

Victor Township Farm



looking north, 7.25.21



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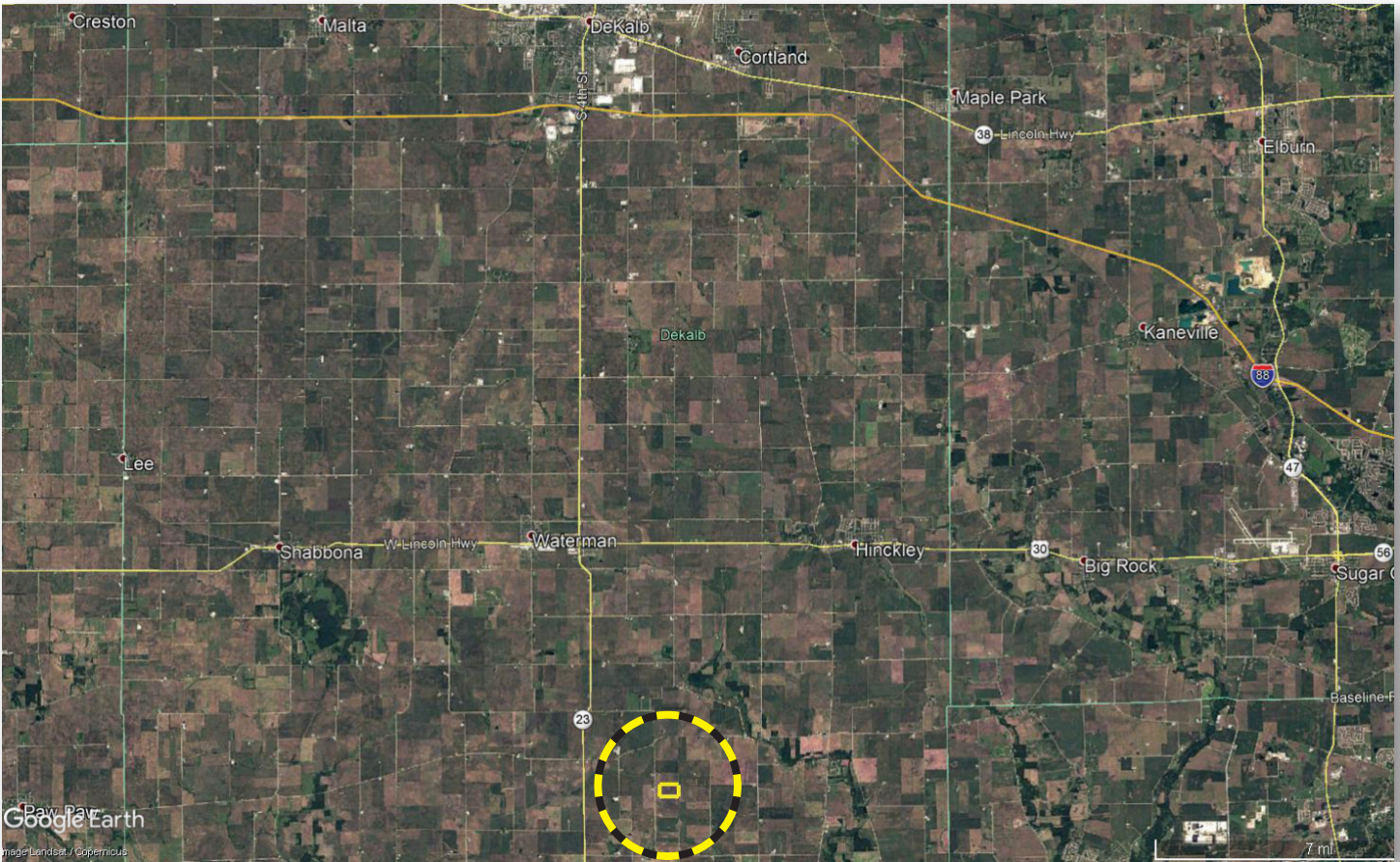
August 5, 2021



Victor Township Farm

64.3503± surveyed acres (nearly tillable acres) | Section 12 | Victor Township | T.37N.-R.4E. | DeKalb County IL

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acreage	-	64.3503± surveyed acres (nearly tillable acres)
description	-	Part of the N½ of the SE¼ of Section 12, Victor Township, T.37N.-R.4E., DeKalb County Illinois
soils	-	Productivity Index - 136.5 (Harpster, Elpaso, Flanagan)
soil test	-	available upon request
price	-	\$701,418 \$10,900/acre
taxes (2020)	-	\$3,346.94 (\$52.01/acre) part of the Somonauk/Victor Drainage #18
PIN	-	17.12.400.008
survey	-	see page 7
buildings	-	none
frontage	-	Orchard Road

Victor Township Farm Yields
(bushels per acre)

	Corn	Soybeans
2020	228.0	-
2019	prevent plant	
2018	wind damage	
2017	224.0	-
2016	236.0	-
2015	231.0	-
2014	229.0	-
2013	233.0	-



FSA Information
Farm 7238 | Tract 1324
ARC-CO

Commodity	Base Acres (est)	County Yield
Corn	43.8	187
Soybeans	7.7	55

Advanced Crop Care, Inc.
April 29, 2021

av pH - 6.8
av P - 131.0
av K - 480.1



DRIVING DIRECTIONS

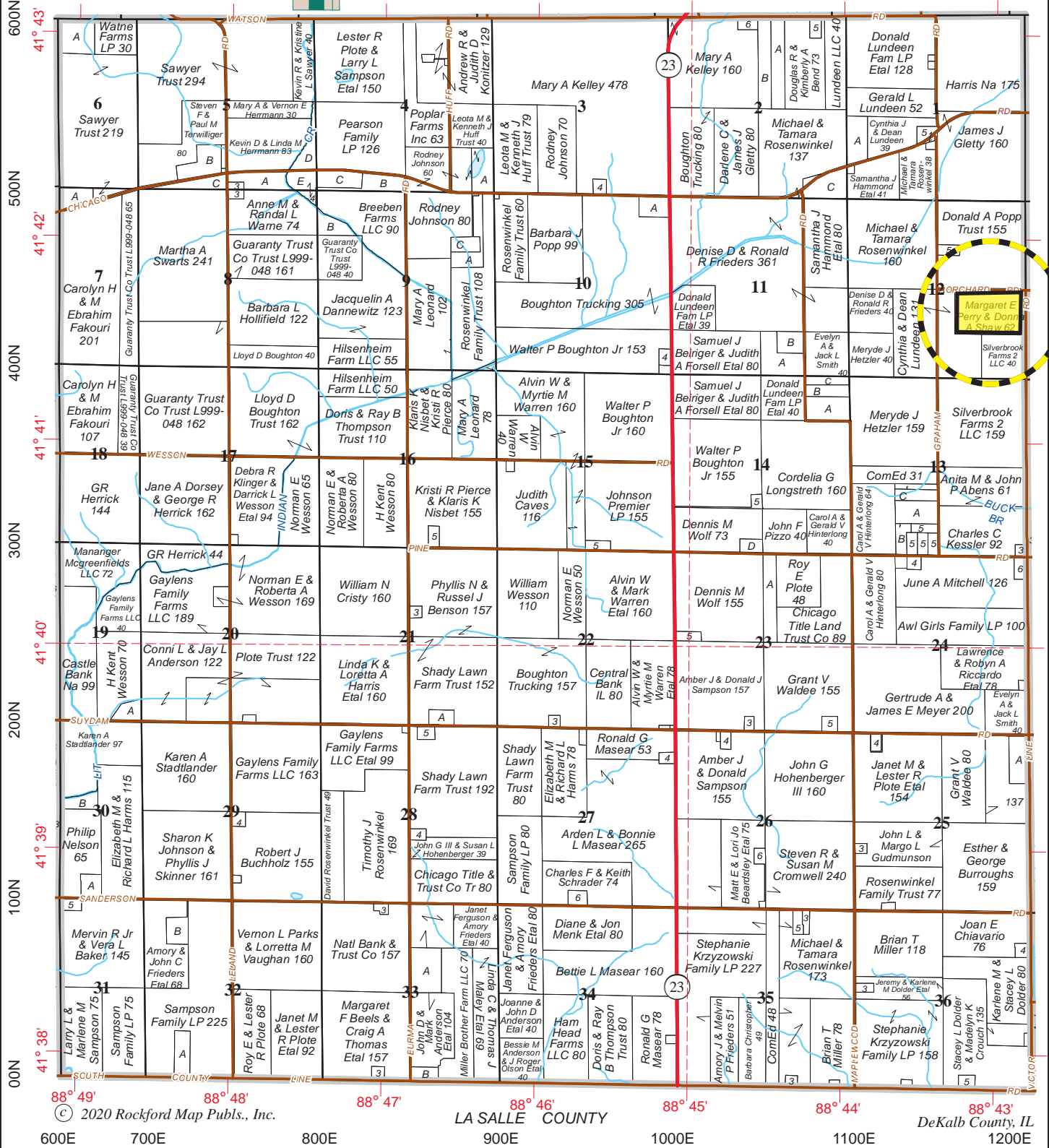
7.1± mi NW of Somonauk IL
30.0± mi SE of I-39/I-88 Rochelle IL interchange
59.1± mi SE of Rockford IL
63.5± mi W of Chicago IL
103.0± mi NE of Bloomington IL
106.0± mi NE of Moline IL
168.0± mi NE of Springfield IL
GPS 41.695924, -88.713473
(points are to center of city)

looking west, 7.25.21



VICTOR

T.37N.-R.4E.



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LA SALLE COUNTY

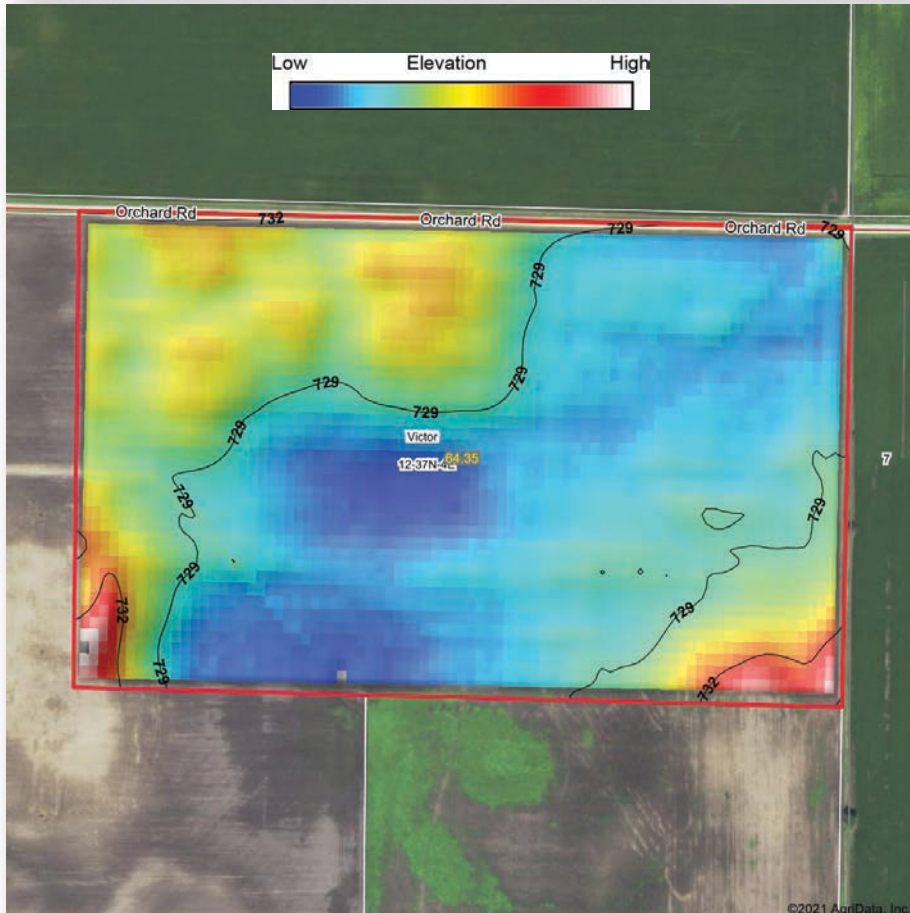
DeKalb County, IL



Boundaries and acreages are approximate.

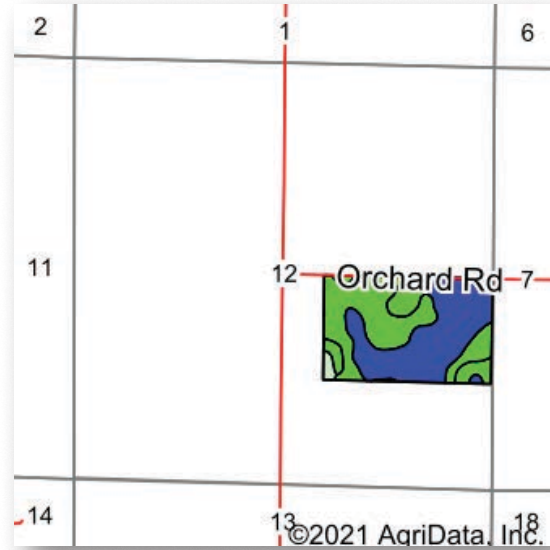
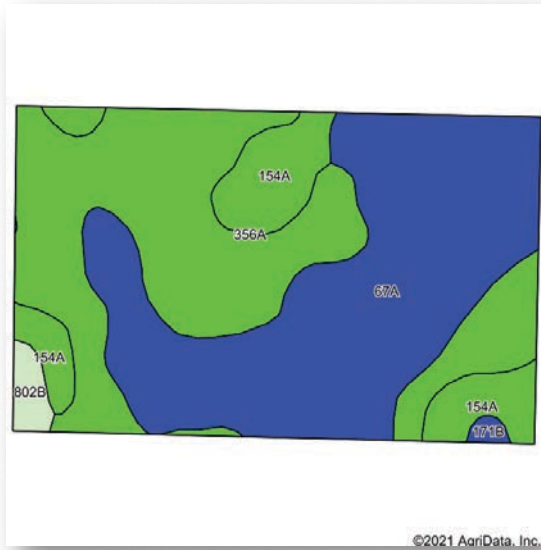


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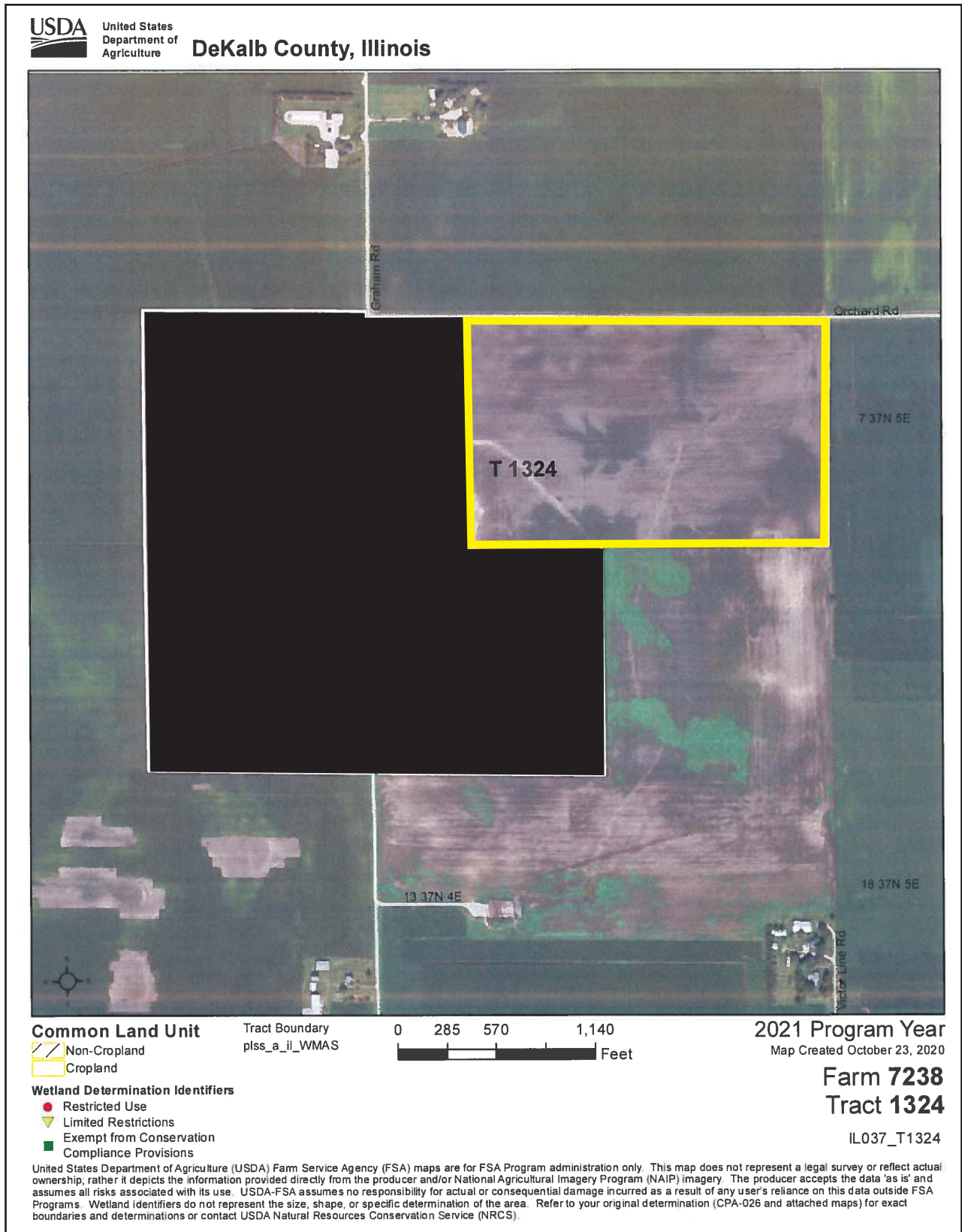
Area Symbol: IL037, Soil Area Version: 15

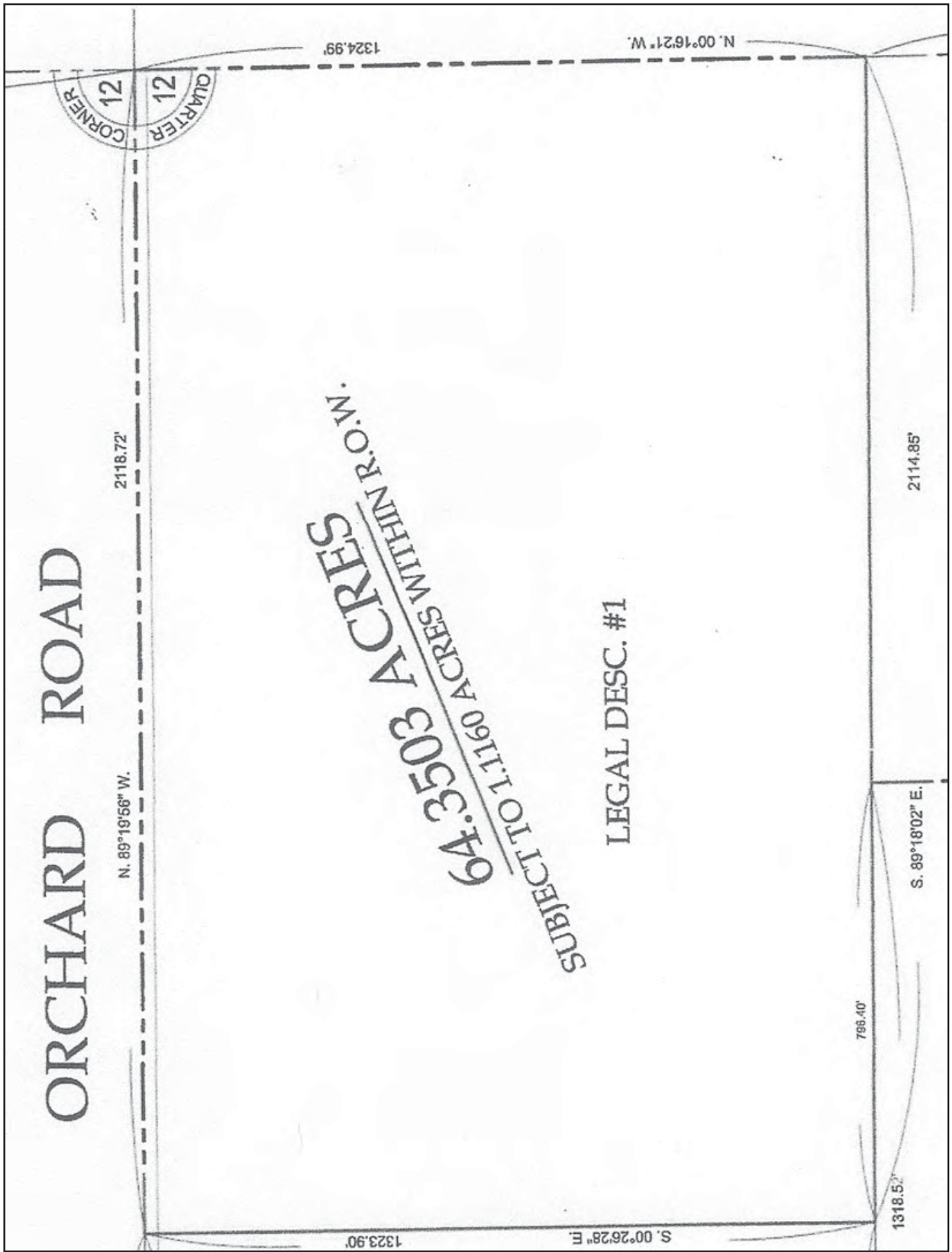
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
67A	Harpster silty clay loam, 0 to 2 percent slopes	29.56	45.9%		FAV	182	57	68	0.00	5.39	133
356A	Elpaso silty clay loam, 0 to 2 percent slopes	25.46	39.6%		FAV	195	63	66	0.00	5.77	144
154A	Flanagan silt loam, 0 to 2 percent slopes	7.91	12.3%		FAV	194	63	77	0.00	5.90	144
802B	Orthents, loamy, undulating	1.08	1.7%		CROP YIELD DATA NOT AVAILABLE				.00	.00	
**171B	Catlin silt loam, 2 to 5 percent slopes	0.34	0.5%		FAV	**185	**58	**72	**6.70	0.00	**137
Weighted Average						185.6	59.1	67.2	0.02	5.47	136.5

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.

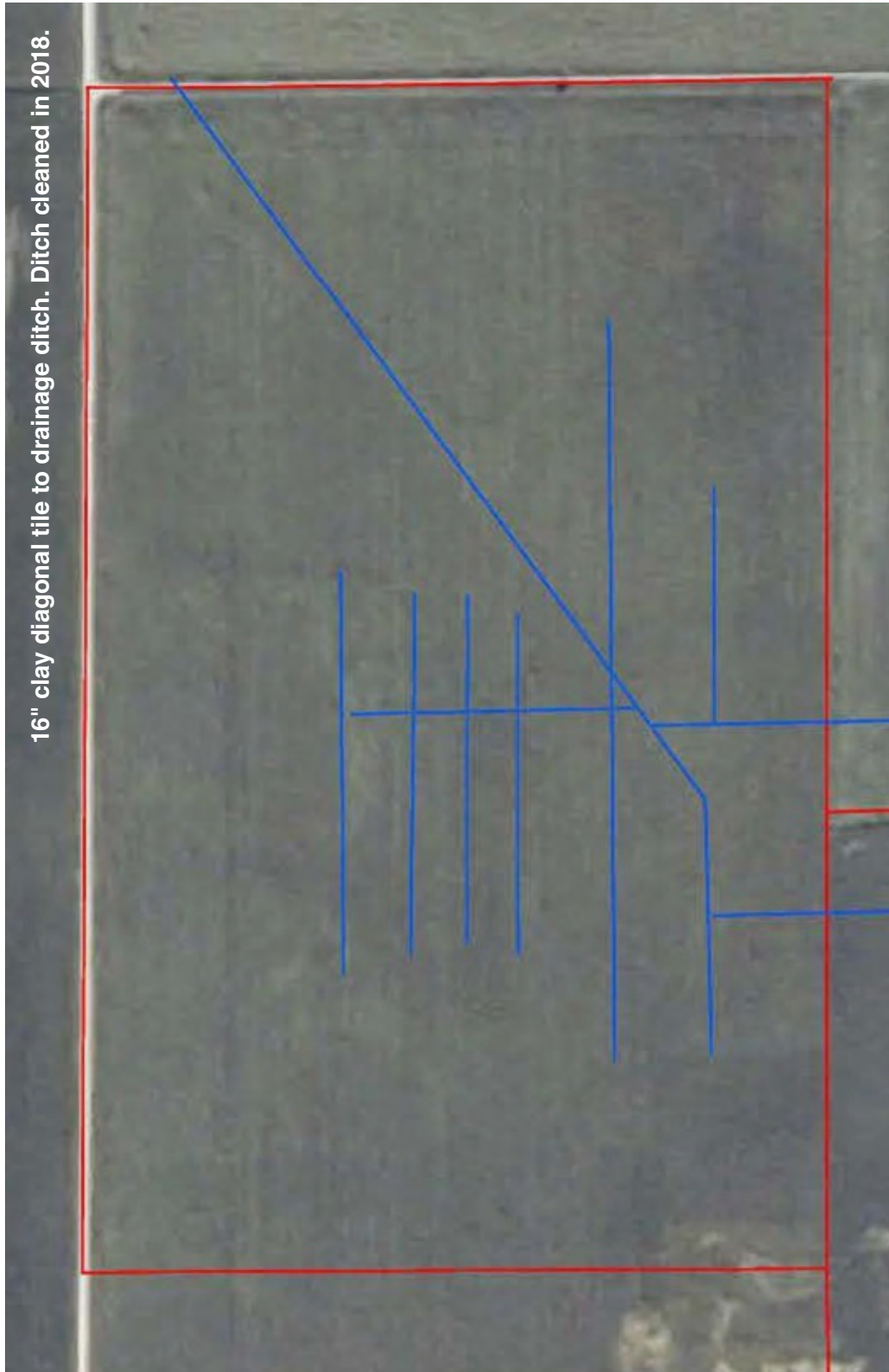


looking south, 7.25.21





Boundaries and acreages are approximate.



16" clay diagonal tile to drainage ditch. Ditch cleaned in 2018.

6" and 8" plastic lateral tiles