

Daniels Trust Farm



looking north, 6.22.22



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

Land Pro LLC

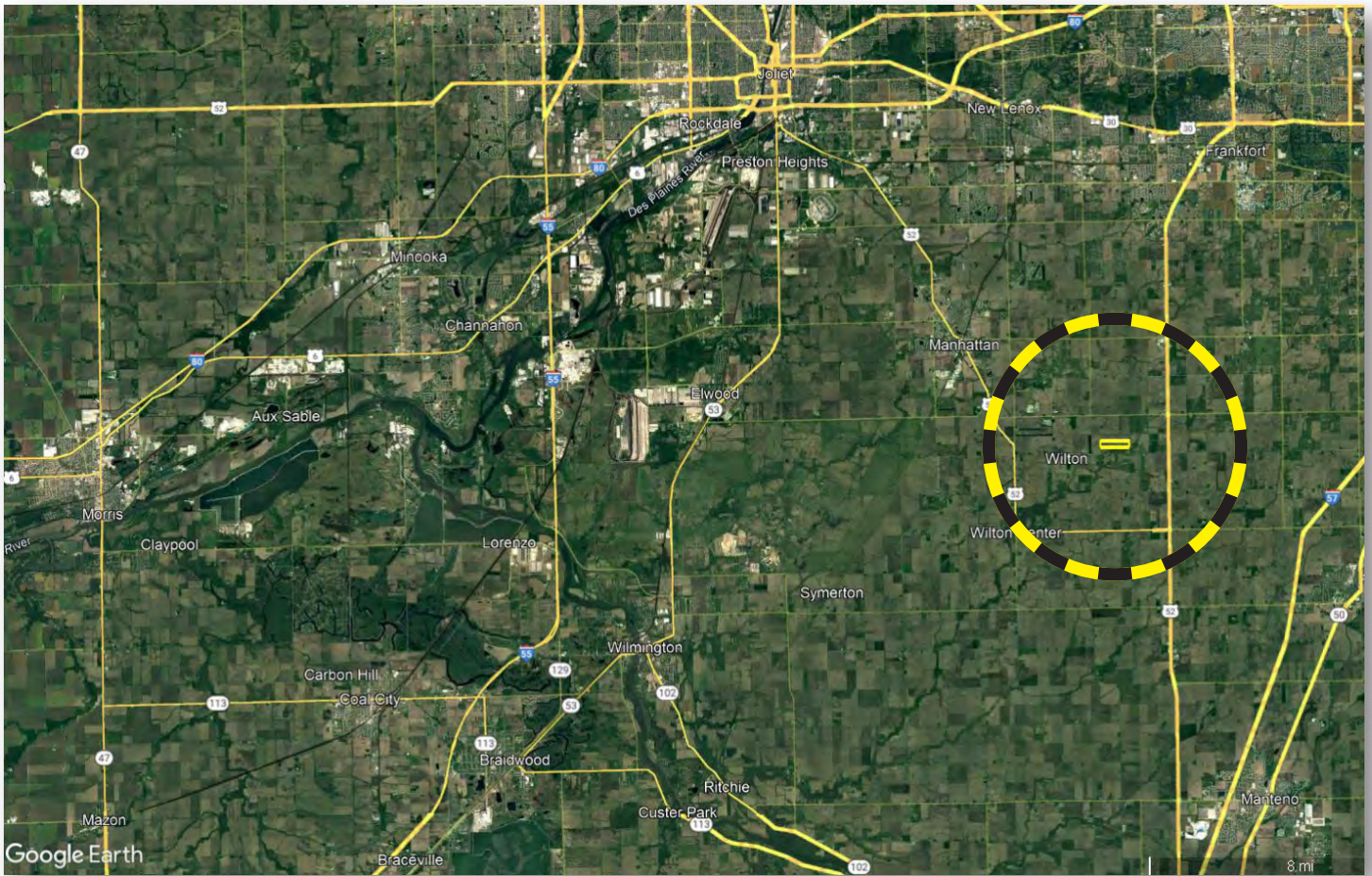
630.258.4800c | ray@landprollc.us
2681 US Hwy 34 | Oswego IL 60543
331.999.3490 | www.landprollc.us

June 27, 2022



Daniels Trust Farm

80.49± tax acres (76.55± tillable acres-est) | Section 36 | Manhattan Township | T.34N.-R.11E. | Will County IL



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WELL LOCATED | HIGHLY PRODUCTIVE

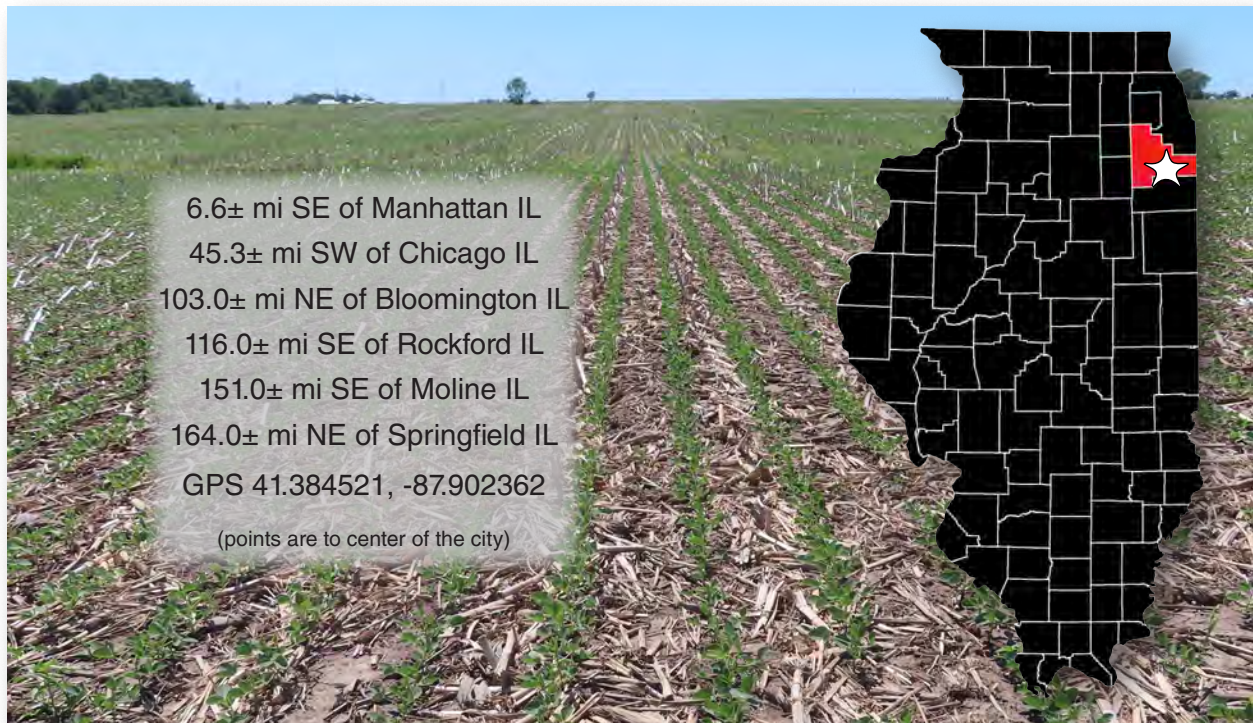
acreage	- 80.49± tax acres (76.55± tillable acres-estimated)
description	- the S½ of the N2/3 rd s of the SE¼, and the S½ of the N2/3 rd s of the E½ of the SW¼, Section 36, T.34N.-R.11E., Manhattan Township, Will County IL
soils	- Productivity Index - 122.5 (Elliott, Varna, Symerton predominant soils)
price	- \$11,500 per acre
taxes (2021)	- \$1,432.93 (\$17.80/ac)
soil test	- available upon request
PIN	- 14.12.36.400.002.0000
zoning	- A1-Ag. Current zoning allows for one home to be built per parcel.
buildings	- none
frontage	- Scheer Road, Barten Road

FSA Information Farm 10032 Tract 11889 ARC-CO		
Commodity	Base Acres	County Yield
Corn	51.29	151
Soybeans	23.73	43
Wheat	1.53	48

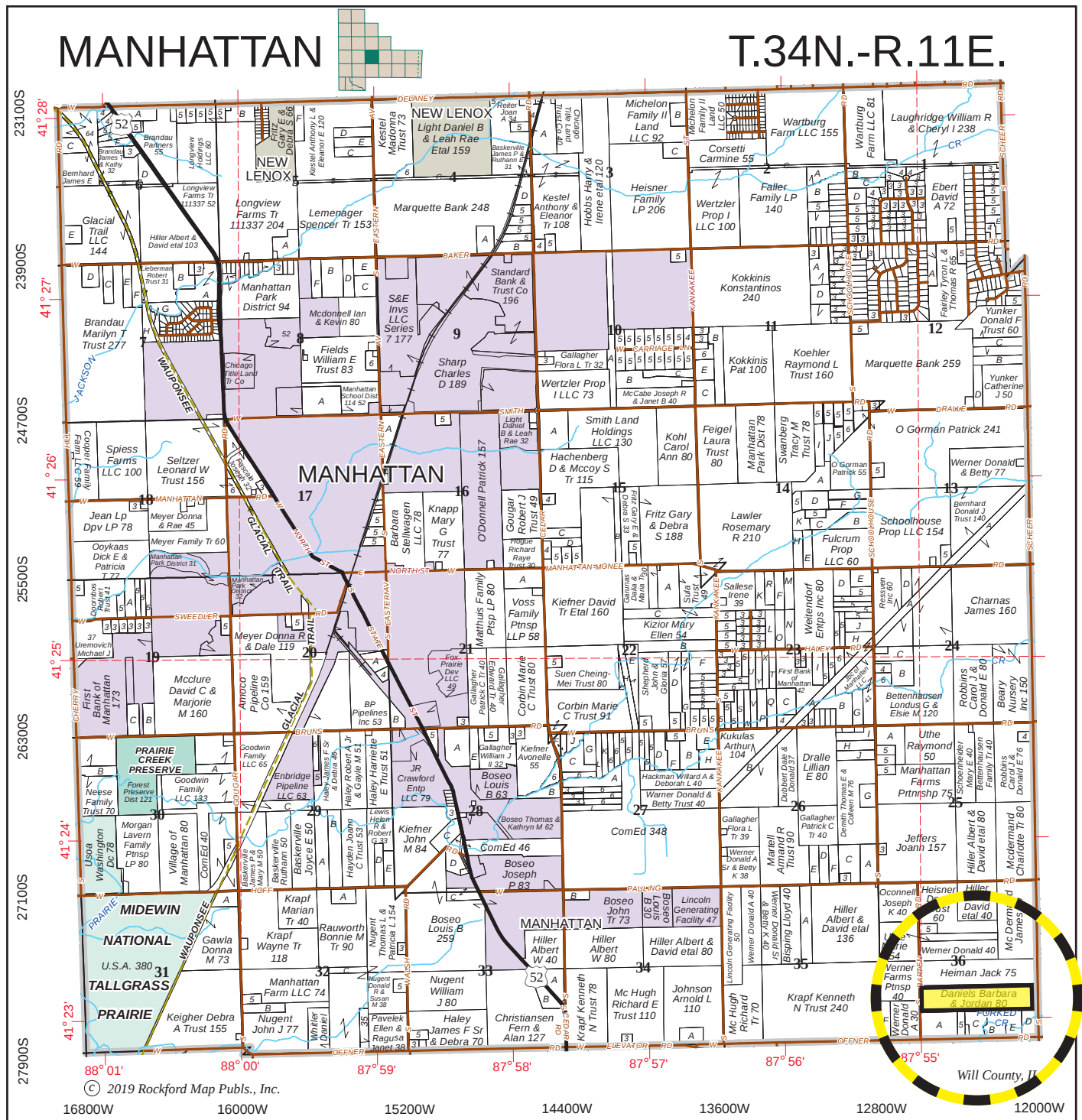
HyGround Soil Management May 20, 2022

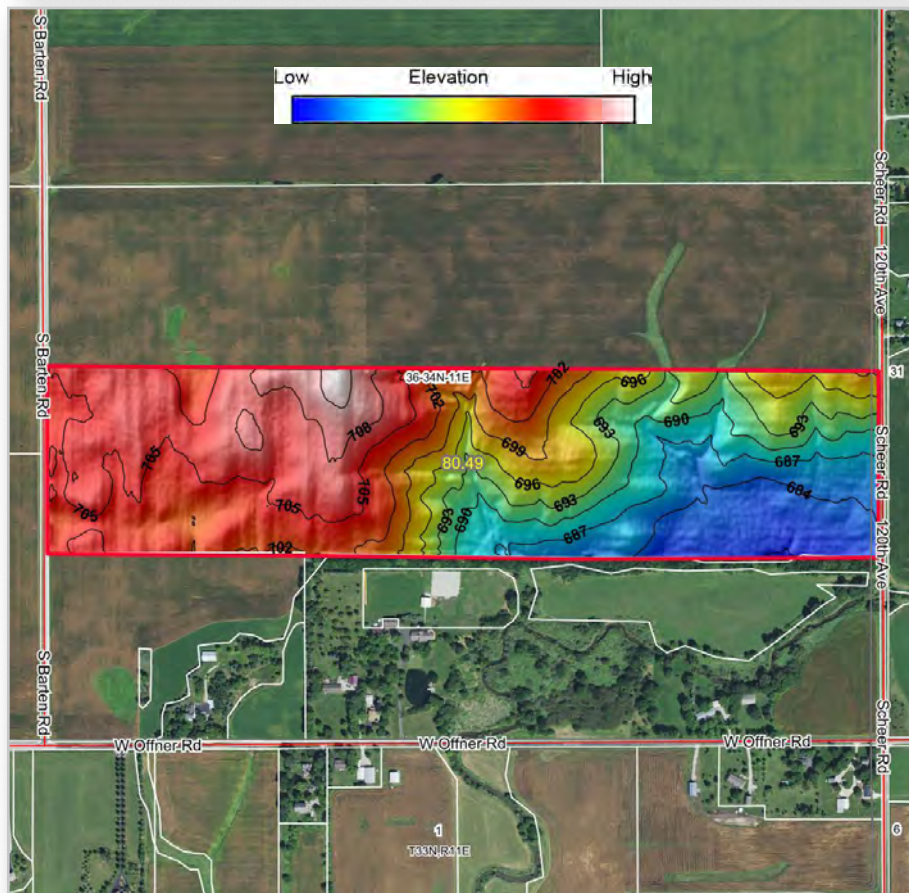
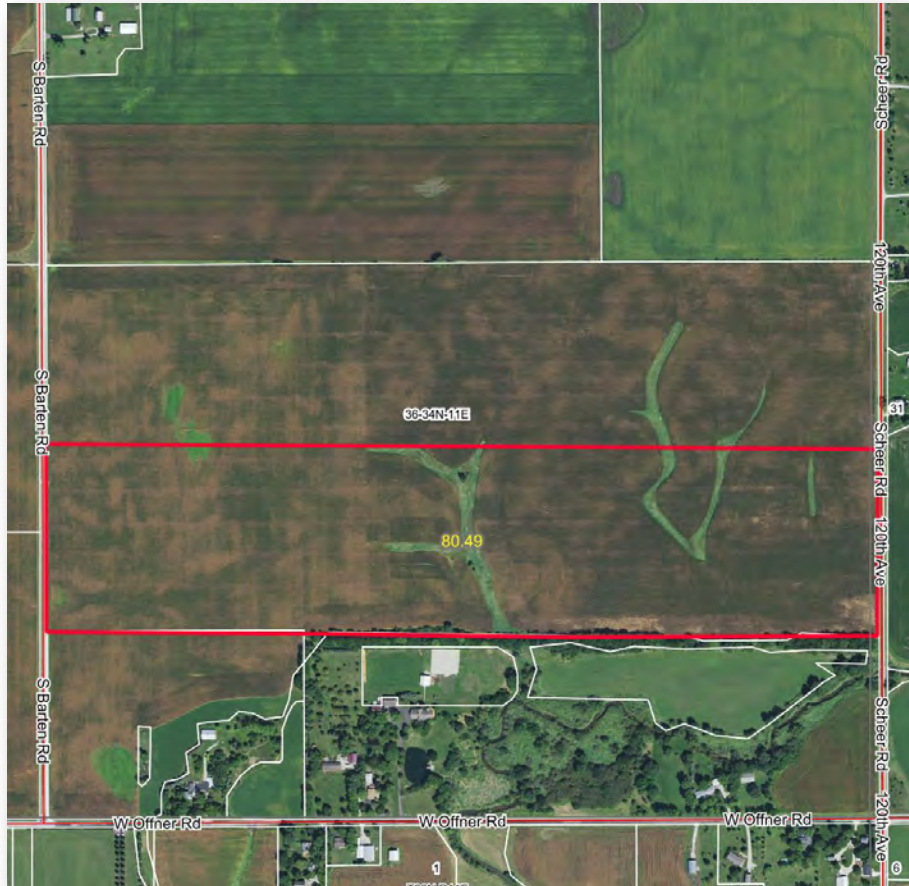
av pH - 6.69
av P - 53.2
av K - 171

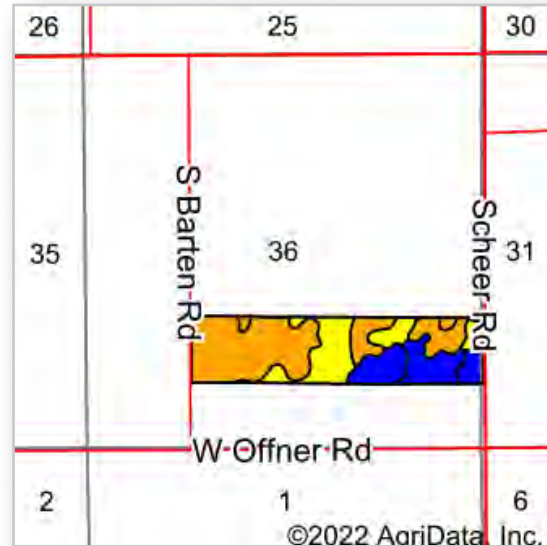
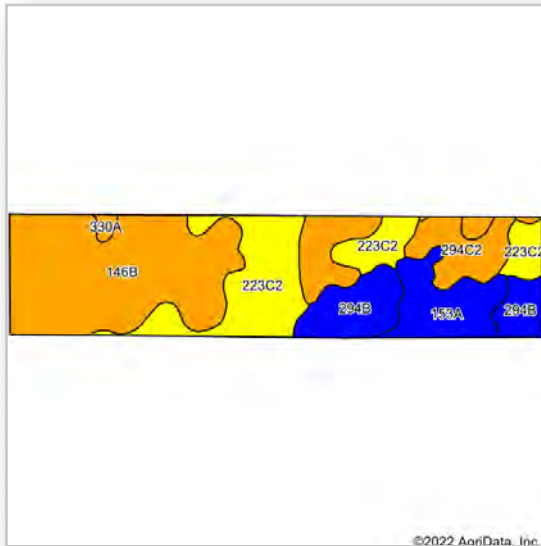
Yield History		
	Corn	Soybeans
2021	199.00	-
2020	-	57.00
2019	prevent plant	
2018	-	58.00
2017	180.00	-



looking west, 6.22.22







Area Symbol: IL197, Soil Area Version: 16												
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	
**146B	Elliott silt loam, 2 to 4 percent slopes	36.44	45.3%		FAV	**166	**54	**67	0.00	**4.97	**124	
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	19.04	23.7%		FAV	**150	**48	**61	**4.65	0.00	**110	
**294B	Symerton silt loam, 2 to 5 percent slopes	9.77	12.1%		FAV	**177	**55	**68	**6.21	0.00	**130	
153A	Pella silty clay loam, 0 to 2 percent slopes	8.48	10.5%		FAV	183	60	70	0.00	5.27	136	
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	6.17	7.7%		FAV	**166	**52	**64	**5.83	0.00	**122	
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.59	0.7%		FAV	164	55	61	0.00	5.02	123	
Weighted Average						165.3	53.2	65.7	2.30	2.84	122.5	

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.

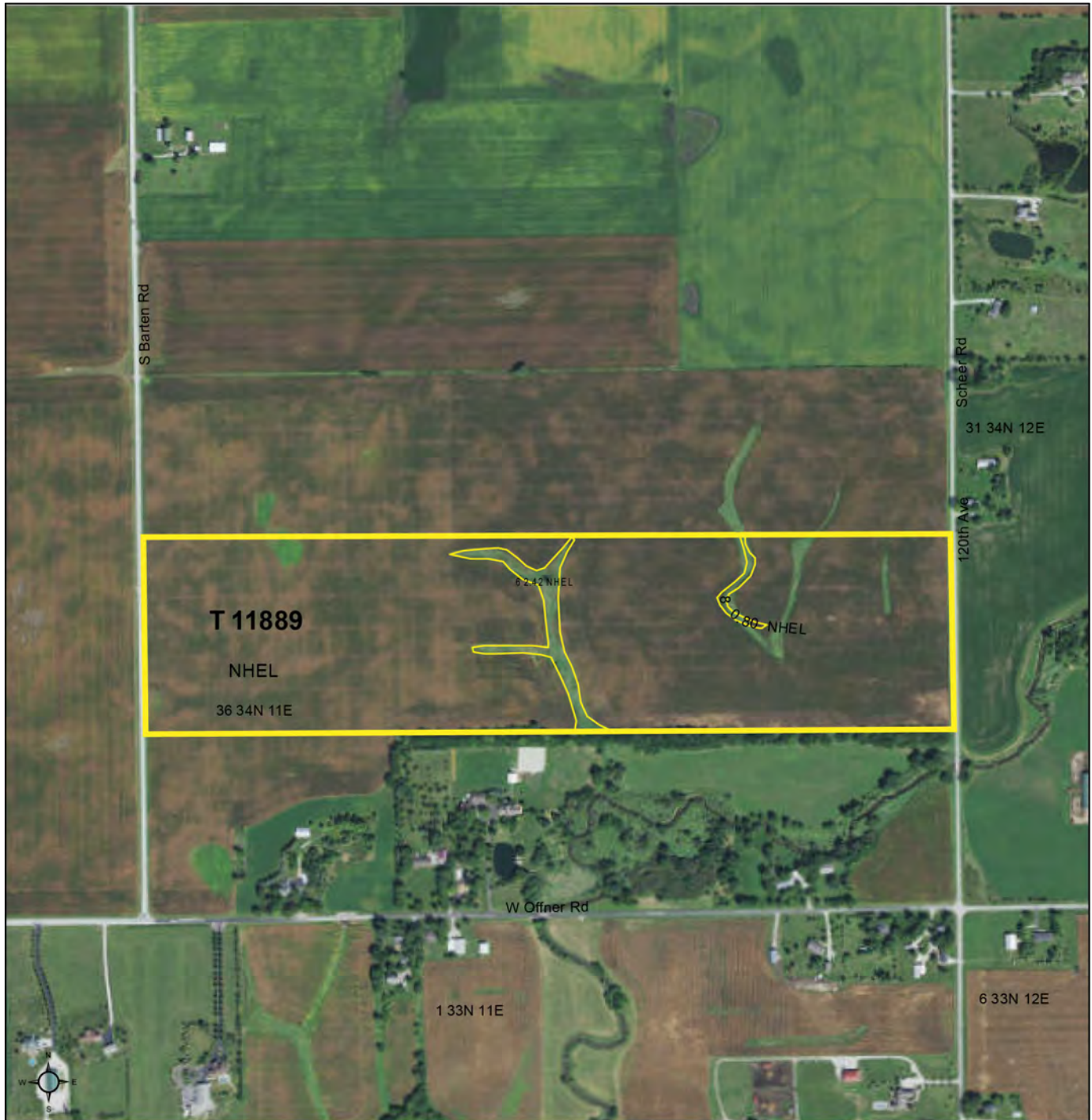


looking west, 6.22.22



United States
Department of
Agriculture

Will County, Illinois



Common Land Unit

plss_a_il

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

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).

2022 Program Year

Map Created December 01, 2021

Farm 10032
Tract 11889

IL197_T11889

Land Brokerage | Farm Management | Land Auctions | Land Consulting

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