

Orchard Road Farm



looking southwest



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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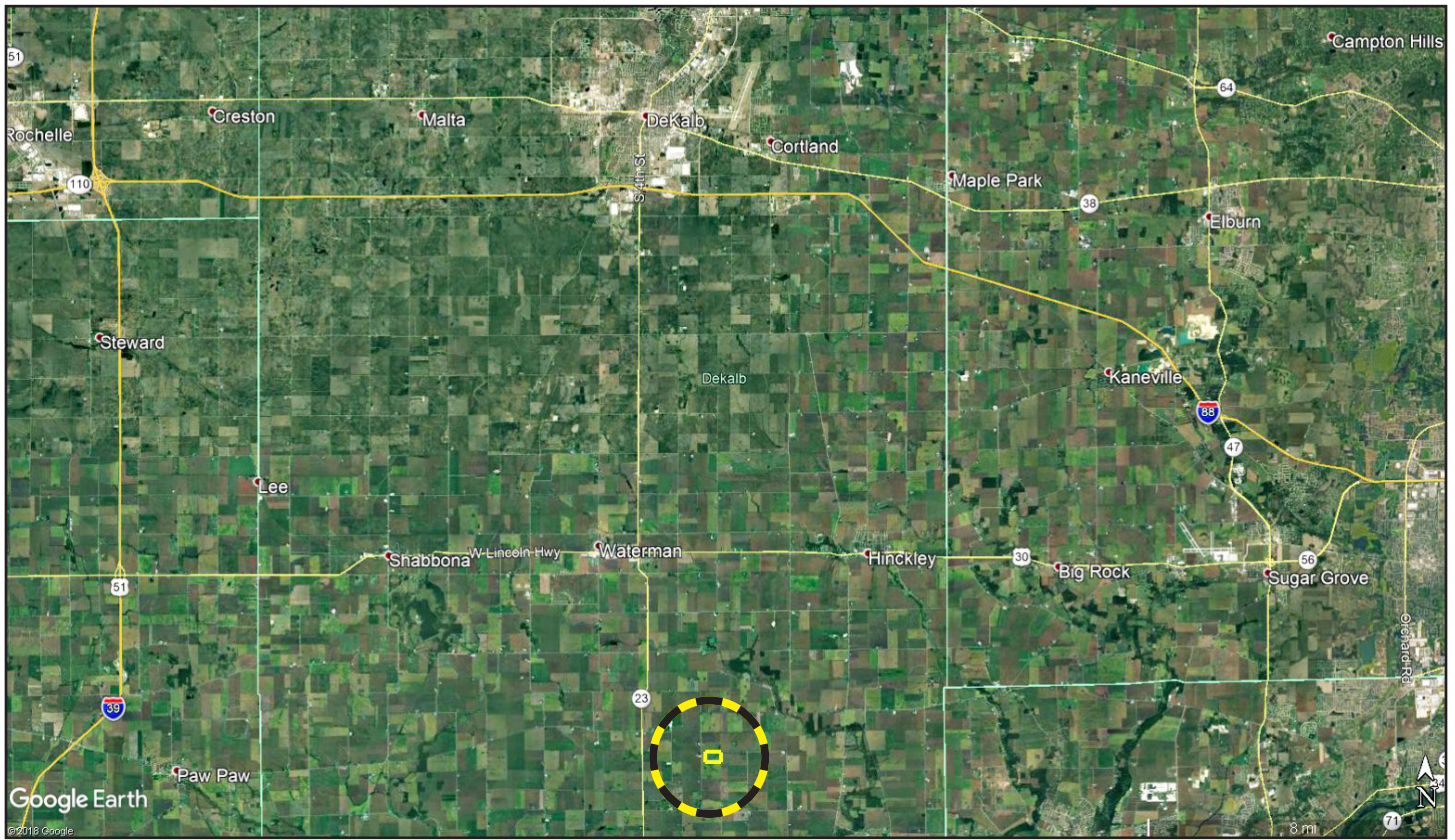
March 11, 2025

Professional Land Specialists



Orchard Road Farm

64.3503± survey acres (63.48± FSA tillable acres) | Section 12 | Victor Twp | T.37N.-R.4E. | DeKalb County, IL



Ray L. Brownfield, ALC AFM | Designated Managing Broker

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Boundaries and acreages are approximate.



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Nearly All Tillable. Highly Productive Class A Soils.

acreage	-	64.3503± surveyed acres (63.48± tillable acres)
description	-	part of the N½ of the SE¼ of Section 12, Victor Township, T.37N.-R4E., DeKalb County, IL
soils	-	Productivity Index - 136.4 Harpster, Elpaso, Flanagan, Orthents, Catlin
price	-	\$14,500 per acre
taxes (2023)	-	\$3,869.24 (\$60.12/ac)
PIN	-	17.12.400.008
buildings	-	none
survey	-	Available upon request. (Page 8)
lease	-	Leased for 2025.
soil test	-	Available upon request.
frontage	-	Orchard Road

Orchard Road Farm Yield History

	Corn	Soybeans
2024	-	69.0
2023	224.0	-
2022	235.0	-
2021	no report	
2020	228.0	

Advanced Crop Care, Inc. April 29, 2021

av pH - 6.8
av P - 131
av K - 480

FSA Information Farm 8305 | Tract 12380 PLC

Commodity	Base Acres	County Yield
Corn	42.93	163
Soybeans	7.88	55

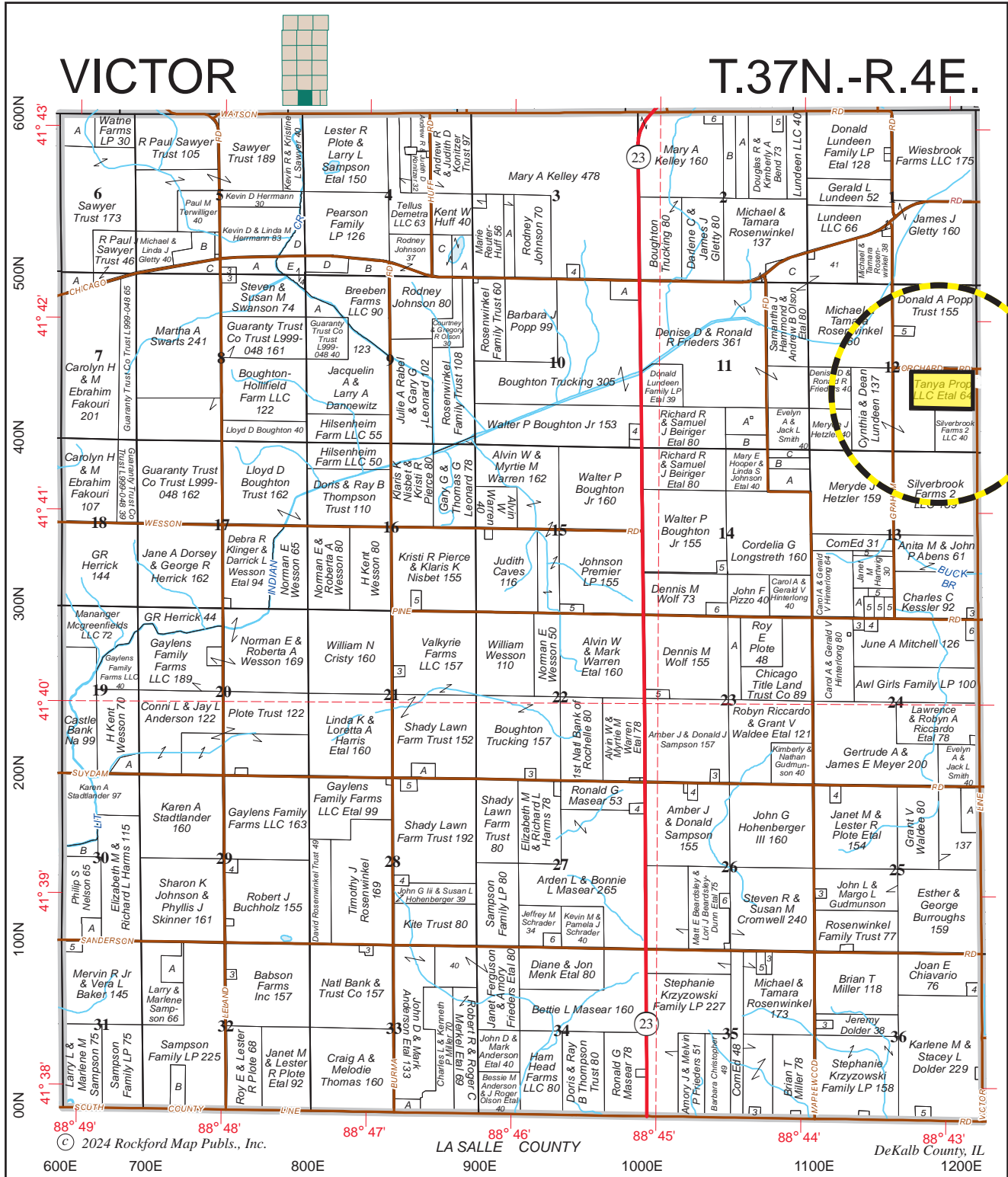
Within Illinois, the Orchard Road Farm is 7.6 miles northwest of Sandwich, 30.0 miles southeast of the I-39/I-88 interchange at Rochelle, 59.1 miles southeast of Rockford, 63.5 miles west of Chicago, 103.0 miles northeast of Bloomington, 106.0 miles northeast of moline, 168.0 miles northeast of Springfield.
GPS 41.695936, -88.714508



From intersection of Main Street and Center Street in Sandwich, travel west on Center Street for approximately .8 miles (Center Street becomes Suydam Road). Continue northwest of Suydam Road for 2.6 miles, turning north on Governor Beveridge Highway. Travel approximately 2.5 miles on Governor Beveridge Highway to Orchard Road. Turn west on Orchard and travel approximately 1.7 miles. The Orchard Road Farm will be on your left (south).

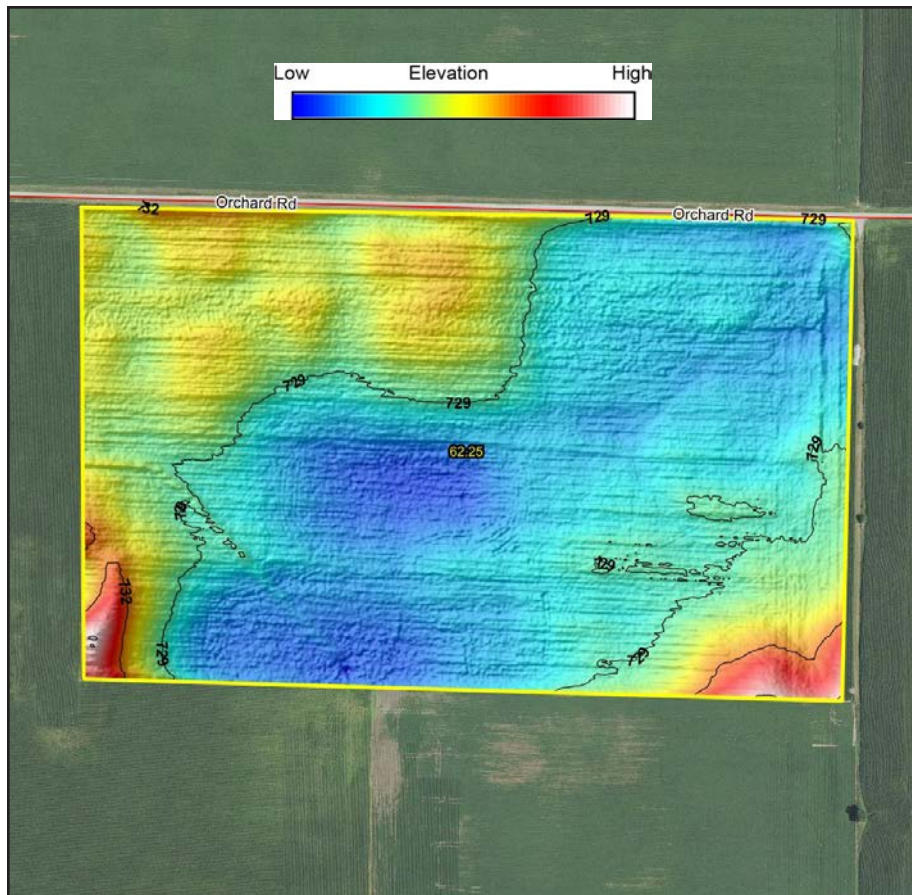


Boundaries and acreages are approximate.



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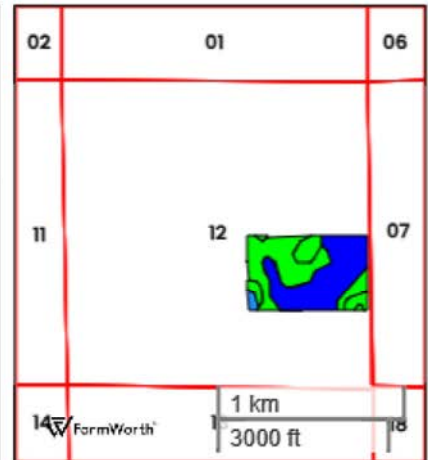
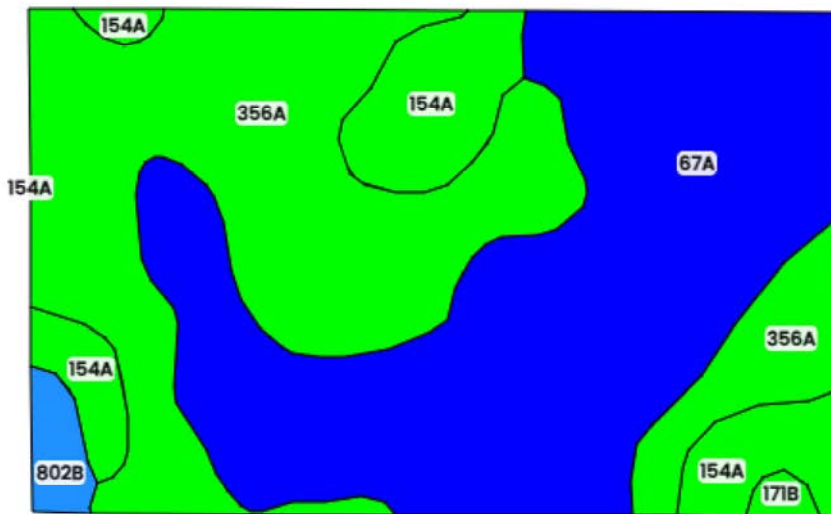




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TOTAL SOILS



County: DeKalb County, IL
 Location: 12-37N-4E
 Township: Victor
 Acres: 61.89
 Date: 03/10/2025



Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IL PI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
67A	Harpster silty clay loam, 0 to 2 percent slopes	28.51	46.06 %	133	79	-	2	Poorly drained
356A	Elpaso silty clay loam, 0 to 2 percent slopes	24.56	39.68 %	144	88	-	2	Poorly drained
154A	Flanagan silt loam, 0 to 2 percent slopes	7.37	11.91 %	144	89	-	1	Somewhat poorly drained
802B	Orthents, loamy, 1 to 6 percent slopes	1.09	1.76 %	0	68	-	2	Well drained
171B	Catlin silt loam, 2 to 5 percent slopes	0.37	0.60 %	137	77	-	2	Moderately well drained
Average:		136.4			83.6			

IL Productivity Index calculations are based on Bulletin 811 and obtained from the [NRCS Field Office Technical Guide](#). Soils data provided by USDA and NRCS.



Boundaries and acreages are approximate.



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 8305
Tract 12380

IL037_T12380

Tract Cropland Total: 63.48 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
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8305
Prepared : 2/20/25 2:43 PM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-037-2022-35
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
63.48	63.48	63.48	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	63.48	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	42.93	0.00	187	
Soybeans	7.88	0.00	55	0
TOTAL	50.81	0.00		

Tract Number : 12380
Description : victor Twp Sec 12
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JAYME HOLDINGS LLC, TANYA PROPERTIES LLC
Other Producers : None
Recon ID : 17-037-2022-34

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
63.48	63.48	63.48	0.00	0.00	0.00	0.00	0.0

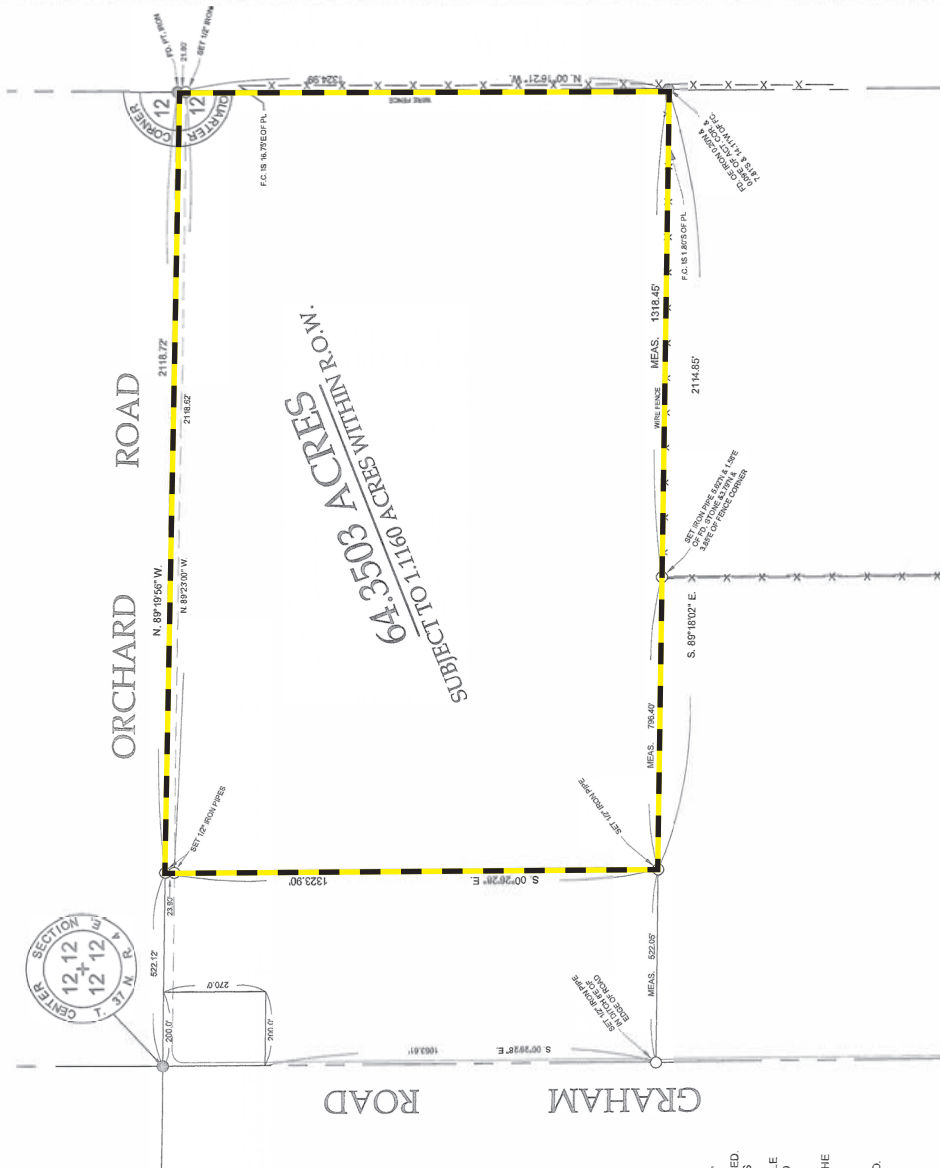
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	42.93	0.00	187
Soybeans	7.88	0.00	55
TOTAL	50.81	0.00	

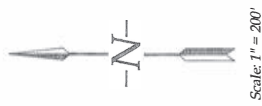


Boundaries and acreages are approximate.

BOUNDARY SURVEY



64.3503 ACRES
SUBJECT TO 1.160 ACRES WITHIN ROW.



DESCRIPTION:
OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 4
E THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE
T CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE SOUTH 89
DEGREES 16 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID
QUARTER, A DISTANCE OF 1323.90 FEET TO THE SOUTH LINE OF SAID
D SOUTHEAST QUARTER SECTION; THENCE SOUTH 89 DEGREES 18 MINUTES 02
SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2114.85 FEET TO THE SOUTHEAST
CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 16 MINUTES
21 SECONDS WEST ALONG THE EAST LINE OF SAID
QUARTER OF SECTION 12; THENCE NORTH 89 DEGREES 19 MINUTES 56
SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF
1323.90 FEET TO THE POINT OF BEGINNING CONTAINING 64.3503 ACRES MORE OR LESS IN
WHOLE OR IN PART, DEKALB COUNTY, ILLINOIS.

LEGEND:
S. CERTIFICATE
ILLINOIS) SS
KENDALL)

NOTES:
1. REFERENCE TO THE QUARTER, RANGE AND MERIDIAN UNLESS OTHERWISE STATED.
2. A BOUNDARY SURVEY OF THE GROUND OF THE PROPERTY HEREON DESCRIBED
CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR BOUNDARY SURVEYS AND THAT THE PLAT HEREON DRAWN REPRESENTS THE FACTS
AS FOUND BY THE SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE
SEARCH AND THE SURVEYOR MAKES NO WARRANTIES OR REPRESENTATIONS
ON THE RECORDED SUBDIVISION PLAT OR THOSE PROVIDED TO US BY OTHER
DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING
EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ON TO OR OFF FROM THE
SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 17TH DAY OF JUNE, 2019.

GIVEN UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 18TH DAY OF NOVEMBER, 2019 A.D.

Richard D. Bauer
RICHARD D. BAUER
ILLINOIS PROFESSIONAL LAND SURVEYOR #2332
REGISTRATION EXPIRES 11-30-2020

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS
SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN
AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT
CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS AN IMPRESSED SEAL OR
DISPLAYED IN RED INK

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DWG # 2019-15524-064 B



Boundaries and acreages are approximate.



looking west



looking west

Land Pro LLC

an Affiliate of Peoples Company



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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Land Auctions | Land Brokerage | Farm Management | Land Consulting

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