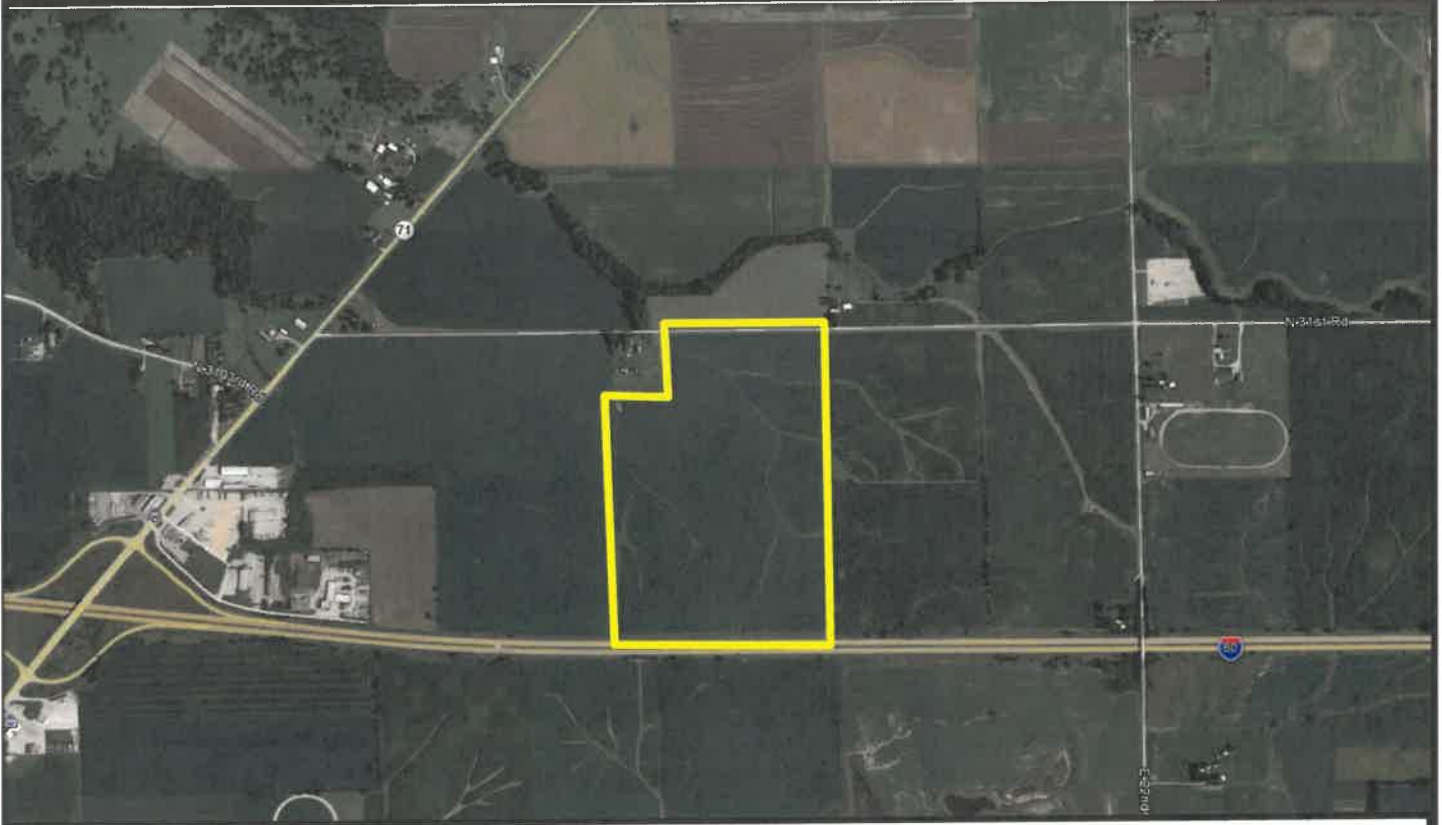


Mason Farm

in LaSalle County, Illinois



110 Acres +/- Located in Rutland Township

PINs #: 15-34-103-000 & 15-34-104-000

Taxes For 2020 : \$2,644.70

Sewer to Site

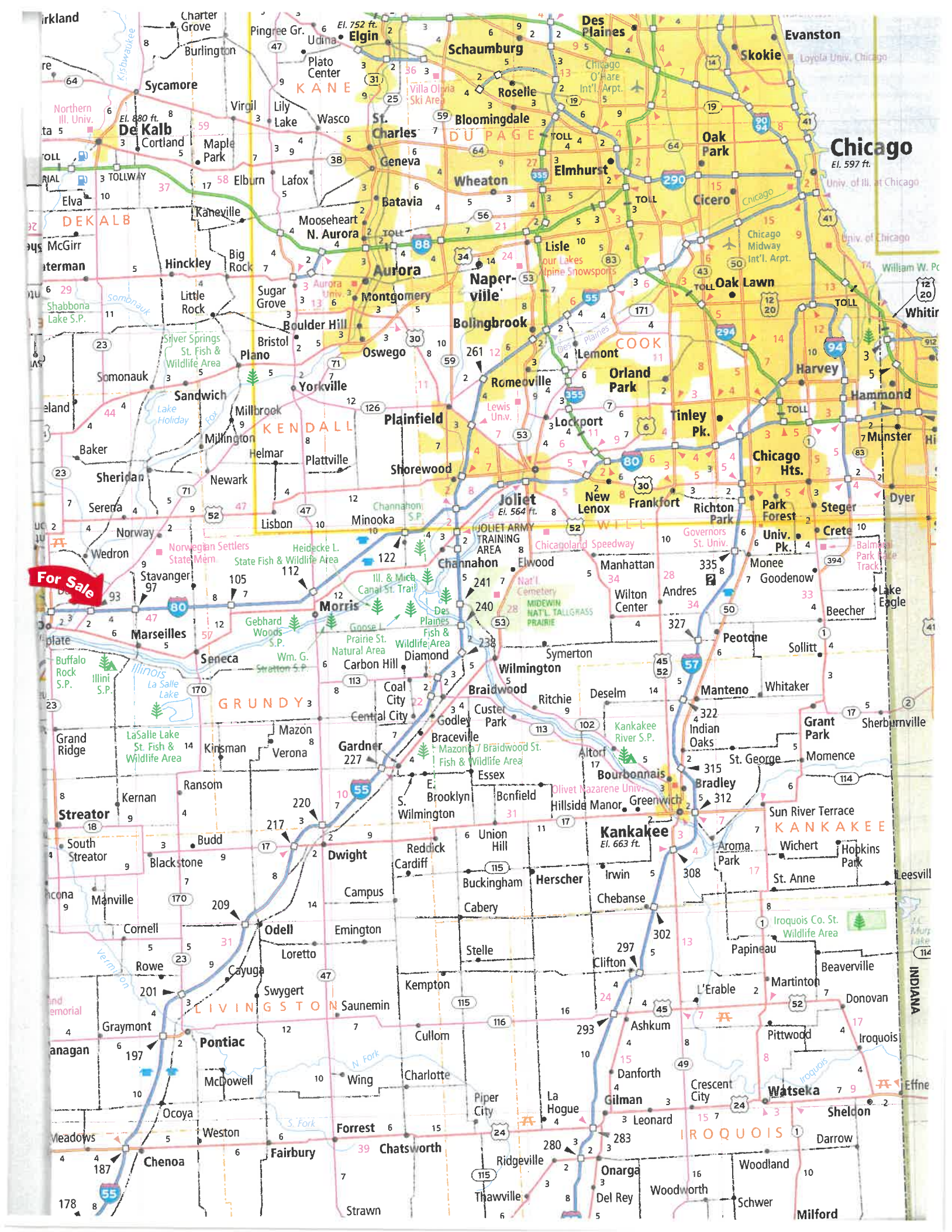
Offered at \$22,000 Per Acre



**For More Information Contact:
Scott Brummel, Broker**

**Brummel Realty, LLC
1107 S. Bridge Street, ste D
Yorkville, IL 60560**

**Office: 630-553-3200
Fax: 630-553-3270**



Additional LaSalle County Plat Books may be purchased from the following locations:

LaSALLE COUNTY CLERK'S OFFICE • 707 E. ETNA ROAD • OTTAWA, IL 61350 • 815.434.8202

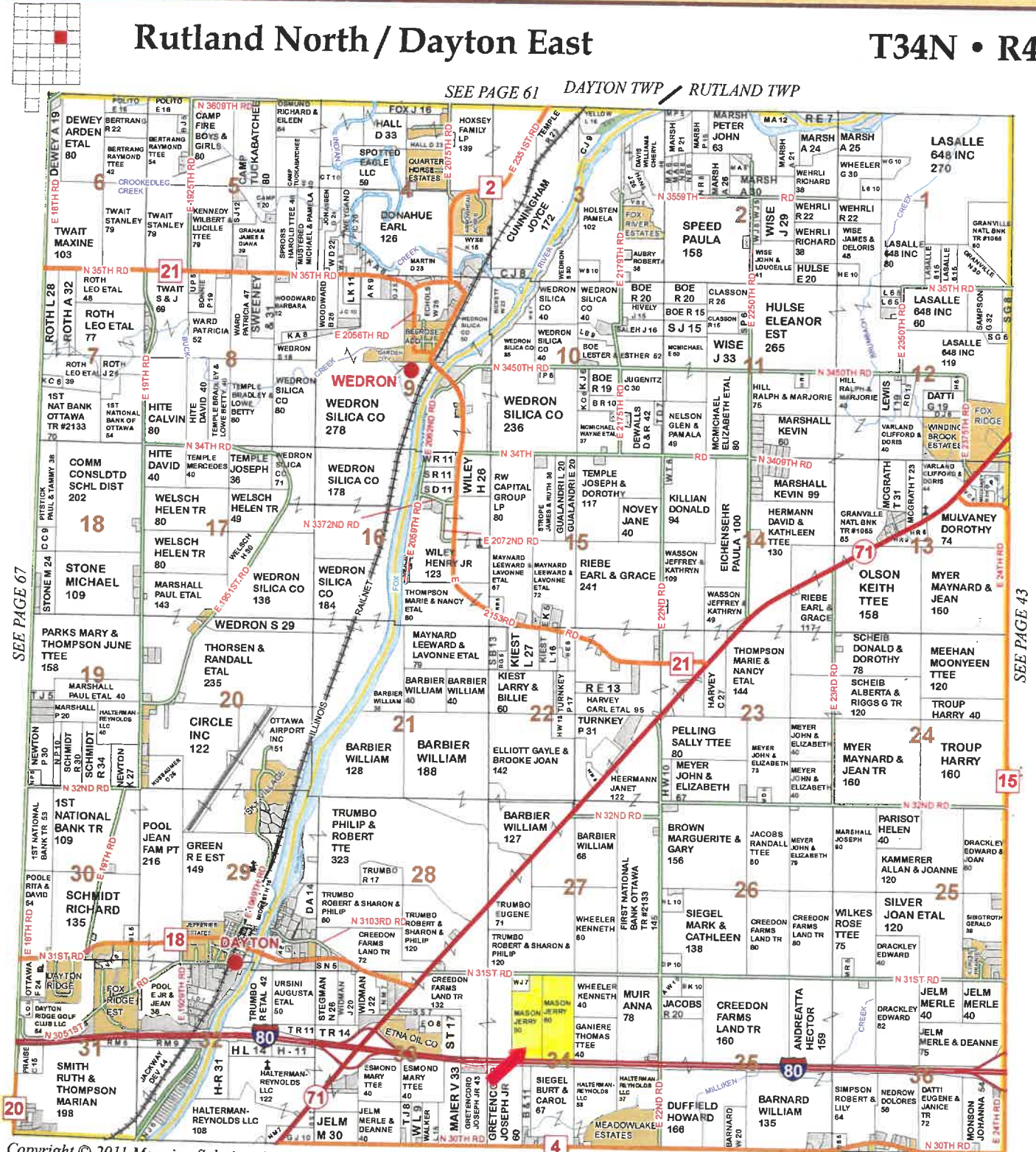
LaSALLE COUNTY FARM BUREAU • 4201 COLUMBUS STREET • OTTAWA, IL 61350 • 815.433.0371

LaSALLE COUNTY SOIL & WATER CONSERVATION DISTRICT
1691 N. 31st ROAD • OTTAWA, IL 61350 • 815.433.0551, Ext. 3

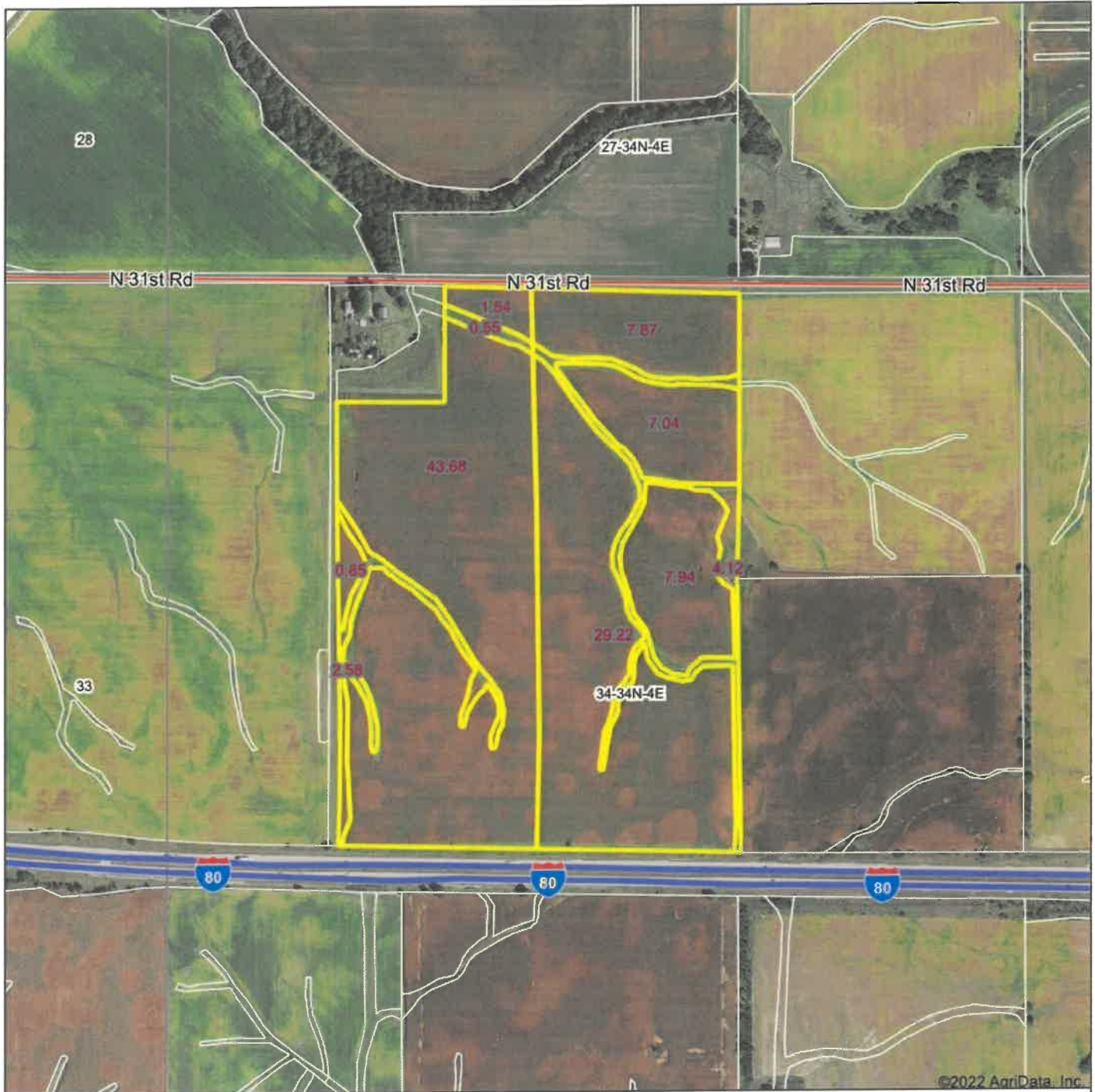
Rutland North / Dayton East

T34N • R4E

SEE PAGE 61 DAYTON TWP / RUTLAND TWP



Aerial Map



Map Center: 41° 22' 46.65, -88° 45' 28.49

0ft 723ft 1446ft



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Office: 630-553-3200 Fax: 630-553-3270

Maps Provided By:



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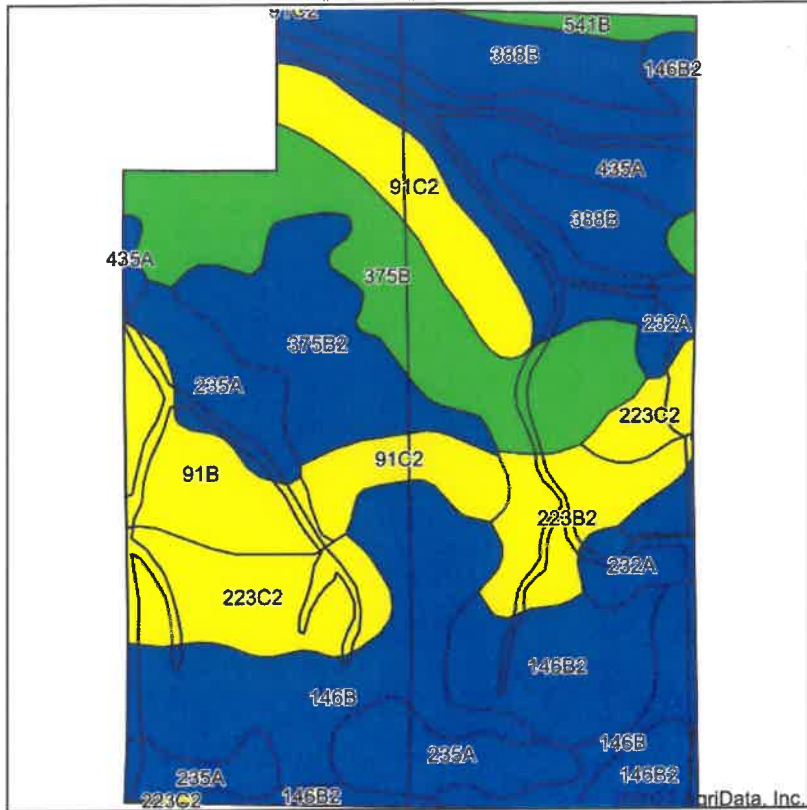
Field borders provided by Farm Service Agency as of 5/21/2008.

34-34N-4E
LaSalle County
Illinois



3/7/2022

Soils Map



State: **Illinois**
 County: **LaSalle**
 Location: **34-34N-4E**
 Township: **Rutland**
 Acres: **105.39**
 Date: **3/7/2022**



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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 17									
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	15.38	14.6%		2.9ft. (Densic material)	**166	**54	**67	**124
**375B	Rutland silty clay loam, 2 to 5 percent slopes	13.02	12.4%		4.1ft. (Densic material)	**178	**57	**70	**132
435A	Streator silty clay loam, 0 to 2 percent slopes	11.09	10.5%		> 6.5ft.	177	58	69	131
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.76	9.3%		2.6ft. (Densic material)	**160	**52	**65	**119
235A	Bryce silty clay, 0 to 2 percent slopes	9.16	8.7%		> 6.5ft.	162	54	64	121
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	8.44	8.0%		3ft. (Densic material)	**147	**48	**59	**110
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	8.33	7.9%		4ft. (Densic material)	**150	**48	**61	**110
**388B	Wenona silt loam, 2 to 5 percent slopes	7.99	7.6%		4.1ft. (Densic material)	**171	**55	**67	**128
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	7.94	7.5%		3.8ft. (Densic material)	**171	**55	**67	**126
**91B	Swygert silty clay loam, 2 to 4 percent slopes	5.50	5.2%		3.7ft. (Densic material)	**156	**51	**62	**117

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	4.70	4.5%		4ft. (Densic material)	**150	**48	**61	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.74	2.6%		> 6.5ft.	170	56	65	127
**541B	Graymont silt loam, 2 to 5 percent slopes	1.34	1.3%		> 6.5ft.	**181	**56	**70	**133
Weighted Average						164.8	53.5	65.5	122.4

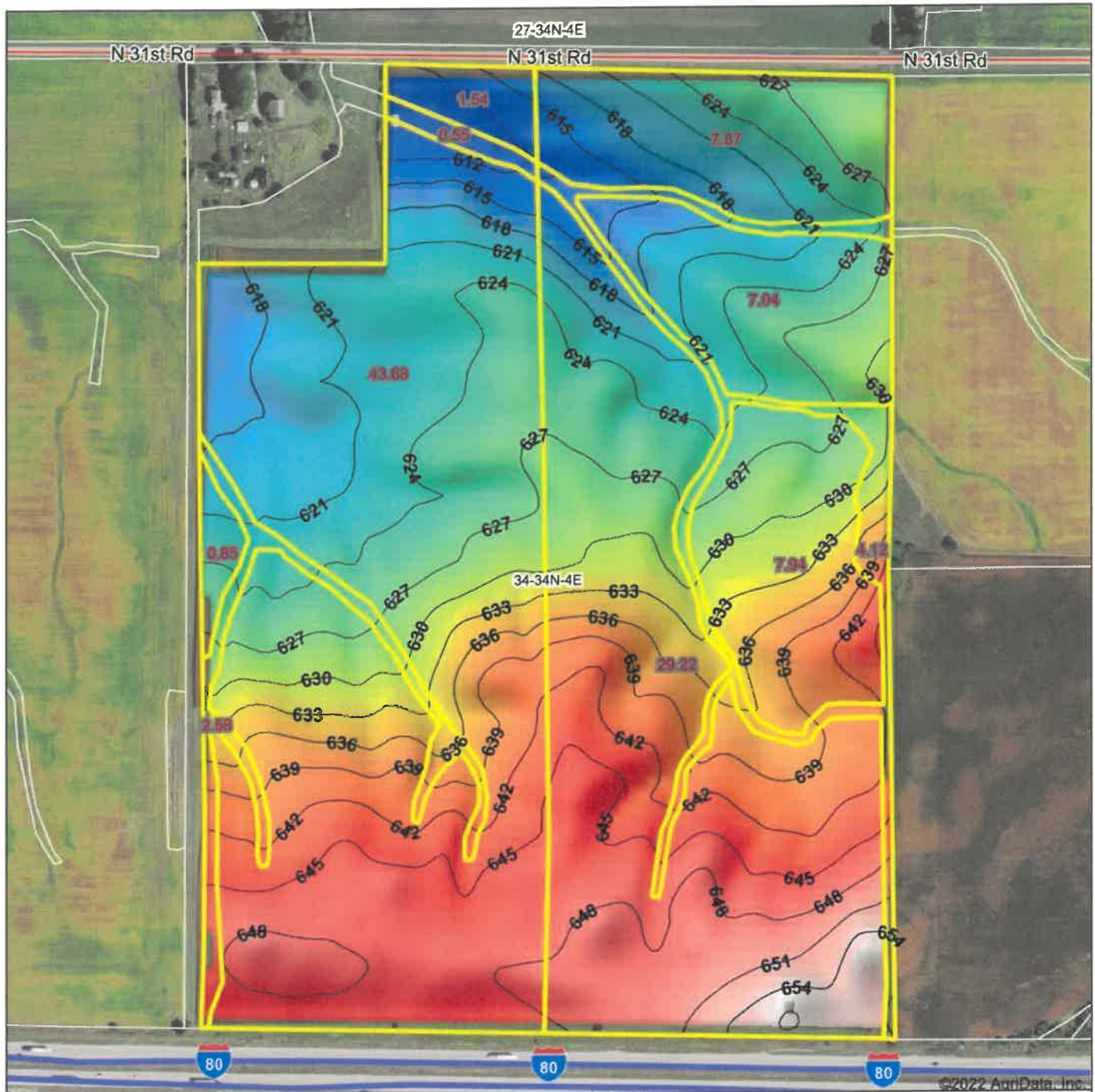
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 3

0ft 420ft 839ft



BRUMMEL REALTY LLC
1101 E. Second Street, Suite 200, LaSalle, IL 62450
Office: 815-283-2801 Fax: 815-283-2870

Maps Provided By:



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www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Min: 609.7
Max: 657.3
Range: 47.6
Average: 632.6
Standard Deviation: 11.42 ft



3/7/2022

34-34N-4E
LaSalle County
Illinois

map center: 41° 22' 46.65, -88° 45' 28.49

General Information

Owner Name:	MASON, JERRY L	Tax Year:	2020
		Property Use:	0021 UNIMPROVED FARM
		Tax Code:	RU005
		Tax Bill #:	27557
		Alternate Parcel #:	14-34-100-004
Location:	N 31ST RD	Assessment Type:	Locally Assessed
	OTTAWA	State Assessed Value:	0
Township:	15-RUTLAND	TIF Base Value:	0.00
Subdivision:			
Sec/Lot:		Acres:	
Legal Township:		Homesite:	0.000
Range/Blk:		Other Taxable:	50.000
		Non Taxable:	0.000
		Total:	50.000
Legal Description:	PT LOT 1 PER JOHN GREY PARTITION PLAT NW1/4 34-34-4 COM NE COR NW1/4 W976.84 POB SE2671.92 SW923.43 NW2124.72 E526.29 NW540.02 E395.98 POB		
	Year Begin: 2010	Year Retired:	
	Split/Combined From:	Split/Combined Into:	

Valuations

	Local Assessed	Supervisor Assessed	Equalized	Board of Review Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	0	13,914	13,914	15,418	15,418
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	13,914	13,914	15,418	15,418

Exemptions

1977 Base Value:	0
Senior Freeze Base :	0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
-------------	----------------	---------	--------------	-------------	------------	--------

Notes

Date	Description
------	-------------

Sales

Date	Sale Price	Document Number	Qualified	Prior Year	% Assessed
01/13/2010	250,000	10-00875	No	5,100	2.04

2020 Taxes (Payable 2021)

Taxes:	1,183.66	Tax Rate:	7.67714
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

Payments

Date	Payor	Taxes	Interest	Fees	Total
07/01/2021	FIRST STATE BANK	591.83	0.00	0.00	591.83
09/01/2021	FIRST STATE BANK	591.83	0.00	0.00	591.83

General Information

Owner Name: MASON, JERRY L

Tax Year: 2020

Property Use: 0021 UNIMPROVED FARM

Tax Code: RU005

Tax Bill #: 27558

Alternate Parcel #: 14-34-100-005

Assessment Type: Locally Assessed

State Assessed Value: 0

TIF Base Value: 0.00

Location: N 31ST RD

OTTAWA

Township: 15-RUTLAND

Subdivision:

Sec/Lot:

Legal Township:

Range/Blk:

Acreage:

Homesite: 0.000

Other Taxable: 60.000

Non Taxable: 0.000

Total: 60.000

Legal Description:

PT LOT 1 PER JOHN GREY PARTITION PLAT NW1/4 34-34-4 BEG
NE COR NW1/4 SE2679.51 W976.95 NW2671.92 E976.84 POB

Year Begin: 2010

Year Retired:

Split/Combined From:

Split/Combined Into:

Valuations

	Local	Supervisor		Board of Review	
	Assessed	Assessed	Equalized	Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	0	17,249	17,249	19,031	19,031
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	17,249	17,249	19,031	19,031

Exemptions

1977 Base Value:	0
Senior Freeze Base :	0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
-------------	----------------	---------	--------------	-------------	------------	--------

Notes

Date	Description
------	-------------

Sales

Date	Sale Price	Document Number	Qualified	Prior Year	% Assessed
01/11/2010	300,000	10-00876	No	6,521	2.17

2020 Taxes (Payable 2021)

Taxes:	1,461.04	Tax Rate:	7.67714
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

Payments

Date	Payor	Taxes	Interest	Fees	Total
07/01/2021	FIRST STATE BANK	730.52	0.00	0.00	730.52
09/01/2021	FIRST STATE BANK	730.52	0.00	0.00	730.52

Illinois
LaSalle

U.S. Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 10673

Prepared: 11/15/19 11:27 AM

Crop Year: 2020

Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	Not Applicable	2008 17099 54

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
105.4	105.4	105.4	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	105.4	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	NONE	NONE	NONE	CORN , SOYBN	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	66.02	125	0.0
SOYBEANS	39.38	41	0.0
Total Base Acres:	105.4		

Tract Number: 46769 Description NW1/4Sec34T34NR4E

FSA Physical Location : LaSalle, IL ANSI Physical Location: LaSalle, IL

BIA Range Unit Number:

HEL Status: NHLE: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
49.2	49.2	49.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	49.2	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	30.82		125	0.0
SOYBEANS	18.38		41	0.0
Total Base Acres:	49.2			

Illinois

LaSalle

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 10673

Prepared: 11/15/19 11:27 AM

Crop Year: 2020

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 46770 Description NW1/4Sec3T34NR4E

FSA Physical Location : LaSalle, IL ANSI Physical Location: LaSalle, IL

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
56.2	56.2	56.2	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	56.2	0.0	0.0		
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction		
CORN	35.2		125	0.0		
SOYBEANS	21.0		41	0.0		
Total Base Acres:	56.2					

Other Producers: None



United States
Department of
Agriculture

La Salle County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



2019 Program Year

Map Created December 12, 2018

Farm 10673

Tract 46769

Tract Cropland Total: 49.20 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).



United States
Department of
Agriculture

La Salle County, Illinois



Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



2019 Program Year

Map Created December 12, 2018

Farm 10673

Tract 46770

Tract Cropland Total: 56.20 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).