

Vercellotti Farm

in Kendall County, Illinois



92 Acres +/- Located in Big Grove Township
Located in the West 1/2 of the Southwest 1/4

PIN #: 07-17-300-003

Productivity Index: 122.3 per Surety

80.91 Acres Tillable per FSA

Taxes for 2021: 2,892.48

Offered at \$7,400/Acre



For More Information Contact:
Scott Brummel, Broker

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

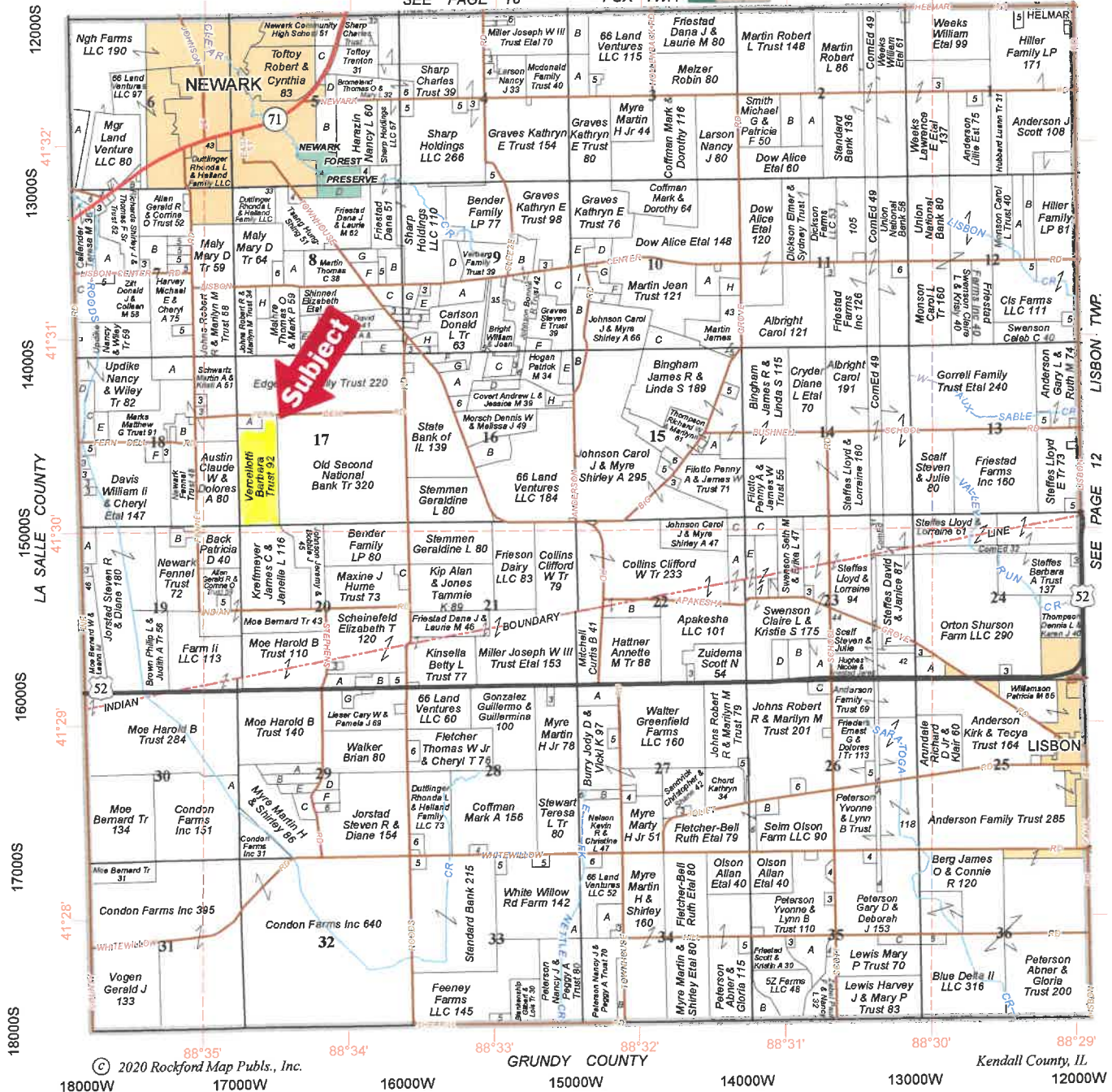
Office: 630-553-3200
Fax: 630-553-3270

BIG GROVE

Refer to page 42 for keyed parcels
T.35N.-R.6E.

SEE PAGE 16

FOX TWP.



ANTREX, INC.

Land Management Contractors of America
LICA

Farm Tile Installation & Repair
Waterways • Ponds & Dredging
Fenceline Tree Removal
Erosion Control Structures

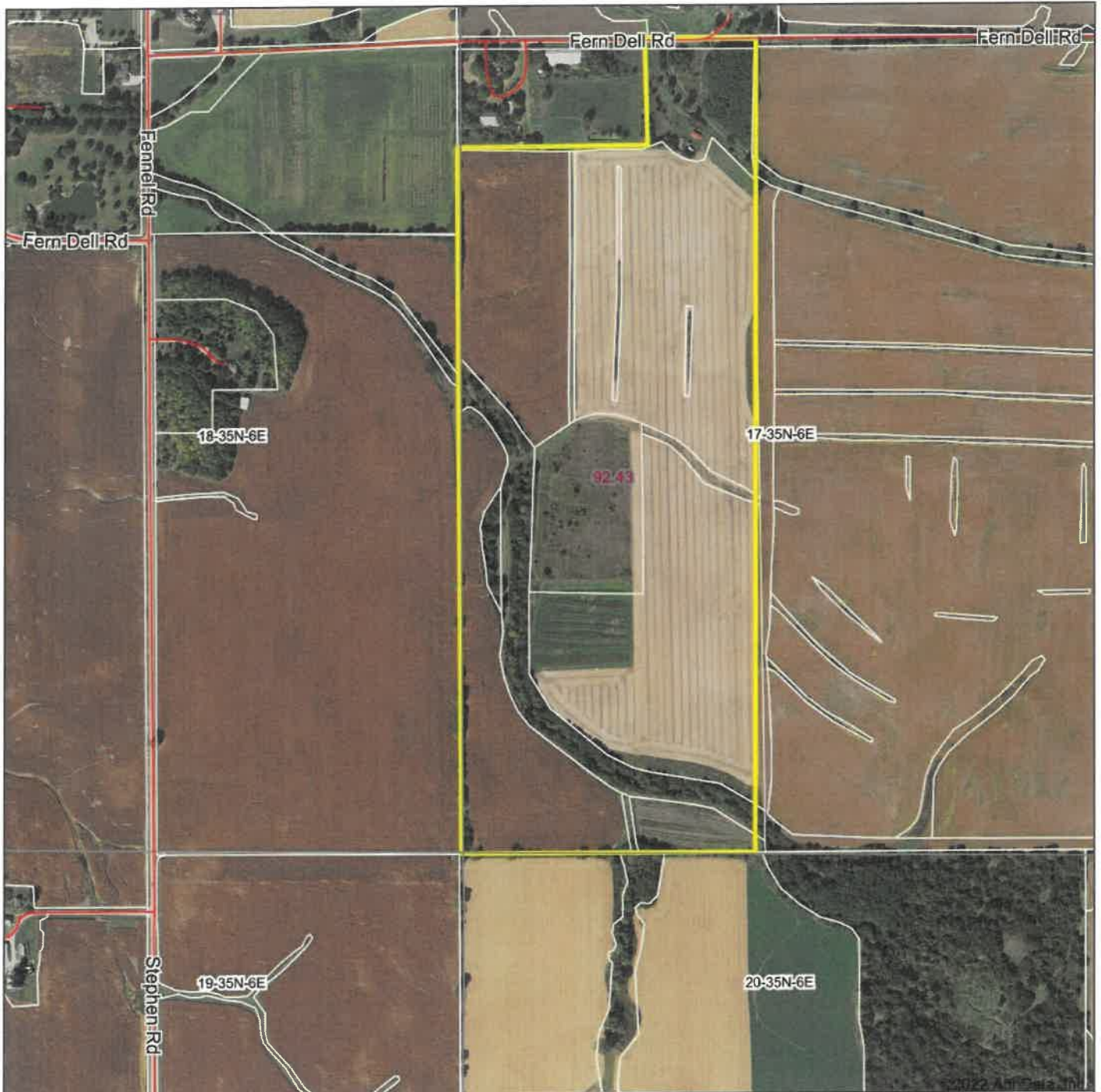
(815) 436-8869
www.antrexinc.com
farmdrainage@antrexinc.com

Custom Mapping

We can create the right map for you!

COOPERATIVE ELEVATION CH

Aerial Map



Map Center: 41° 30' 15.2, -88° 34' 40.53

0ft 665ft 1330ft



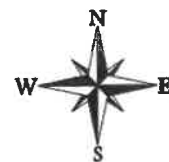
BRUMMEL REALTY LLC
1107 S. Bridge Street, Suite D • Yorkville, IL 60550
Office: 630-563-3200 Fax: 630-563-3270

Land@brummelrealty.com

Maps Provided By:



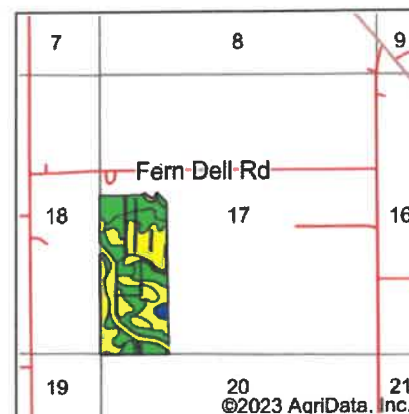
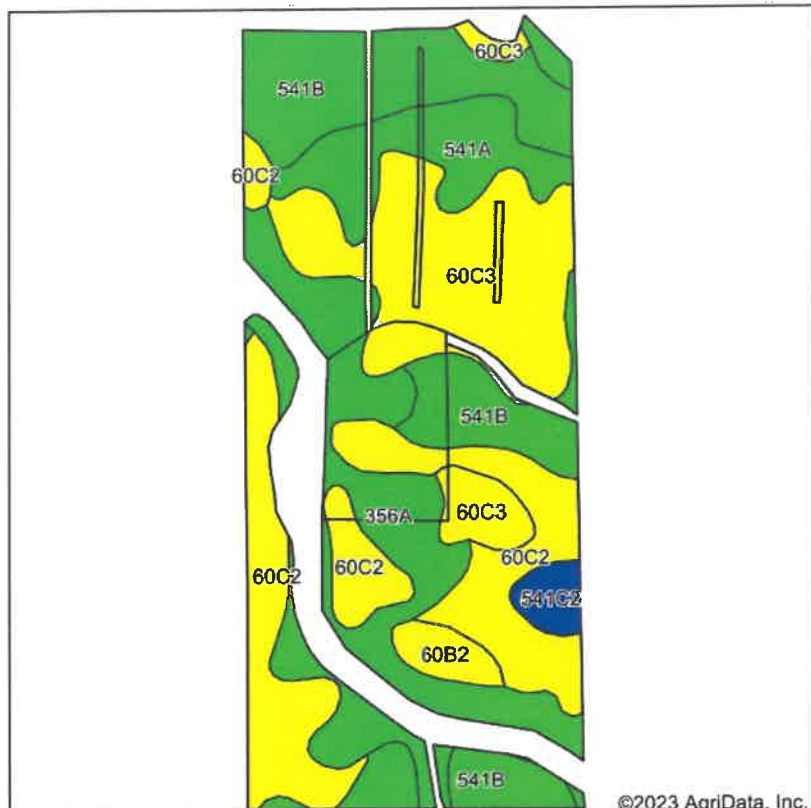
17-35N-6E
Kendall County
Illinois



12/29/2022

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

Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **17-35N-6E**
 Township: **Big Grove**
 Acres: **78.94**
 Date: **2/20/2023**



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Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 19									
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
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	18.34	23.2%		> 6.5ft.	**148	**48	**59	**110
**541B	Graymont silt loam, 2 to 5 percent slopes	17.56	22.2%		> 6.5ft.	**181	**56	**70	**133
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	17.47	22.1%		> 6.5ft.	**137	**45	**54	**101
356A	Elpaso silty clay loam, 0 to 2 percent slopes	16.12	20.4%		> 6.5ft.	195	63	66	144
541A	Graymont silt loam, 0 to 2 percent slopes	6.40	8.1%		> 6.5ft.	183	57	71	134
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	1.63	2.1%		> 6.5ft.	**151	**49	**60	**112
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	1.42	1.8%		> 6.5ft.	**170	**53	**66	**125
Weighted Average						165.8	53	62.9	122.3

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

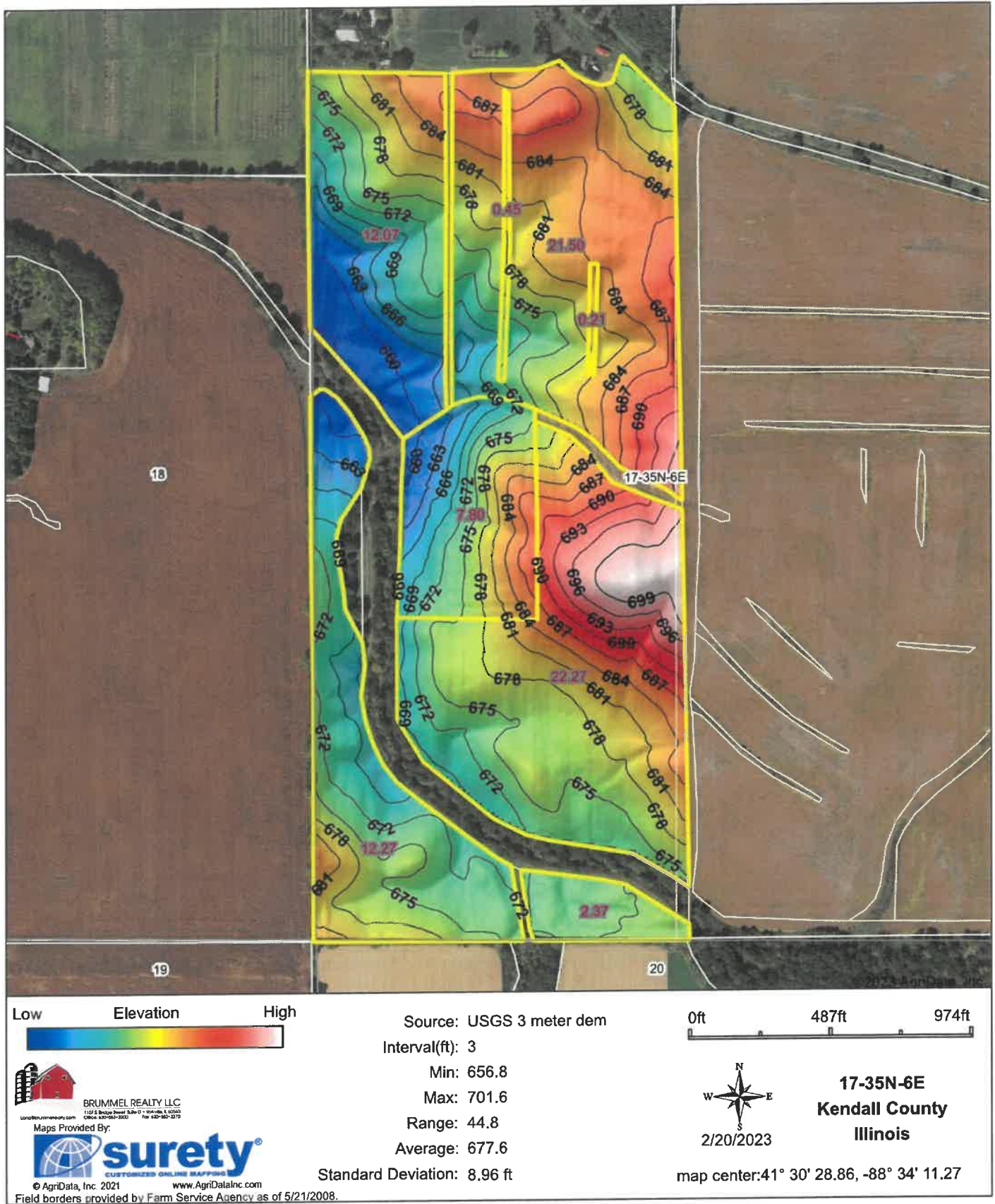
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

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

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

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

Topography Hillshade





United States
Department of
Agriculture

La Salle County, Illinois



Common Land Unit

Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 80.91 acres

2023 Program Year

Map Created November 16, 2022

Farm 9539

Tract 44934

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).

Illinois

LaSalle

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 9539

Prepared: 2/13/23 1:32 PM

Crop Year: 2023

Page: 1 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.

Operator Name

Farm Identifier

Not Applicable

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
98.65	80.91	80.91	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	80.91	0.0	0.0					

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	54.0	148	0.00
SOYBEANS	18.2	44	0.00
Total Base Acres:	72.2		

Tract Number: 44934 Description Z108-W1/2SW1/4Sec17 Big GroveTwp Kendall T35N R6E

FSA Physical Location : Kendall, IL

ANSI Physical Location: Kendall, IL

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
98.65	80.91	80.91	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	80.91	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	54.0	148	0.00				
SOYBEANS	18.2	44	0.00				
Total Base Acres:	72.2						

Owners: BARBARA F VERCELLOTTI TRUST

Property Information		
Parcel Number 07-17-300-003	Site Address	Owner Name & Address VERCELLOTTI, BARBARA TRUST % MIDLAND STATES BANK
Tax Year 2021 (Payable 2022): ▼		
Sale Status None	Neighborhood Code	Land Use 0020
Property Class 0011 - HOMESITE-DWELLING	Tax Code BG001 -	Tax Status Taxable
Net Taxable Value 33,080	Tax Rate 7.785030	Total Tax \$2,892.48
Township Big Grove Township	Acres 92.4302	Mailing Address
Tract Number	Lot Size	TIF Base Value 0
Legal Description SEC 17-35-6 DOC-88-5086		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	30,640	2,440	0	33,080
Department of Revenue	0	0	30,640	2,440	0	33,080
Board of Review Equalized	0	0	30,640	2,440	0	33,080
Board of Review	0	0	30,640	2,440	0	33,080
S of A Equalized	0	0	30,640	2,440	0	33,080
Supervisor of Assessments	0	0	30,640	2,440	0	33,080
Township Assessor	0	0	30,640	2,440	0	33,080
Prior Year Equalized	0	0	27,980	2,440	0	30,420

Billing			
	1st Installment (Due 06/08/2022)	2nd Installment (Due 09/08/2022)	Totals
Tax Billed	\$1,287.65	\$1,287.65	\$2,575.30
Penalty Billed	\$0.00	\$0.00	\$0.00
Cost Billed	\$0.00	\$0.00	\$0.00
Fees/Liens/SSA Billed	\$158.59	\$158.59	\$317.18
Total Billed	\$1,446.24	\$1,446.24	\$2,892.48
Amount Paid	\$1,446.24	\$1,446.24	\$2,892.48
Total Unpaid	\$0.00	\$0.00	\$0.00
Paid By	VERCELLOTTI, BARBARA TRUST	VERCELLOTTI, BARBARA TRUST	
Date Paid	6/8/2022	9/1/2022	

No Forfeiture Information

No Exemptions

Farmland

Land Type	Acres	EAV
CROPLAND	71.5638	28,620
OTHER FARMLAND	20.6489	2,020
PUBLIC ROAD	0.2175	0
Totals	92.4302	30,640

[Click to open Farmland Details](#)

No Genealogy Information

Related Names

OWNER VERCELLOTTI, BARBARA TRUST

Mailing Flags Tax Bill Change Notice
Delinquent Notice Exemption Notice

No Sales History Information

No Redemptions

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST #66	2.972650	\$983.35
SCHOOL DIST #18	2.355590	\$779.23
NEWARK FPD	0.655970	\$216.99
COUNTY	0.601570	\$199.02
BIG GROVE ROAD DISTRICT	0.361950	\$119.73
JR COLLEGE #525	0.284460	\$94.10
C B PHILLIPS LIBRARY	0.209280	\$69.23
BIG GROVE TOWNSHIP	0.181550	\$60.06
FOREST PRESERVE	0.162010	\$53.59
TOTAL	7.785030	\$2,575.30

