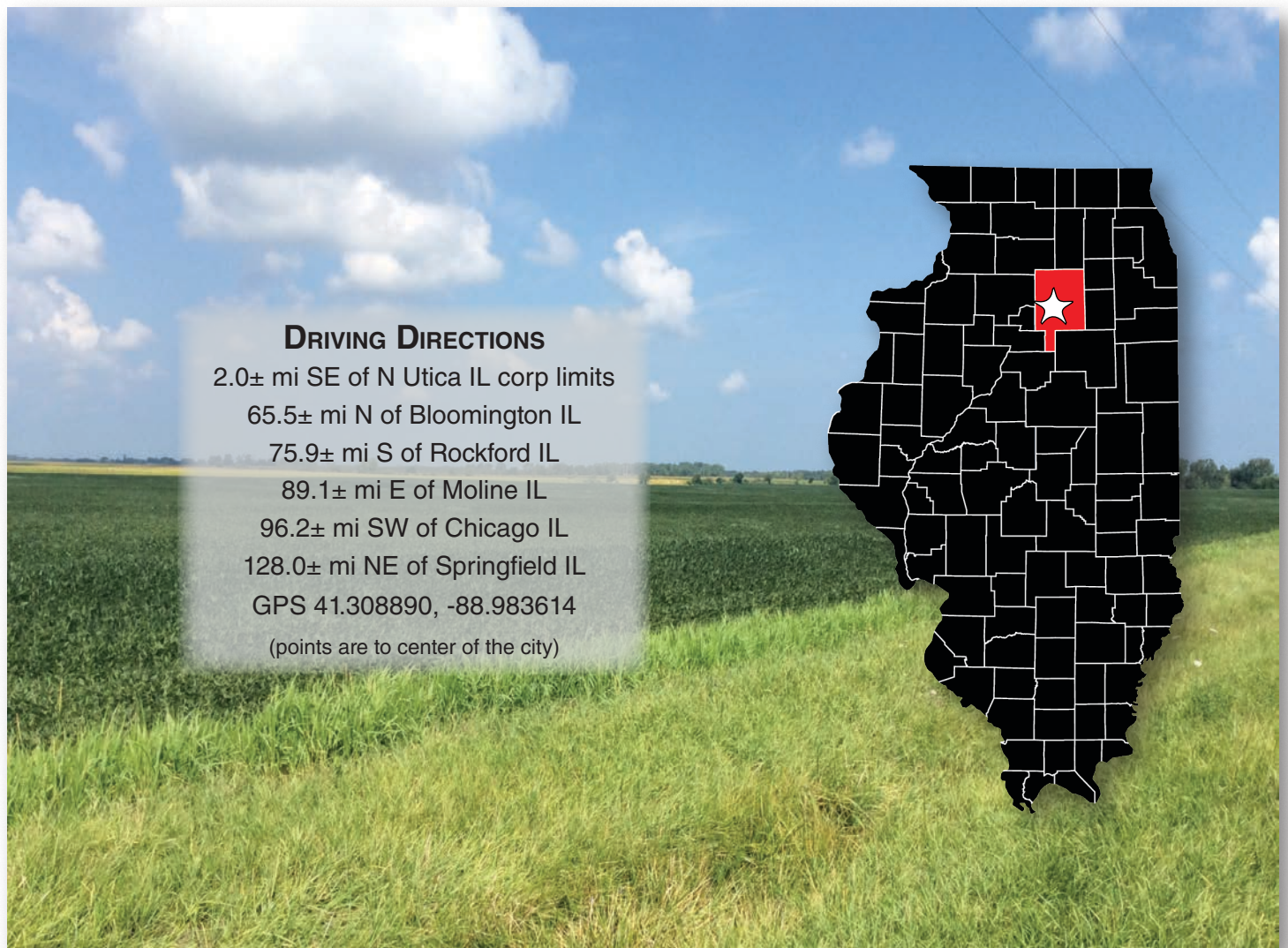
**Leslie H. "Chip" Johnston | Licensed IL Real Estate Managing Broker**  
Land Pro LLC | 815.866.6161 | farms1@comcast.net



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.

**If you are in the market for a high-quality farm, adjacent to Starved Rock State Park, and close to the river terminals in LaSalle County, this is just what you are looking for. The Trillium Farm is a larger, non-HEL Class B farm and has frontage on Route 71, south of Utica IL. The farm has excellent yield potential as one may expect from a LaSalle County farm.**

acreage	-	160.00± tax acres (147.10± tillable acres)
description	-	The E½ of the W½ of Section 27, Deer Park Township, T.33N.,-R.2E., LaSalle County Illinois
soils	-	Productivity Index - 128.1 (predominantly Flanagan-Catlin, Catlin, Elpaso, Frankfort)
price	-	\$1,728,000 (\$10,800 per acre)
taxes (2020)	-	\$5,461.90 (\$34.13/ac)
PIN	-	20.27.101.000, 20.27.301.000
buildings	-	none
frontage	-	Route 71, N 25 <sup>th</sup> Road, 950 <sup>th</sup> Road



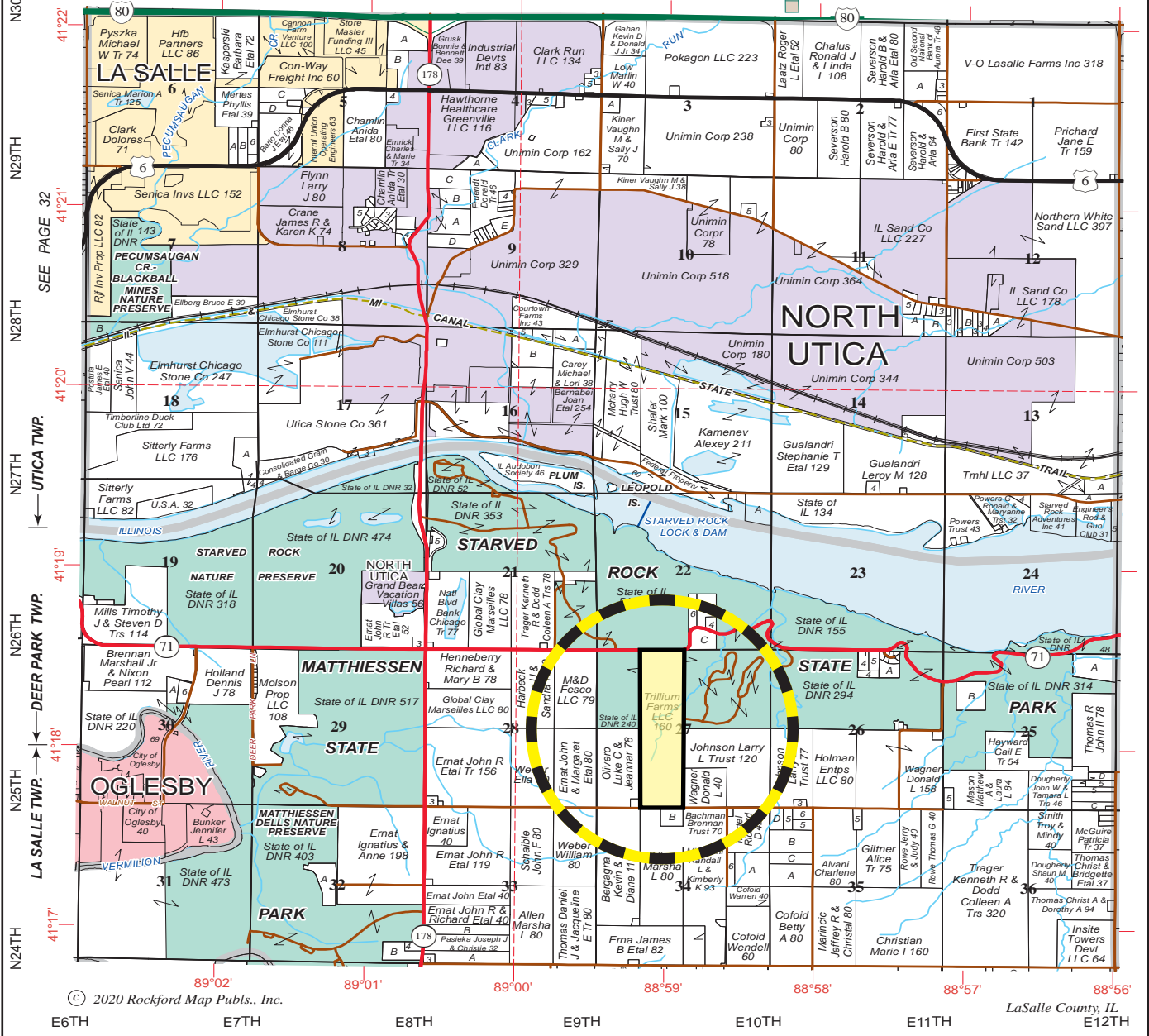
**DRIVING DIRECTIONS**

2.0± mi SE of N Utica IL corp limits  
 65.5± mi N of Bloomington IL  
 75.9± mi S of Rockford IL  
 89.1± mi E of Moline IL  
 96.2± mi SW of Chicago IL  
 128.0± mi NE of Springfield IL  
 GPS 41.308890, -88.983614  
 (points are to center of the city)

looking northwest, 8.20.21



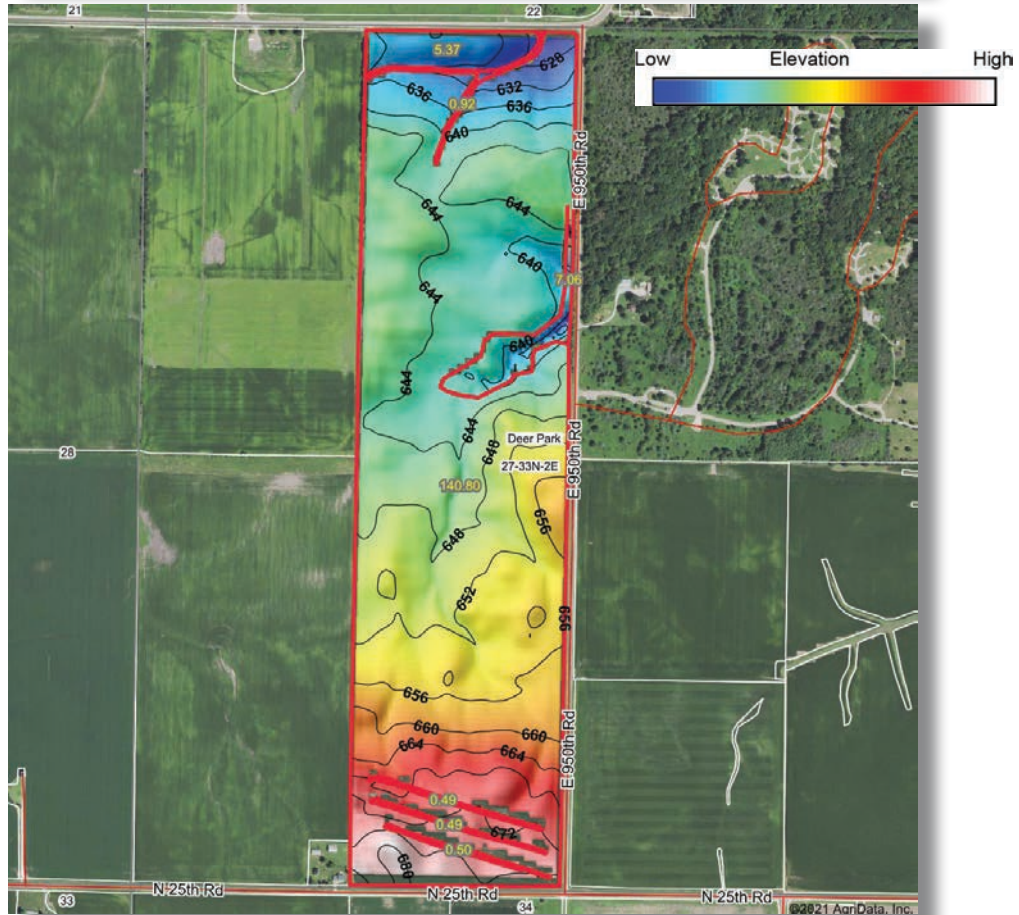
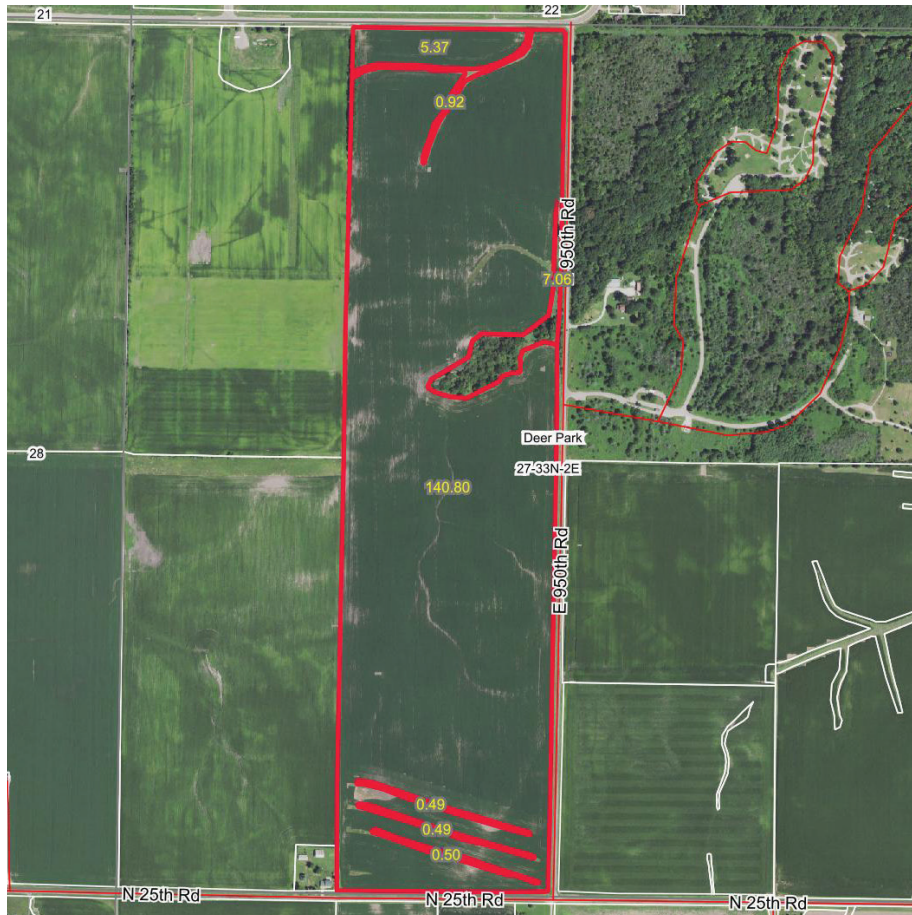
# UTICA NORTHEAST PART DEER PARK EAST LA SALLE T.33N.-R.2E.

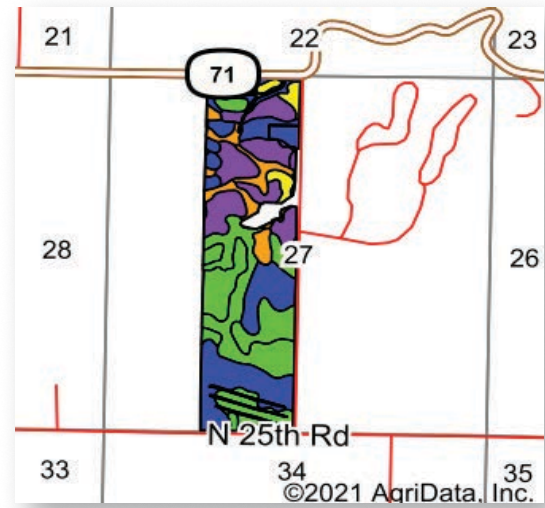


© 2020 Rockford Map Publs., Inc.

LaSalle County, IL







Area Symbol: IL099, Soil Area Version: 16

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 hay, T/A	Crop productivity index for optimum management
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	32.91	22.1%		FAV	191	61	75	0.00	6.25	142
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	29.70	20.0%		FAV	**174	**55	**68	**6.30	0.00	**128
356A	Elpaso silty clay loam, 0 to 2 percent slopes	22.93	15.4%		FAV	195	63	66	0.00	5.77	144
**320B	Frankfort silt loam, 2 to 4 percent slopes	18.94	12.7%		UNF	**133	**46	**57	0.00	**3.97	**100
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	9.12	6.1%		FAV	**143	**45	**57	**3.57	0.00	**104
234A	Sunbury silt loam, 0 to 2 percent slopes	7.52	5.1%		FAV	179	57	70	0.00	5.52	131
206A	Thorp silt loam, 0 to 2 percent slopes	5.12	3.4%		FAV	170	55	66	0.00	5.14	126
**375B	Rutland silty clay loam, 2 to 5 percent slopes	4.27	2.9%		FAV	**178	**57	**70	0.00	**5.46	**132
**298B	Beecher silt loam, 2 to 4 percent slopes	4.09	2.7%		FAV	**150	**50	**60	0.00	**4.59	**113
435A	Streator silty clay loam, 0 to 2 percent slopes	3.80	2.6%		FAV	177	58	69	0.00	5.14	131
235A	Bryce silty clay, 0 to 2 percent slopes	3.57	2.4%		FAV	162	54	64	0.00	4.77	121
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	3.37	2.3%		FAV	**170	**53	**66	**5.60	0.00	**125
375A	Rutland silty clay loam, 0 to 2 percent slopes	2.00	1.3%		FAV	180	58	71	0.00	5.52	133
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	0.99	0.7%		FAV	**155	**48	**61	**4.78	0.00	**113
**146B	Elliott silt loam, 2 to 4 percent slopes	0.52	0.3%		FAV	**166	**54	**67	0.00	**4.97	**124
<b>Weighted Average</b>						<b>173.1</b>	<b>55.8</b>	<b>66.9</b>	<b>1.63</b>	<b>3.85</b>	<b>128.1</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.

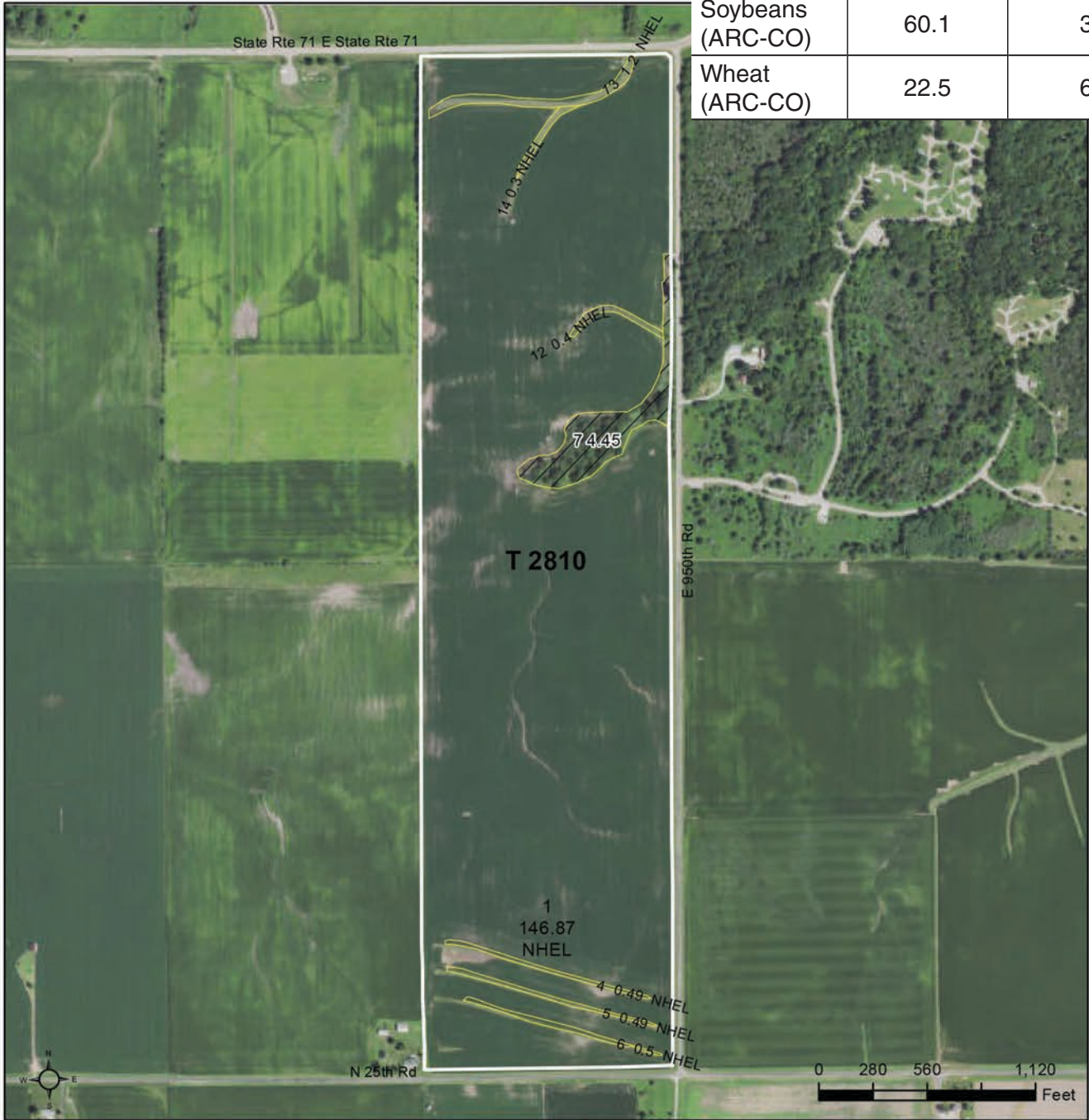


**FSA Information**  
Farm 378 | Tract 2810

Commodity	Base Acres	County Yield
Corn (PLC)	65.1	153
Soybeans (ARC-CO)	60.1	38
Wheat (ARC-CO)	22.5	63



**La Salle County, Illinois**



**Common Land Unit**

- Non-Cropland
- Cropland

Tract Boundary

**Wetland Determination Identifiers**

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

2021 Program Year

Map Created April 29, 2021

**Farm 378**  
**Tract 2810**

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.



looking west



looking south