

Deer Park 25 Property

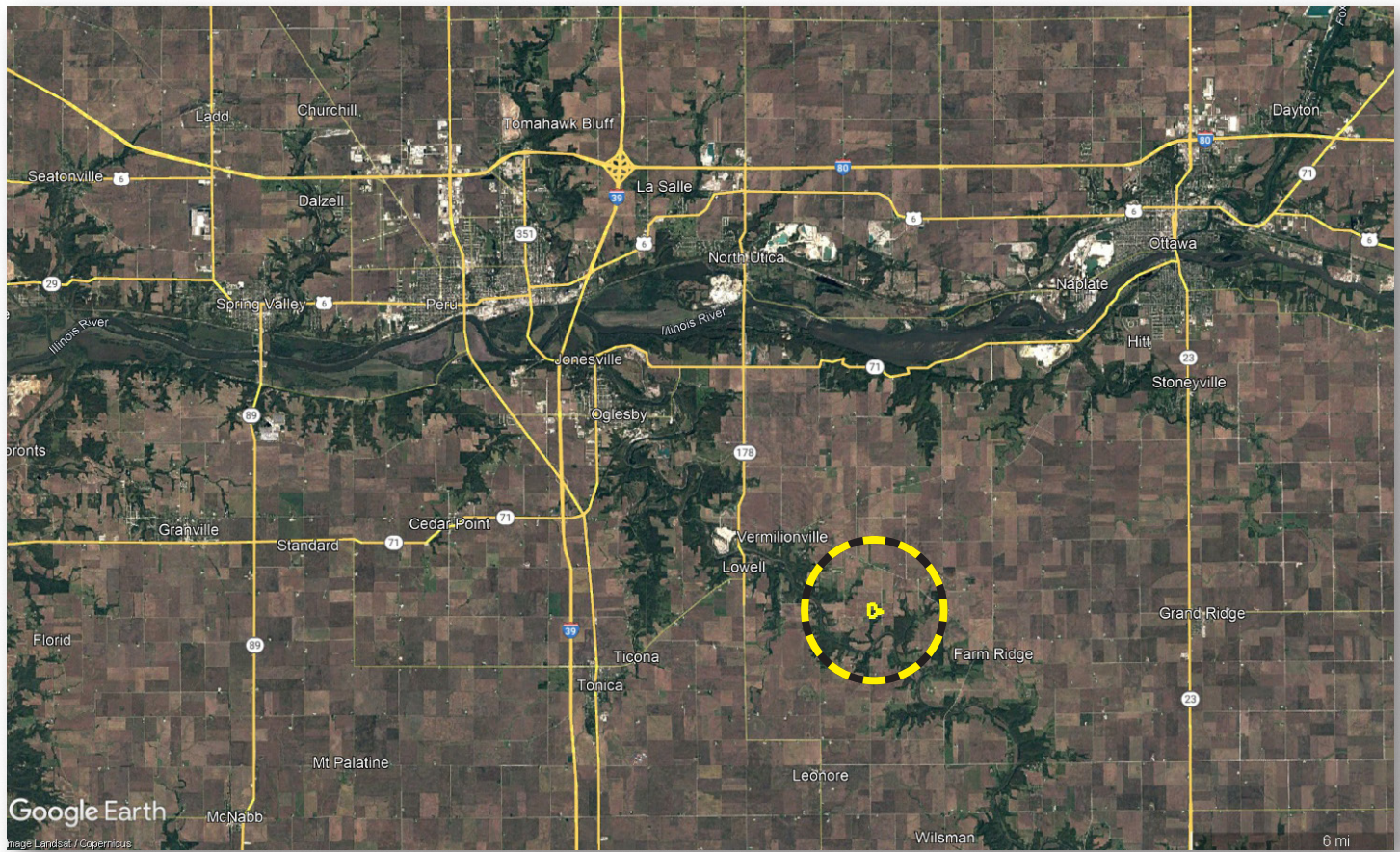


Jason J. Lestina, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Seller's Agent
Land Pro LLC

815.546.8276c | jason@landprollc.us
2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us
November 18, 2024

Deer Park 25 Property

25.41± survey acres (6.40± tillable ac, 4.40 CRP ac) | Section 14 | Deer Park Township | T.32N.-R.2E. | LaSalle County IL



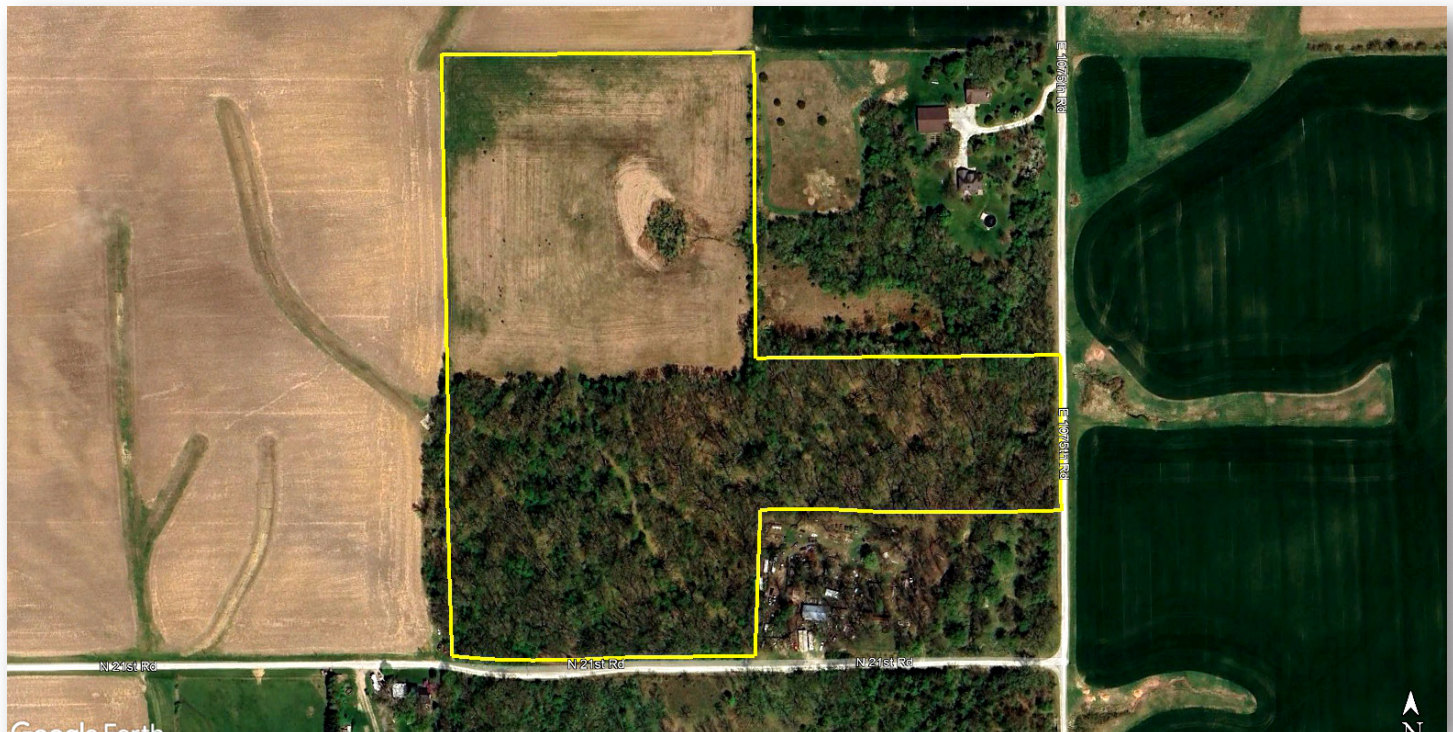
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Google Earth
Image Landsat / Copernicus

6 mi

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Licensed IL, IN Real Estate Managing Broker | Accredited Land Consultant | Accredited Farm Manager
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Google Earth



Boundaries and acreages are approximate.

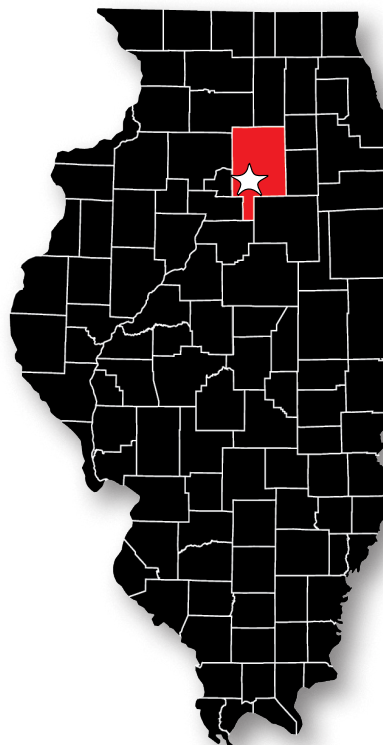
**Excellent hunting and recreational property.
15 wooded acres, mostly hardwoods.**

acreage	-	25.41± survey acres (6.40± tillable acres, 4.40 CRP acres)
description	-	part of the SE¼ of Section 14, Deer Park Township, T.32N.-R.2E., LaSalle County, IL
soils	-	Productivity Index - 112.4 (Ozaukee, Camden, Ashkum, Beecher)
price	-	\$165,165.00 (\$6,500/acre)
taxes (2023)	-	\$378.60 (\$14.89/ac)
PIN	-	20.14.400.000
buildings	-	none
frontage	-	E 1075 th Road, N 21 st Road



The Deer Park 25 Property is 8.2 miles west of Grand Ridge, 12.6 miles southwest of Ottawa, 16.3 miles northwest of Streator, 64.6 miles north of Bloomington, 83.6 miles southeast of Rockford, 95.8 miles southwest of Chicago, 95.8 miles southeast of Moline, and 136.0 miles northeast of Springfield, Illinois.

GPS 41.237703, -88.956825

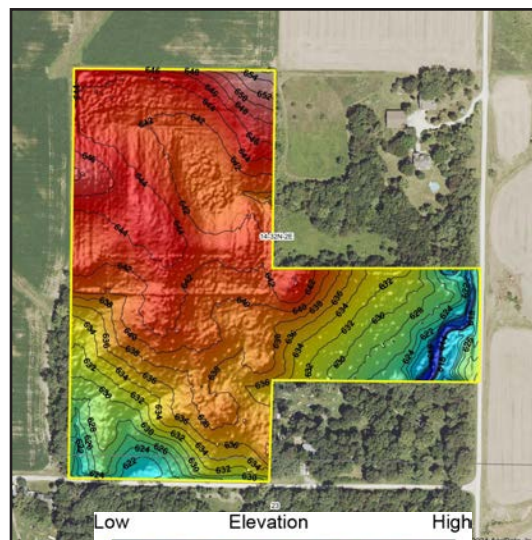
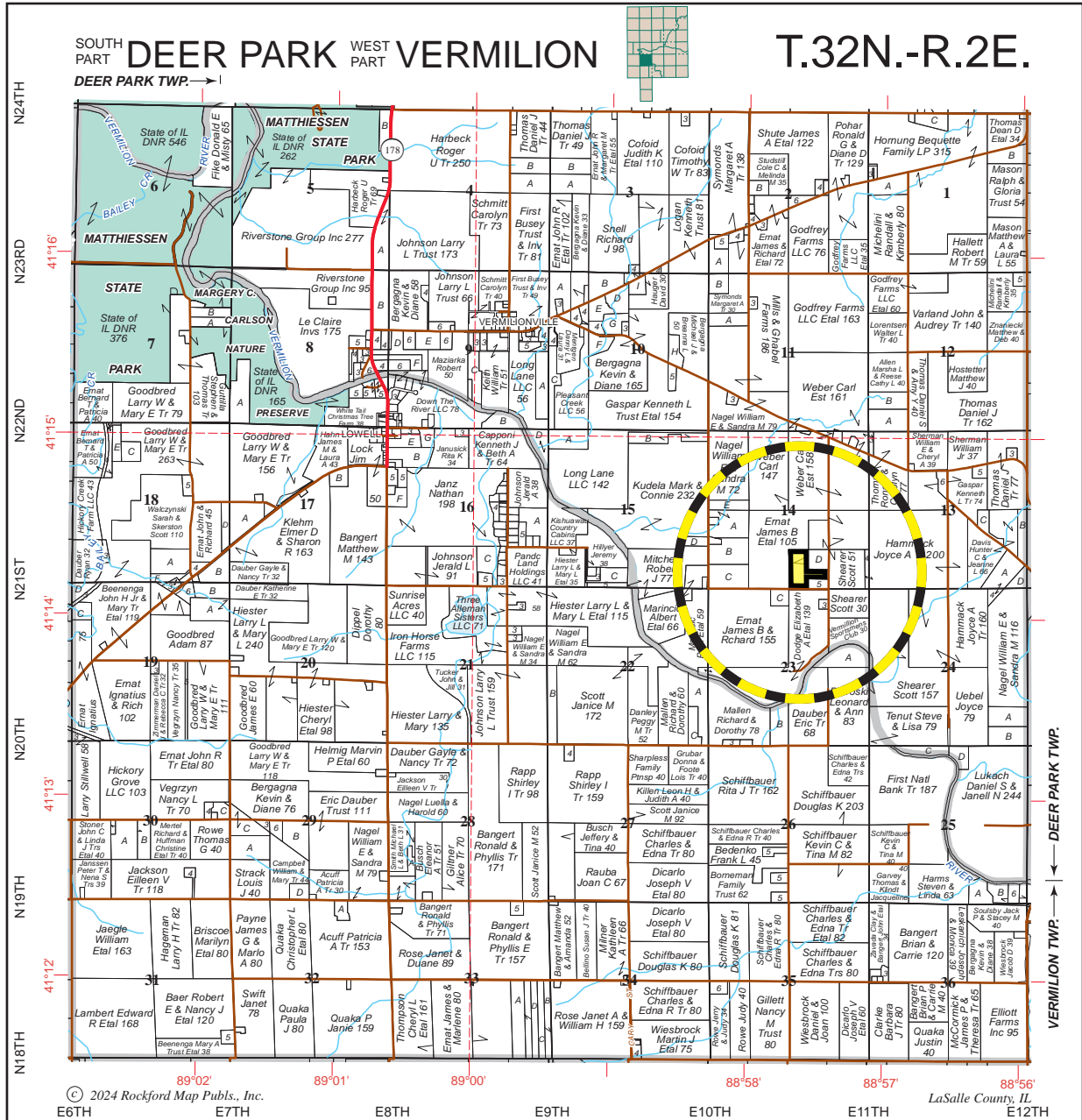


From the Burlington Avenue and N 21st Road (Main Street) intersection in Grand Ridge, Illinois, travel 1.3 miles west on N 21st Road turning north on E 16th Road. Continue on E 16th Road for 0.5 miles, turning west on to N 2150th Road for 5.5 miles. Turn south on E 1075th Road for .9 miles.

The Deer Park 25 Property is located on the west side of E 1075th Road.



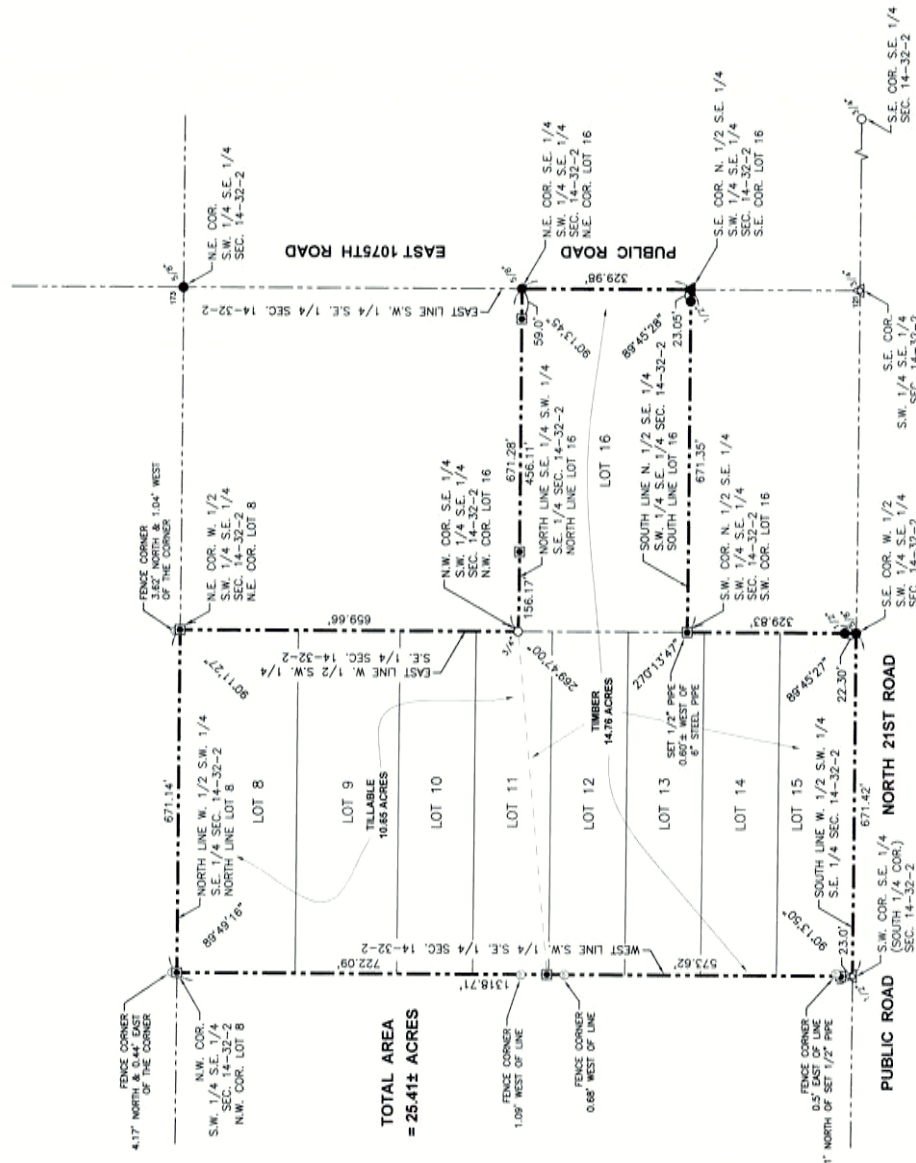
Boundaries and acreages are approximate.



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PLAT OF SURVEY
FOR
LOTS 8 THROUGH 16 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 14, T. 32 N., R. 2 E. OF THE THIRD PRINCIPAL MERIDIAN LASALLE COUNTY, ILLINOIS
APRIL, 2022



TOTAL AREA = 25.411 ACRES

LEVEL	BY	DATE	REVISIONS

PERU MORRIS
OTTAWA MENDOTA
ILLINOIS

PREPARED FOR: CARL WEBER
CHAMBLISS & ASSOCIATES 218 W. JAFFARIE ST. OTTAWA, ILLINOIS 61350 815-454-7225

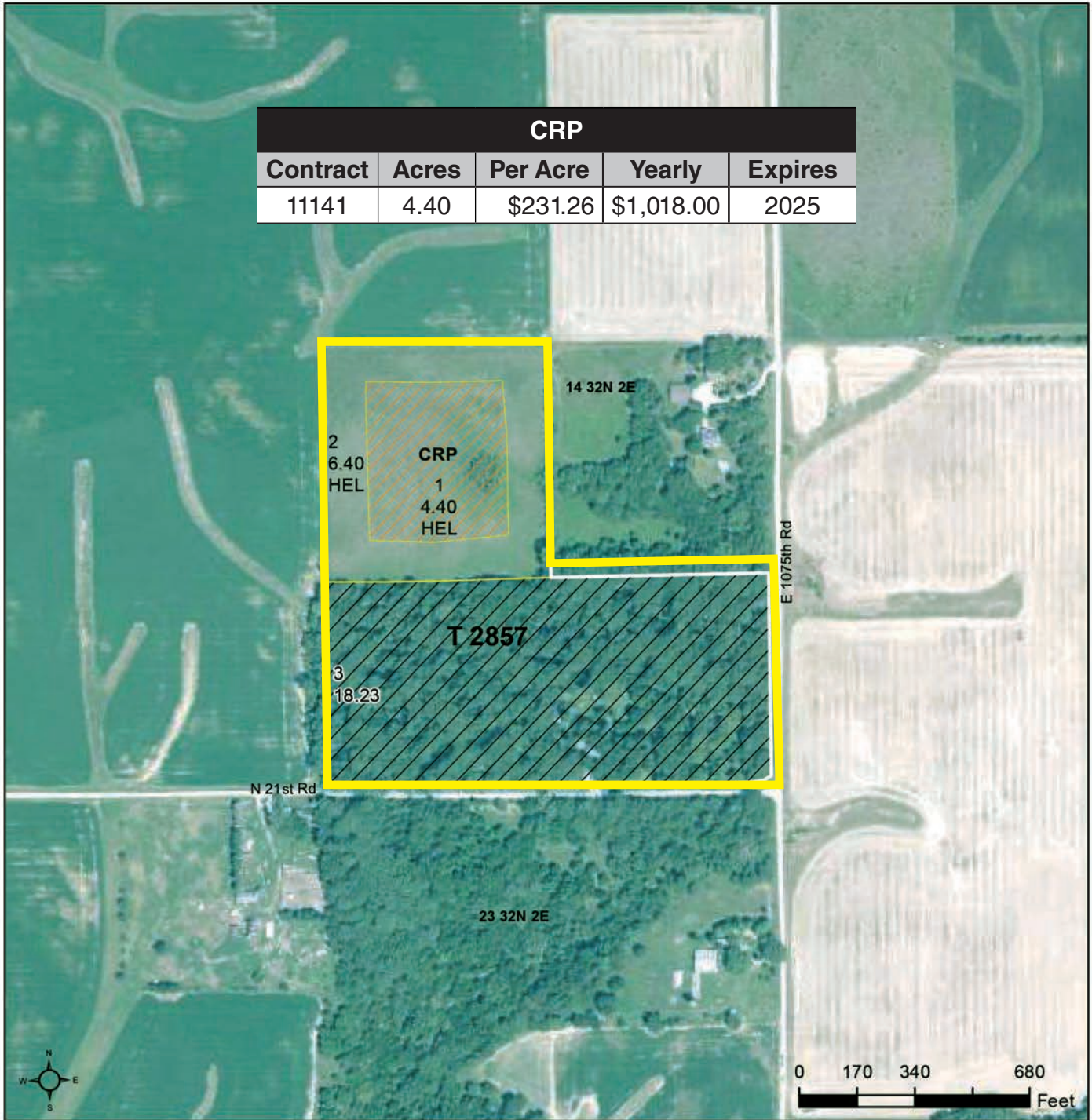
DRAWN BY: KED
CHECKED BY: MWS
DATE: 04/2022



Boundaries and acreages are approximate.



La Salle County, Illinois



CRP				
Contract	Acres	Per Acre	Yearly	Expires
11141	4.40	\$231.26	\$1,018.00	2025

2
6.40
HEL

CRP
1
4.40
HEL

14 32N 2E

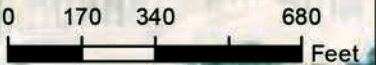
E 1075th Rd

T 2857

3
18.23

N 21st Rd

23 32N 2E



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year
Map Created January 04, 2024

Farm 688
Tract 2857

Tract Cropland Total: 10.80 acres

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Boundaries and acreages are approximate.



tillable acreage, looking north



looking north, interior hardwoods

Professional Land Specialists

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Land Brokerage | Farm Management
Land Auctions | Land Consulting



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