

Light Plano Farm



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

Land Pro LLC

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“Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world.”

~ Franklin D. Roosevelt

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Light Plano Farm

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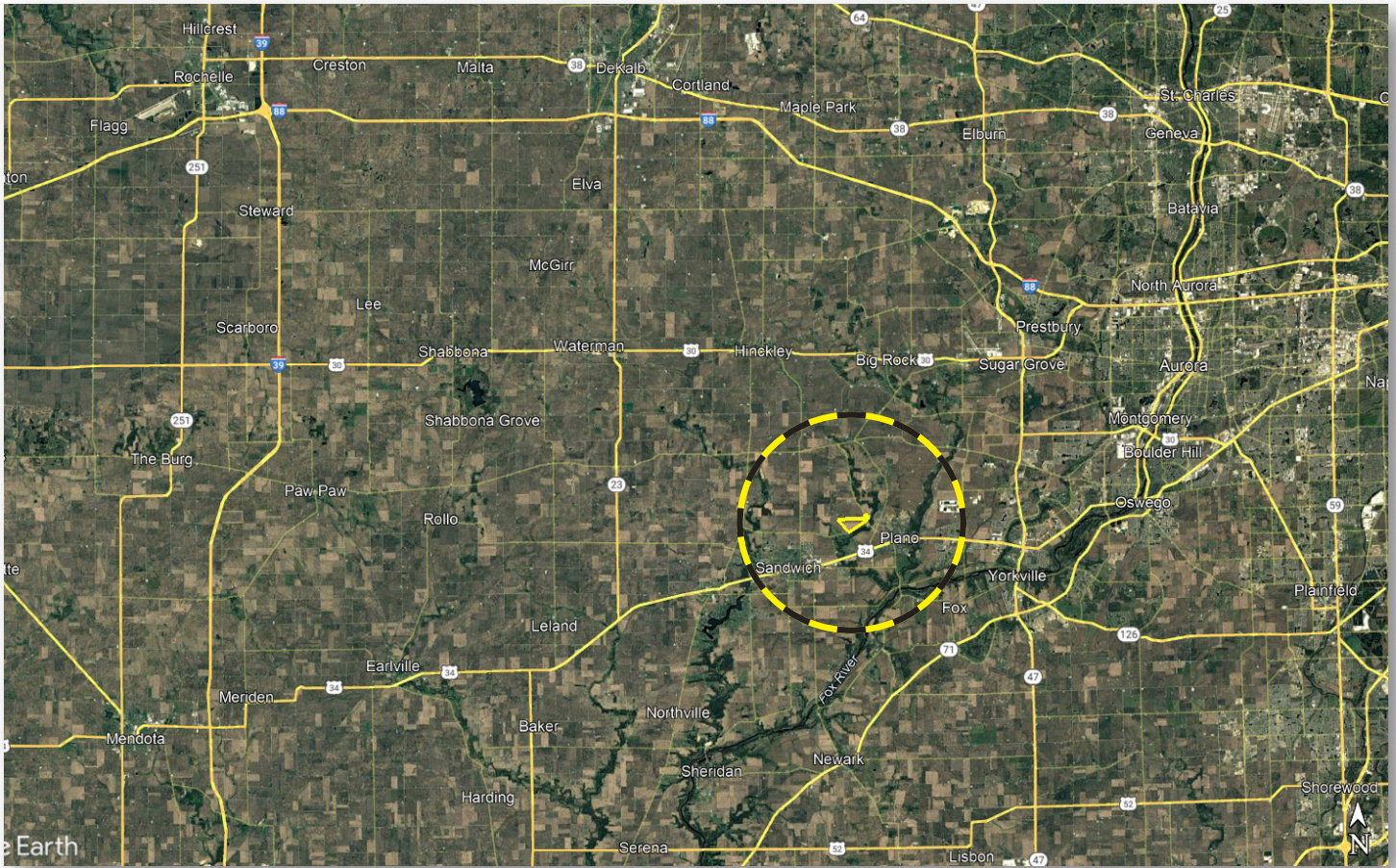
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Light Plano Farm

215.7201± survey acres (211.14± FSA ac) | Sec 16, 20, 21 | Little Rock Township | T.37N.-R.6E. | Kendall County, IL



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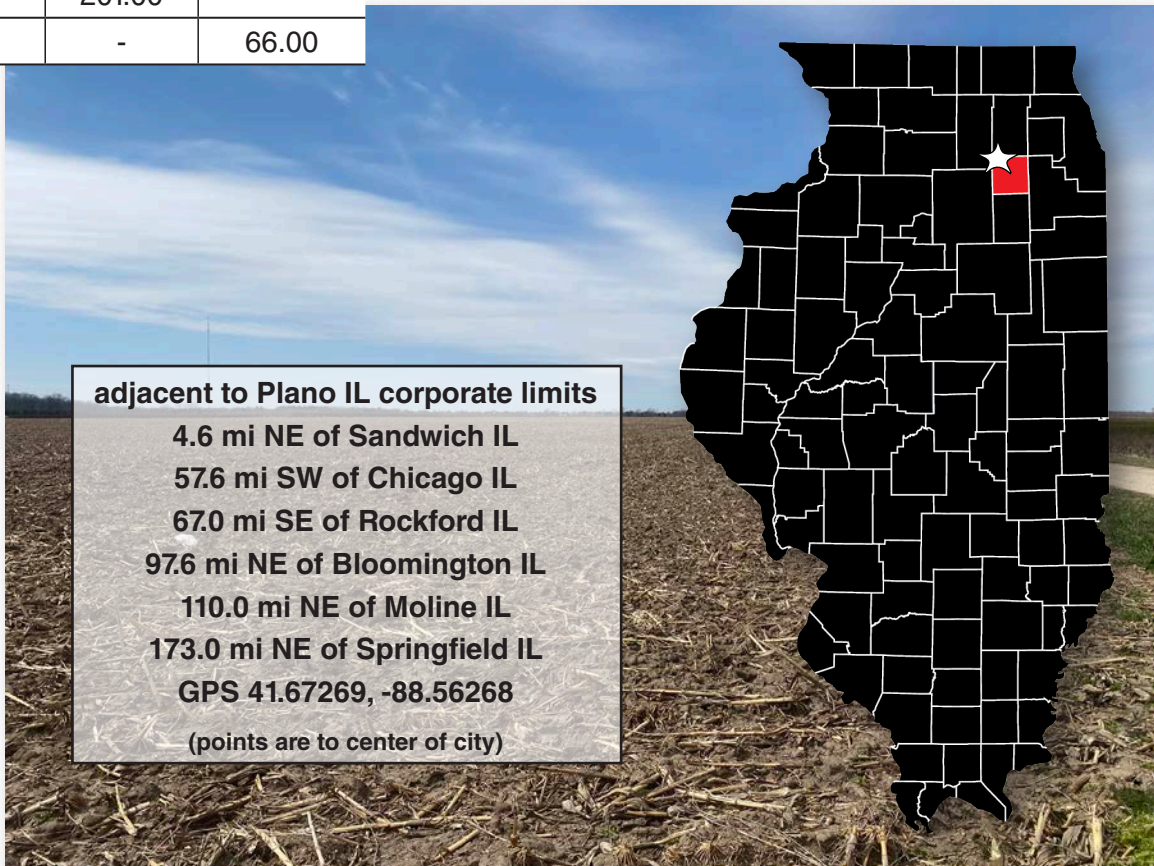
**High-quality Class A soil (PI 139.2) farm with good drainage.
Adjacent to Plano, IL. One mile north of both US Hwy 34 and Sandwich, IL.**

acreage	-	215.7201± survey acres (211.14± FSA tillable acres)
description	-	parts of Sections 16, 20 & 21, Little Rock Township, T.37N.-R.6E., Kendall County Illinois
soils	-	Productivity Index - 139.2 Plano, Kaneville, Elburn, Campton, Drummer, Thorp, St. Charles
price	-	\$3,850,603.00 (\$17,850.00/ac)
taxes (2023)	-	\$12,316.36 (\$57.09/ac)
PIN	-	01.16.300.006, 01.20.100.013, 01.20.200.002, 01.21.100.004
buildings	-	none
lease	-	leased for 2024
soil test	-	Available upon request.
survey	-	Available upon request.
frontage	-	Cook Road, Frazier Road, Creek Road

Light Plano Farm Yield History		
	Corn	Soybeans
2018-2023	nursery	
2017	186.90	-
2016	230.00	-
2015	201.00	-
2014	-	66.00

Ag Tech Services November 11, 2021
av pH - 6.6
av P - 91
av K - 307

FSA Information Farm 5093 Tract 4253 ARC-CO		
Commodity	Base Acres	County Yield
Corn	180.13	154
Soybeans	30.97	46



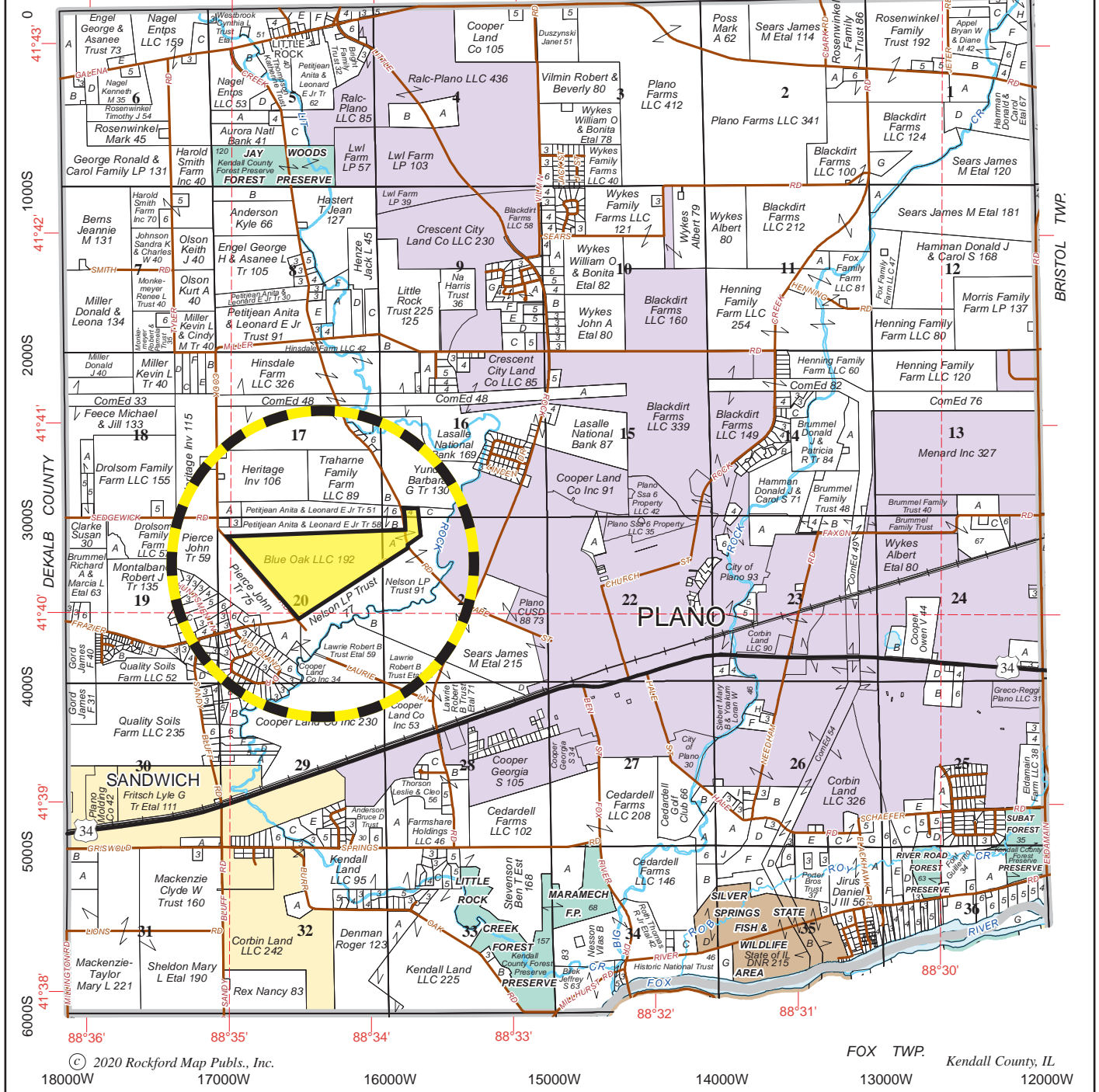
adjacent to Plano IL corporate limits
 4.6 mi NE of Sandwich IL
 57.6 mi SW of Chicago IL
 67.0 mi SE of Rockford IL
 97.6 mi NE of Bloomington IL
 110.0 mi NE of Moline IL
 173.0 mi NE of Springfield IL
 GPS 41.67269, -88.56268
 (points are to center of city)



LITTLE ROCK

T.37N.-R.6E.

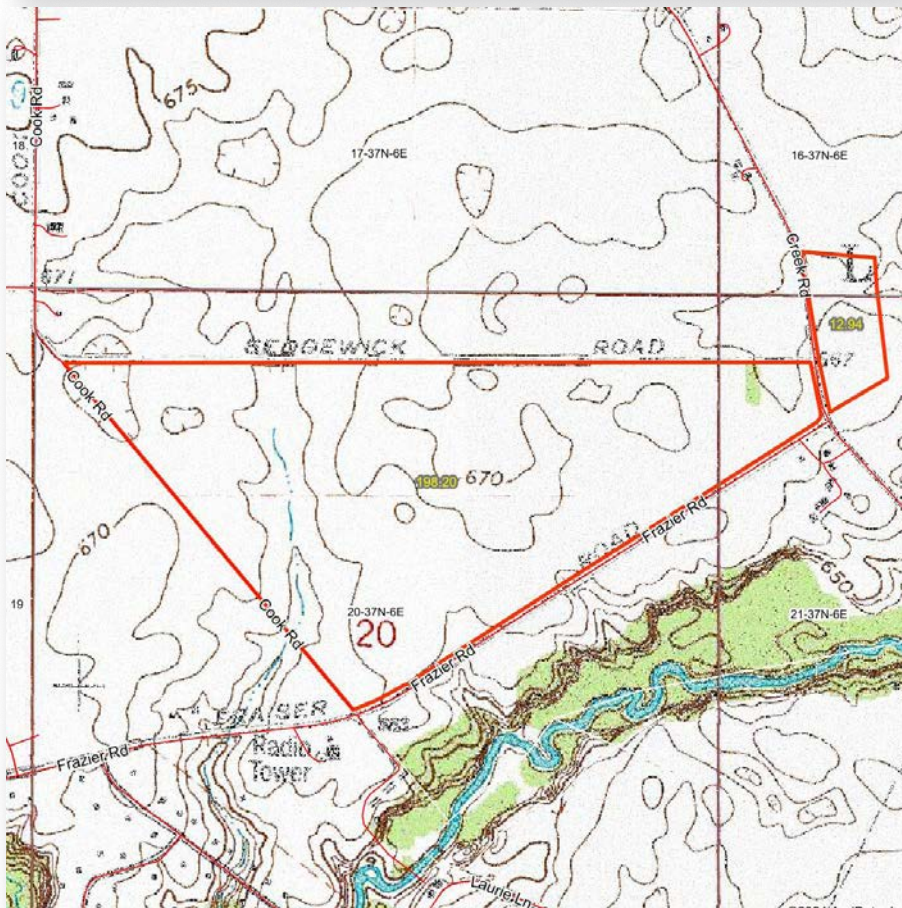
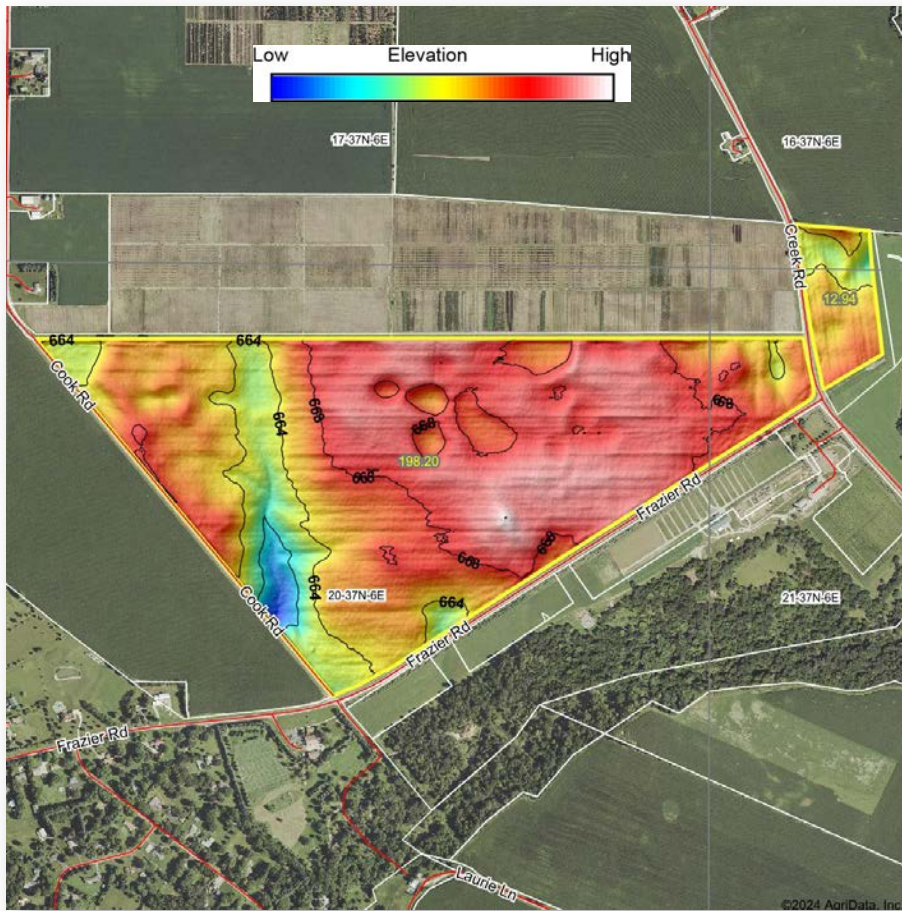
KANE COUNTY

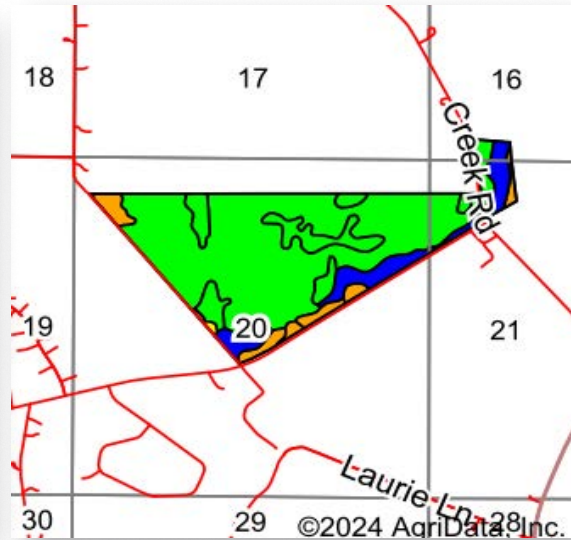
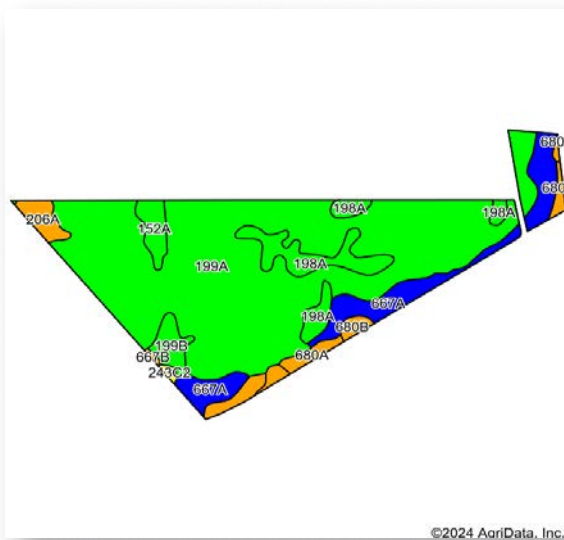


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FOX TWP. Kendall County, IL

18000W 17000W 16000W 15000W 14000W 13000W 12000W





Area Symbol: IL093, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn
199A	Plano silt loam, 0 to 2 percent slopes	149.69	70.9%		FAV	194	60	74	7.00	142	91	91
667A	Kaneville silt loam, 0 to 2 percent slopes	22.22	10.5%		FAV	178	55	68	4.30	128	88	88
198A	Elburn silt loam, 0 to 2 percent slopes	15.98	7.6%		FAV	197	61	74	5.80	143	91	91
680A	Campton silt loam, 0 to 2 percent slopes	6.57	3.1%		FAV	164	50	64	5.10	119	90	90
**199B	Plano silt loam, 2 to 5 percent slopes	4.53	2.1%		FAV	**192	**59	**73	**6.90	**141	93	93
**152A	Drummer silty clay loam, 0 to 2 percent slopes	4.47	2.1%		FAV	**195	**63	**73	**5.60	**144	82	81
206A	Thorp silt loam, 0 to 2 percent slopes	3.83	1.8%		FAV	170	55	66	5.10	126	89	89
**680B	Campton silt loam, 2 to 5 percent slopes	3.02	1.4%		FAV	**162	**50	**63	**5.00	**118	88	88
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	0.55	0.3%		FAV	**156	**48	**60	**4.70	**113	84	84
**667B	Kaneville silt loam, 2 to 5 percent slopes	0.28	0.1%		FAV	**176	**54	**67	**4.30	**127	88	88
Weighted Average						190.6	59	72.7	6.5	139.2	*n 90.4	*n 90.4

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG
 e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"

ILLINOIS
KENDALL
Form: FSA-156EZ



FARM : 5093
Prepared : 3/26/24 11:42 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name : KENDALL IL
CRP Contract Number(s) : None
Recon ID : 17-093-2014-60
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
211.14	211.14	211.14	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	211.14	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	180.13	0.00	154	
Soybeans	30.97	0.00	46	
TOTAL	211.10	0.00		

Tract Number : 4253

Description :
FSA Physical Location : ILLINOIS/KENDALL
ANSI Physical Location : ILLINOIS/KENDALL
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : BLUE OAK USA LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
211.14	211.14	211.14	0.00	0.00	0.00	0.00	0.0

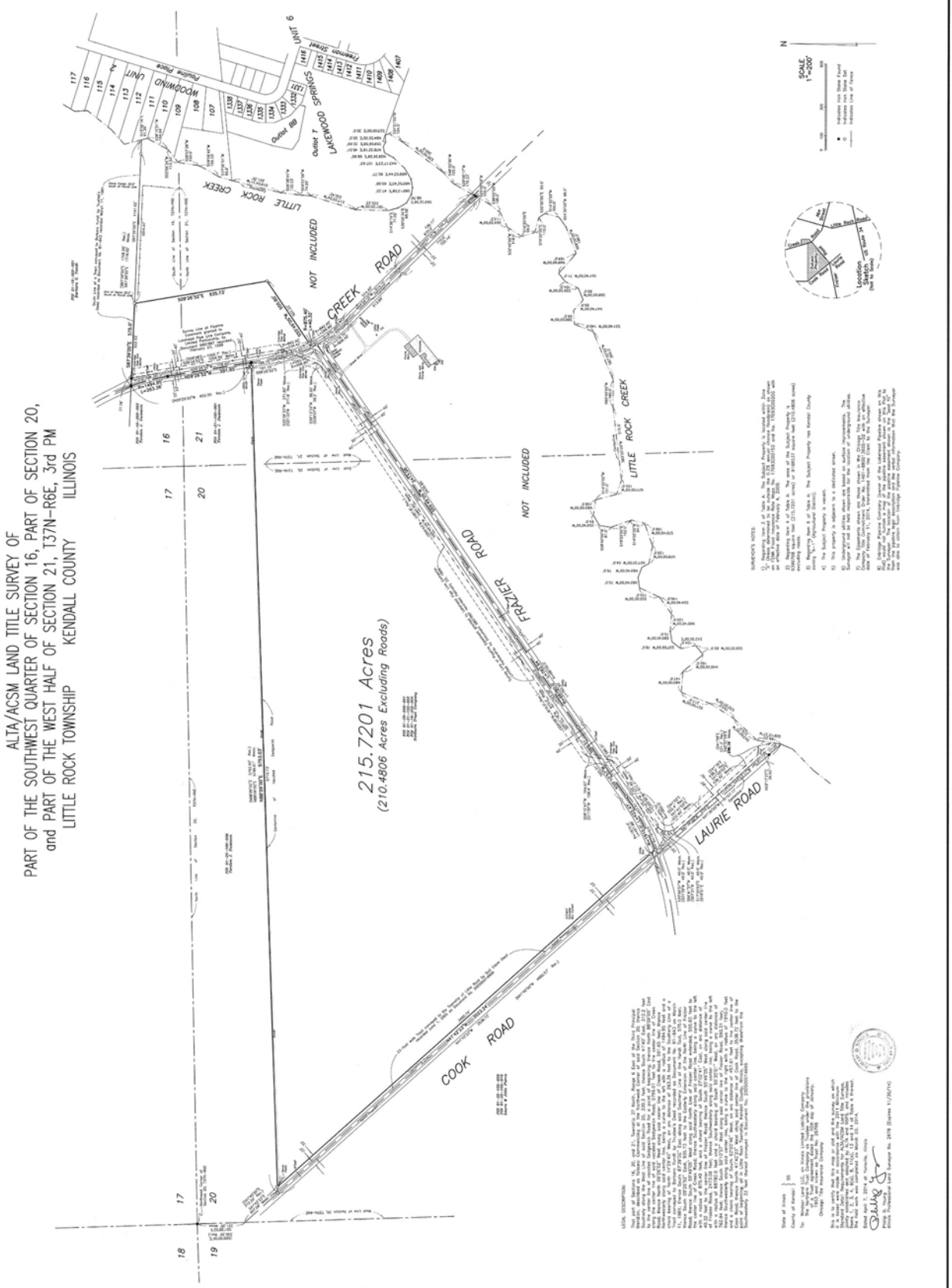
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	180.13	0.00	154
Soybeans	30.97	0.00	46
TOTAL	211.10	0.00	



Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775
11078 South Ridge Street
Tombola, Illinois 62050
Telephone (630)555-1500

JOB NO.	14123
JOB NAME	DEVELOPMENT
DATE	1/20/10
REVISION	
DATE	



ALTA/ACSM LAND TITLE SURVEY OF
 PART OF THE SOUTHWEST QUARTER OF SECTION 16, PART OF SECTION 20,
 and PART OF THE WEST HALF OF SECTION 21, T37N-R6E, 3rd PM
 LITTLE ROCK TOWNSHIP KENDALL COUNTY ILLINOIS

215.7201 Acres
 (210.4806 Acres Excluding Roads)

SURVEYOR'S NOTES:

1. The survey was made on the 17th day of January, 2010, at the office of the Surveyor.
2. The survey was made from a true meridian.
3. The survey was made from a true meridian.
4. The survey was made from a true meridian.
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20. The survey was made from a true meridian.
21. The survey was made from a true meridian.

STATE OF ILLINOIS
 DEPARTMENT OF LAND SURVEYING
 OFFICE OF THE SURVEYOR
 2010 Survey No. 2010-010001-1/20/10





Professional Land Specialists

Land Auctions | Land Brokerage | Farm Management | Land Consulting

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