

# Smith Road Farm

## Tremendous Investment Opportunity



**Land Pro**

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

**Land Pro LLC**

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November 1, 2024

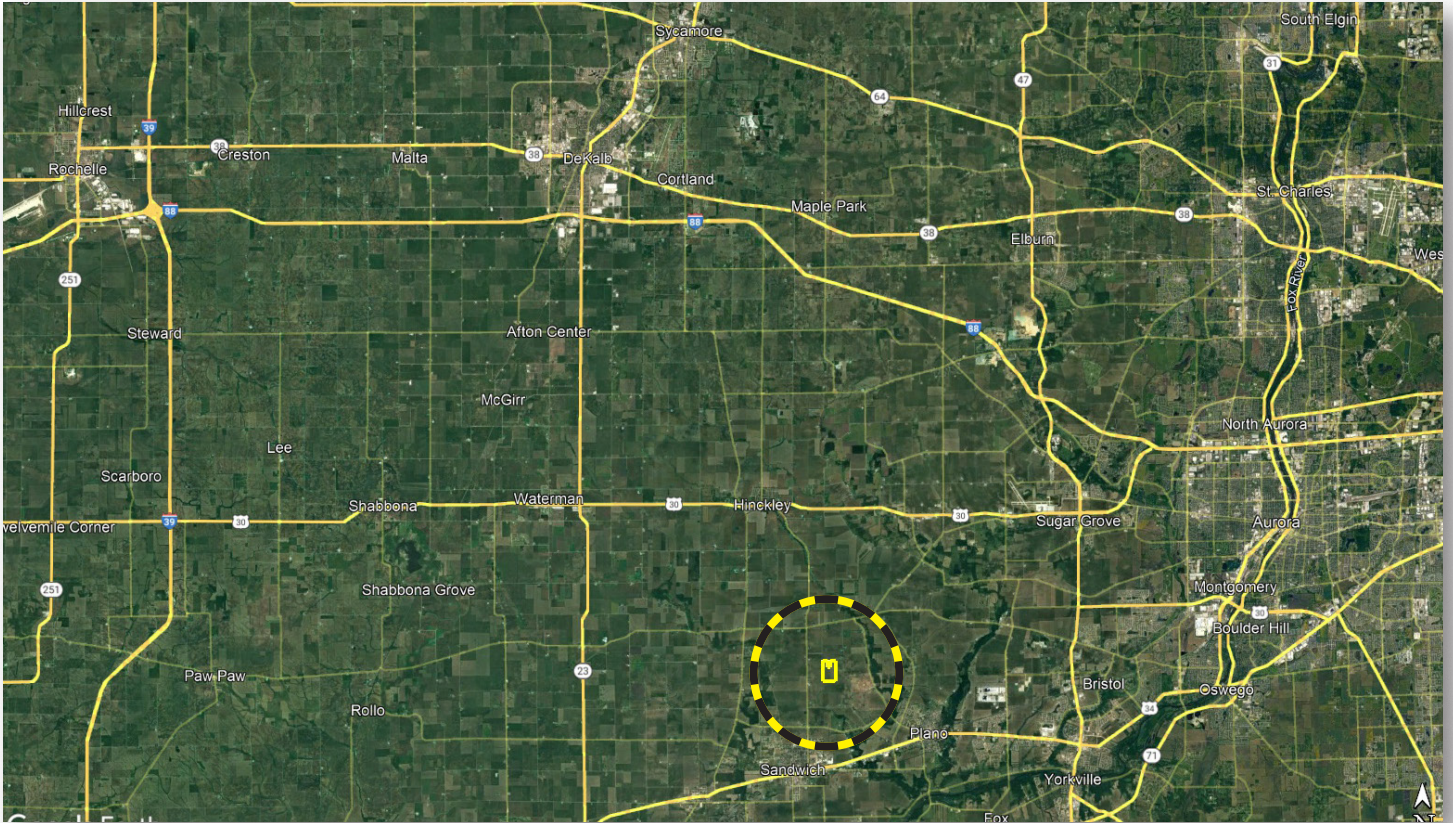
Professional Land Specialists



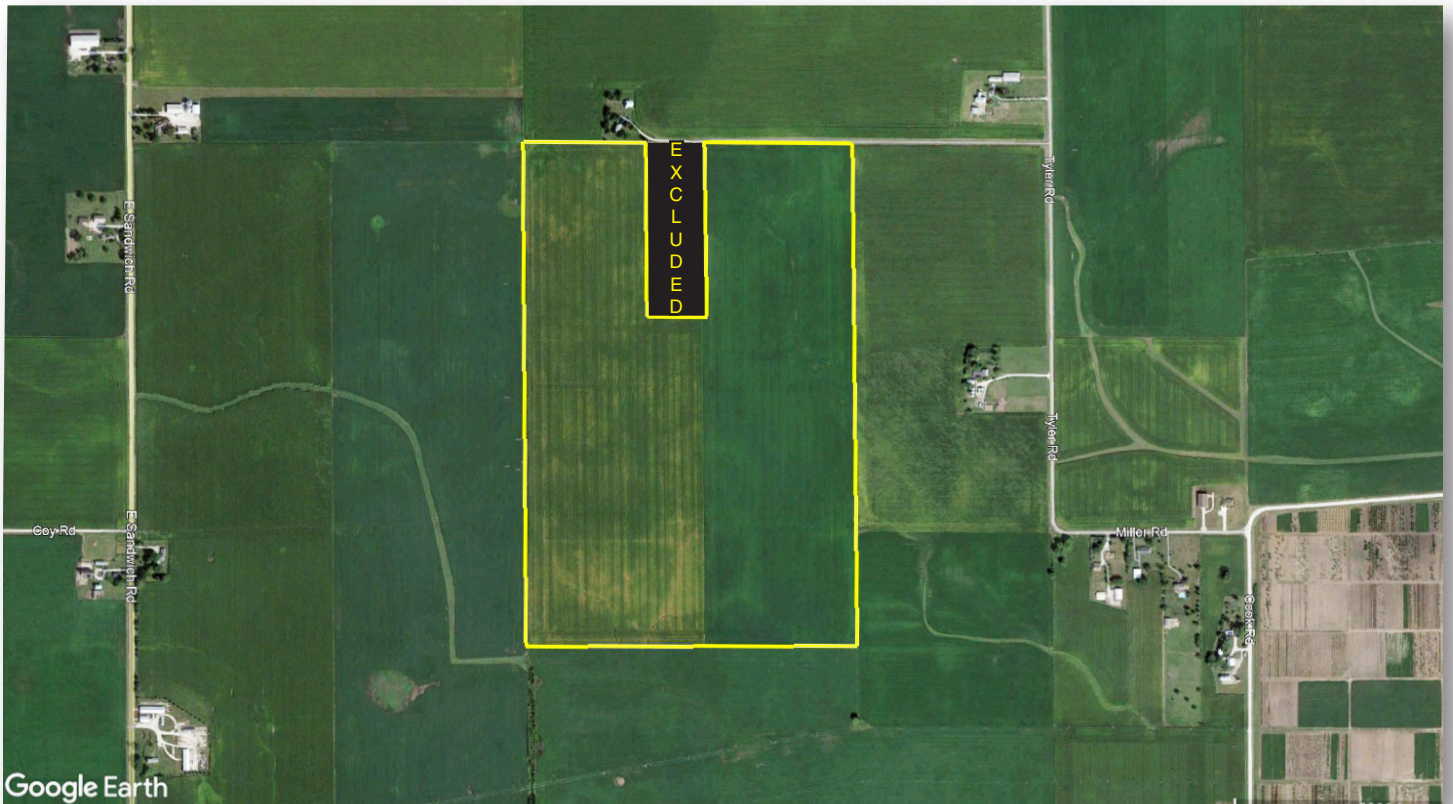
# Smith Road Farm

164.7592± survey acres (164.38± tillable acres) | Sec 7, 18 | Little Rock Township | T.37N.-R.6E. | Kendall County, IL

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**Ray L. Brownfield, ALC AFM | Designated Managing Broker, Owner**  
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Boundaries and acreages are approximate.

**Great location. Tremendous investment opportunity.  
Highly productive Class A Soils (PI=141.6)**

acreage	-	164.7592± survey acres (164.38± tillable acres-est)
description	-	Part of the SW¼ of Section 7 and part of the NW¼ of Section 18, Little Rock Township, T.37N.-R.6E., Kendall County, IL
soils	-	Productivity Index - 141.6 (Flanagan, Elpaso, Catlin)
price	-	\$2,883,286 (\$17,500/acre)
taxes (2023)	-	\$10,909.31 - estimated (\$66.21/ac)
PIN	-	01.07.300.001 (retired in 2024), 01.07.300.002 (new for 2024), 01.18.100.004
buildings	-	none
lease	-	open for 2025
soil test	-	Available upon request.
frontage	-	Smith Road

**FSA Information  
Farm 2315 | Tract 1261**

Commodity	Base Acres	County Yield
Corn (PLC)	94.02	169
Soybeans (ARC-CO)	32.21	52

**FSA Information  
Farm 2315 | Tract 7997**

Commodity	Base Acres	County Yield
Corn (PLC)	31.36	169
Soybeans (ARC-CO)	10.75	52

**Smith Road Farm  
Yield History**

	Corn	Soybeans
2024	234.0	74.5
2023	228.0	64.0
2022	220.0	74.0
2021	218.0	61.0
2020	194	60

**Hy Ground Soil Management  
May 24, 2022  
West 89.21 acres**

av pH - 6.8  
av P - 63.3  
av K - 165

**Hy Ground Soil Management  
May 5, 2020  
East 80.46 acres**

av pH - 6.9  
av P - 48.2  
av K - 150



Within Illinois, the Smith Road Farm is 4.7 miles northwest of Plano, 56.2 miles southwest of Chicago, 64.8 miles southeast of Rockford, 108.0 miles northeast of Bloomington, 115.0 miles northeast of Moline, 177.0 miles northeast of Springfield.

GPS 41.69678, -88.59527

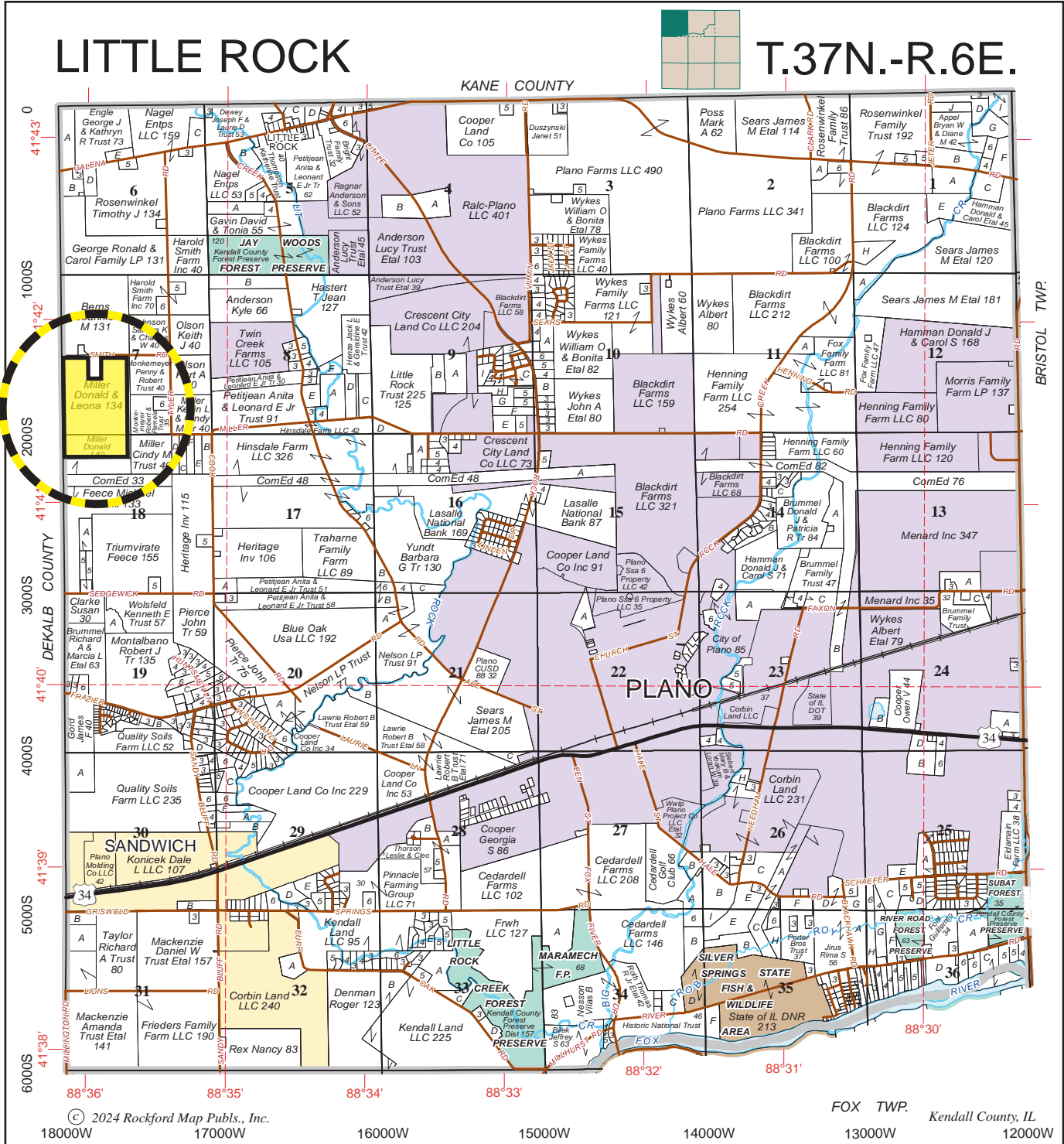
From the Center Street and Main Street intersection in Plano, Illinois, travel north for 0.2 miles turning west on Abe Street. Continue on Abe Street (turns into Creek Road) for 2.6 miles, turning west on to Miller Road. Continue on Miller Road (1.6 miles), then head north on Tyler Road (1.6 miles) turning west on Smith Road for 1.0 mile.



Boundaries and acreages are approximate.

# LITTLE ROCK

# T.37N.-R.6E.

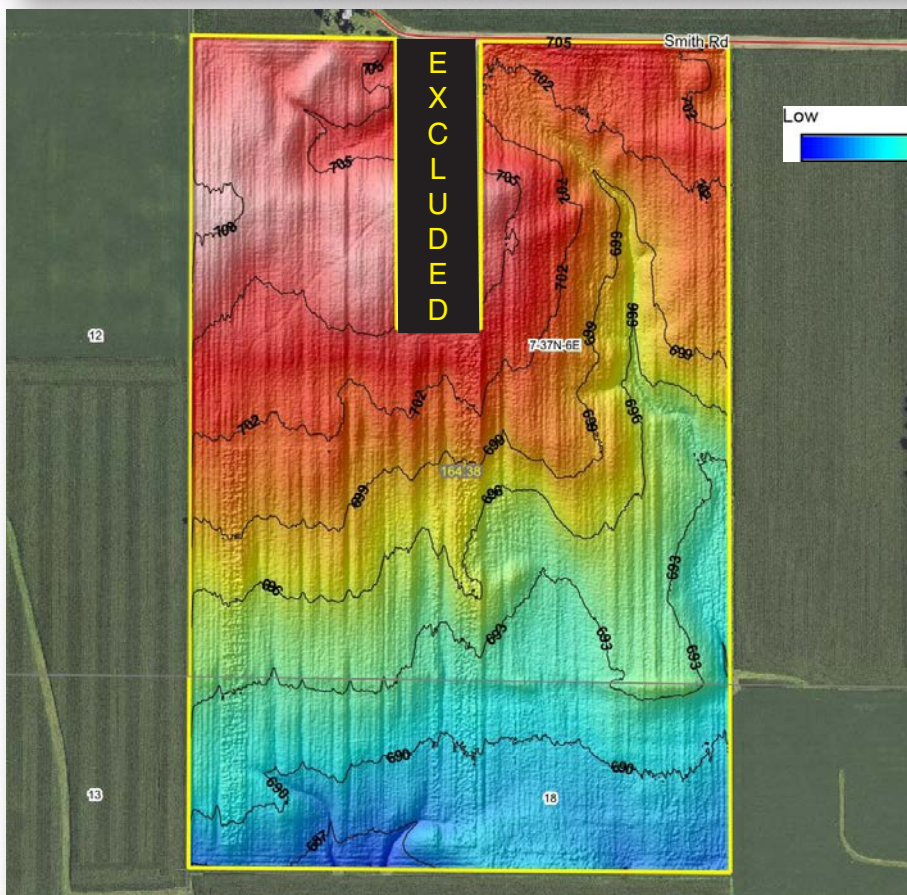


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18000W 17000W 16000W 15000W 14000W 13000W 12000W

FOX TWP. Kendall County, IL

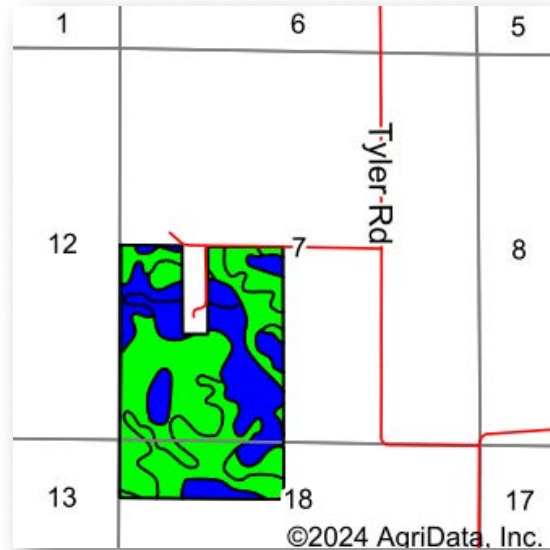
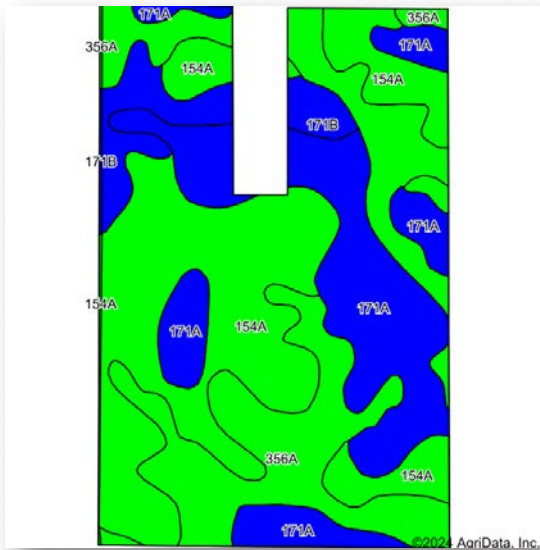
Boundaries and acreages are approximate.





Boundaries and acreages are approximate.





Area Symbol: IL037, Soil Area Version: 18 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
154A	Flanagan silt loam, 0 to 2 percent slopes	62.07	37.8%		FAV	194	63	77	5.90	144
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	46.14	28.1%		FAV	**195	**63	**66	**5.80	**144
**171A	Catlin silt loam, 0 to 2 percent slopes	44.46	27.0%		FAV	**185	**58	**72	**6.70	**137
**171B	Catlin silt loam, 2 to 5 percent slopes	10.67	6.5%		FAV	**185	**58	**72	**6.70	**137
154A	Flanagan silt loam, 0 to 2 percent slopes	0.46	0.3%		FAV	194	63	77	5.90	144
**171B	Catlin silt loam, 2 to 5 percent slopes	0.35	0.2%		FAV	**185	**58	**72	**6.70	**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.23	0.1%		FAV	**195	**63	**66	**5.80	**144
<b>Weighted Average</b>						<b>191.2</b>	<b>61.3</b>	<b>72.2</b>	<b>6.1</b>	<b>141.6</b>

**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.

9.18.24



Boundaries and acreages are approximate.

USDA United States Department of Agriculture DeKalb County, Illinois



**Legend**

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

**Wetland Determination Identifiers**

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

2024 Program Year  
 Map Created March 06, 2024  
**Farm 2315**  
**Tract 1261**

Tract Cropland Total: 127.41 acres

IL037\_T1261

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).



Boundaries and acreages are approximate.

ILLINOIS DEKALB Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 2315</b> Prepared : 9/13/24 10:57 AM CST Crop Year : 2024
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**Operator Name** :  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

**Tract Number** : 1261  
**Description** : R11/2 Sec 7 Little Rock  
**FSA Physical Location** : ILLINOIS/KENDALL  
**ANSI Physical Location** : ILLINOIS/KENDALL  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : DONALD J MILLER TRUST NO 101  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
131.64	127.41	127.41	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	127.41	0.00	0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	94.02	0.00	169
Soybeans	32.21	0.00	52
<b>TOTAL</b>	<b>126.23</b>	<b>0.00</b>	

**NOTES**







United States Department of Agriculture

DeKalb County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created March 06, 2024

Farm **2315**  
Tract **7997**

Tract Cropland Total: 42.51 acres

IL037\_T7997

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Boundaries and acreages are approximate.

ILLINOIS DEKALB Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 2315</b> Prepared : 9/13/24 10:57 AM CST Crop Year : 2024
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**Operator Name** :  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

**Tract Number : 7997**

**Description** : R11/2 Sec 18 Little Rock  
**FSA Physical Location** : ILLINOIS/KENDALL  
**ANSI Physical Location** : ILLINOIS/KENDALL  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : DONALD J MILLER TRUST NO 101  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.51	42.51	42.51	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	42.51	0.00	0.00	0.00	0.00	0.00

**Crop Election Choice**

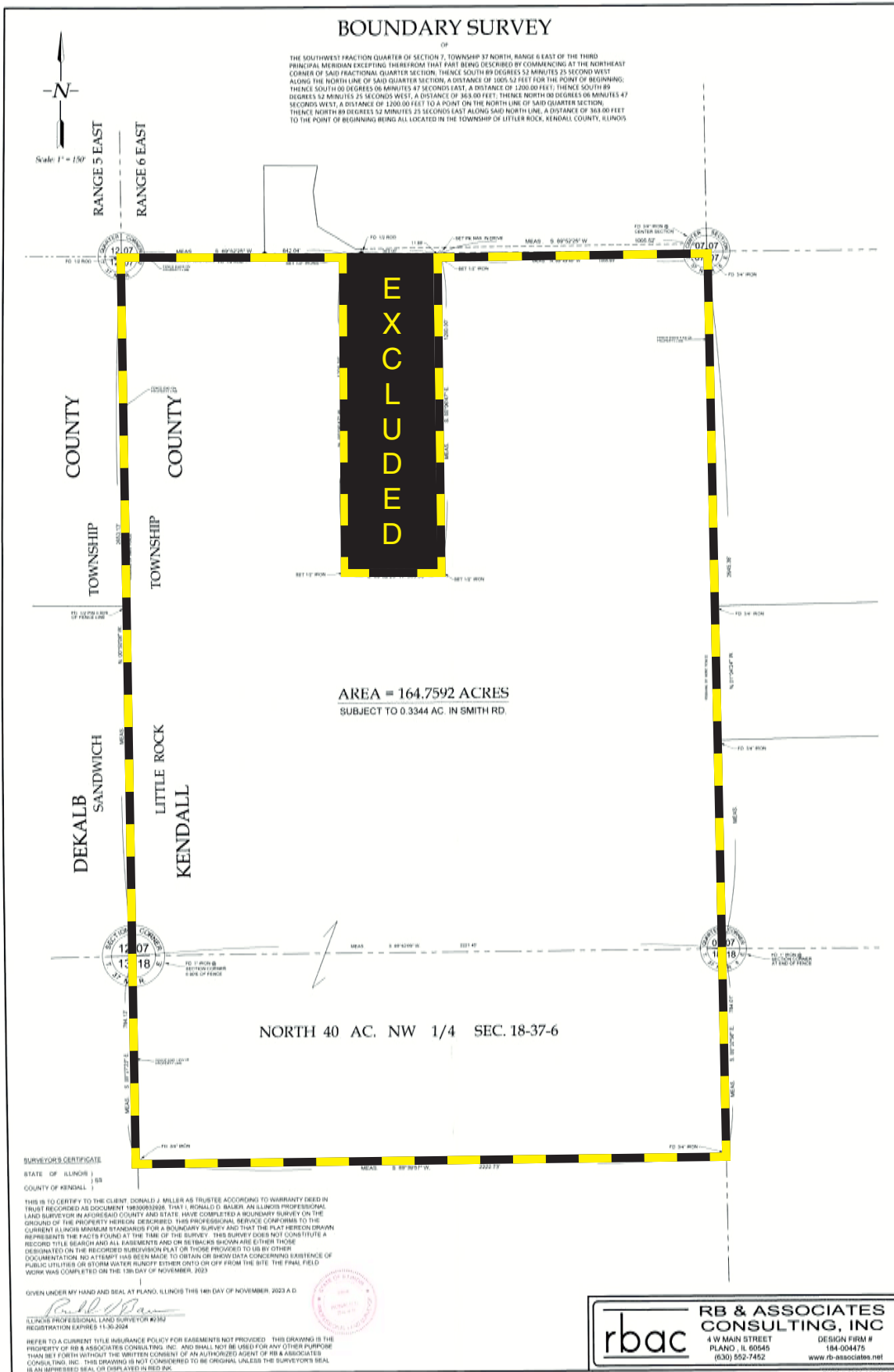
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	31.36	0.00	169
Soybeans	10.75	0.00	52
<b>TOTAL</b>	<b>42.11</b>	<b>0.00</b>	

**NOTES**





Boundaries and acreages are approximate.





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