

# Creston Mulford Farm



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

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January 8, 2025

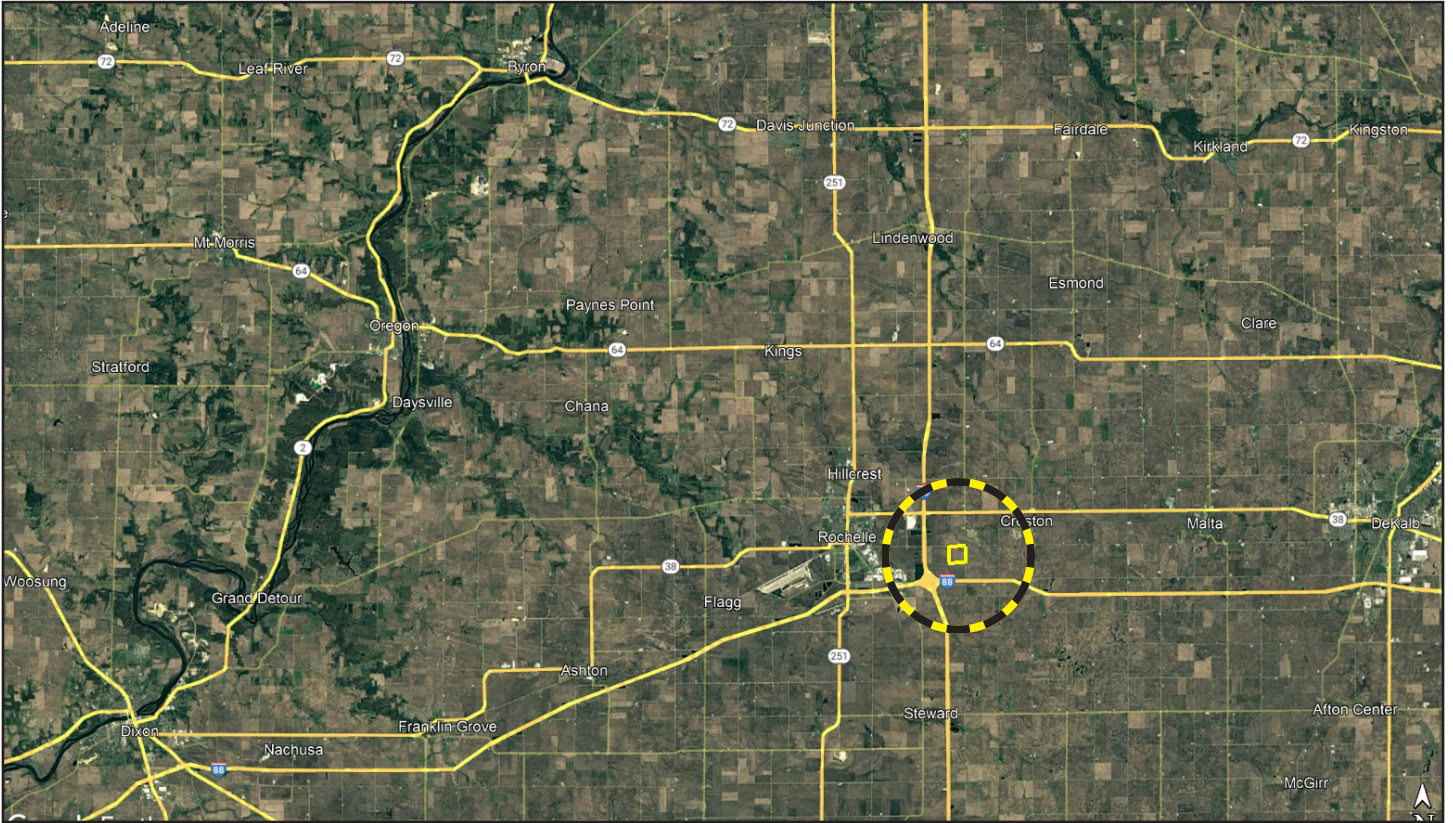
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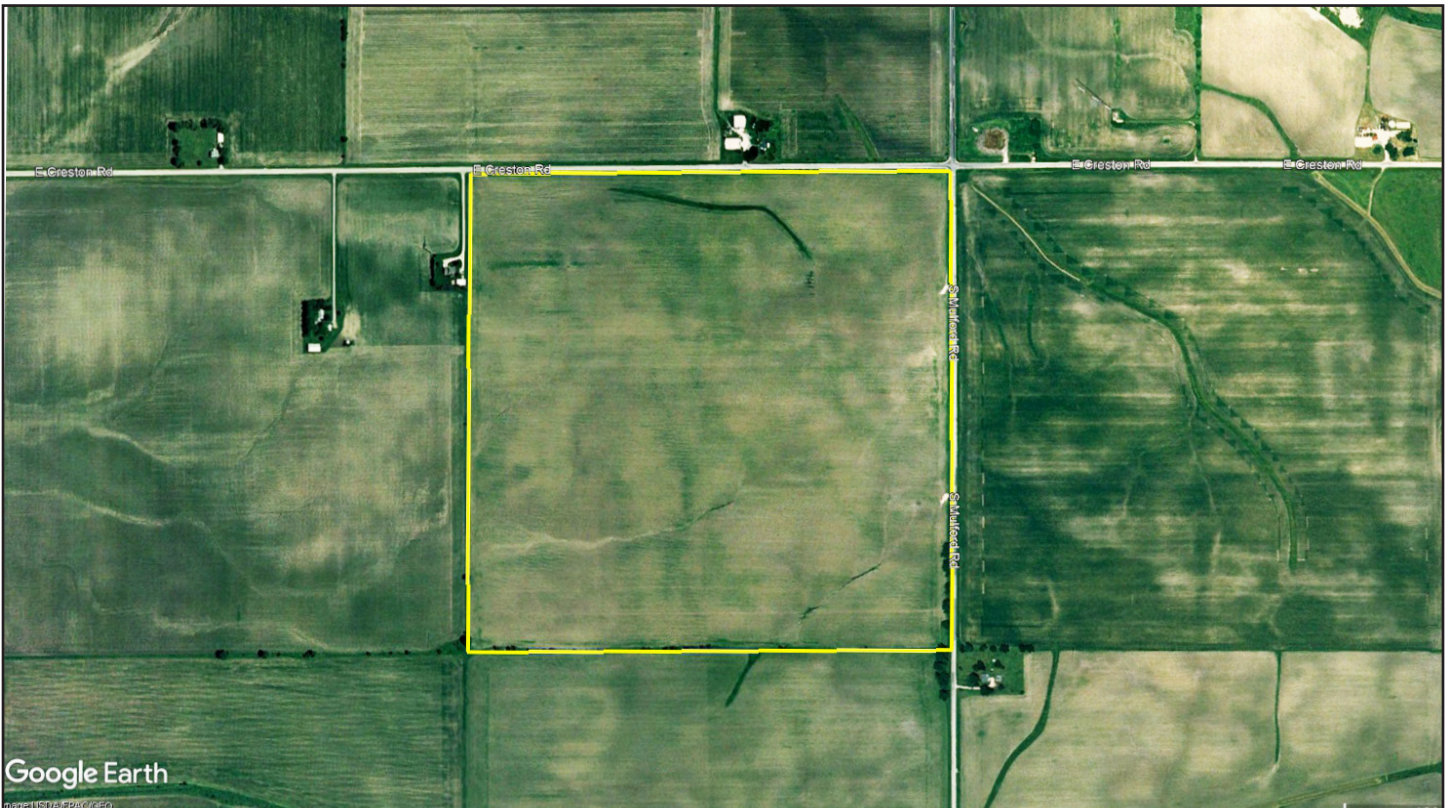
# Creston Mulford Farm

160.00± tax acres (153.69± FSA tillable acres) | Section 28 | Dement Township | T.40N.-R.2E. | Ogle County, IL

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**Ray L. Brownfield, ALC AFM | Designated Managing Broker, Owner**  
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



Boundaries and acreages are approximate.

**Great location, adjacent to Rochelle, Illinois city limits. Near the I-39/I-88 interchange. Cenex Harvest States Co-Op Ethanol biofuel facility located south of the farm. Good drainage with highly productive Class A soils (PI 136.6).**

acreage	-	160.00± tax acres (153.69± FSA tillable acres)
description	-	the NE¼, Section 28, Dement Township, T.40N.-R.2E., Ogle County, Illinois
soils	-	Productivity Index - 136.6 Elburn, Saybrook, Elpaso, Jasper, Plano, La Rose
price	-	\$2,800,000 (\$17,500/acre)
taxes (2023)	-	\$8,708.64 (\$54.42/acre)
PIN	-	25.28.200.001
buildings	-	none
lease	-	open for 2025
soil test	-	Available upon request.
frontage	-	Creston Road, Mulford Road

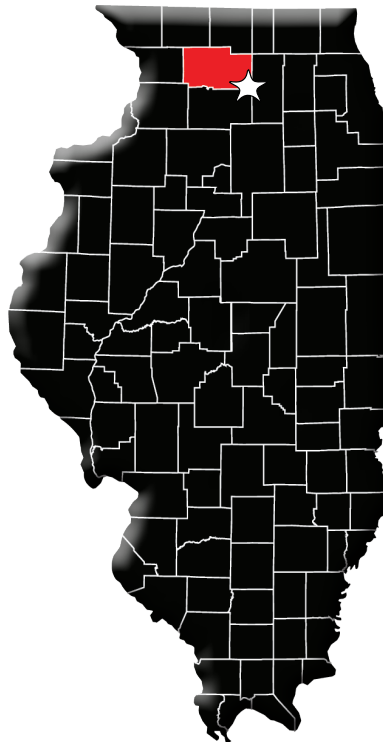
Creston Mulford Farm Yield History		
	Corn	Soybeans
2024	226	-
2023	-	66
2022	257	-
2021	-	64
2020	207	-

Advanced Crop Care Spring 2023
av pH - 6.5
av P - 76
av K - 364

FSA Information Farm 9984   Tract 2997 ARC-Individual		
Commodity	Base Acres	County Yield
Corn	127.20	131
Soybeans	13.30	38

The Creston Mulford Farm is adjacent to the Rochelle, Illinois city limits, 2.0 miles southeast of the I-39/ Lincoln Highway Rochelle interchange, 28.8 miles southeast of Rockford, 80.5 miles west of Chicago, 91.6 miles northeast of Moline, 104.0 miles northwest of Bloomington, and 172.0 miles northeast of Springfield.

GPS 41.920139, -89.000314



From Rochelle, Illinois, travel east on Creston Road for 3.6 miles.

From DeKalb, Illinois, travel west on Route 38 for 13.0 miles, then south on Mulford Road for 1.0 mile.

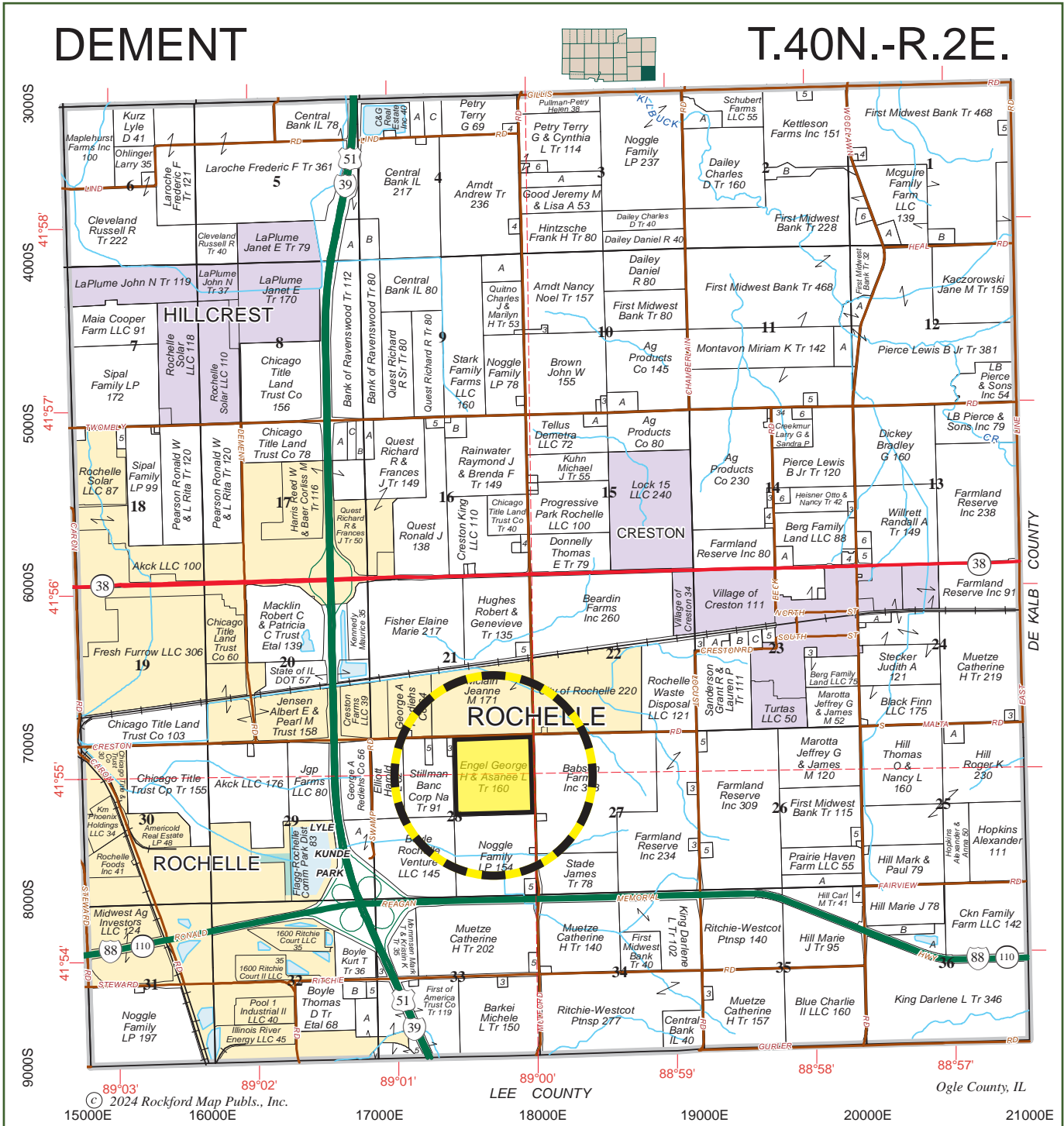
The property is located at the southwest corner of Creston Road and Mulford Road.



Boundaries and acreages are approximate.

DEMENT

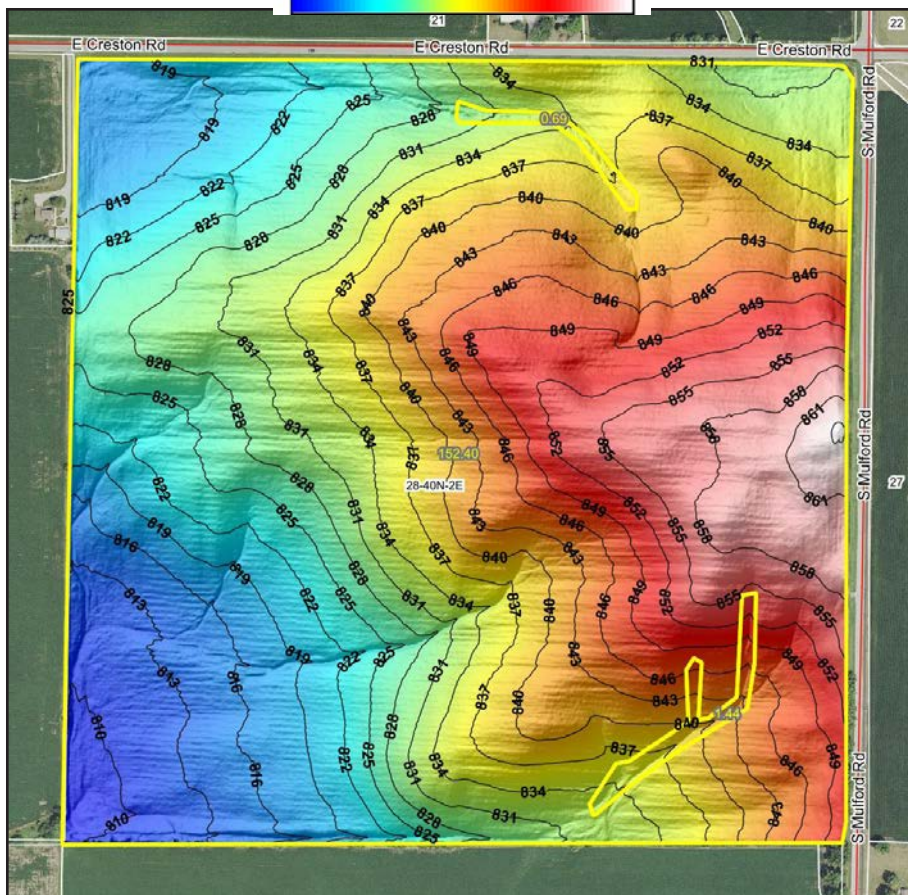
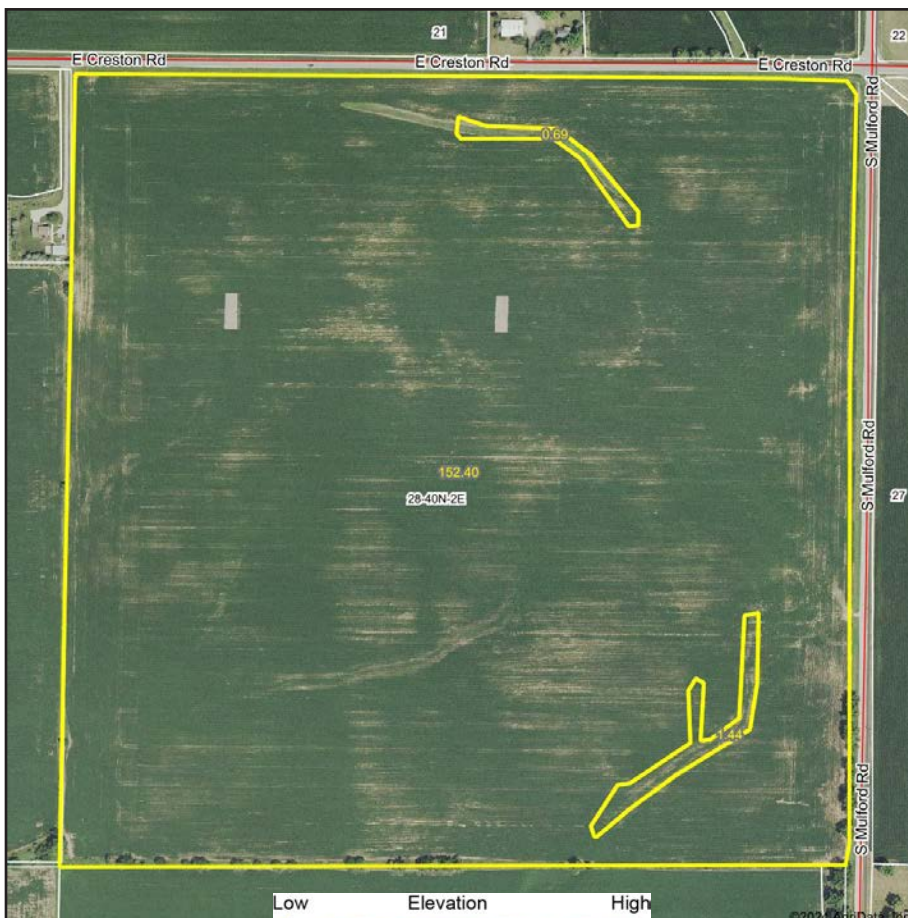
T.40N.-R.2E.



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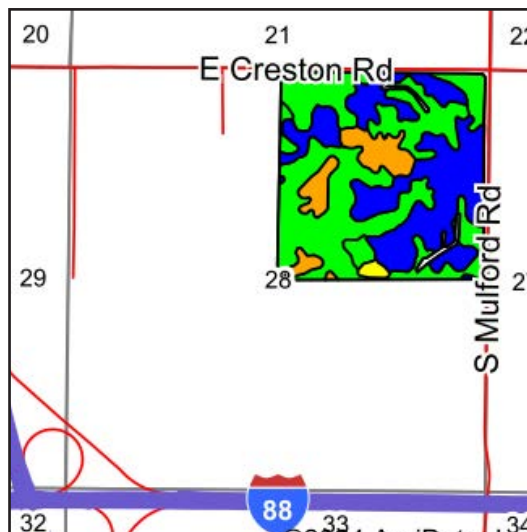
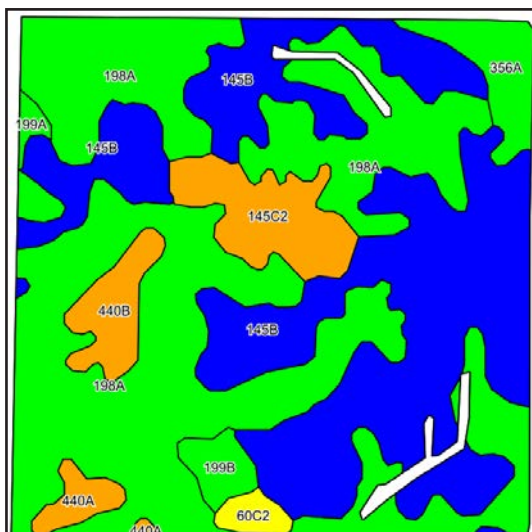
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Area Symbol: IL141, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	73.67	48.3%		FAV	197	61	74	5.80	143
**145B	Saybrook silt loam, 2 to 5 percent slopes	55.20	36.2%		FAV	**177	**56	**68	**6.20	**131
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	7.90	5.2%		FAV	**166	**53	**64	**5.90	**123
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	4.73	3.1%		FAV	**195	**63	**66	**5.80	**144
**440B	Jasper loam, 2 to 5 percent slopes	4.24	2.8%		FAV	**170	**55	**69	**5.60	**126
**199B	Plano silt loam, 2 to 5 percent slopes	2.31	1.5%		FAV	**192	**59	**73	**6.90	**141
**440A	Jasper loam, 0 to 2 percent slopes	2.22	1.5%		FAV	**172	**56	**70	**5.70	**127
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	1.44	0.9%		FAV	**148	**48	**59	**4.70	**110
199A	Plano silt loam, 0 to 2 percent slopes	0.69	0.5%		FAV	194	60	74	7.00	142
<b>Weighted Average</b>						<b>186.4</b>	<b>58.4</b>	<b>70.7</b>	<b>6</b>	<b>136.6</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.



Boundaries and acreages are approximate.

USDA United States Department of Agriculture Ogle 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 14, 2024  
**Farm 9984**  
**Tract 2997**

Tract Cropland Total: 153.69 acres

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 OGLE Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 9984</b> Prepared : 8/15/24 9:03 AM CST Crop Year : 2024
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**Operator Name** :  
**CRP Contract Number(s)** : None  
**Recon ID** : 17-141-2018-132  
**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
374.04	373.04	373.04	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	373.04	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

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

**Tract Number** : 2997

**Description** : 88K20 DEM-28  
**FSA Physical Location** : ILLINOIS/OGLE  
**ANSI Physical Location** : ILLINOIS/OGLE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : TWIN CREEK FARMS LLC  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.69	153.69	153.69	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	153.69	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	127.20	0.00	131
Soybeans	13.30	0.00	38
<b>TOTAL</b>	<b>140.50</b>	<b>0.00</b>	



Boundaries and acreages are approximate.



# Land Pro LLC



## Private Treaty Sale

Land Pro LLC provides a full range of real estate brokerage services to sellers, buyers, and investors, through a private treaty listing.



## Farm Management

For landowners, we offer professional caring for the land, through good stewardship, to provide a positive return on investment.



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The Land Pro LLC auction marketing system attracts serious, qualified buyers to every sale, regardless of whether it is a live, in-person auction or live online only auction. Our decades of experience have earned us honors in the industry and accolades from our clients.

*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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