

Victor Farm



looking West, 11.9.23



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

Land Pro LLC

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Buy Land. They're Not Making It Anymore.

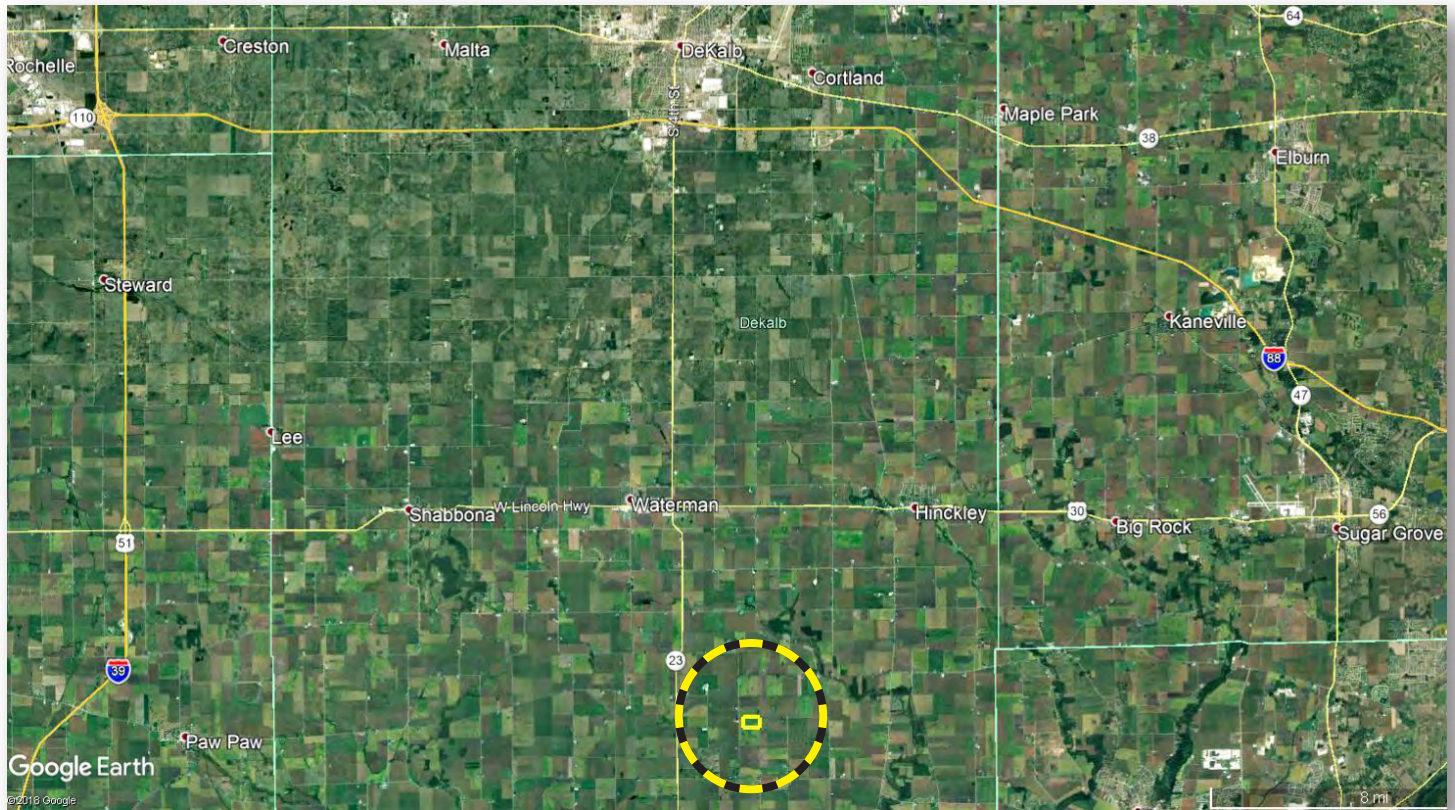
~ Mark Twain

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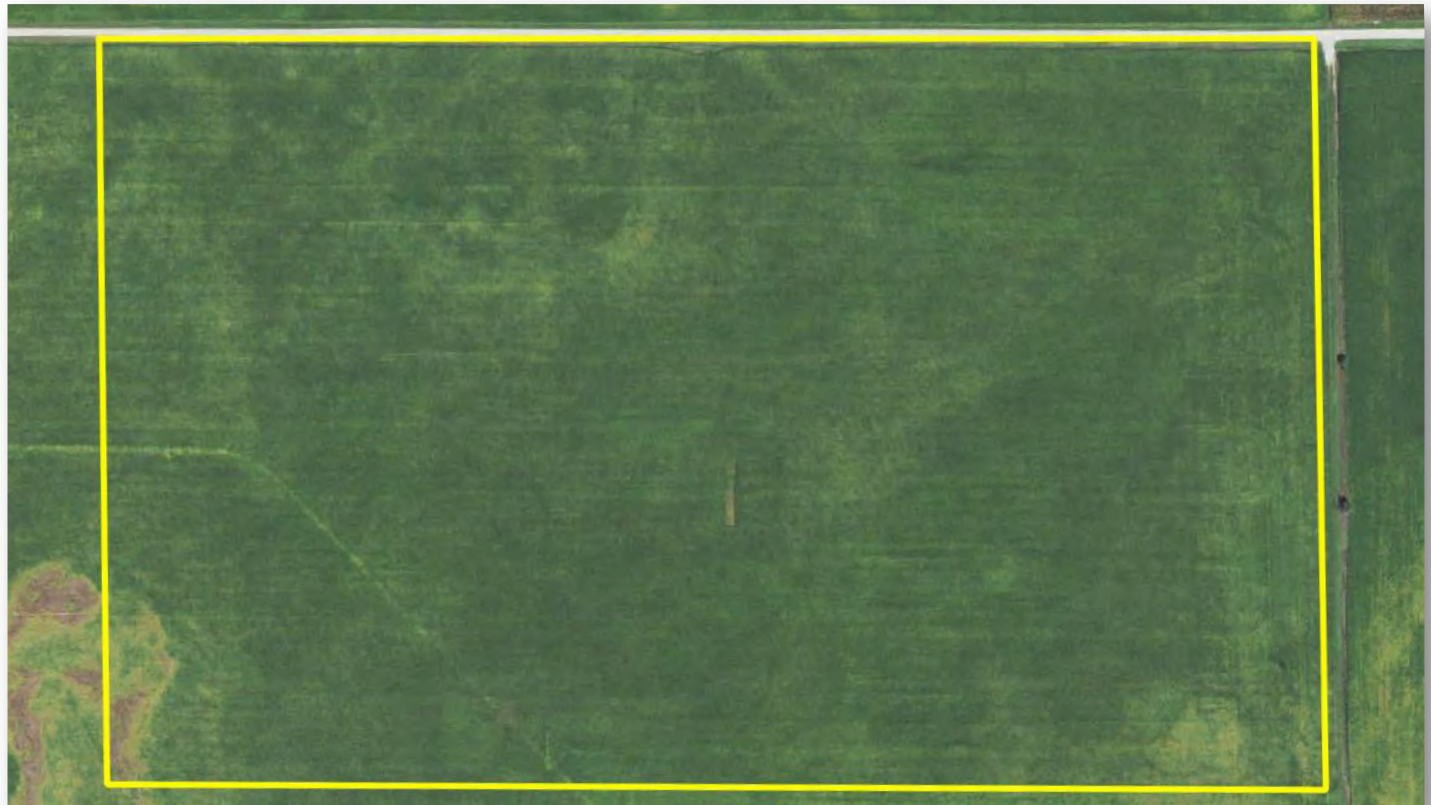
Victor Farm

64.3503± survey acres (63.48± FSA acres) | Section 12 | Victor Township | T.37N.-R.4E. | DeKalb County Illinois



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Boundaries and acreages are approximate.

acreage	-	64.3503± survey acres (63.48± FSA acres)
description	-	part of the N½ of the SE¼ of Section 12, Victor Township, T.37N.-R.4E., DeKalb County, IL
soils	-	Productivity Index - 135.9 (Harpster, Elpaso, Flanagan predominant soils)
price	-	\$952,384.00 (\$14,800/ac)
taxes (2022)	-	\$3,775.48 (\$58.67/ac)
PIN		17.12.400.008
buildings	-	none
zoning	-	Agriculture
farm lease	-	leased for 2024
soil test	-	available upon request
frontage	-	Orchard Road

Victor Farm Yield History (bushels per acre)		
	Corn	Soybeans
4-year avg	227.75	-

Advanced Crop Care, Inc.
April 29, 2021
 av pH - 6.8
 av P - 131
 av K - 480

7.1± mi NW of Somonauk IL
 30.0± mi SE of I-39/I-88 at 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 41.695936, -88.714508
 (points are to center of city)

FSA Information Farm 8305 Tract 12380 PLC		
Commodity	Base Acres	County Yield
Corn	42.93	187
Soybeans	7.88	55

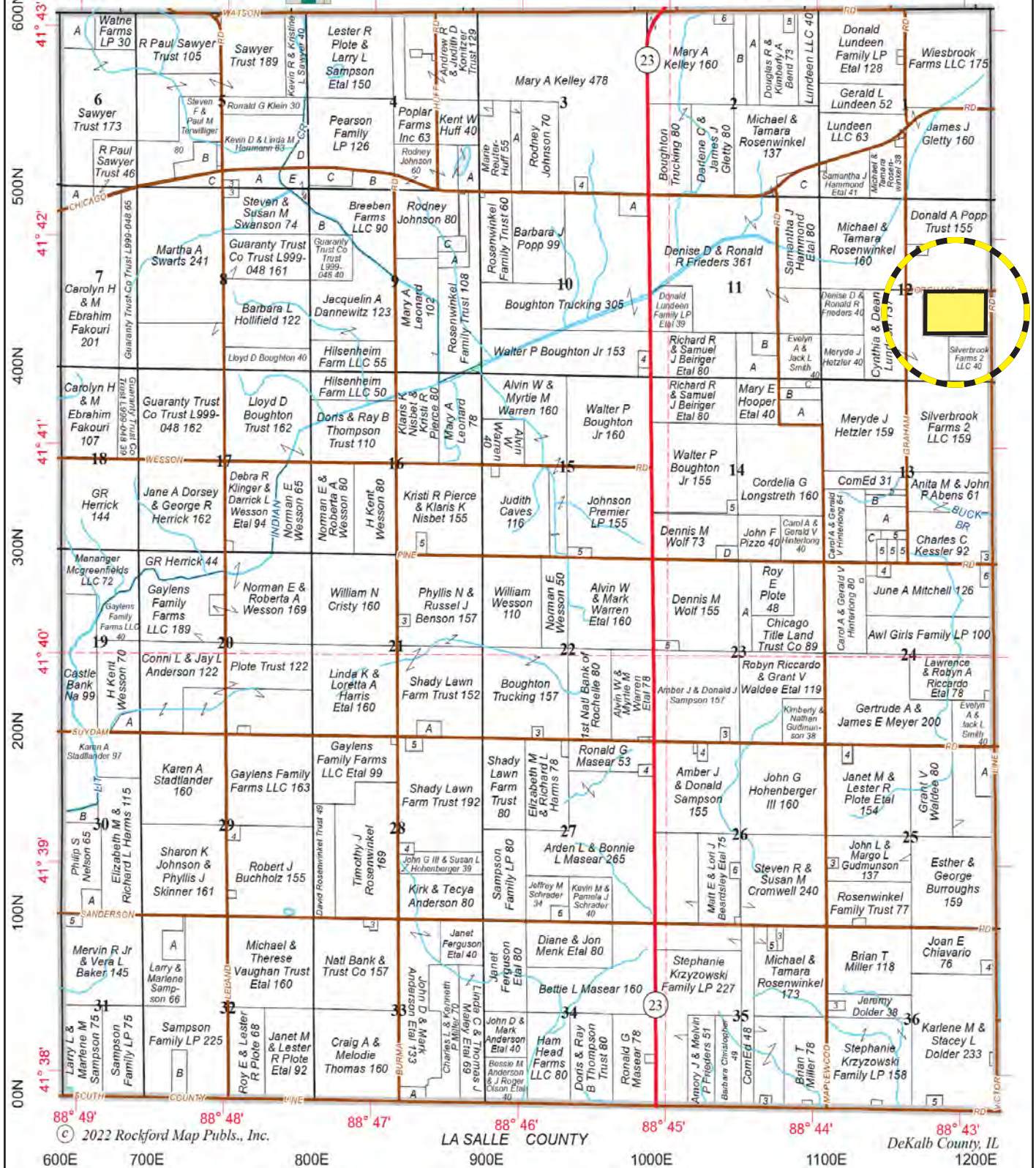


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VICTOR

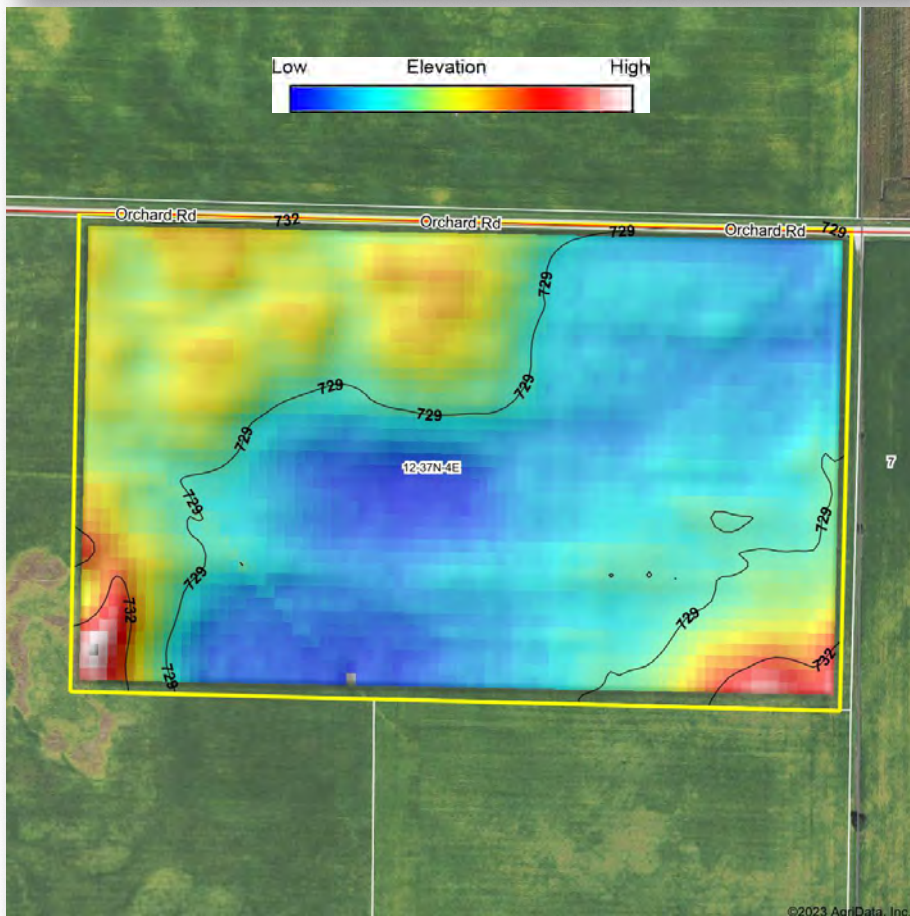
T.37N.-R.4E.



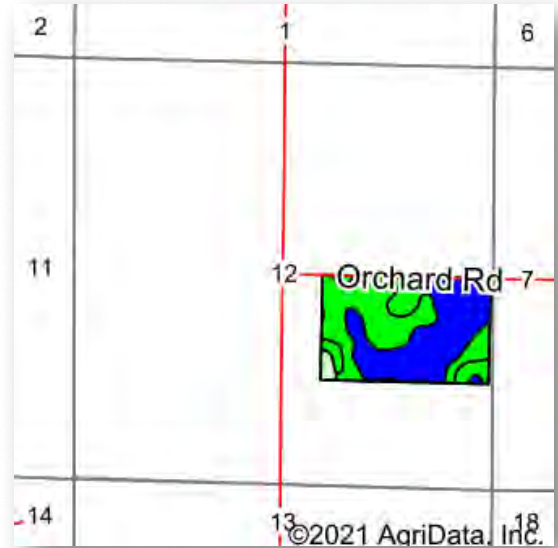
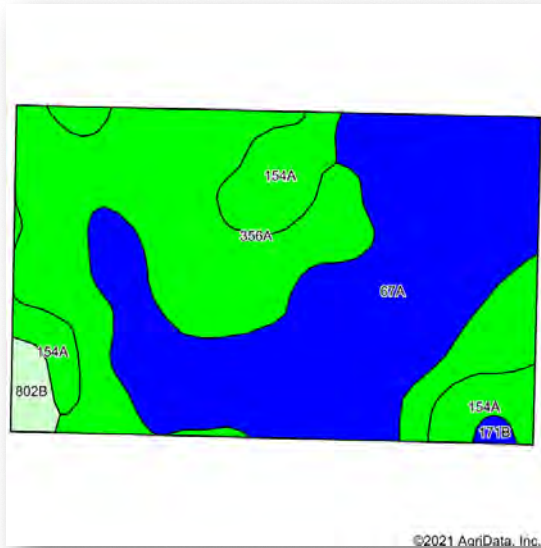
© 2022 Rockford Map Publs., Inc. LA SALLE COUNTY DeKalb County, IL



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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 ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
67A	Harpster silty clay loam, 0 to 2 percent slopes	29.23	45.4%	Blue	FAV	182	57	68	0.00	5.39	133
356A	Elpaso silty clay loam, 0 to 2 percent slopes	25.57	39.7%	Green	FAV	195	63	66	0.00	5.77	144
154A	Flanagan silt loam, 0 to 2 percent slopes	7.86	12.2%	Light Green	FAV	194	63	77	0.00	5.90	144
802B	Orthents, loamy, undulating	1.34	2.1%	Very Light Green	CROP YIELD DATA NOT AVAILABLE				.00	.00	
**171B	Catlin silt loam, 2 to 5 percent slopes	0.35	0.5%	Dark Green	FAV	**185	**58	**72	**6.70	0.00	**137
Weighted Average						184.8	58.9	66.9	0.02	5.44	135.9

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 Southwest, 11.9.23



Boundaries and acreages are approximate.



DeKalb County, Illinois



Common Land Unit	
	Cropland
	Tract Boundary

2023 Program Year

Map Created May 10, 2023

Farm **8305**
Tract **12380**

IL037_T12380

Wetland Determination Identifiers

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

Tract Cropland Total: 63.48 acres

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).



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ILLINOIS
DEKALB
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 8305
Prepared : 6/27/23 10:31 AM CST
Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2022-35
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
63.48	63.48	63.48	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	63.48	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	42.93	0.00	187	
Soybeans	7.88	0.00	55	0
TOTAL	50.81	0.00		

Tract Number : 12380

Description : victor Twp Sec 12
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
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 :
Other Producers : None
Recon ID : 17-037-2022-34

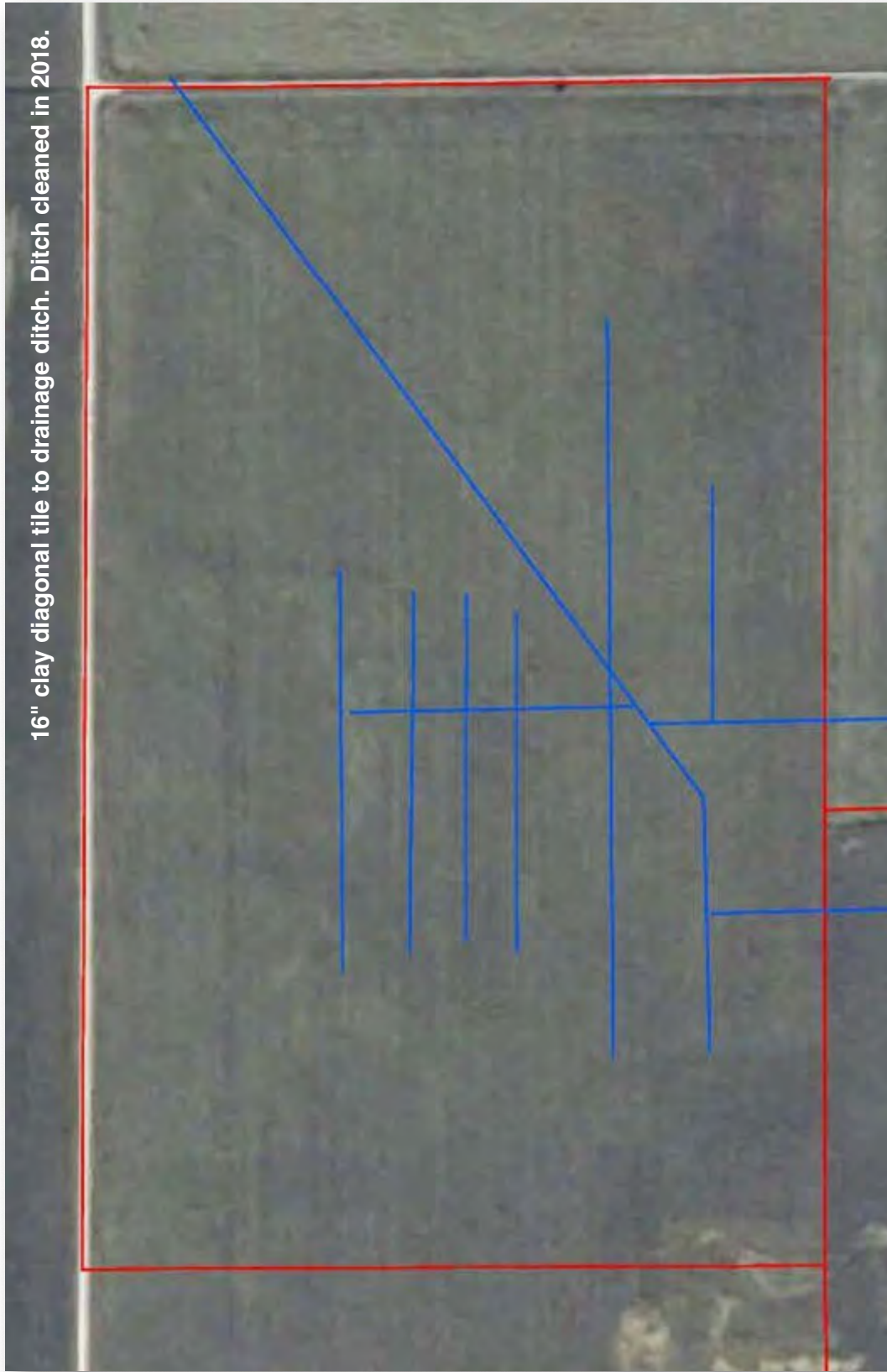
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
63.48	63.48	63.48	0.00	0.00	0.00	0.00	0.0

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	42.93	0.00	187
Soybeans	7.88	0.00	55
TOTAL	50.81	0.00	

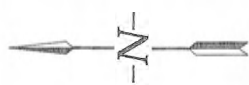




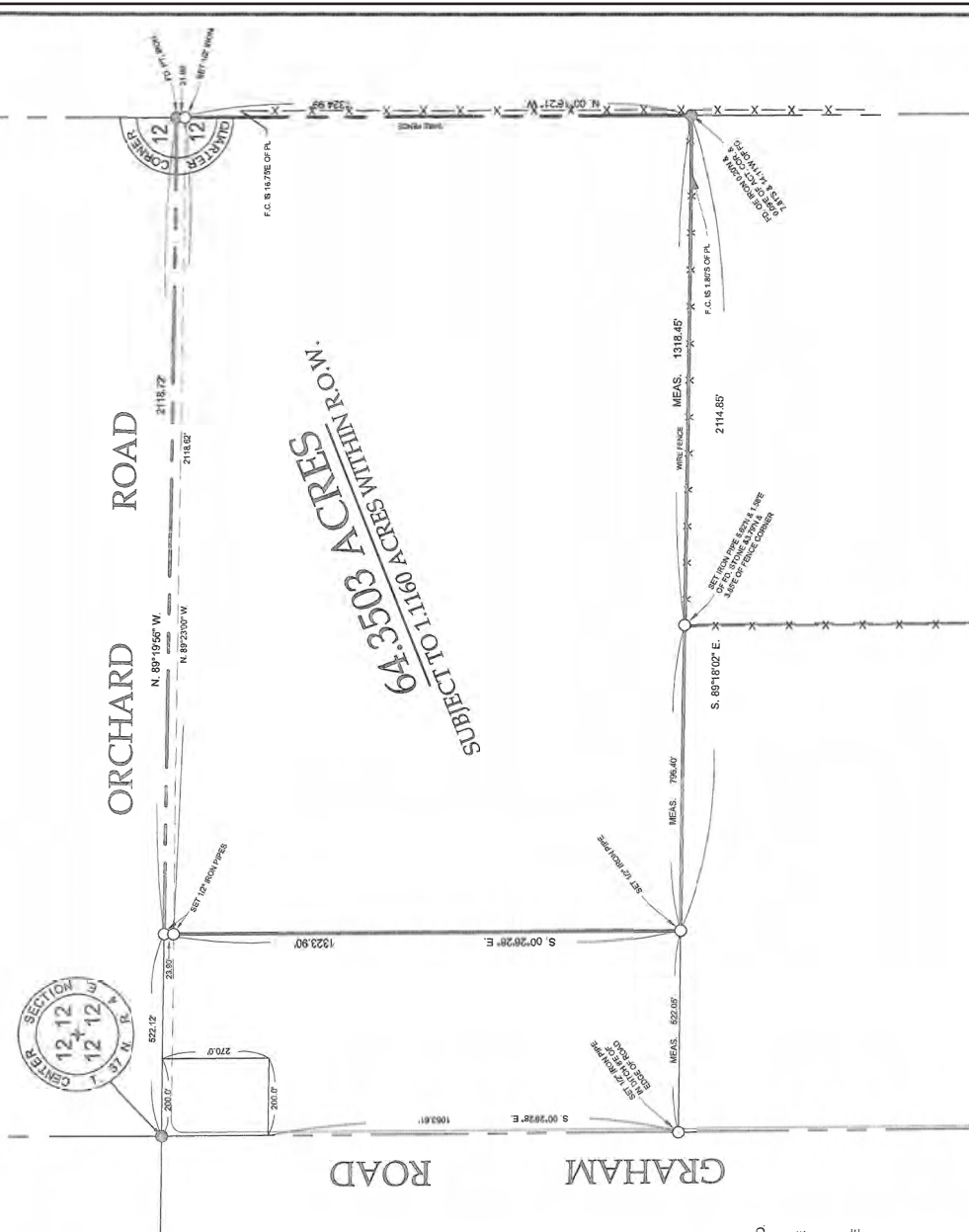
16" clay diagonal tile to drainage ditch. Ditch cleaned in 2018.

6" and 8" plastic lateral tiles

BOUNDARY SURVEY



Scale: 1" = 200'



64.3503 ACRES
SUBJECT TO 1.160 ACRES WITHIN R.O.W.

LEGAL DESCRIPTION:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 19 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 522.12 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 26 MINUTES 28 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 232.90 FEET TO THE POINT OF BEGINNING OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 19 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 2114.85 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 1324.99 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE NORTH 89 DEGREES 19 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 522.12 FEET TO THE POINT OF BEGINNING; CONTAINING 64.3503 ACRES MORE OR LESS IN THE TOWNSHIP OF VICTOR, DEKALB COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS) SS
COUNTY OF KENDALL)
THIS IS TO CERTIFY TO THE CLIENT, DEAN AND JERRY LUNDEEN, THAT I, RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN AFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HERON DESCRIBED IN THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROFESSIONAL SURVEYING. I HAVE FOUND NO EVIDENCE OF ANY PREVIOUS SURVEY TO BE FOUND AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT CONSTITUTE A RECORD SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE EITHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ONTO OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 17th DAY OF JUNE, 2019.
GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 14th DAY OF NOVEMBER, 2019 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR #2352
REGISTRATION EXPIRES 11-30-2020

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR DISPLAYED IN RED INK.

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DWG # 2019-15524-064 B



Boundaries and acreages are approximate.

Professional Land Specialists

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