

Denman Farm - 145.18 Acres +/- in Kendall County, Illinois



145.18 Acres +/- Located in Little Rock Township, Kendall County

PINs #: 01-32-400-003, 01-33-100-012, 01-32-400-004, 01-33-300-001

No Improvements

PI: 137.4

141.81 Tillable Acres Per FSA

Class A Soils

Taxes for 2024: \$6,893.20

Open For 2026

Offered at \$19,900 Per Acre



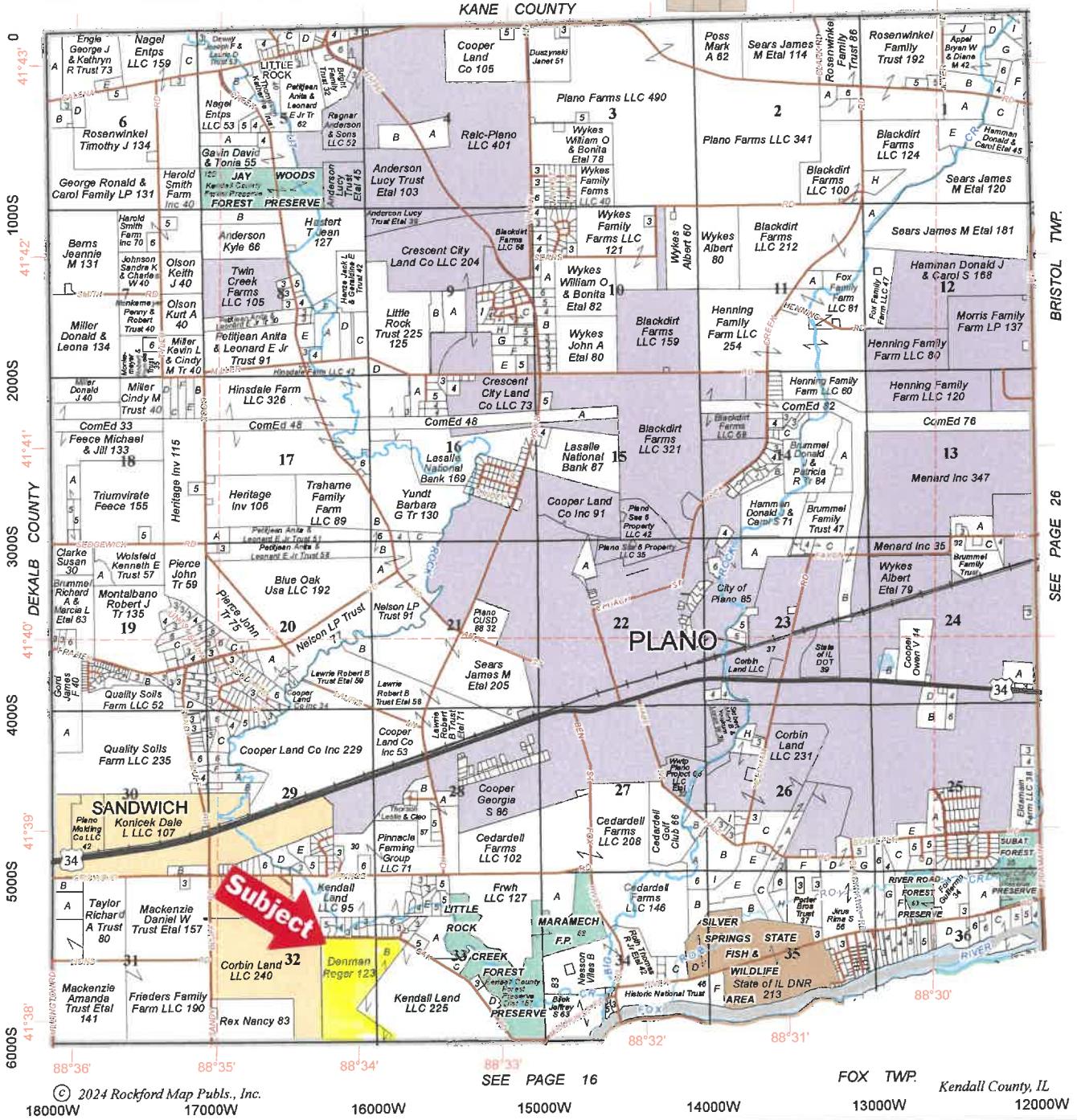
For More Information Contact:
Colleen Long, Broker

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

Office: 630-553-3200
Cell" 630-205-2485

LITTLE ROCK

Refer to page 45 for keyed parcels
T.37N.-R.6E.



BRUMMEL REALTY, LLC

1107 S. Bridge Street, suite D, Yorkville, IL 60560

Office: 630-553-3200

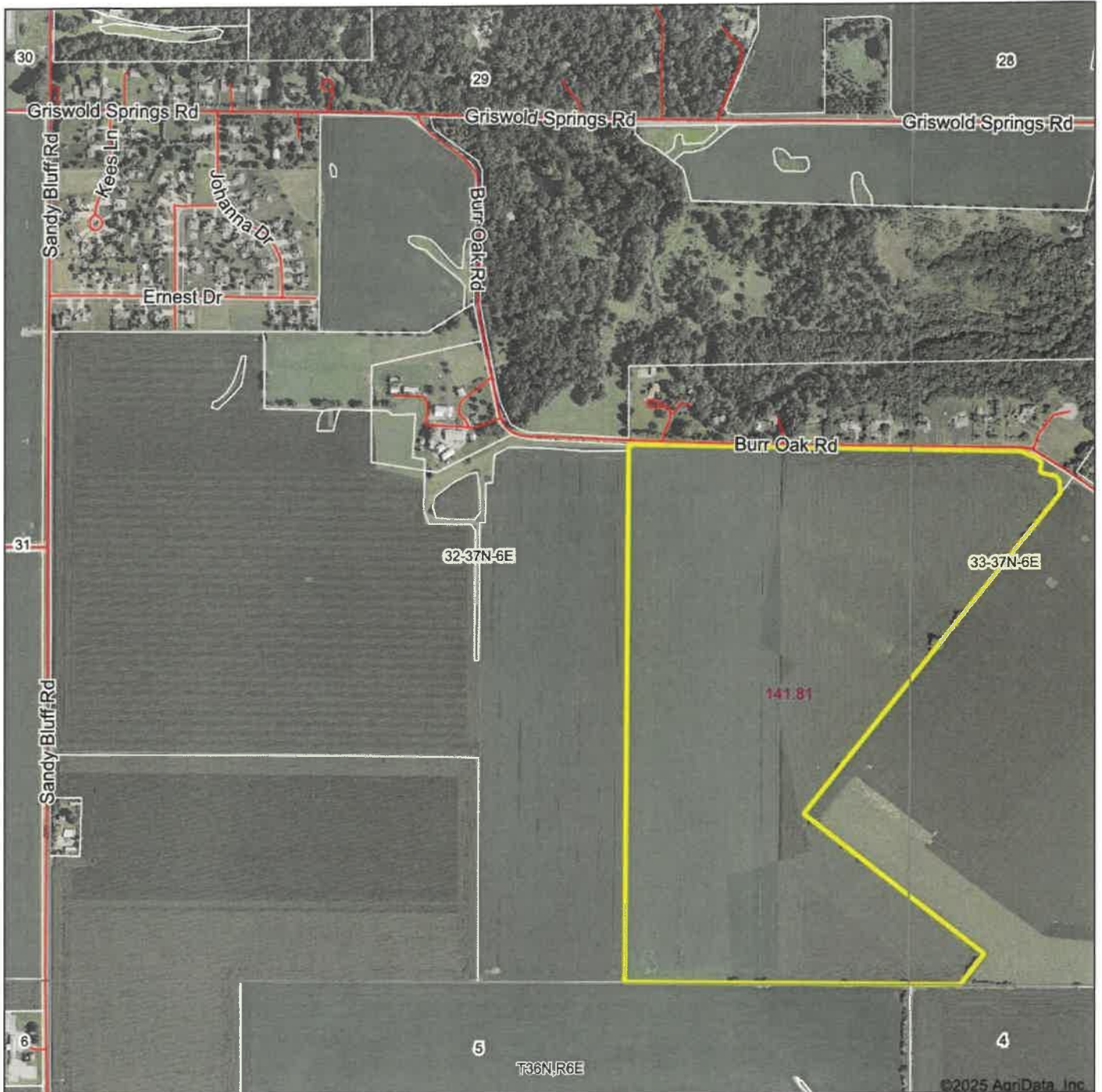
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Specializing in all aspects of Agricultural & Commercial Real Estate

- Auctions
- Farmland Sales
- Consulting
- Property Management

Aerial Map



Boundary Center: 41° 38' 9.85, -88° 33' 58.6

0ft 955ft 1909ft



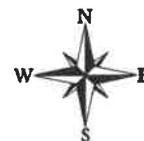
BRUMMEL REALTY LLC
1107 S. Bridge Street, Suite D • Yorkville, IL 60550
Office: 630-553-3200 Fax: 630-553-3270

Maps Provided By:



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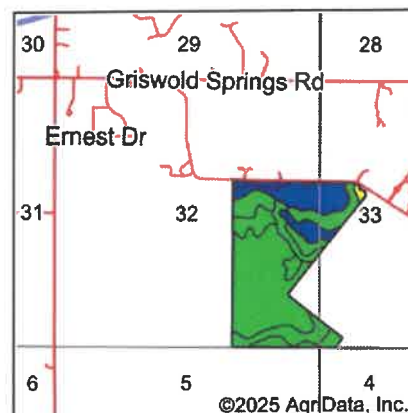
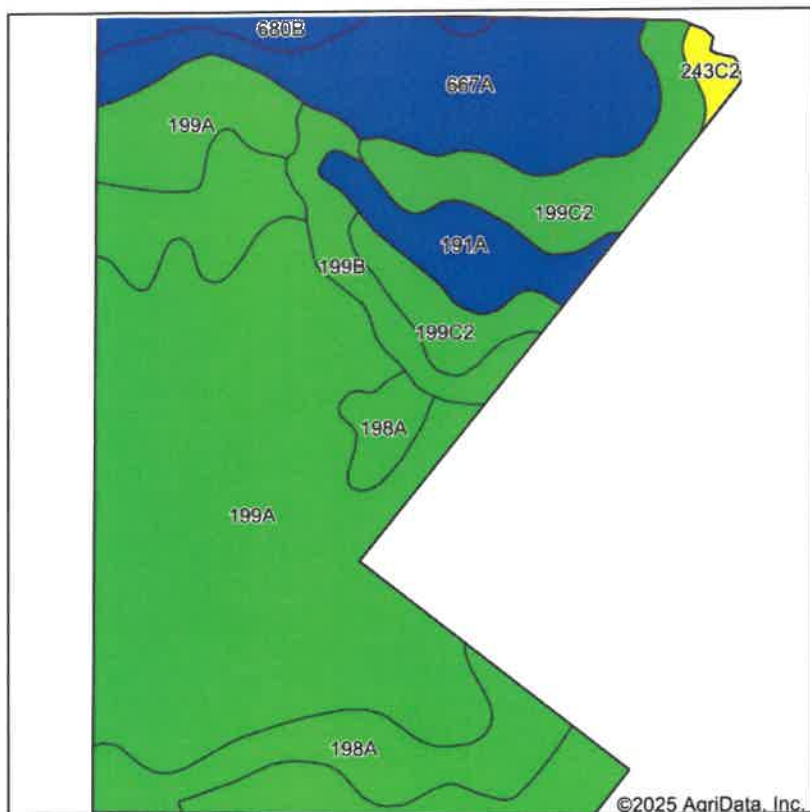
32-37N-6E
Kendall County
Illinois



8/25/2025

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

Soils Map



State: **Illinois**
 County: **Kendall**
 Location: **32-37N-6E**
 Township: **Little Rock**
 Acres: **141.81**
 Date: **8/25/2025**



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

Maps Provided By:



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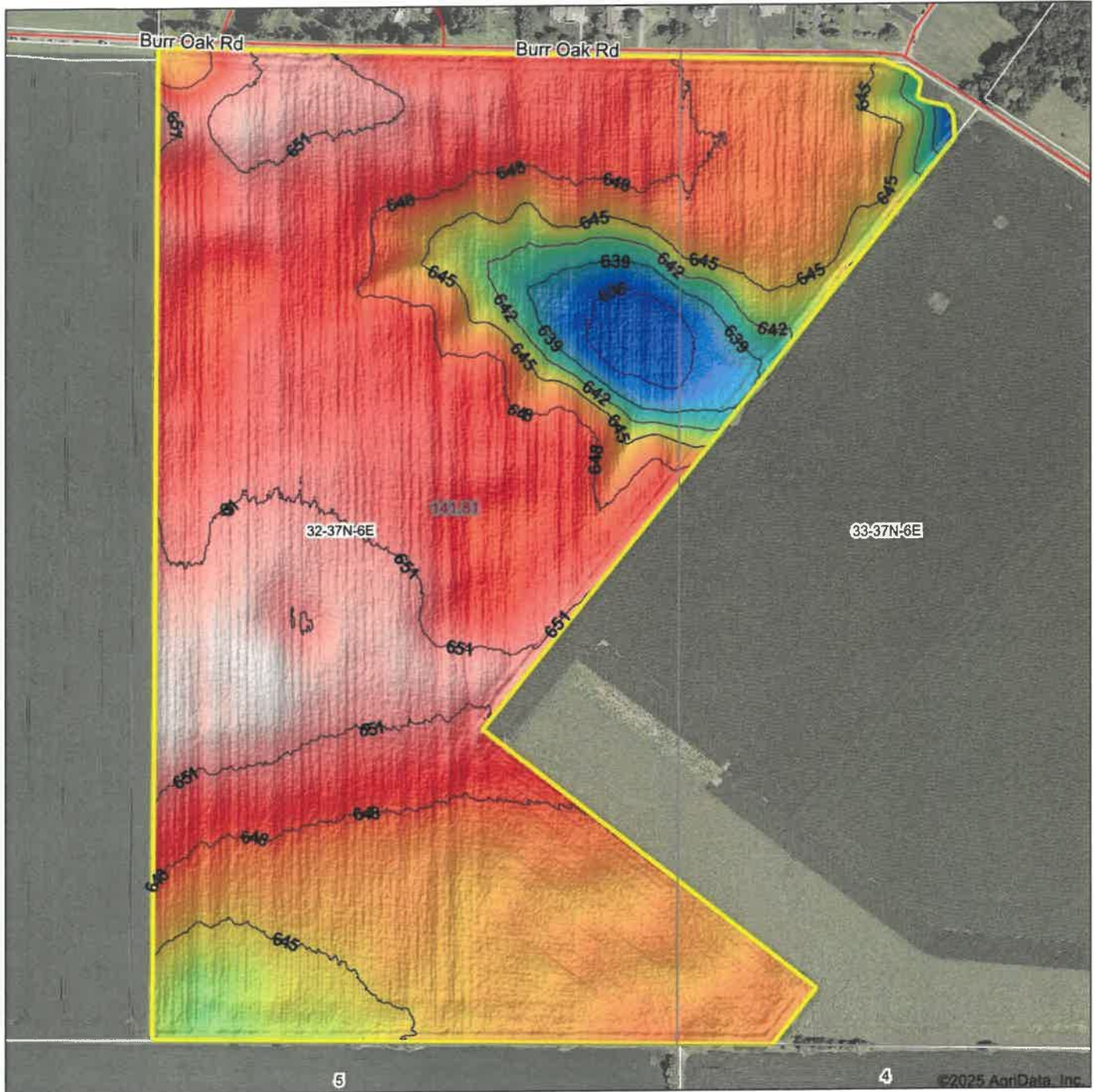


Soils data provided by USDA and NRCS.

Area Symbol: IL093, Soil Area Version: 21										
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
199A	Plano silt loam, 0 to 2 percent slopes	71.23	50.3%		> 6.5ft.	194	60	74	142	81
198A	Elburn silt loam, 0 to 2 percent slopes	20.22	14.3%		> 6.5ft.	197	61	74	143	78
667A	Kaneville silt loam, 0 to 2 percent slopes	20.03	14.1%		> 6.5ft.	178	55	68	128	77
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	13.91	9.8%		> 6.5ft.	**180	**56	**69	**132	68
191A	Knight silt loam, 0 to 2 percent slopes	6.53	4.6%		> 6.5ft.	162	54	64	121	83
**199B	Plano silt loam, 2 to 5 percent slopes	5.69	4.0%		> 6.5ft.	**192	**59	**73	**141	81
**680B	Campton silt loam, 2 to 5 percent slopes	3.04	2.1%		> 6.5ft.	**162	**50	**63	**118	74
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	1.16	0.8%		> 6.5ft.	**156	**48	**60	**113	67
Weighted Average						188.2	58.4	71.8	137.4	*n 78.6

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

Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 635.0
 Max: 653.6
 Range: 18.6
 Average: 647.6
 Standard Deviation: 3.51 ft



32-37N-6E
Kendall County
Illinois

Boundary Center: 41° 38' 9.85, -88° 33' 58.6



BRUMMEL REALTY LLC

1207 S Bridge Street, Suite 11 - Yorkville, IL 62450

Office: 630-563-3300 Fax: 630-568-2076

Local@brummelrealty.com

Maps Provided By:



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

Kendall County Real Estate Tax Bill

Kendall County Collector's Office, 807 John Street, Yorkville, IL 60560 (630) 553-4124

JILL FERKO, KENDALL COUNTY TREASURER

Township: Little Rock Township
 Tax Code: LR008
 Prop Class: 0021

Parcel Number: 01-33-100-012
 Parcel Address:

**PLEASE READ REVERSE SIDE
 FOR IMPORTANT INFORMATION**

DENMAN ROGER

FIRST INSTALLMENT	\$288.04	SECOND INSTALLMENT	\$288.04
COSTS		FORFEITED	
PENALTY		PENALTY	
TOTAL PAID		TOTAL PAID	

Legal Description
 SEC 33-37-6 16.82 ACS DOC 90-791 LT 3 IN W1/2 SEC
 LYG S OF BURR OAK RD

DUPLICATE

1st INSTALL DUE: **06/04/2025**
 2nd INSTALL DUE: **09/04/2025**

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount	Difference
COUNTY	0.56705	\$46.91	0.52808	\$47.91	6.66	1.00
SANDWICH FPD	0.34066	\$28.17	0.34709	\$31.48	0.00	3.31
FOREST PRESERVE	0.14257	\$11.79	0.13040	\$11.83	0.00	0.04
JR COLLEGE #516	0.45151	\$37.34	0.41827	\$37.94	0.00	0.60
PLANO COMM LIB DIST	0.22742	\$18.81	0.21162	\$19.19	0.90	0.38
LITTLE ROCK TWP	0.08805	\$7.28	0.08190	\$7.43	0.20	0.15
LITTLE ROCK ROAD DISTRICT	0.19623	\$16.23	0.18252	\$16.55	0.00	0.32
SCHOOL DIST CU-430	4.65115	\$384.65	4.45152	\$403.75	10.22	19.10
Totals	6.66464	\$551.18	6.35140	\$576.08	\$17.98	\$24.90

TRUST #	0
TIF BASE	0
1977 EQUALIZED	0
SAF BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	16.83
LAND VALUE	0
+ BUILDING VALUE	0
- HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- OWNER OCCUPIED	0
- SENIOR EXMPT	0
- FREEZE EXEMPTIONS	0
- VETERAN EXEMPT	0
- DISABLED EXEMPT	0
+ FARM LAND	9,070
+ FARM BUILDING	0
= NET TAXABLE VAL.	9,070
x TAX RATE	6.35140
= CURRENT TAX	\$576.08
- ENTERPRISE ZONE	\$0.00
+ DRAINAGE / SSA	\$0.00
+ FORFEITURE BAL.	0
= TOTAL TAX DUE	\$576.08

2024 PAYABLE 2025

MAKE CHECKS PAYABLE TO: KENDALL COUNTY COLLECTOR

Owner Name: DENMAN, ROGER

568

Kendall County

DUPLICATE



Parcel Number **01-33-100-012** First Installment Due Date **06/04/2025**
 Bill Number **2024-005569** Interest Penalty
 Sold Years Total Due **Paid on 06/04/2025 \$0.00**
 Forfeiture Balance Total Tax Due **\$0.00**

2024 PAYABLE 2025

IF POSTMARKED AFTER THESE DATES PLEASE PAY THIS AMOUNT

06/04/2025	\$0.00
07/04/2025	\$0.00
08/04/2025	\$0.00

Paid by

CASH CHECK

DENMAN ROGER

Kendall County

DUPLICATE



Parcel Number **01-33-100-012** Second Installment Due Date **09/04/2025**
 Bill Number **2024-005569** Interest Penalty
 Sold Years Total Due **Paid on 06/04/2025 \$0.00**
 Total Tax Due **\$0.00**

2024 PAYABLE 2025

IF POSTMARKED AFTER THESE DATES PLEASE PAY THIS AMOUNT

09/04/2025	\$0.00
10/04/2025	\$0.00

Paid by

CASH CHECK

DENMAN ROGER

1

2

Kendall County Real Estate Tax Bill

Kendall County Collector's Office, 807 John Street, Yorkville, IL 60560 (630) 553-4124

JILL FERKO, KENDALL COUNTY TREASURER

Township: Little Rock Township
 Tax Code: LR008
 Prop Class: 0021

Parcel Number: 01-32-400-003
 Parcel Address:

**PLEASE READ REVERSE SIDE
 FOR IMPORTANT INFORMATION**

DENMAN ROGER

FIRST INSTALLMENT	\$2,428.14	SECOND INSTALLMENT	\$2,428.14
COSTS		FORFEITED	
PENALTY		PENALTY	
TOTAL PAID		TOTAL PAID	

Legal Description
 SEC 32-37-6 101.73 ACS DOC 90-788, 90-789, 90-790,
 90-791 - PT E1/2 SEC BEG 1470.48' W SE COR SE,
 W271.26', N3969.24' E TO E LN, S TO PT 1881' N SE
 COR SE, SW2371.38' TO POB (EX THAT PT LYG N OF
 C/L OF BURR OAK RD)

DUPLICATE

1st INSTALL DUE: **06/04/2025**
 2nd INSTALL DUE: **09/04/2025**

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount	Difference
COUNTY	0.56705	\$406.93	0.52808	\$403.78	56.10	-3.15
SANDWICH FPD	0.34066	\$244.46	0.34709	\$265.39	0.00	20.93
FOREST PRESERVE	0.14257	\$102.31	0.13040	\$99.70	0.00	-2.61
JR COLLEGE #516	0.45151	\$324.00	0.41827	\$319.81	0.00	-4.19
PLANO COMM LIB DIST	0.22742	\$163.20	0.21162	\$161.80	7.64	-1.40
LITTLE ROCK TWP	0.08805	\$63.18	0.08190	\$62.62	1.67	-0.56
LITTLE ROCK ROAD DISTRICT	0.19623	\$140.81	0.18252	\$139.55	0.00	-1.26
SCHOOL DIST CU-430	4.65115	\$3,337.67	4.45152	\$3,403.63	86.16	65.96
Totals	6.66464	\$4,782.56	6.35140	\$4,856.28	\$151.57	\$73.72

TRUST #	0
TIF BASE	0
1977 EQUALIZED	0
SAF BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	101.75
LAND VALUE	0
+ BUILDING VALUE	0
- HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- OWNER OCCUPIED	0
- SENIOR EXMPT	0
- FREEZE EXEMPTIONS	0
- VETERAN EXEMPT	0
- DISABLED EXEMPT	0
+ FARM LAND	76,460
+ FARM BUILDING	0
= NET TAXABLE VAL.	76,460
x TAX RATE	6.35140
= CURRENT TAX	\$4,856.28
- ENTERPRISE ZONE	\$0.00
+ DRAINAGE / SSA	\$0.00
+ FORFEITURE BAL.	0
= TOTAL TAX DUE	\$4,856.28

2024 PAYABLE 2025

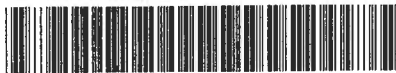
MAKE CHECKS PAYABLE TO: KENDALL COUNTY COLLECTOR

Owner Name: DENMAN, ROGER

566

Kendall County

DUPLICATE



Parcel Number **01-32-400-003** First Installment Due Date **06/04/2025**
 Bill Number **2024-005566** Interest Penalty
 Sold Years Total Due **Paid on**
 Forfeiture Balance Total 1st Install **06/04/2025 \$0.00**
 Total Tax Due **\$0.00**

2024 PAYABLE 2025

IF POSTMARKED AFTER THESE DATES PLEASE PAY THIS AMOUNT Paid by

06/04/2025 \$0.00	<input type="checkbox"/> CASH	<input type="checkbox"/> CHECK
07/04/2025 \$0.00		
08/04/2025 \$0.00		

DENMAN ROGER

Kendall County

DUPLICATE



Parcel Number **01-32-400-003** Second Installment Due Date **09/04/2025**
 Bill Number **2024-005566** Interest Penalty
 Sold Years Total Due **Paid on**
 Forfeiture Balance Total 2nd Install **06/04/2025 \$0.00**
 Total Tax Due **\$0.00**

2024 PAYABLE 2025

IF POSTMARKED AFTER THESE DATES PLEASE PAY THIS AMOUNT Paid by

09/04/2025 \$0.00	<input type="checkbox"/> CASH	<input type="checkbox"/> CHECK
10/04/2025 \$0.00		

DENMAN ROGER

1

2

Kendall County Real Estate Tax Bill

Kendall County Collector's Office, 807 John Street, Yorkville, IL 60560 (630) 553-4124

JILL FERKO, KENDALL COUNTY TREASURER

Township: Little Rock Township
 Tax Code: LR008
 Prop Class: 0021

Parcel Number: 01-32-400-004
 Parcel Address:

**PLEASE READ REVERSE SIDE
 FOR IMPORTANT INFORMATION**

DENMAN ROGER

FIRST INSTALLMENT	SECOND INSTALLMENT
\$591.64	\$591.64
COSTS	FORFEITED
PENALTY	PENALTY
TOTAL PAID	TOTAL PAID

Legal Description
 SEC 32-37-6 21.55 ACS DOC 90-791 THAT PT OF THE
 FOL DESC TRACT LYG IN SEC 32, BEG SE COR,
 W1470.48', NE2371.38', SE1406.46', SW242.88',
 W313.5' TO POB

DUPLICATE

1st INSTALL DUE: **06/04/2025**
 2nd INSTALL DUE: **09/04/2025**

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount	Difference
COUNTY	0.56705	\$99.93	0.52808	\$98.41	13.68	-1.52
SANDWICH FPD	0.34066	\$60.02	0.34709	\$64.66	0.00	4.64
FOREST PRESERVE	0.14257	\$25.12	0.13040	\$24.29	0.00	-0.83
JR COLLEGE #516	0.45151	\$79.56	0.41827	\$77.92	0.00	-1.64
PLANO COMM LIB DIST	0.22742	\$40.07	0.21162	\$39.42	1.86	-0.65
LITTLE ROCK TWP	0.08805	\$15.51	0.08190	\$15.26	0.41	-0.25
LITTLE ROCK ROAD DISTRICT	0.19623	\$34.58	0.18252	\$34.00	0.00	-0.58
SCHOOL DIST CU-430	4.65115	\$819.53	4.45152	\$829.32	21.00	9.79
Totals	6.66464	\$1,174.32	6.35140	\$1,183.28	\$36.95	\$8.96

TRUST #	0
TIF BASE	0
1977 EQUALIZED	0
SAF BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	21.55
LAND VALUE	0
+ BUILDING VALUE	0
- HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- OWNER OCCUPIED	0
- SENIOR EXMPT	0
- FREEZE EXEMPTIONS	0
- VETERAN EXEMPT	0
- DISABLED EXEMPT	0
+ FARM LAND	18,630
+ FARM BUILDING	0
= NET TAXABLE VAL.	18,630
x TAX RATE	6.35140
= CURRENT TAX	\$1,183.28
- ENTERPRISE ZONE	\$0.00
+ DRAINAGE / SSA	\$0.00
+ FORFEITURE BAL.	0
= TOTAL TAX DUE	\$1,183.28

2024 PAYABLE 2025

MAKE CHECKS PAYABLE TO: KENDALL COUNTY COLLECTOR

Owner Name: DENMAN, ROGER

567

Kendall County

DUPLICATE



Parcel Number **01-32-400-004** First Installment Due Date **06/04/2025**
 Bill Number **2024-005567** Interest Penalty
 Sold Years Total Due **Paid on 06/04/2025 \$0.00**
 Forfeiture Balance Total Tax Due **\$0.00**

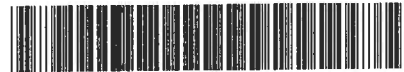
2024 PAYABLE 2025

IF POSTMARKED AFTER THESE DATES	PLEASE PAY THIS AMOUNT	Paid by
06/04/2025	\$0.00	<input type="checkbox"/> CASH
07/04/2025	\$0.00	<input type="checkbox"/> CHECK
08/04/2025	\$0.00	

DENMAN ROGER

Kendall County

DUPLICATE



Parcel Number **01-32-400-004** Second Installment Due Date **09/04/2025**
 Bill Number **2024-005567** Interest Penalty
 Sold Years Total Due **Paid on 06/04/2025 \$0.00**
 Total Tax Due **\$0.00**

2024 PAYABLE 2025

IF POSTMARKED AFTER THESE DATES	PLEASE PAY THIS AMOUNT	Paid by
09/04/2025	\$0.00	<input type="checkbox"/> CASH
10/04/2025	\$0.00	<input type="checkbox"/> CHECK

DENMAN ROGER

1

2

Kendall County Real Estate Tax Bill

Kendall County Collector's Office, 807 John Street, Yorkville, IL 60560 (630) 553-4124
JILL FERKO, KENDALL COUNTY TREASURER

Township: Little Rock Township Parcel Number: 01-33-300-001
 Tax Code: LR008 Parcel Address:
 Prop Class: 0021

**PLEASE READ REVERSE SIDE
 FOR IMPORTANT INFORMATION**

DENMAN ROGER

FIRST INSTALLMENT	SECOND INSTALLMENT
\$138.78	\$138.78
COSTS	FORFEITED
PENALTY	PENALTY
TOTAL PAID	TOTAL PAID

Legal Description
SEC. 33-37-6

DUPLICATE

1st INSTALL DUE: **06/04/2025**
 2nd INSTALL DUE: **09/04/2025**

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount	Difference
COUNTY	0.56705	\$23.43	0.52808	\$23.07	3.21	-0.36
SANDWICH FPD	0.34066	\$14.07	0.34709	\$15.17	0.00	1.10
FOREST PRESERVE	0.14257	\$5.89	0.13040	\$5.70	0.00	-0.19
JR COLLEGE #516	0.45151	\$18.65	0.41827	\$18.28	0.00	-0.37
PLANO COMM LIB DIST	0.22742	\$9.39	0.21162	\$9.25	0.44	-0.14
LITTLE ROCK TWP	0.08805	\$3.64	0.08190	\$3.58	0.09	-0.06
LITTLE ROCK ROAD DISTRICT	0.19623	\$8.10	0.18252	\$7.98	0.00	-0.12
SCHOOL DIST CU-430	4.65115	\$192.09	4.45152	\$194.53	4.92	2.44
Totals	6.66464	\$275.26	6.35140	\$277.56	\$8.66	\$2.30

TRUST #	
TIF BASE	0
1977 EQUALIZED	0
SAF BASE	0
FAIR CASH VALUE	0
TOTAL ACRES	5.05
LAND VALUE	0
+ BUILDING VALUE	0
- HOME IMPROVEMENT	0
= ASSESSED VALUE	0
x STATE MULTIPLIER	1.0000
= EQUALIZED VALUE	0
- OWNER OCCUPIED	0
- SENIOR EXMPT	0
- FREEZE EXEMPTIONS	0
- VETERAN EXEMPT	0
- DISABLED EXEMPT	0
+ FARM LAND	4,370
+ FARM BUILDING	0
= NET TAXABLE VAL.	4,370
x TAX RATE	6.35140
= CURRENT TAX	\$277.56
- ENTERPRISE ZONE	\$0.00
+ DRAINAGE / SSA	\$0.00
+ FORFEITURE BAL.	0
= TOTAL TAX DUE	\$277.56

2024 PAYABLE 2025

MAKE CHECKS PAYABLE TO: KENDALL COUNTY COLLECTOR

Owner Name: DENMAN, ROGER

569

Kendall County

DUPLICATE



Parcel Number **01-33-300-001** First Installment Due Date **06/04/2025**
 Bill Number **2024-005597** Interest Penalty
 Sold Years Total Due **Paid on 06/04/2025 \$0.00**
 Forfeiture Balance Total Tax Due **\$0.00**

2024 PAYABLE 2025

IF POSTMARKED AFTER THESE DATES PLEASE PAY THIS AMOUNT

06/04/2025	\$0.00
07/04/2025	\$0.00
08/04/2025	\$0.00

Paid by

CASH CHECK

DENMAN ROGER

1

Kendall County

DUPLICATE



Parcel Number **01-33-300-001** Second Installment Due Date **09/04/2025**
 Bill Number **2024-005597** Interest Penalty
 Sold Years Total Due **Paid on 06/04/2025 \$0.00**
 Total Tax Due **\$0.00**

2024 PAYABLE 2025

IF POSTMARKED AFTER THESE DATES PLEASE PAY THIS AMOUNT

09/04/2025	\$0.00
10/04/2025	\$0.00

Paid by

CASH CHECK

DENMAN ROGER

2



Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
142.19	141.81	141.81	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	141.81	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	141.10	0.00	166	
Soybeans	0.70	0.00	64	
TOTAL	141.80	0.00		

NOTES

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Tract Number : 2409

Description : A4 SEC 32
FSA Physical Location : ILLINOIS/KENDALL
ANSI Physical Location : ILLINOIS/KENDALL
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : ROGER DENMAN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
142.19	141.81	141.81	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 2409 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	141.81	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	141.10	0.00	166
Soybeans	0.70	0.00	64
TOTAL	141.80	0.00	

NOTES

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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 05, 2025

Farm 2360
Tract 2409

Tract Cropland Total: 141.81 acres

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