

Mason 160 Farm

in LaSalle County, Illinois



160 Acres +/- Located in Rutland Township

PINs #: 15-40-201-000, 15-40-203-000, 15-40-204-000

Taxes For 2023 : \$8,812.16

146.46 Acres Tillable per FSA

Pattern Tiled—Well Drained

Offered at \$16,900 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

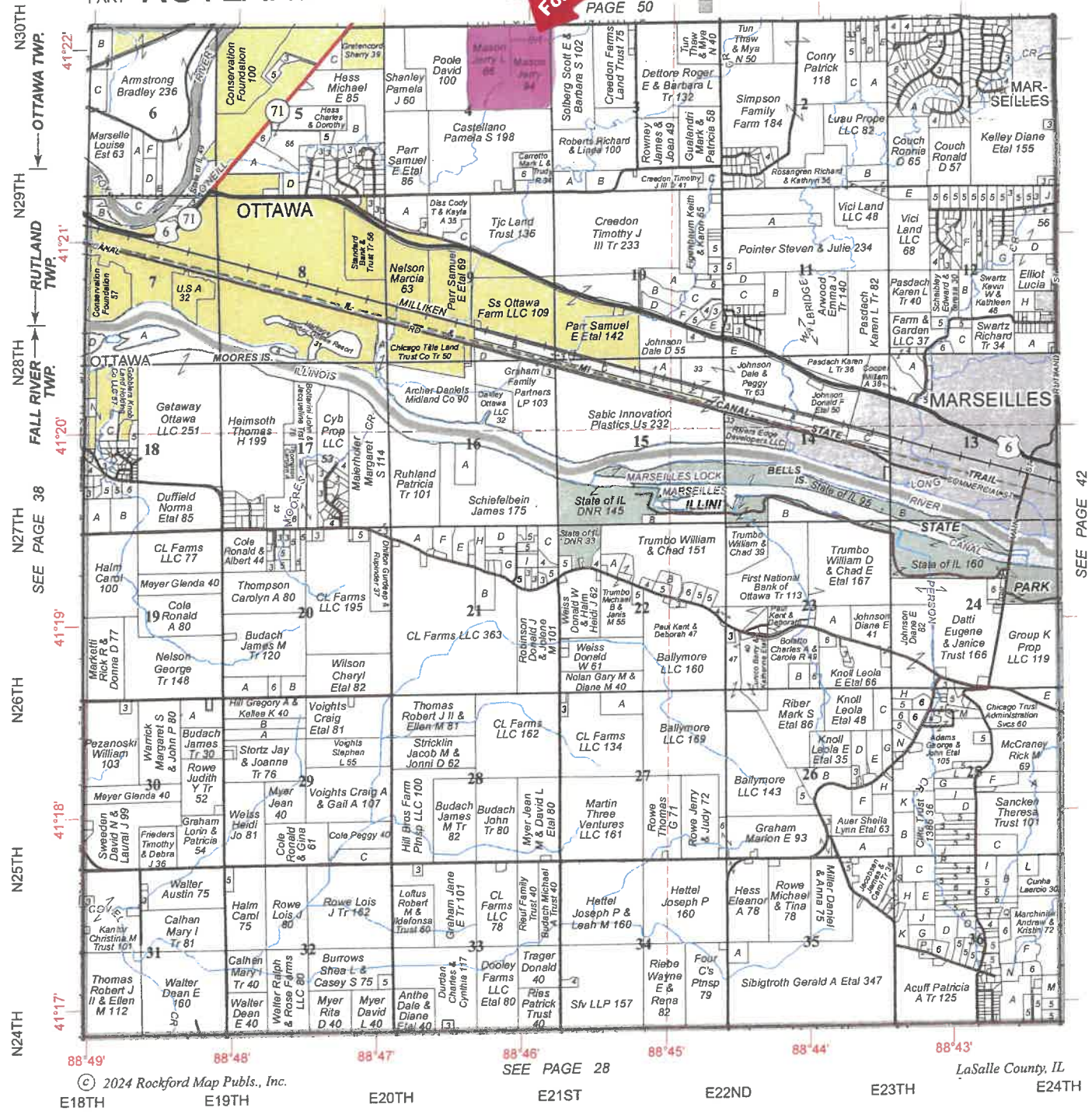
Mason 160 Farm - TILE



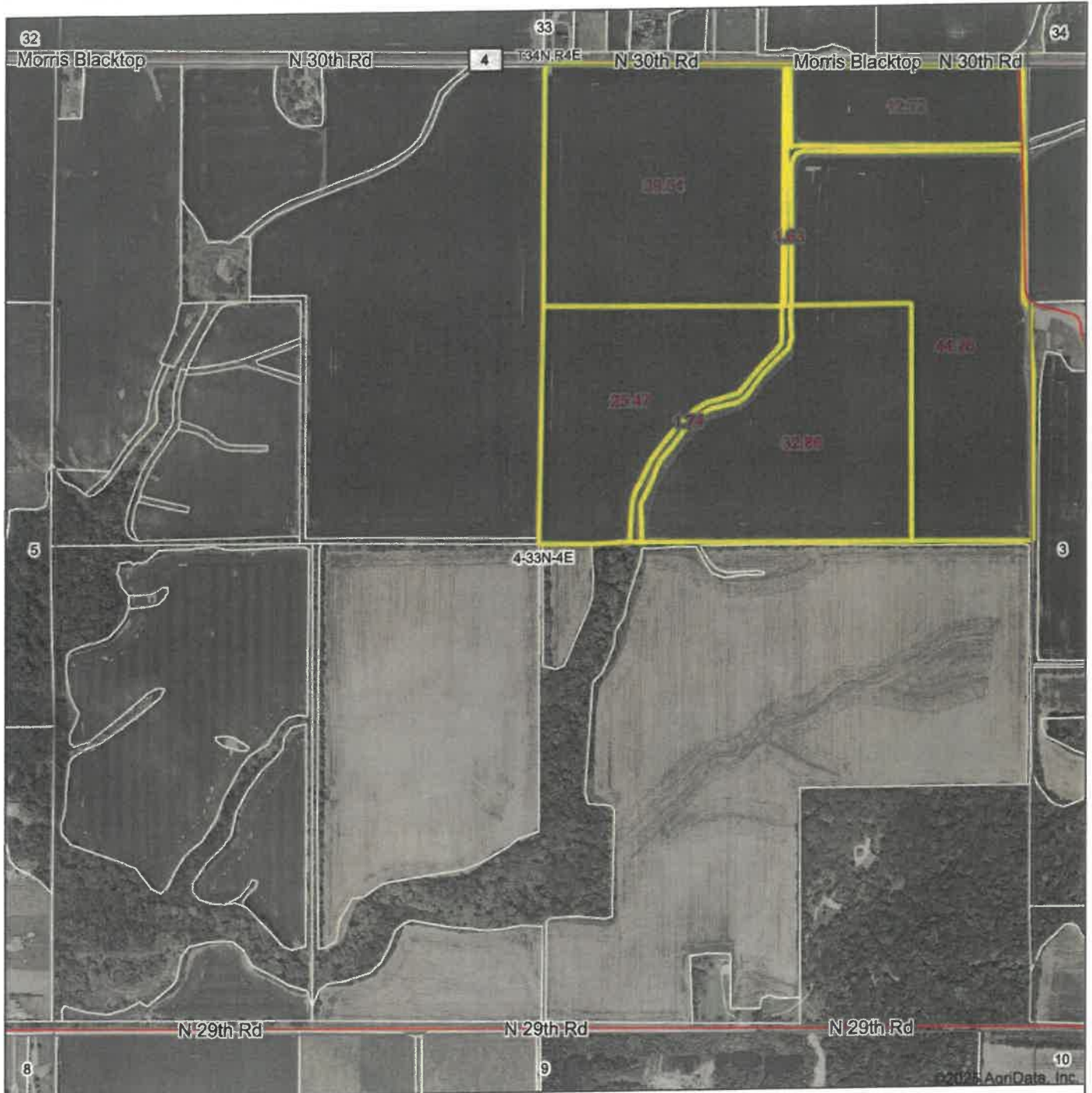
FALL RIVER SOUTH PART RUTLAND EAST PART OTTAWA

Refer to page 95 for keyed parcels
T.33N.-R.4E.

For Sale
PAGE 50



Aerial Map



Boundary Center: 41° 21' 53.16, -88° 46' 7.52

0ft 845ft 1690ft



BRUMMEL REALTY LLC
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Maps Provided By:



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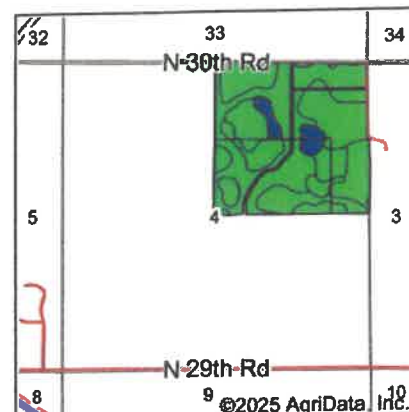
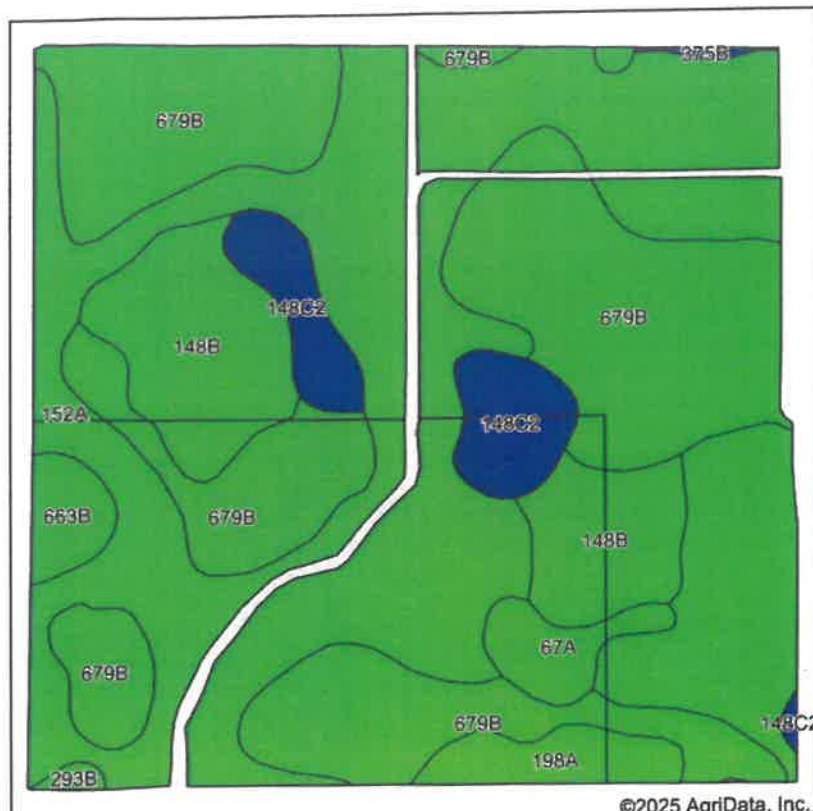
4-33N-4E
LaSalle County
Illinois



3/26/2025

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

Soils Map



State: **Illinois**
 County: **LaSalle**
 Location: **4-33N-4E**
 Township: **Rutland**
 Acres: **154.85**
 Date: **3/26/2025**



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Maps Provided By:



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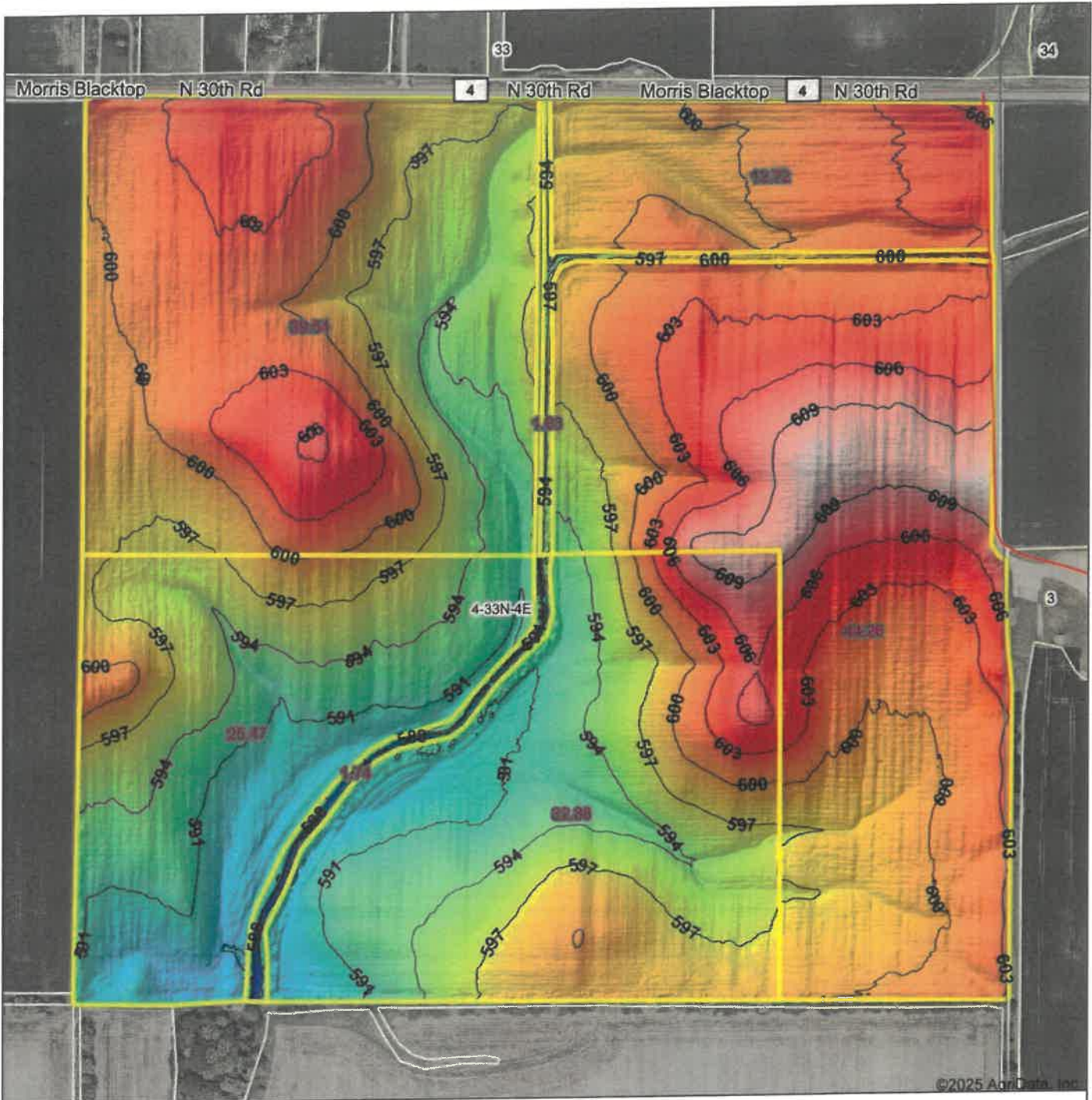
www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 20										
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
**152A	Drummer silty clay loam, 0 to 2 percent slopes	67.71	43.6%		> 6.5ft.	**195	**63	**73	**144	74
**679B	Blackberry silt loam, 2 to 5 percent slopes	53.44	34.5%		> 6.5ft.	**192	**59	**73	**141	82
**148B	Proctor silt loam, 2 to 5 percent slopes	16.29	10.5%		> 6.5ft.	**181	**57	**69	**132	78
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	7.71	5.0%		> 6.5ft.	**172	**54	**65	**126	67
198A	Elburn silt loam, 0 to 2 percent slopes	3.54	2.3%		> 6.5ft.	197	61	74	143	78
**67A	Harpster silty clay loam, 0 to 2 percent slopes	3.05	2.0%		> 6.5ft.	**182	**57	**68	**133	79
**663B	Clare silt loam, 2 to 5 percent slopes	2.43	1.6%		> 6.5ft.	**180	**56	**69	**133	79
**293B	Andres silt loam, 2 to 5 percent slopes	0.41	0.3%		> 6.5ft.	**182	**58	**70	**134	70
**375B	Rutland silty clay loam, 2 to 5 percent slopes	0.27	0.2%		4.1ft. (Densic material)	**176	**56	**69	**131	64
Weighted Average						190.8	60.2	72	140.3	*n 77.1

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

Topography Hillshade



Low Elevation High

BRUMMEL REALTY LLC
11713 1st St, Suite 100, LaSalle, IL 62550
Office: 618-647-3225 Fax: 618-647-3276

Maps Provided By:

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

Source: USGS 1 meter dem

Interval(ft): 3

Min: 582.4

Max: 611.9

Range: 29.5

Average: 598.6

Standard Deviation: 5.15 ft

0ft 448ft 897ft

3/26/2025
4-33N-4E
LaSalle County
Illinois
 Boundary Center: 41° 21' 53.16, -88° 46' 7.52

ILLINOIS
LASALLE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13479

Prepared : 4/1/25 11:36 AM CST

Crop Year : 2025

Operator Name : JERRY L MASON
CRP Contract Number(s) : 11227C, 12429A
Recon ID : 17-099-2021-8
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
159.01	154.46	154.46	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	146.46		0.00		8.00	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	75.23	1.51	139	
Soybeans	71.23	5.33	40	0
TOTAL	146.46	6.84		

NOTES

Tract Number : 49062

Description :
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JERRY L MASON
Other Producers : None
Recon ID : 17-099-2021-20

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.01	154.46	154.46	0.00	0.00	0.00	0.00	0.0

ILLINOIS
LASALLE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13479
Prepared : 4/1/25 11:36 AM CST
Crop Year : 2025

Tract 49062 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	146.46	0.00	8.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	75.23	1.51	139
Soybeans	71.23	5.33	40

TOTAL 146.46 6.84

NOTES

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United States
Department of
Agriculture

La Salle County, Illinois



Common Land Unit	
Non-Cropland	Conservation Reserve Program
clu_classification_code	
Cropland	Tract Boundary
state100k_11_utm	

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Compliance Provisions

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).



Tract Cropland Total: 154.46 acres

0 170 340 680
Feet

2025 Program Year

Map Created January 28, 2025

Farm 13479

Tract 49062

General Information

Owner Name: MASON, JERRY

Tax Year: 2023

Property Use: 0021 UNIMPROVED FARM

Tax Code: RU005

Tax Bill #: 27812

Alternate Parcel #: 19-04-200-003

Assessment Type: Locally Assessed

State Assessed Value: 0

TIF Base Value: 0.00

Location:

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:

NE 1/4 NE 1/4 AND E 1/2 SE 1/4 NE 1/4

Year Begin: 2010

Split/Combined From:

Year Retired:

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	44,854	44,854
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	0	0	44,854	44,854

Exemptions

1977 Base Value:	0
Senior Freeze Base :	0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
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Notes

Date	Description
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Sales

Date	Sale Price	Document Number	Qualified	Prior Year	% Assessed
05/21/2002	50,000	02-15470	No	20,648	41.30

Other Addresses

Notice Address
MASON, JERRY

Tax Bill Address
MASON, JERRY

2023 Taxes (Payable 2024)

Taxes:	3,363.18	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	1,681.59	0.00	0.00	1,681.59
09/03/2024	First State Bank	1,681.59	0.00	0.00	1,681.59

General Information

Owner Name: MASON, JERRY L

Tax Year: 2023

Property Use: 0021 UNIMPROVED FARM

Tax Code: RU005

Tax Bill #: 27816

Alternate Parcel #: 19-04-200-004

Assessment Type: Locally Assessed

State Assessed Value: 0

TIF Base Value: 0.00

Location: N 30TH RD
OTTAWA

Township: 15-RUTLAND

Subdivision:

Sec/Lot:

Legal Township:

Range/Blk:

Zoning:

Acreage:

Homesite: 0.000

Other Taxable: 66.400

Non Taxable: 0.000

Total: 66.400

Legal Description:

PT NE1/4 SEC 4-33-4 AS DESC DOC 12-28387

Year Begin: 2013

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	0	0	48,486	48,486
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	0	0	48,486	48,486

Exemptions

1977 Base Value:	0
Senior Freeze Base :	0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
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Notes

Date	Description
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Other Addresses

Notice Address
MASON, JERRY L

Tax Bill Address
MASON, JERRY L

2023 Taxes (Payable 2024)

Taxes:	3,635.50	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	1,817.75	0.00	0.00	1,817.75
09/03/2024	First State Bank	1,817.75	0.00	0.00	1,817.75

General Information

Owner Name: MASON, JERRY

Tax Year: 2023

Property Use: 0021 UNIMPROVED FARM

Tax Code: RU005

Tax Bill #: 27813

Alternate Parcel #: 19-04-200-005

Location: N 30TH RD

Assessment Type: Locally Assessed

OTTAWA

State Assessed Value: 0

Township: 15-RUTLAND

TIF Base Value: 0.00

Subdivision:

Sec/Lot:

Legal Township:

Range/Blk:

Zoning:

Acreage:

Homesite: 0.000

Other Taxable: 33.600

Non Taxable: 0.000

Total: 33.600

Legal Description:

SW1/4 NE1/4 & W1/2 SE1/4 NE1/4 (EX PT DESC DOC 12-28387)

Year Begin: 2013

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	24,186	24,186
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	0	0	24,186	24,186

Exemptions

1977 Base Value: 0
Senior Freeze Base : 0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
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Notes

Date	Description
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Other Addresses

Notice Address
MASON, JERRY

Tax Bill Address
MASON, JERRY

2023 Taxes (Payable 2024)

Taxes:	1,813.48	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	906.74	0.00	0.00	906.74
09/03/2024	First State Bank	906.74	0.00	0.00	906.74

