

Ott Farm



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

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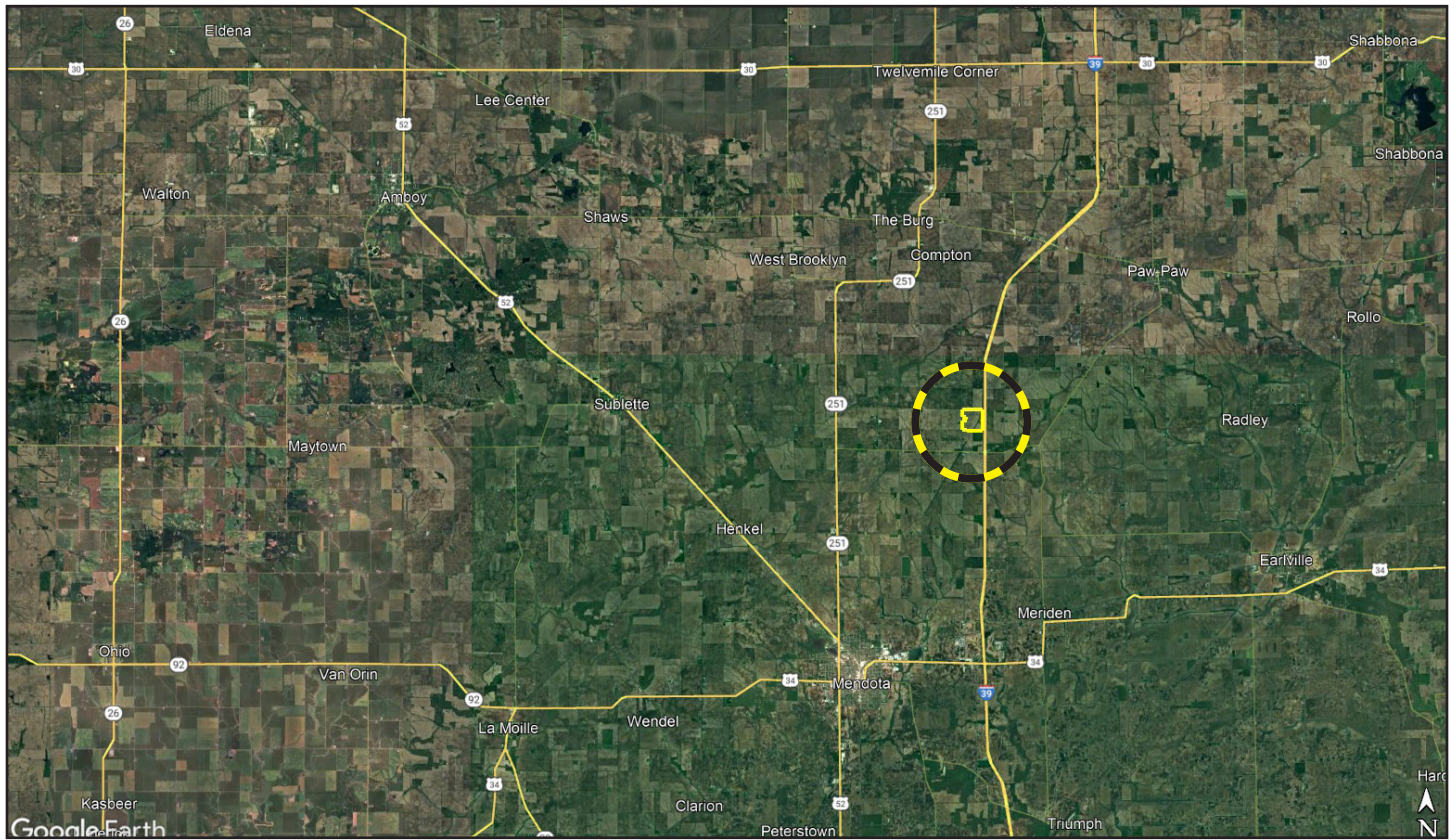
February 17, 2025

Professional Land Specialists



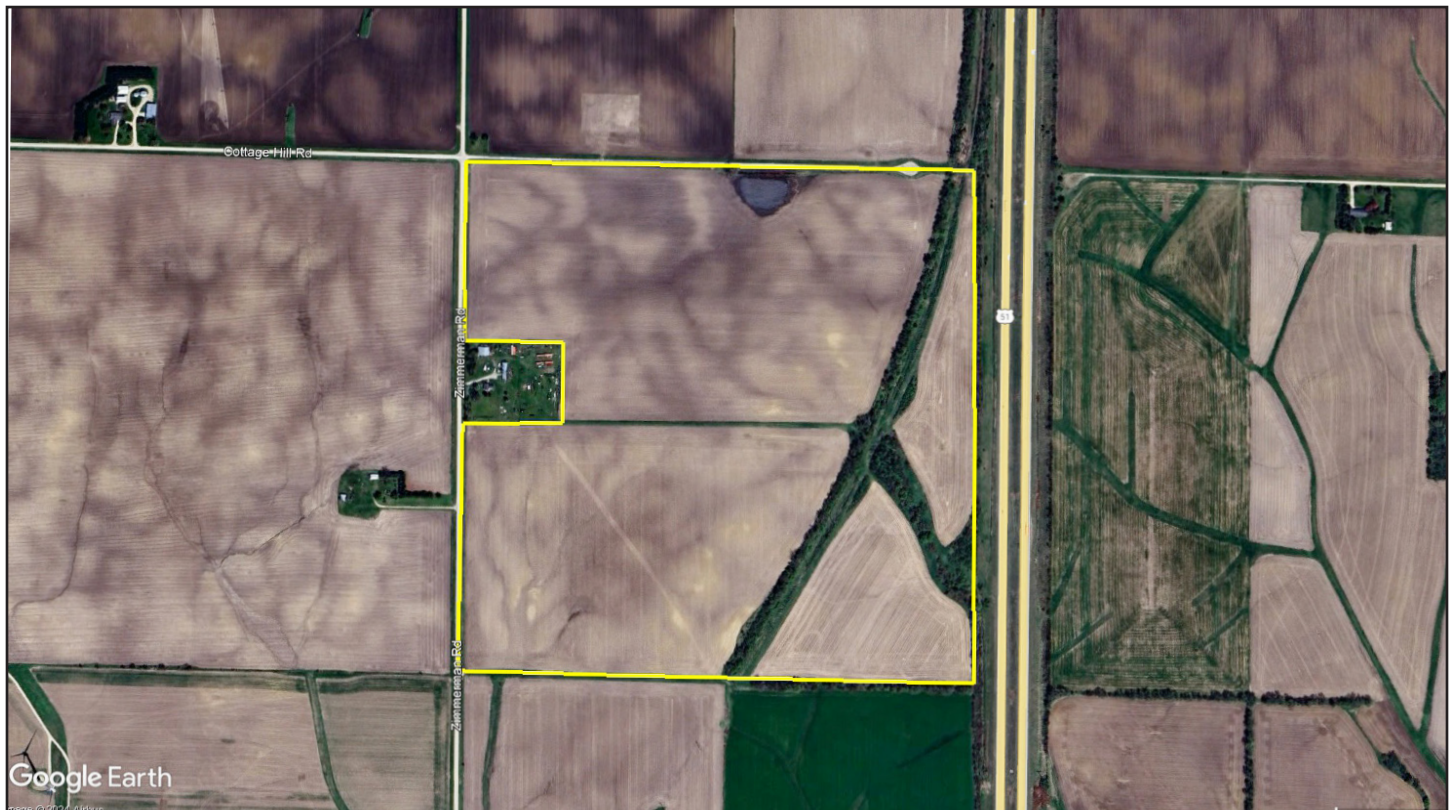
Ott Farm

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.

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**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	-	\$13,000 per acre
taxes (2023)	-	\$6,236.96 (\$41.27/ac)
PIN	-	05.17.36.100.006
buildings	-	none
lease	-	Leased for 2025.
soil test	-	Available upon request.
frontage	-	Zimmerman Road, Cottage Hill Road, Interstate 39/US Hwy 51

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

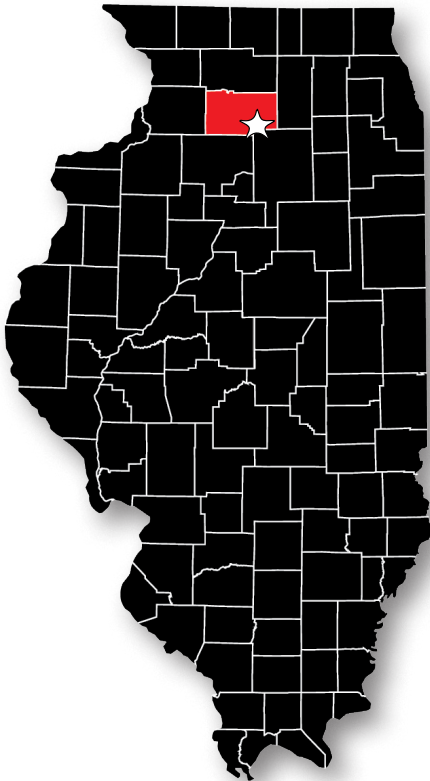
**Waypoint Analytical Lab
November 30, 2022**

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

**FSA Information
Farm 8645 | Tract 12506
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



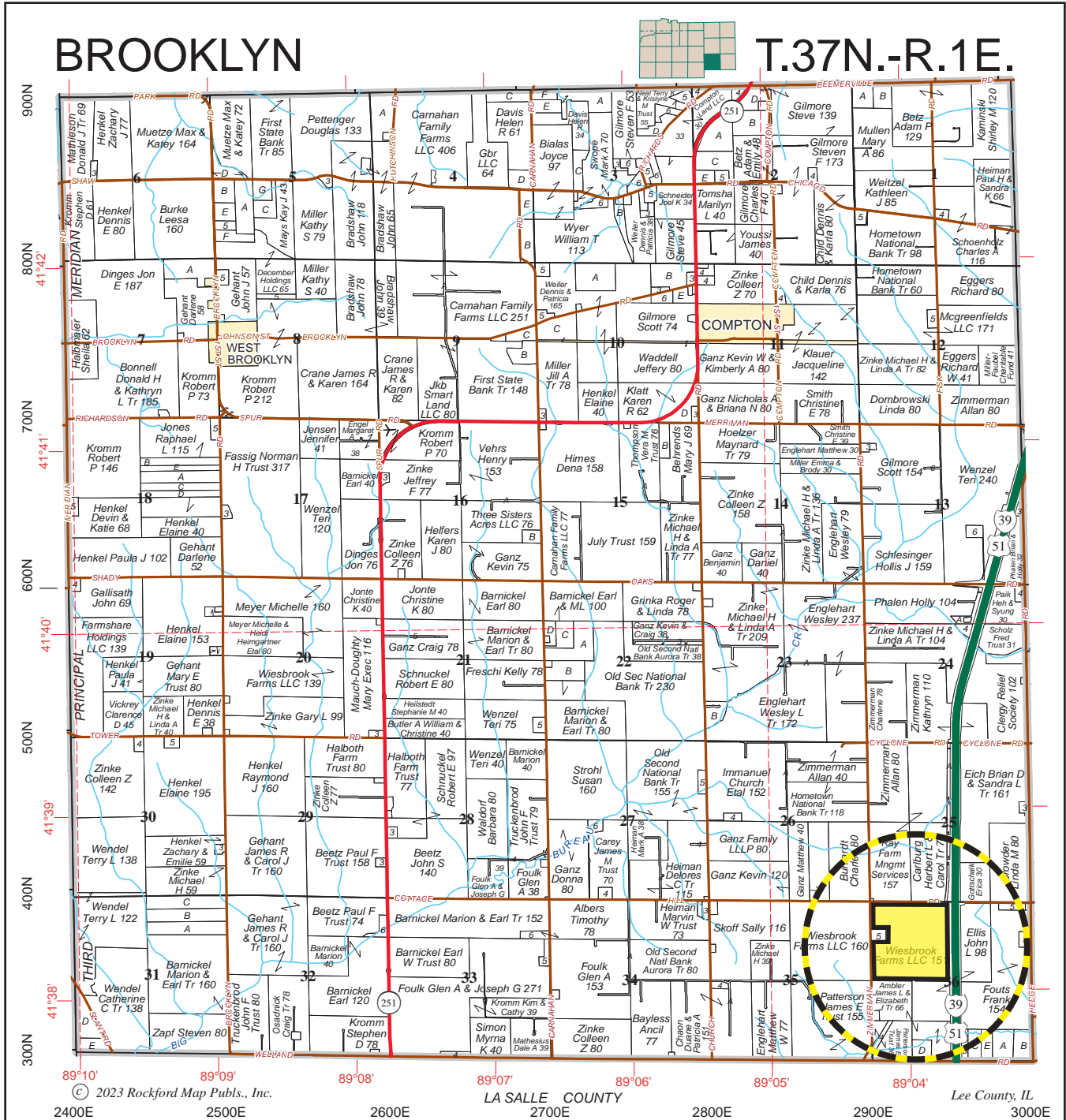
From the 6th Street and 6th Avenue intersection in Mendota, travel north/northeast for approximately .6 miles (6th Avenue turns into US Hwy 34). Continue east on US Hwy 34 for 2.2 miles, turning north on Welland Road/5th Road. Travel approximately 5.5 miles to the Ott Farm which will be on your right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



Boundaries and acreages are approximate.

BROOKLYN

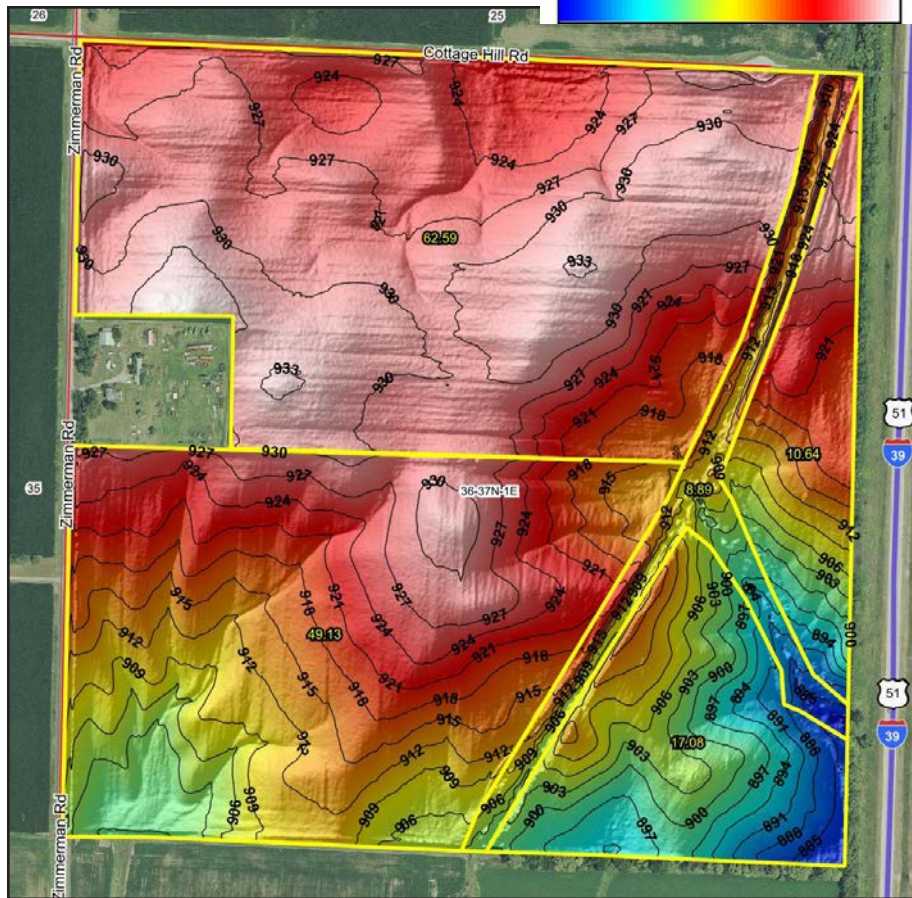
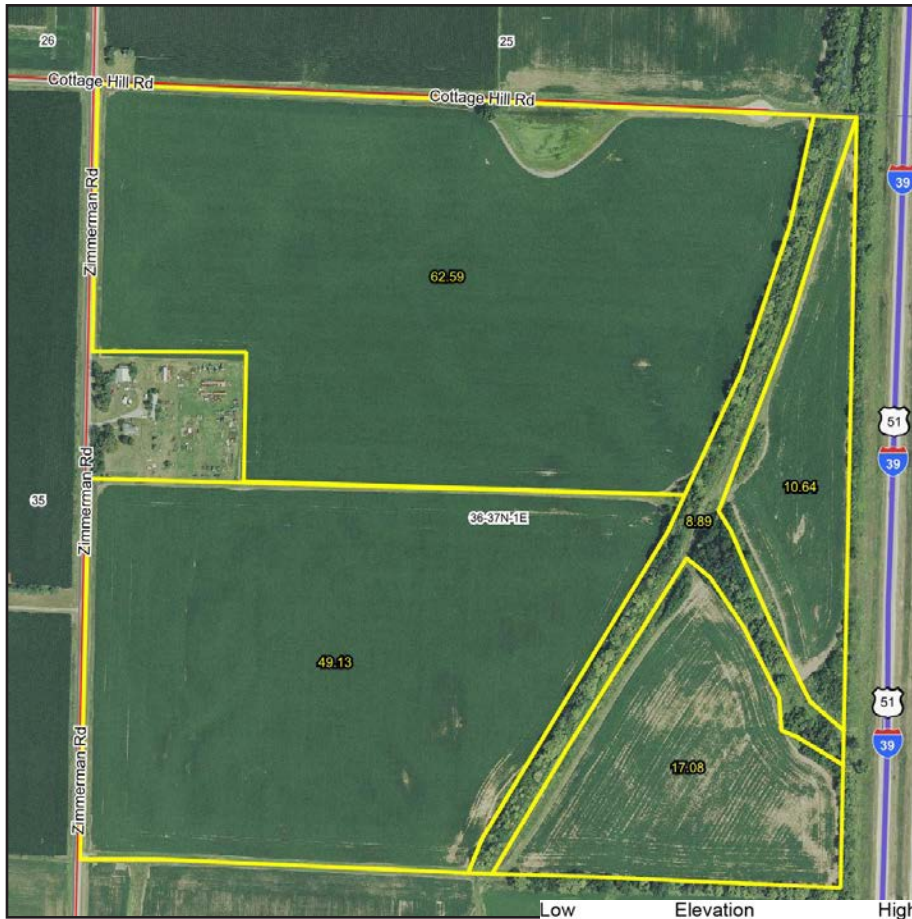
T.37N.-R.1E.



© 2023 Rockford Map Publs., Inc. LA SALLE COUNTY Lee County, IL
 2400E 2500E 2600E 2700E 2800E 2900E 3000E
 89°10' 89°09' 89°08' 89°07' 89°06' 89°05' 89°04'

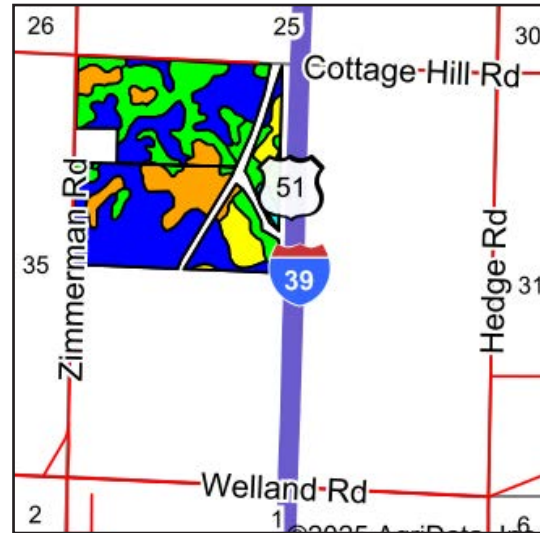
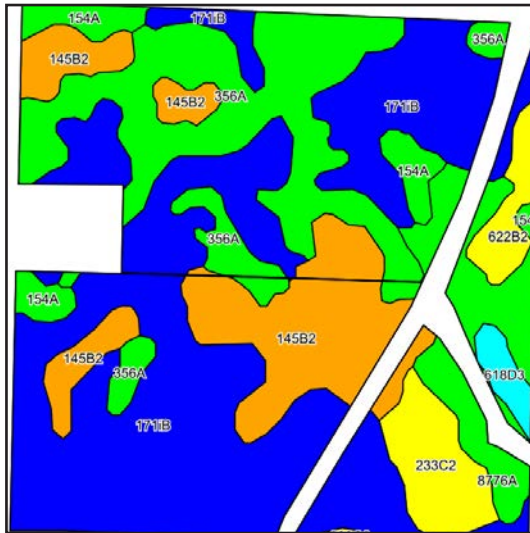
Boundaries and acreages are approximate.





Boundaries and acreages are approximate.





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%	Blue	FAV	**185	**58	**72	**6.70	**137
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	28.00	20.1%	Green	FAV	**195	**63	**66	**5.80	**144
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	21.59	15.5%	Orange	FAV	**168	**54	**65	**5.90	**124
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	9.66	6.9%	Light Green	FAV	**188	**62	**71	**5.60	**141
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	6.67	4.8%	Yellow	FAV	**155	**48	**61	**4.70	**113
154A	Flanagan silt loam, 0 to 2 percent slopes	5.26	3.8%	Light Green	FAV	194	63	77	5.90	144
**622B2	Wyand silt loam, 2 to 5 percent slopes, eroded	3.19	2.3%	Yellow	FAV	**153	**50	**62	**5.00	**114
**618D3	Senachwine clay loam, 10 to 18 percent slopes, severely eroded	1.72	1.2%	Cyan	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.



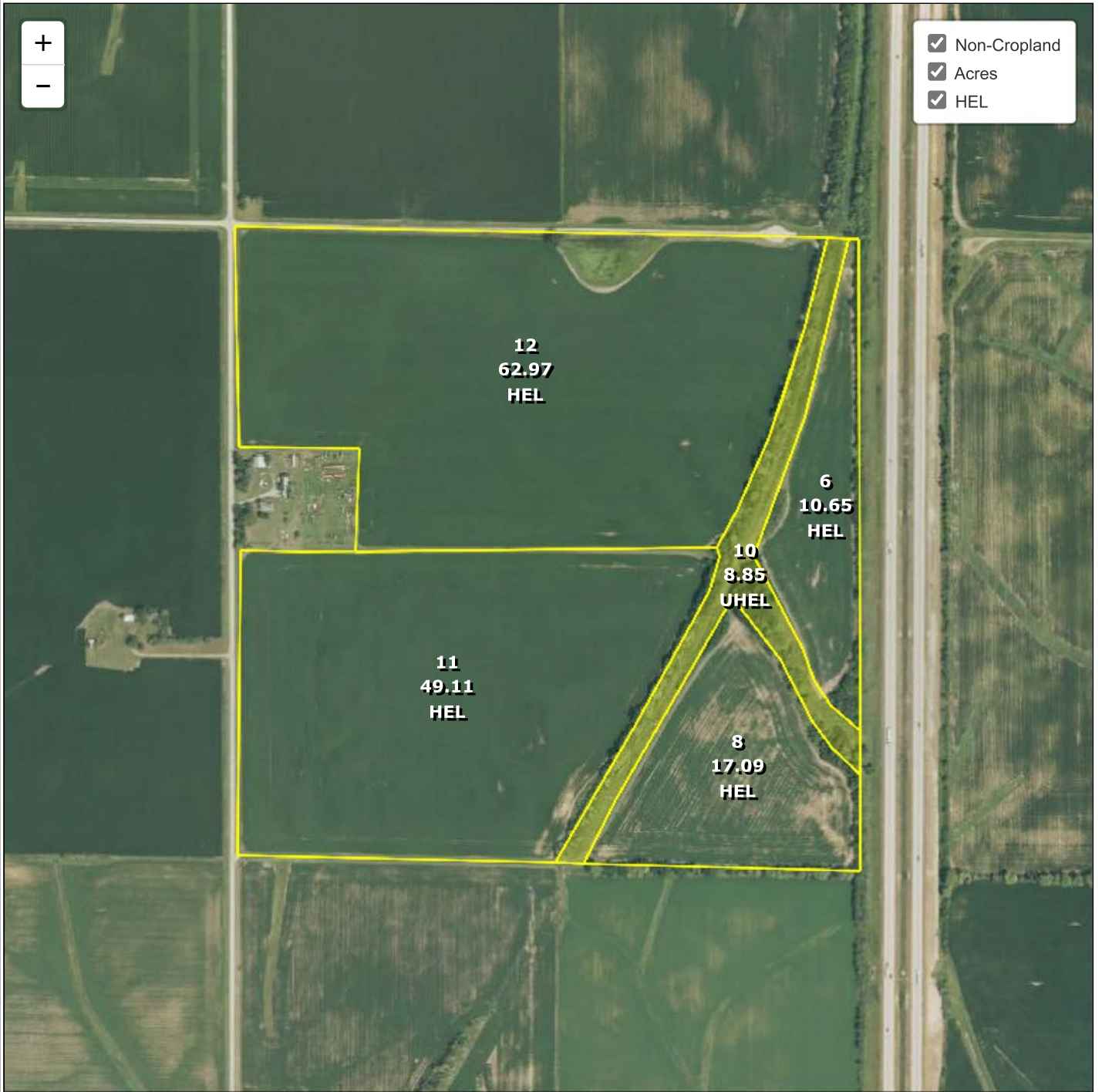
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DeKalb County, Illinois



- Non-Cropland
- Acres
- HEL



Common Land Unit

- Cropland
- Non-cropland
- CRP

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions

2025 Crop Year

Farm **8645**
Tract **12506**

Compliance Provisions



Tract 1 of 1

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).



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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8645
Prepared : 2/14/25 9:42 AM CST
Crop Year : 2025

Operator Name : DEKALB IL
CRP Contract Number(s) : None
Recon ID : 17-037-2025-12
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
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 : 12506

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 : None
Recon ID : 17-037-2023-57

Tract Land Data

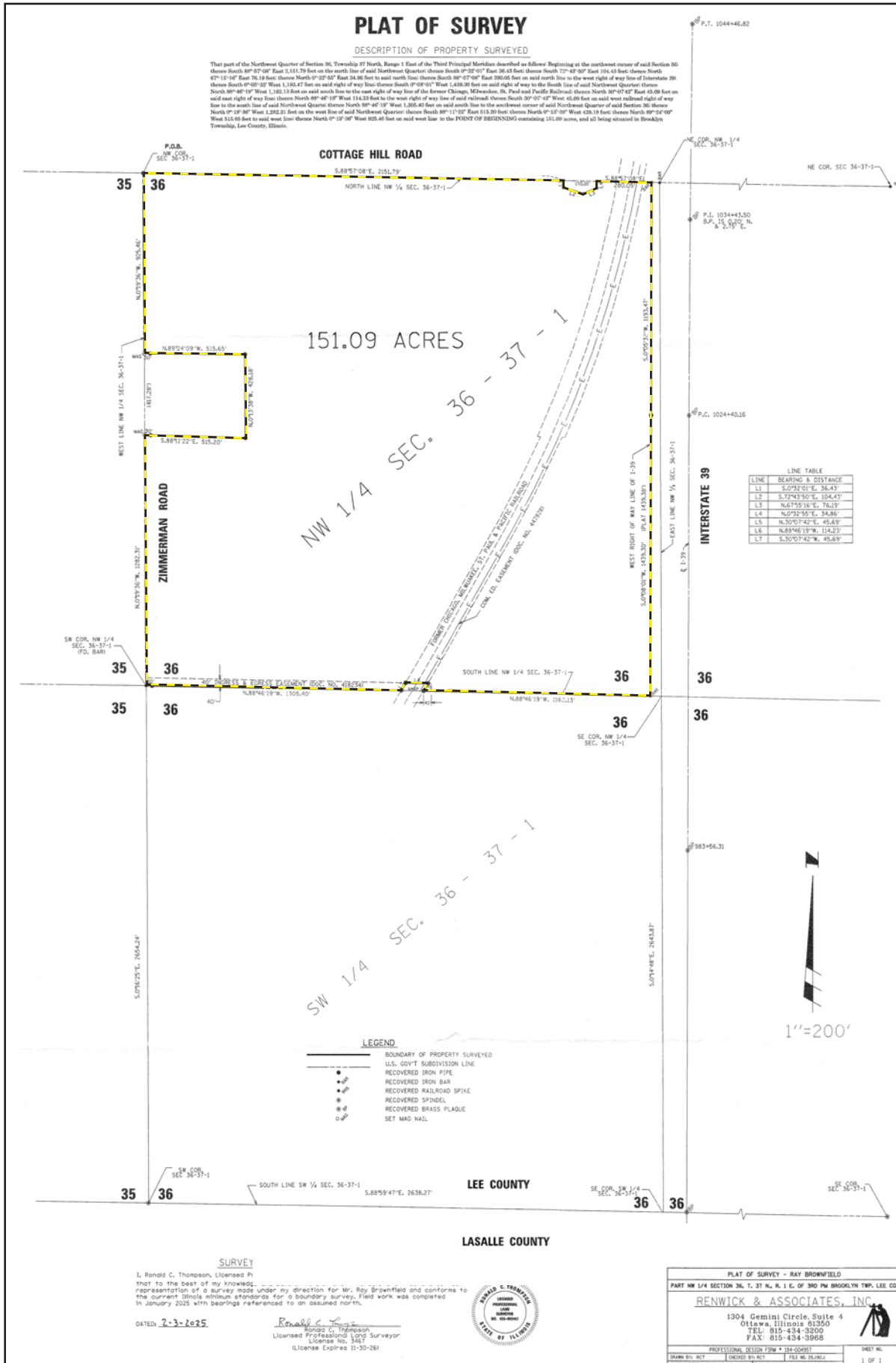
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
148.67	139.82	139.82	0.00	0.00	0.00	0.00	0.0

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	



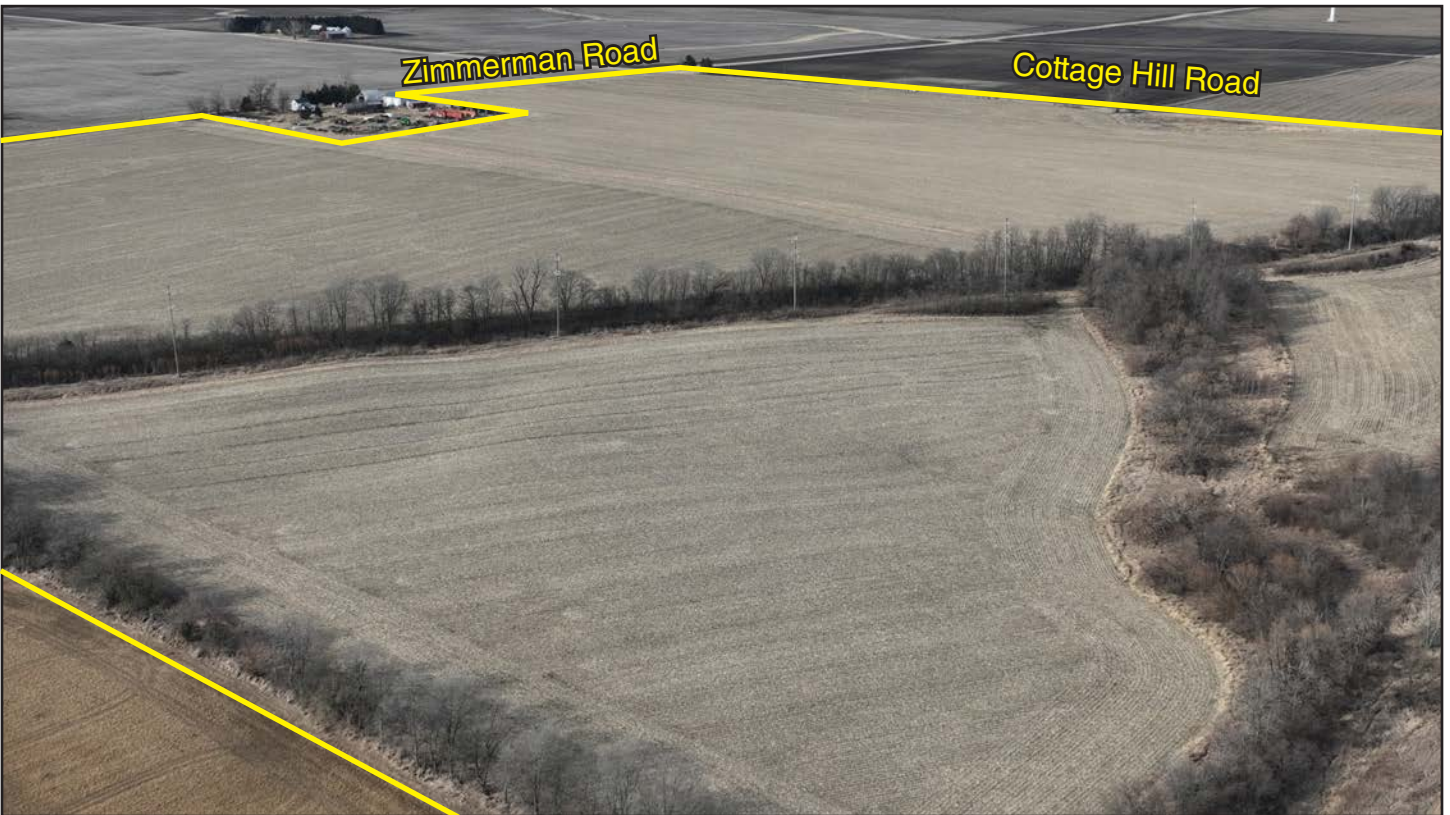
Boundaries and acreages are approximate.



Boundaries and acreages are approximate.



looking east



looking northwest

Land Pro LLC

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



Auction Sale

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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