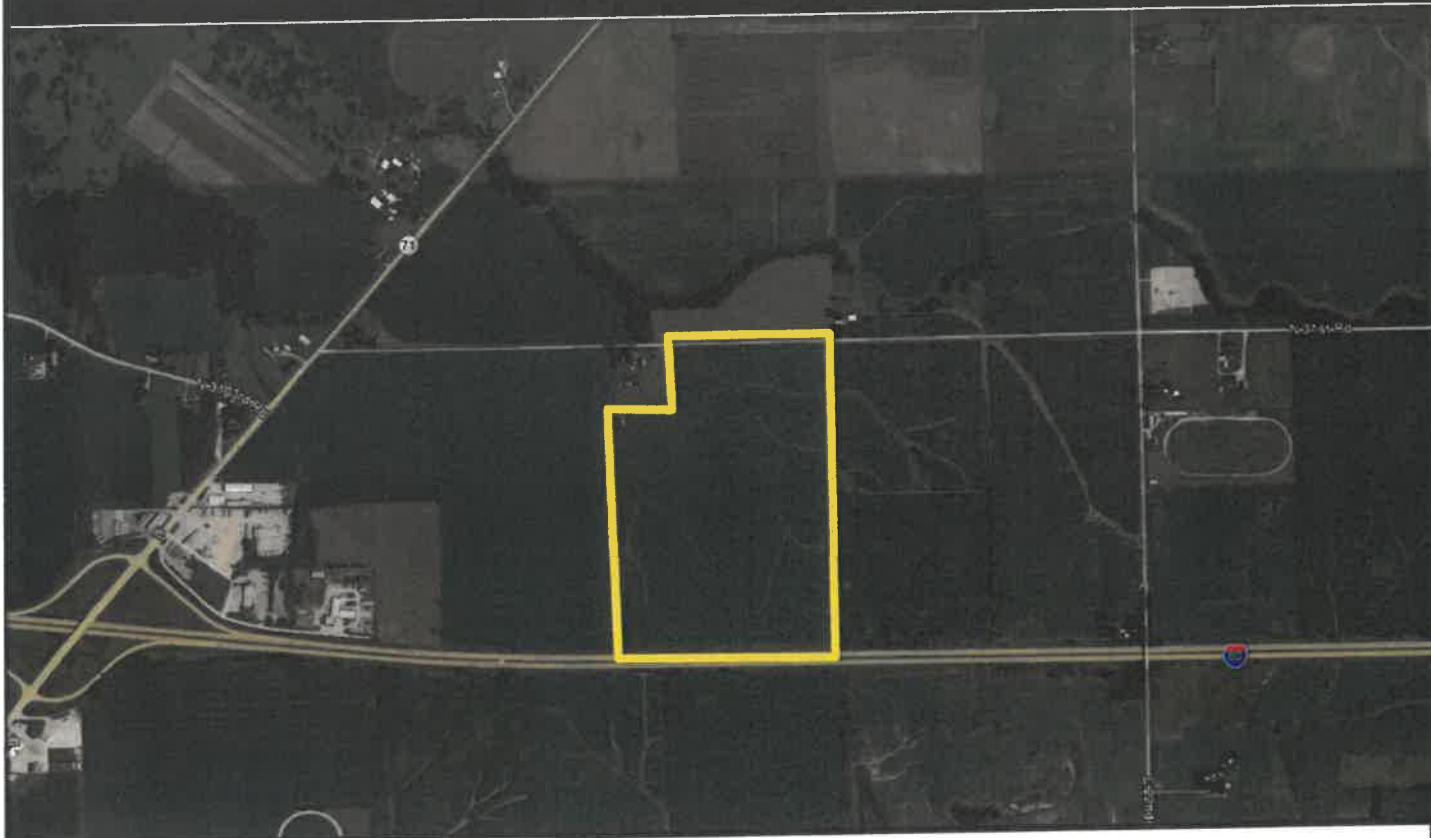


Mason Farm

in LaSalle County, Illinois



110 Acres +/- Located in Rutland Township

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

Taxes For 2023 : \$3,480.32

Sewer to Site

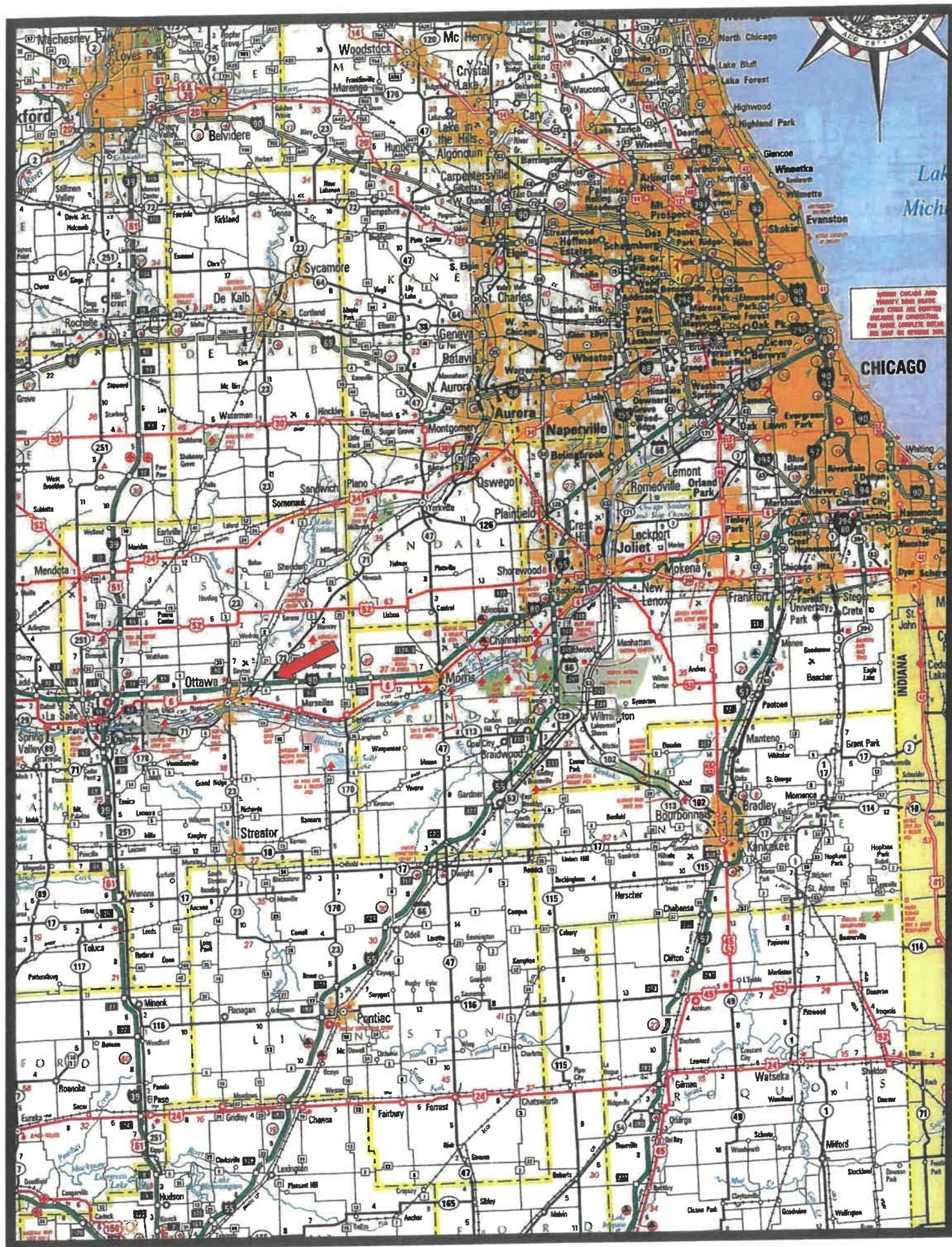
Offered at \$13,500 Per Acre



**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**



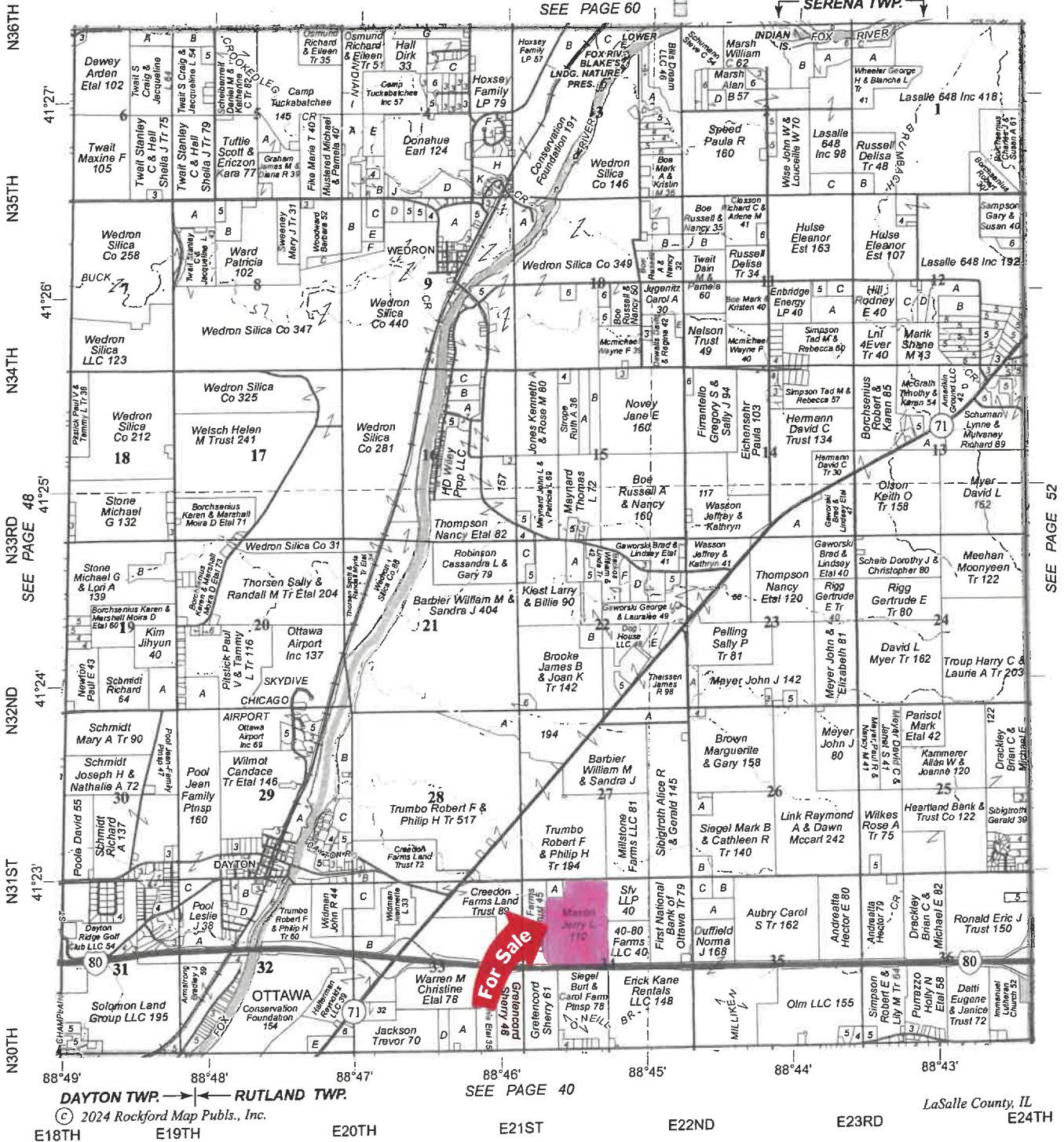
EAST PART DAYTON
CENTRAL PART RUTLAND SOUTH PART SERENA

Refer to page 96 for keyed parcels

T.34N.-R.4E.

SEE PAGE 60

SERENA TWP.



Aerial Map



Boundary Center: 41° 22' 45.73, -88° 45' 29

0ft 840ft 1680ft



BRUMMEL REALTY LLC
1107 S. Bridge Street, Suite D • Yorkville, IL 60550
Office: 630-553-3200 Fax: 630-553-3270

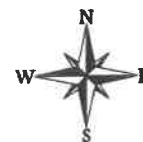
Land@brummelrealty.com

Maps Provided By:



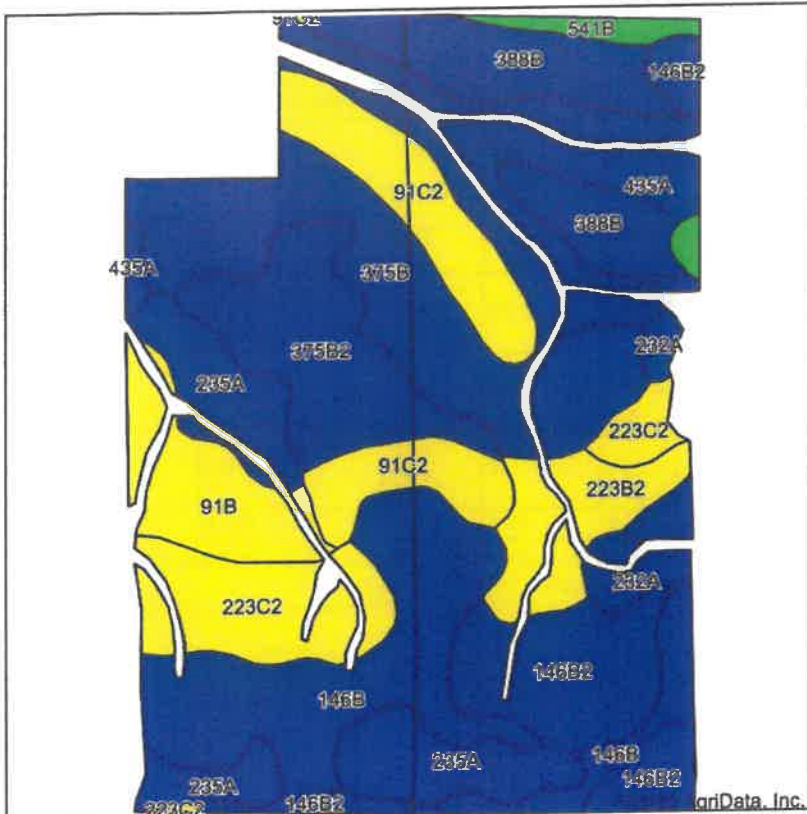
Field borders provided by Farm Service Agency as of 5/21/2008.

34-34N-4E
LaSalle County
Illinois



3/26/2025

Soils Map



State: **Illinois**
 County: **LaSalle**
 Location: **34-34N-4E**
 Township: **Rutland**
 Acres: **98.14**
 Date: **3/26/2025**



BRUMMEL REALTY LLC
 1107 S. Bridge Street, Suite D • Yorkville, IL 60050
 Office: 815-533-3203 Fax: 815-533-3270

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Restrictive Layer	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**146B	Elliott silt loam, 2 to 4 percent slopes	14.62	14.9%		2.9ft. (Densic material)	**166	**54	**67	**124	59
**375B	Rutland silty clay loam, 2 to 5 percent slopes	12.75	13.0%		4.1ft. (Densic material)	**176	**56	**69	**131	64
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.54	9.7%		2.6ft. (Densic material)	**158	**51	**64	**118	43
**435A	Streator silty clay loam, 0 to 2 percent slopes	9.12	9.3%		> 6.5ft.	**177	**58	**69	**131	63
**235A	Bryce silty clay, 0 to 2 percent slopes	8.60	8.8%		> 6.5ft.	**161	**54	**63	**120	33
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	8.44	8.6%		3ft. (Densic material)	**145	**48	**58	**109	39
**388B	Wenona silt loam, 2 to 5 percent slopes	7.99	8.1%		4.1ft. (Densic material)	**171	**55	**67	**128	66
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	7.94	8.1%		3.8ft. (Densic material)	**169	**54	**67	**125	55

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	*n NCCPI Soybeans
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	6.82	6.9%		4ft. (Densic material)	**149	**47	**60	**109	57
**91B	Swygert silty clay loam, 2 to 4 percent slopes	4.77	4.9%		3.7ft. (Densic material)	**156	**51	**62	**117	50
**223B2	Varna silt loam, 2 to 4 percent slopes, eroded	4.24	4.3%		4ft. (Densic material)	**150	**48	**61	**110	58
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.97	2.0%		> 6.5ft.	**170	**56	**65	**127	60
**541B	Graymont silt loam, 2 to 5 percent slopes	1.34	1.4%		> 6.5ft.	**181	**56	**70	**133	73
Weighted Average						163.9	53.1	65	121.9	*n 54.3

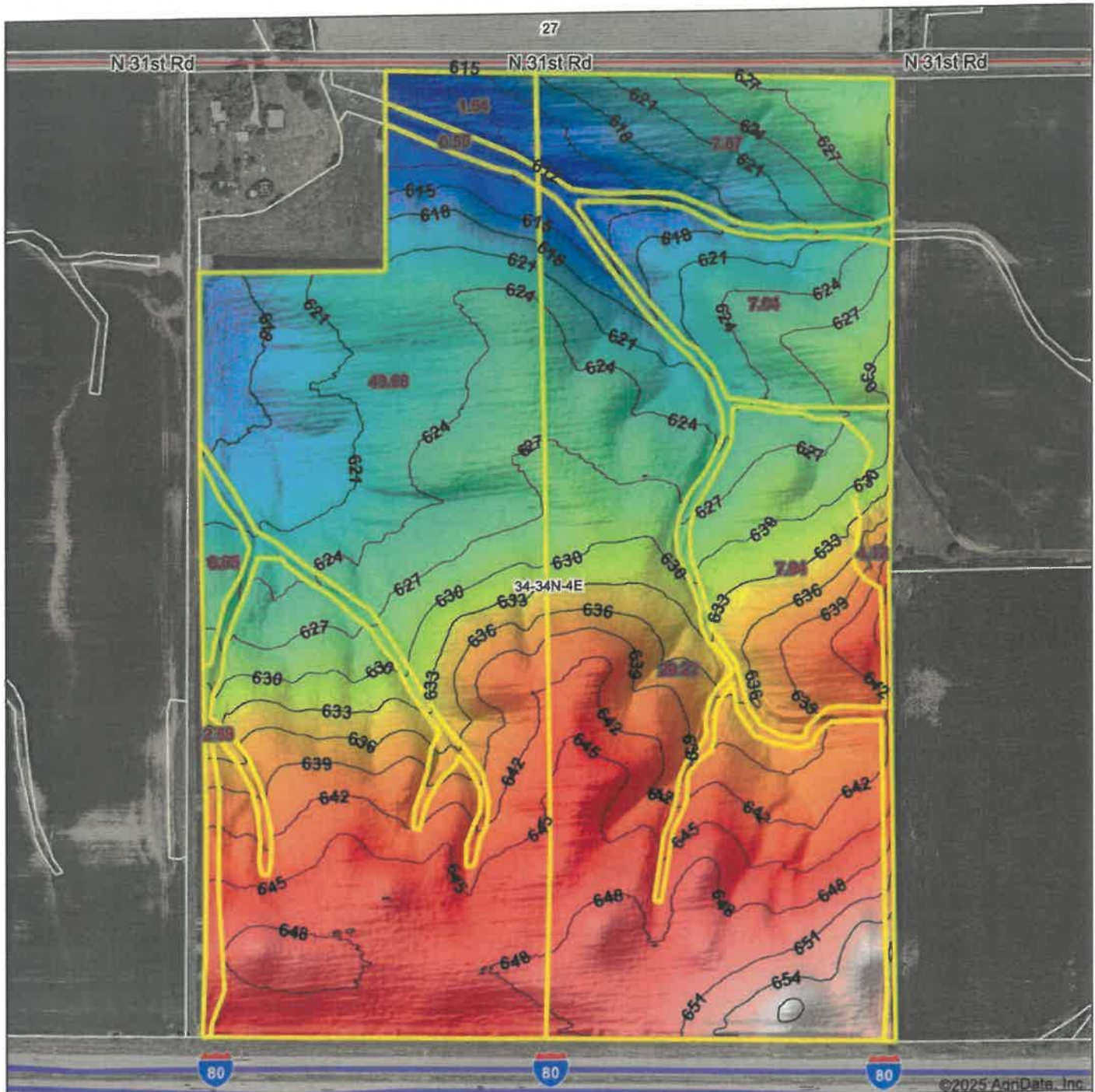
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

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

*n: The aggregation method is "Weighted Average using all components"

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 609.3
Max: 657.6
Range: 48.3
Average: 632.5
Standard Deviation: 11.52 ft



34-34N-4E
LaSalle County
Illinois

Boundary Center: 41° 22' 45.73, -88° 45' 29



BRUMMEL REALTY LLC
1107 E. 1st St., Suite 101, LaSalle, IL 62450
Office: 815-237-1222 Fax: 815-237-2710

Maps Provided By:



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



United States
Department of
Agriculture

La Salle County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created February 26, 2025

Farm 10673

Tract 46770

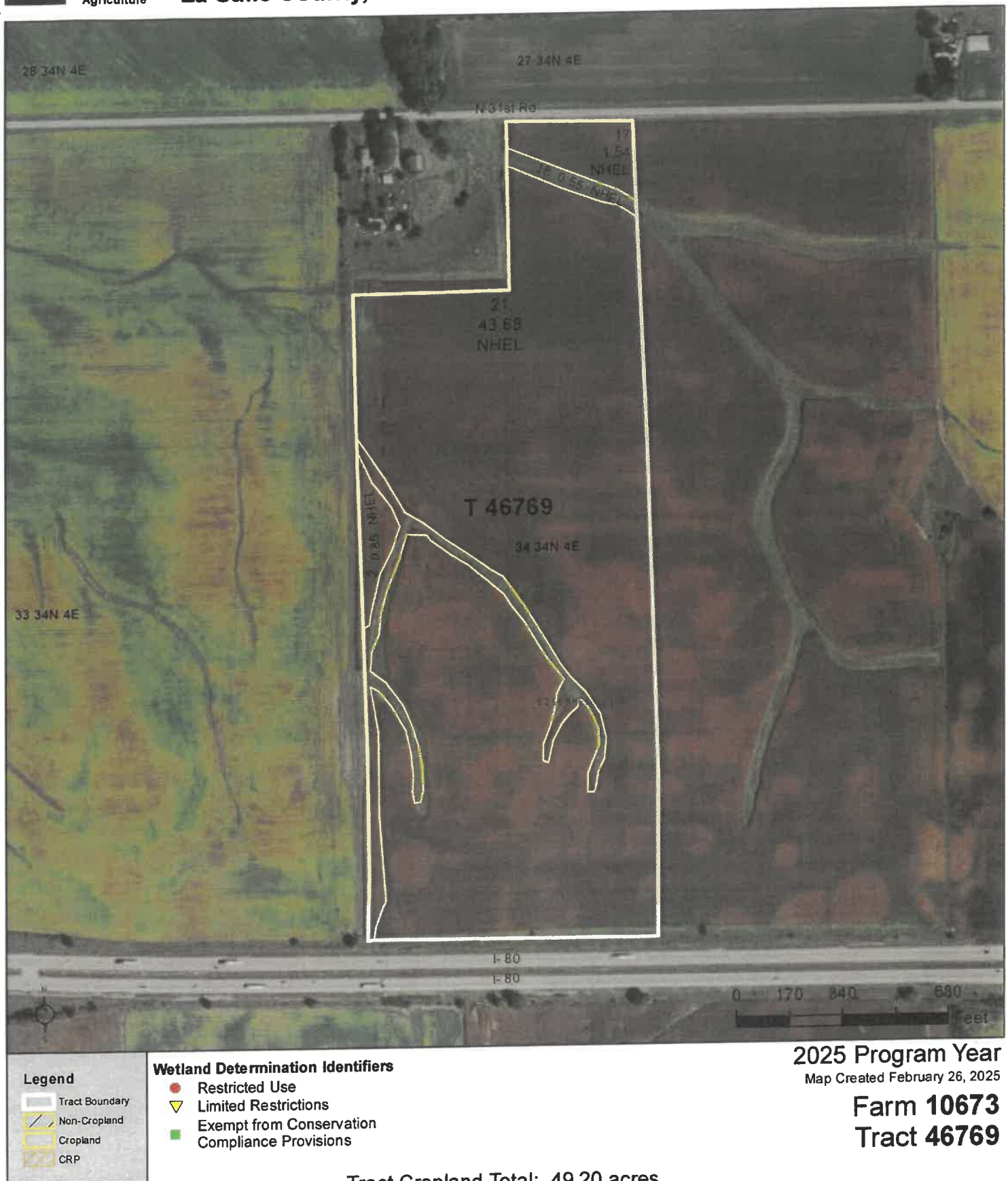
Tract Cropland Total: 56.20 acres

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).



United States
Department of
Agriculture

La Salle County, Illinois



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



United States Department of Agriculture
Farm Service Agency

FARM : 10673

Prepared : 3/20/25 12:29 PM CST

Crop Year : 2025

Form: FSA-156EZ

Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

Operator Name : JERRY L MASON
CRP Contract Number(s) : None
Recon ID : 17-099-2008-54
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
105.40	105.40	105.40	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	105.40		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	66.02	0.00	125	
Soybeans	39.38	0.00	41	0
TOTAL	105.40	0.00		

NOTES

Tract Number : 46769

Description : NW1/4Sec34T34NR4E
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JERRY L MASON
Other Producers : None
Recon ID : 17-099-2008-53

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.20	49.20	49.20	0.00	0.00	0.00	0.00	0.0

ILLINOIS
LASALLE



United States Department of Agriculture
Farm Service Agency

FARM : 10673

Prepared : 3/20/25 12:29 PM CST

Form: FSA-156EZ

Crop Year : 2025

Abbreviated 156 Farm Record

Tract 46769 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	49.20	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	30.82	0.00	125
Soybeans	18.38	0.00	41
TOTAL	49.20	0.00	

NOTES

Tract Number : 46770

Description : NW1/4Sec3T34NR4E
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JERRY L MASON
Other Producers : None
Recon ID : 17-099-2008-53

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
56.20	56.20	56.20	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	56.20	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	35.20	0.00	125
Soybeans	21.00	0.00	41
TOTAL	56.20	0.00	

NOTES

General Information

Owner Name: MASON, JERRY L
3309 E 25TH RD
MARSEILLES, IL 61341

Tax Year: 2023
Property Use: 0021 UNIMPROVED FARM
Tax Code: RU005
Tax Bill #: 27815
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:
Zoning:

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 Assessed	Supervisor Assessed	Equalized	Board of Review Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	0	0	0	25,523	25,523
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	0	0	25,523	25,523

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

Other Addresses

Notice Address

MASON, JERRY L
3309 E 25TH RD
MARSEILLES, IL 61341

Tax Bill Address

MASON, JERRY L
3309 E 25TH RD
MARSEILLES, IL 61341

2023 Taxes (Payable 2024)

Taxes:	1,913.74	Tax Rate:	7.49805
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

Payments

Date	Payor	Taxes	Interest	Fees	Total
07/11/2024	First State Bank	956.87	0.00	0.00	956.87
09/03/2024	First State Bank	956.87	0.00	0.00	956.87

Parcel Data Sheet

Parcel #: 15-34-103-000

General Information

Owner Name: MASON, JERRY L

Tax Year: 2023

Property Use: 0021 UNIMPROVED FARM

Tax Code: RU005

Tax Bill #: 27814

Alternate Parcel #: 14-34-100-004

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:

Zoning:

Acreage:

Homesite: 0.000

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

Split/Combined From:

Year Retired:

Split/Combined Into:

Valuations

	Local	Supervisor		Board of Review	
	Assessed	Assessed	Equalized	Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	0	0	0	20,893	20,893
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	0	0	20,893	20,893

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

Other Addresses

Notice Address
MASON, JERRY L

Tax Bill Address
MASON, JERRY L

2023 Taxes (Payable 2024)

Taxes:	1,566.58	Tax Rate:	7.49805
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

Payments

Date	Payor	Taxes	Interest	Fees	Total
07/11/2024	First State Bank	783.29	0.00	0.00	783.29
09/03/2024	First State Bank	783.29	0.00	0.00	783.29

