

Ott Farm

UPDATED
PRICE

Cottage Hill Road

I-39/US Hwy 51

Zimmerman Road

looking northeast, 2.7.25



AN AFFILIATE OF PEOPLES COMPANY

Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Seller's Agent

Land Pro LLC, an Affiliate of Peoples Company

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

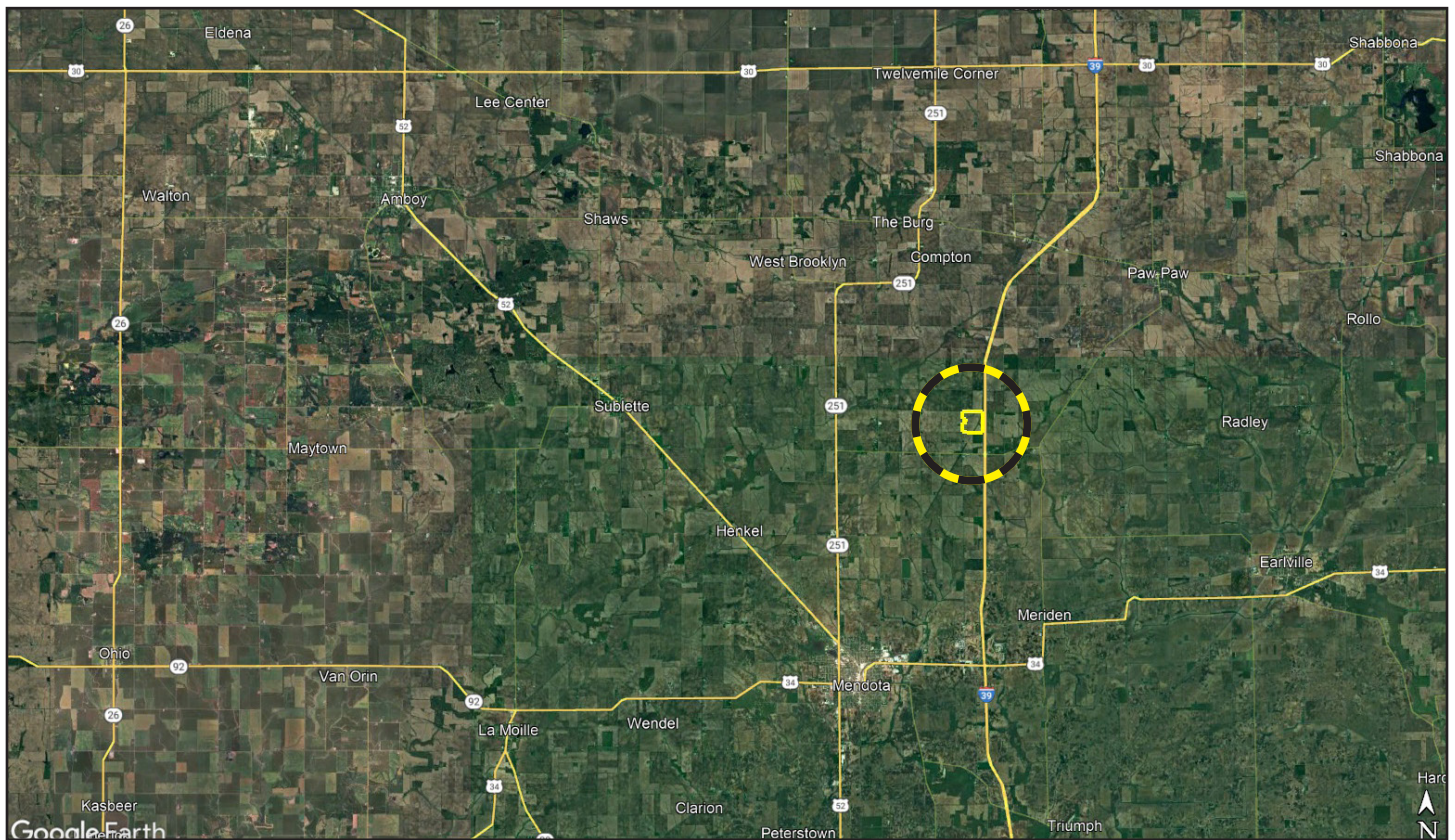
June 27, 2025

Professional Land Specialists



Ott Farm

151.09± survey acres (139.82± FSA tillable acres) | Section 36 | Brooklyn Township | T.37N.-R.1E. | Lee County, IL



Ray L. Brownfield, ALC AFM | Designated Managing Broker

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Boundaries and acreages are approximate.

Adjacent to I-39/US Hwy 51 in Lee County, Illinois. Class A Soils

acreage	-	151.09± surveyed acres (139.82± tillable acres)
description	-	most of the NW¼ of Section 36, Brooklyn Township, T.37N.-R1E., Lee County, IL
soils	-	Productivity Index - 134.6 Catlin, Elpaso, Saybrook, Comfrey, Birkbeck, Flanagan, Wyanet, Senachwine
price	-	\$11,000 per acre
taxes (2024)	-	\$6,588.98 (\$43.60/ac)
PIN	-	05.1736.100.006 no buildings
lease	-	Leased for 2025. Terms available upon request.
survey	-	Available upon request.
soil test	-	Available upon request.
frontage	-	Zimmerman Road, Cottage Hill Road, Interstate 39/US Hwy 51

**UPDATED
PRICE**

Soil Treatment Program

	Percentage	MAP (lbs/ac)	DAP (lbs/ac)	Potash (lbs/ac)
November 2023	11-52-159	110	-	250
April 2023	32-81-105	-	175	175

Ott Farm Yield History

	Corn	Soybeans
2024	225	-
2023	-	67

Waypoint Analytical Lab November 30, 2022

av pH - 6.1
av P - 31.1
av K - 127.9

FSA Information

Farm 9970 | Tract 8474
ARC-CO

Commodity	Base Acres	County Yield
Corn	77.76	163
Soybeans	61.52	43

Within Illinois, the Ott Farm is 8.9 miles northeast of Mendota, 83.3 miles north of Bloomington, 84.9 miles northeast of Peoria, 52.0 miles south of Rockford, 83.4 miles southwest of Chicago, 151.0 miles northeast of Springfield. GPS 41.641456, -89.071313



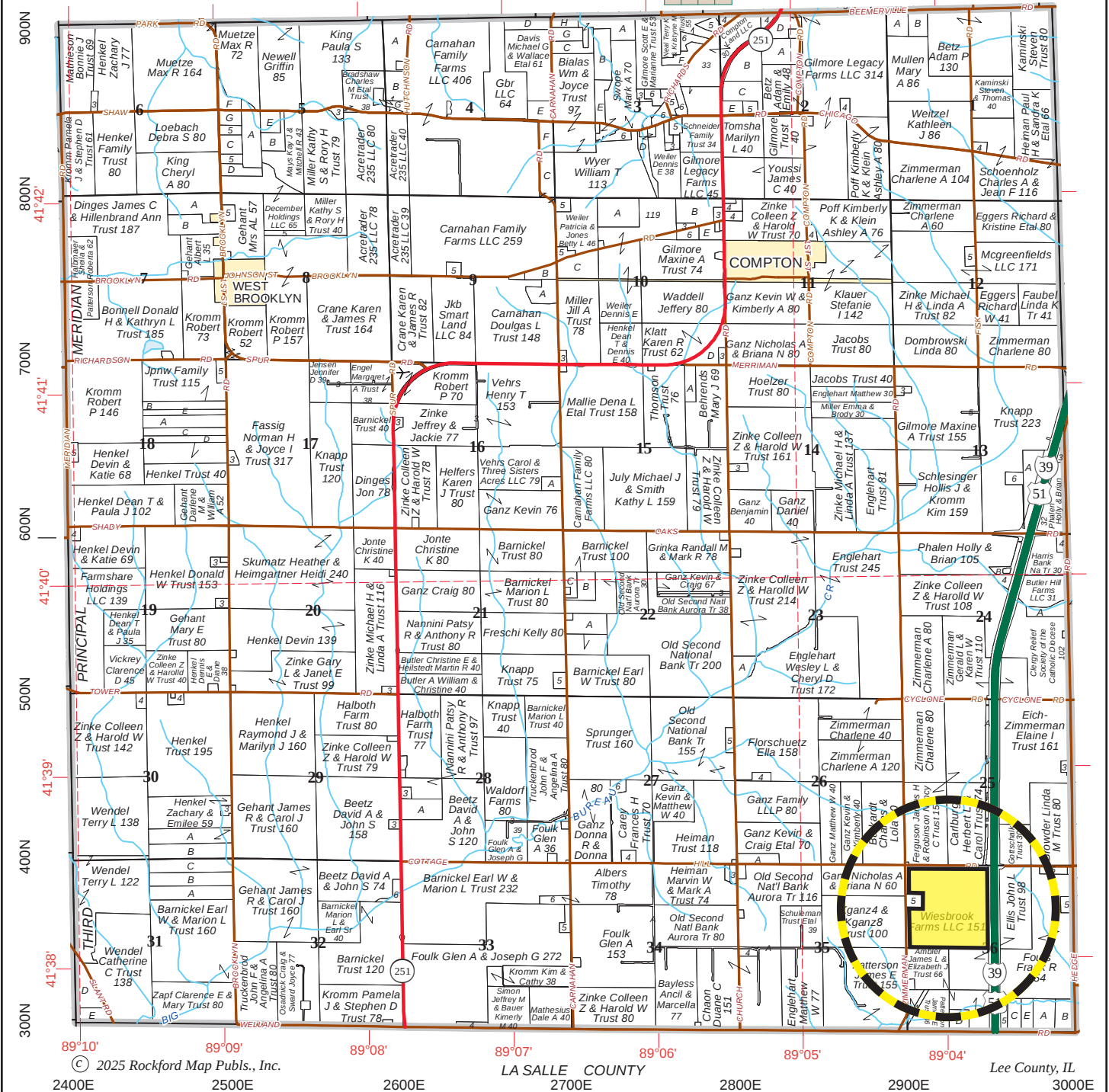
From the 6th Street and 6th Avenue intersection in Mendota, travel north/northeast for approximately .6 miles (6th Avenue turns into US Hwy 34). Continue east on US Hwy 34 for 2.2 miles, turning north on Welland Road/5th Road. Travel approximately 5.5 miles to the Ott Farm which will be on your right (east).



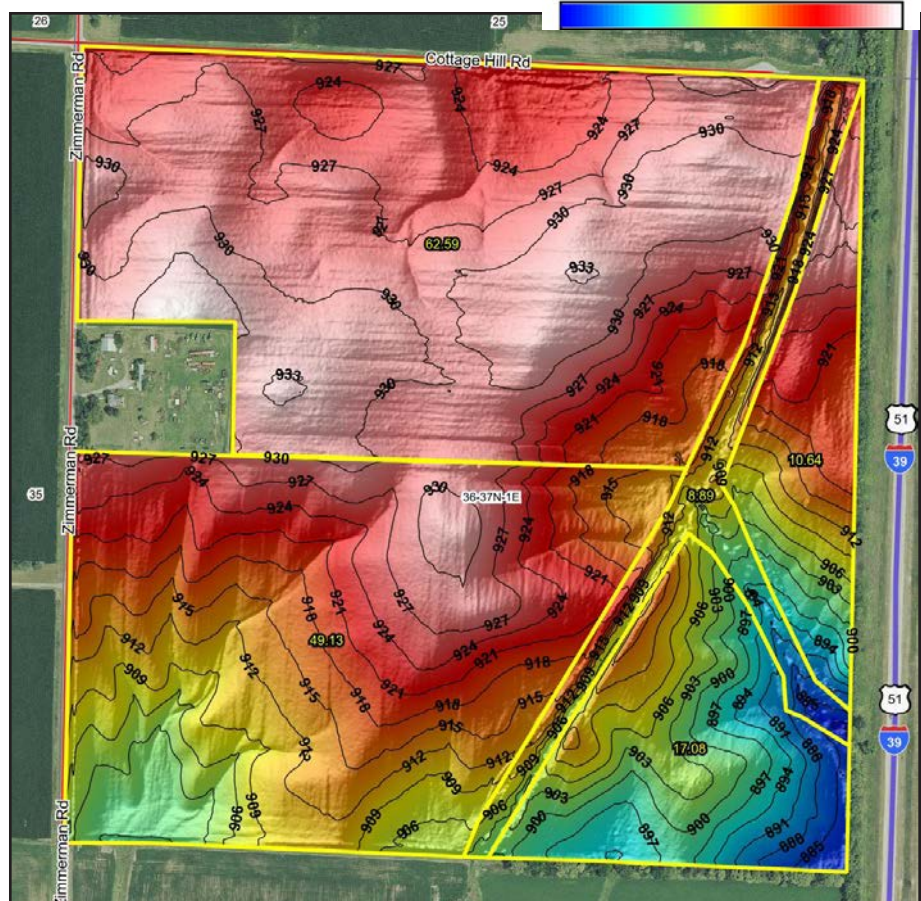
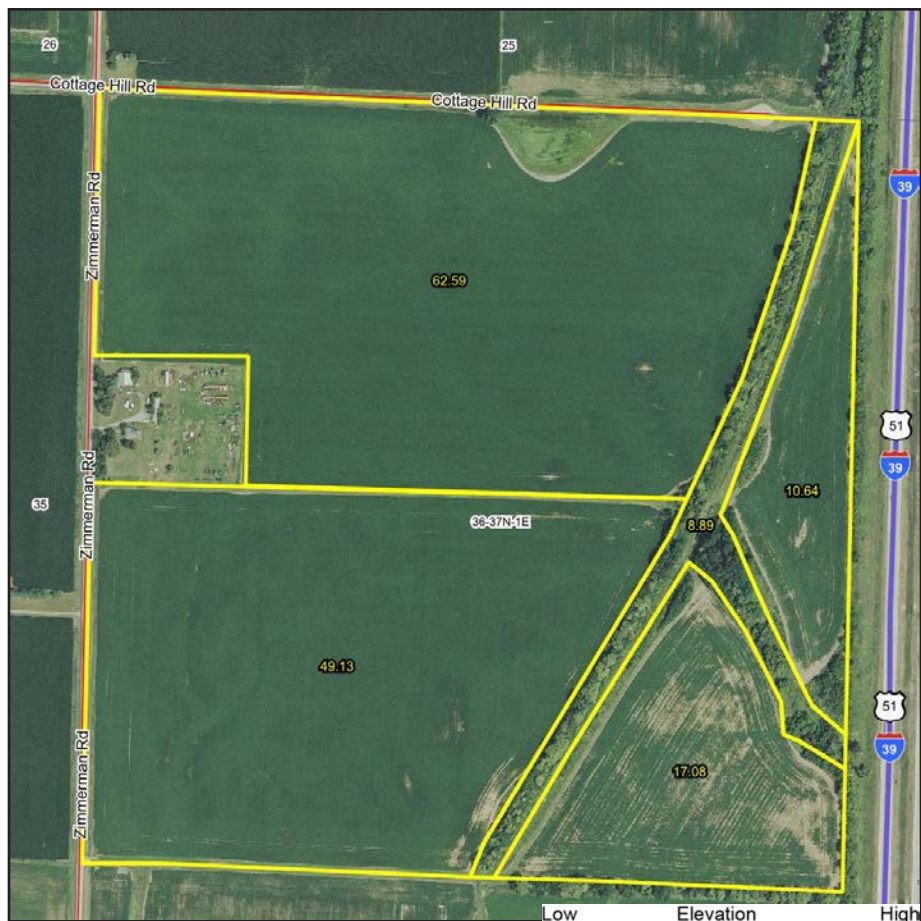
Boundaries and acreages are approximate.

BROOKLYN

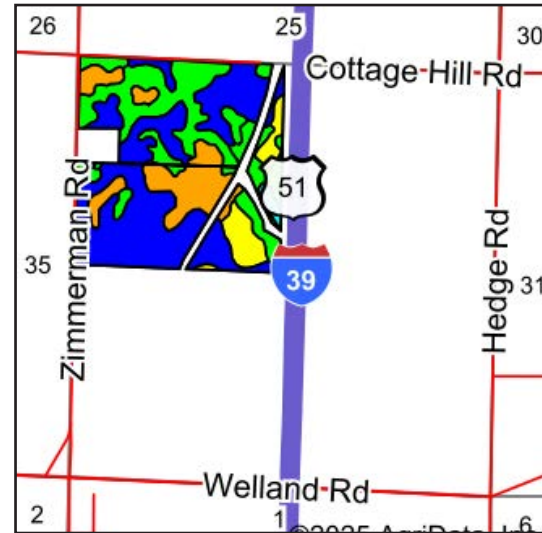
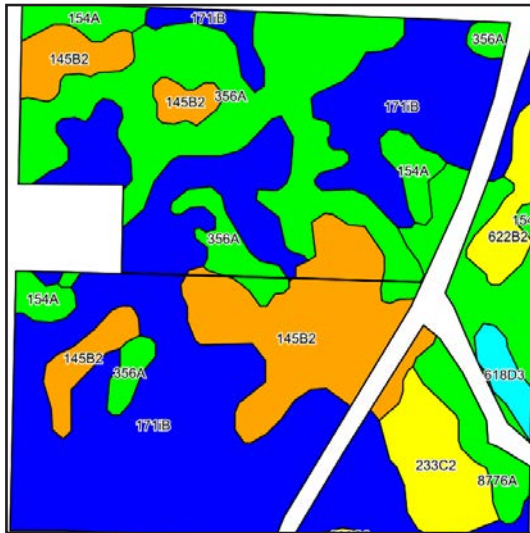
T.37N.-R.1E.



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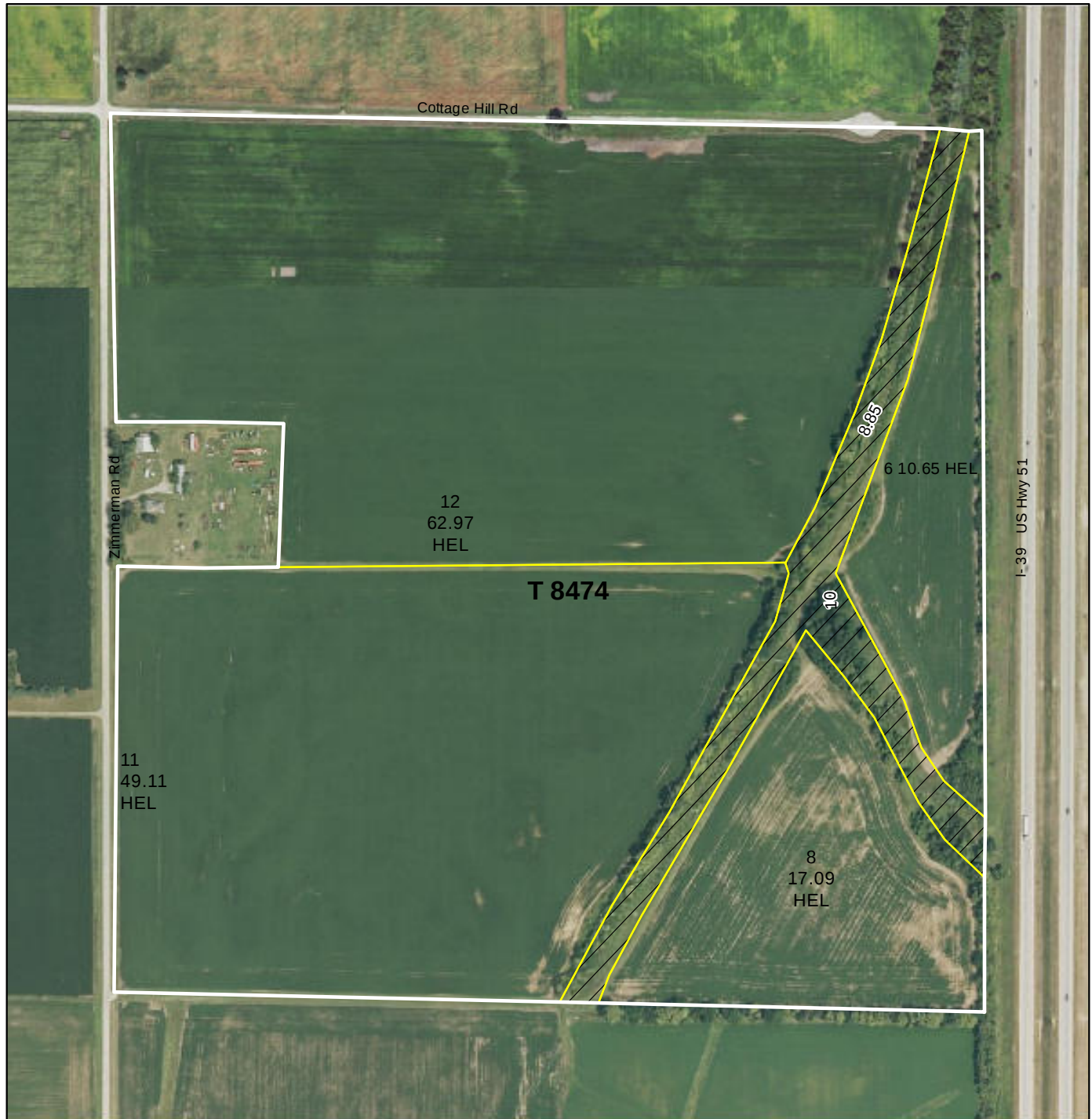
Area Symbol: IL103, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**171B	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	63.35	45.4%		FAV	**185	**58	**72	**6.70	**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	28.00	20.1%		FAV	**195	**63	**66	**5.80	**144
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	21.59	15.5%		FAV	**168	**54	**65	**5.90	**124
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	9.66	6.9%		FAV	**188	**62	**71	**5.60	**141
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	6.67	4.8%		FAV	**155	**48	**61	**4.70	**113
154A	Flanagan silt loam, 0 to 2 percent slopes	5.26	3.8%		FAV	194	63	77	5.90	144
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	3.19	2.3%		FAV	**153	**50	**62	**5.00	**114
**618D3	Senachwine clay loam, 10 to 18 percent slopes, severely eroded	1.72	1.2%		FAV	**111	**36	**44	**2.70	**81
Weighted Average						181.8	57.9	68.7	6.1	134.6

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".
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



United States
Department of
Agriculture

Lee County, Illinois



Common Land Unit	
Non-Cropland	Conservation Reserve Program
clu_classification_code	
Cropland	Tract Boundary
street100k_ill_utm	

Wetland Determination Identifiers

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



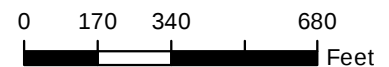
Tract Cropland Total: 139.82 acres

2025 Program Year

Map Created March 19, 2025

Farm **9970**

Tract **8474**



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Boundaries and acreages are approximate.

ILLINOIS
LEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9970
Prepared : 6/27/25 1:07 PM CST
Crop Year : 2025

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : 2025-17-037-0008645
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
148.67	139.82	139.82	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	139.82		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	77.76	0.00	163	0
Soybeans	61.52	0.00	43	0
TOTAL	139.28	0.00		

Tract Number : 8474

Description : Brooklyn Twp Sec 36
FSA Physical Location : ILLINOIS/LEE
ANSI Physical Location : ILLINOIS/LEE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : WIESBROOK FARMS LLC
Other Producers : XXXXXXXXXX
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
148.67	139.82	139.82	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	77.76	0.00	163
Soybeans	61.52	0.00	43
TOTAL	139.28	0.00	



Boundaries and acreages are approximate.





looking east



looking northwest

Land Pro LLC

an Affiliate of Peoples Company



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Land Management

For landowners, Land Pro LLC offers professional caring for the land, through good stewardship, to provide a positive return on investment.



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The Mission of Land Pro LLC has been, and always will be, to provide high-quality, comprehensive services that maximize the value of real estate through impeccable ethics, professional service, and ongoing education.

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