

Brown Farm - 83.7 Acres +/- **in DeKalb County, Illinois**



***83.7 Acres +/- Located in Section 23
Victor Township, DeKalb County, IL***

PIN #: 17-23-200-010 & 17-23-200-008

No Improvements

Class A Soils - 137.6

81.29 Acres Tillable Per FSA

Offered at \$18,000 Per Acre



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

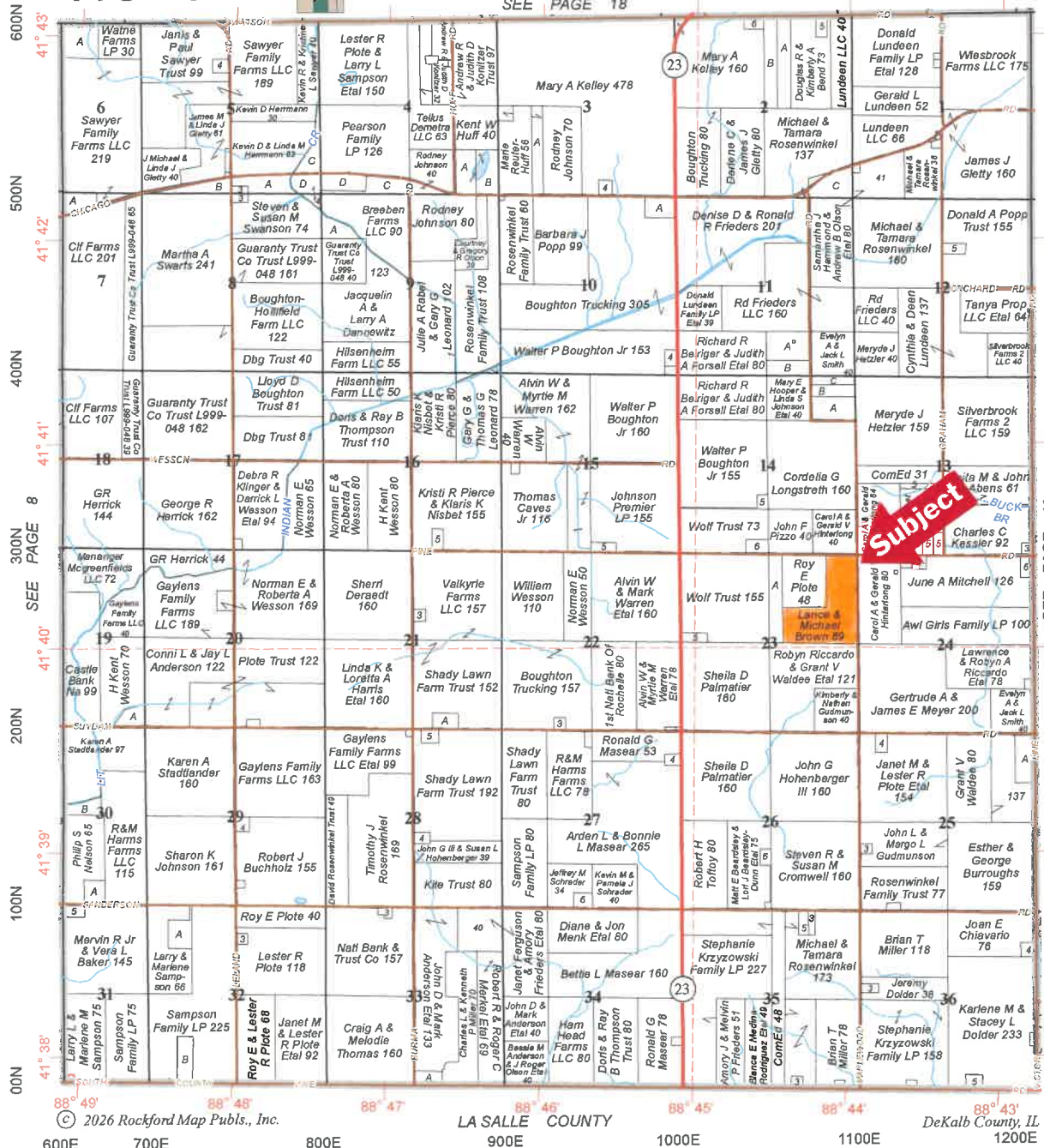
**Brummel Realty, LLC
1107 S. Bridge Street, ste D
Yorkville, IL 60560**

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

VICTOR

T.37N.-R.4E.

SEE PAGE 18



Custom Family Farm Map

highlighted property • 3D aerial imagery
premium paper • suitable for framing



ROCKFORD MAP

Receive a FREE quote at RockfordMap.com

Aerial Map



Boundary Center: 41° 40' 14.21, -88° 44' 10.7

0ft 831ft 1662ft



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

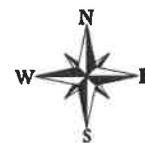
Maps Provided By:



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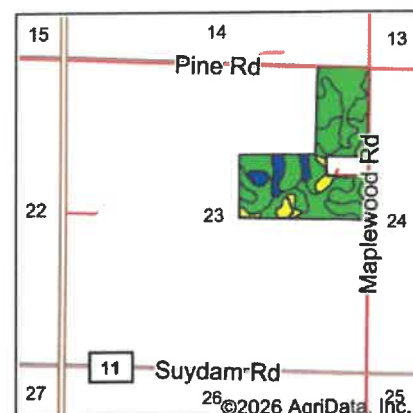
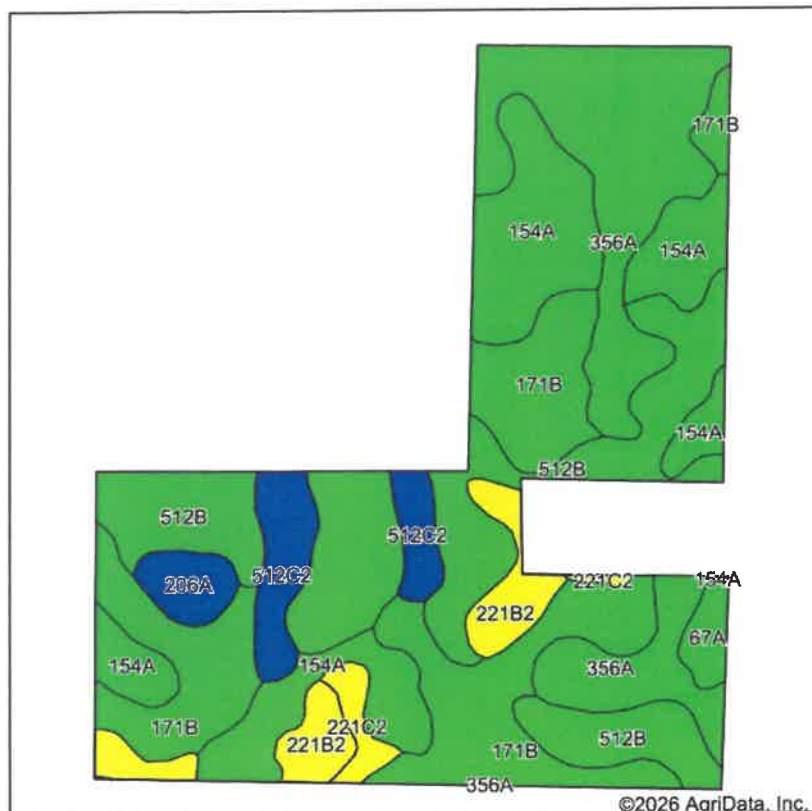
Field borders provided by Farm Service Agency as of 5/21/2008.

23-37N-4E
DeKalb County
Illinois



7/21/2026

Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **23-37N-4E**
 Township: **Victor**
 Acres: **82**
 Date: **7/21/2026**



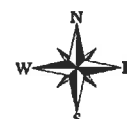
BRUMMEL REALTY LLC
 1107 S. Ridge Street, Suite 101 • Yorkville, IL 62456
 Office: 618-463-2222 Fax: 618-553-1270

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Soils data provided by USDA and NRCS.

Area Symbol: IL037, 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
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	20.08	24.6%		> 6.5ft.	**195	**63	**66	**144	80
**171B	Catlin silt loam, 2 to 5 percent slopes	19.06	23.2%		> 6.5ft.	**185	**58	**72	**137	72
154A	Flanagan silt loam, 0 to 2 percent slopes	15.15	18.5%		> 6.5ft.	194	63	77	144	76
**512B	Danabrook silt loam, 2 to 5 percent slopes	15.03	18.3%		> 6.5ft.	**185	**58	**72	**137	79
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	4.49	5.5%		> 6.5ft.	**151	**49	**61	**113	64
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	4.13	5.0%		> 6.5ft.	**174	**55	**68	**128	67
206A	Thorp silt loam, 0 to 2 percent slopes	1.70	2.1%		> 6.5ft.	170	55	66	126	76
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	1.27	1.5%		> 6.5ft.	**148	**48	**60	**111	63
**67A	Harpster silty clay loam, 0 to 2 percent slopes	1.09	1.3%		> 6.5ft.	**182	**57	**68	**133	79

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

Maps Provided By:



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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
Weighted Average						185.8	59.3	70.3	137.6	*n 75.3

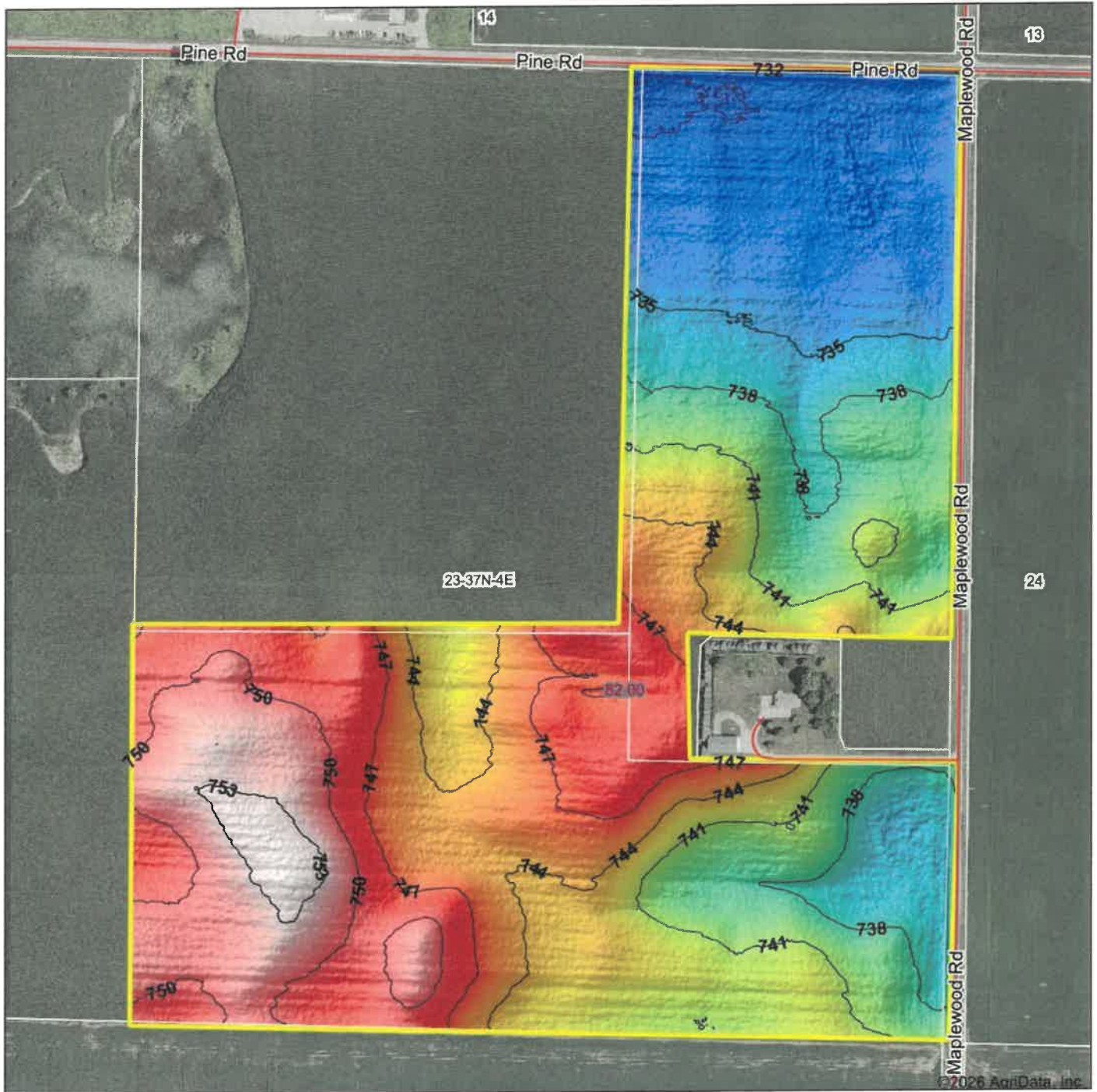
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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



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Low Elevation High



BRUMMEL REALTY LLC
1107 S. Bridge Street, Suite D • Yorkville, IL 60550
Office: 630-553-1300 Fax: 630-553-1070

Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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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: 731.0

Max: 754.0

Range: 23.0

Average: 742.3

Standard Deviation: 6.2 ft

0ft 420ft 840ft



7/21/2026

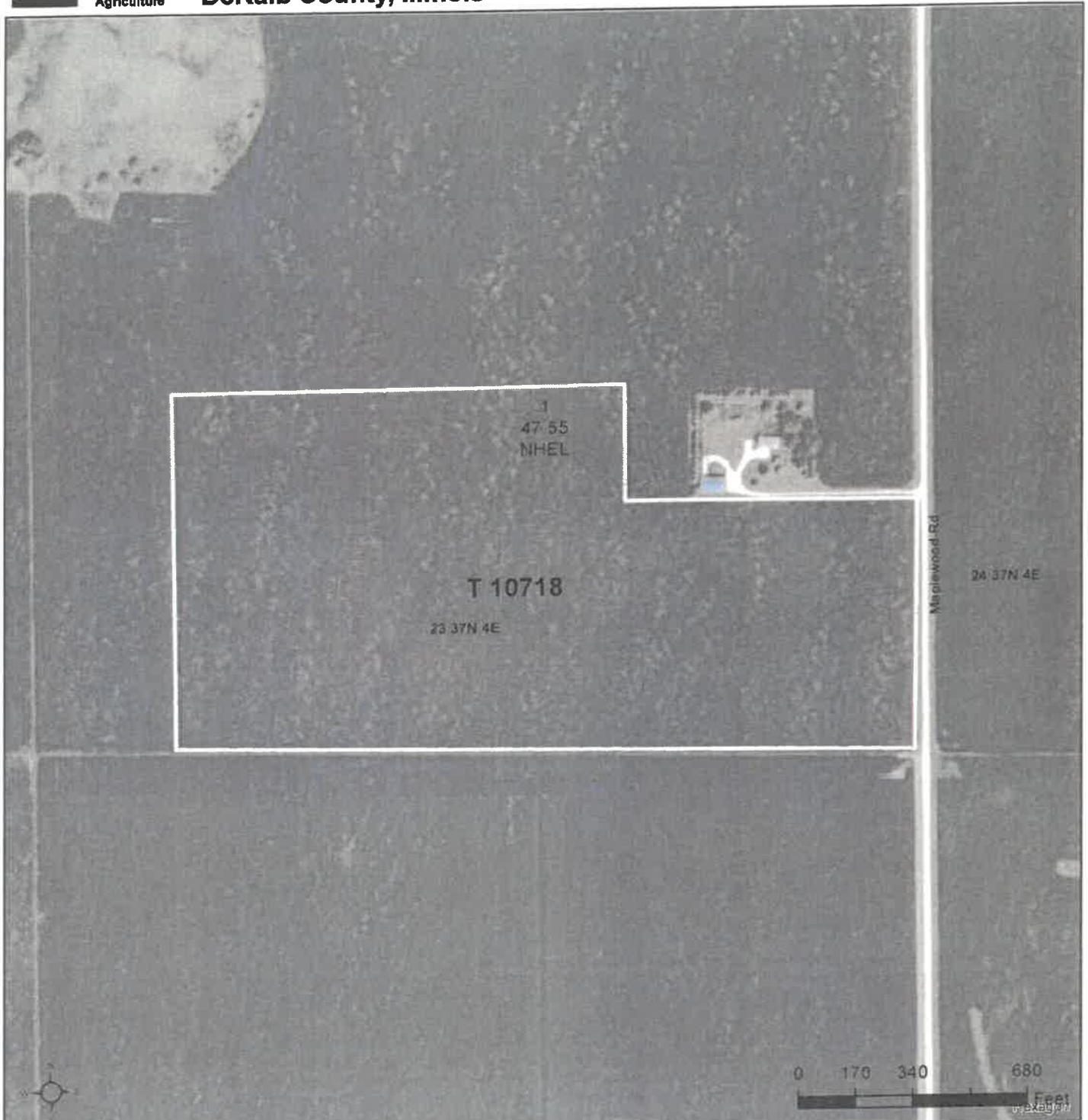
23-37N-4E
DeKalb County
Illinois

Boundary Center: 41° 40' 14.21, -88° 44' 10.7



United States
Department of
Agriculture

DeKalb County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2026 Program Year

Map Created January 09, 2026

Farm 6542
Tract 10718

Tract Cropland Total: 47.55 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

DeKalb County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2026 Program Year

Map Created January 09, 2026

Farm 6542

Tract 9997

Tract Cropland Total: 33.74 acres

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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6542
Prepared : 6/8/26 10:19 AM CST
Crop Year : 2026

Tract 10717 Continued ...

NOTES

Tract Number : 10718
Description : Sec 23 Victor
FSA Physical Location : ILLINOIS/DEKALB
ANSI Physical Location : ILLINOIS/DEKALB
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 : LANCE BROWN, MICHAEL BROWN
Other Producers : None
Recon ID : 17-037-2008-35

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
47.55	47.55	47.55	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	47.55	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.35	0.00	56
Corn	42.13	0.00	160
TOTAL	45.48	0.00	

NOTES

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ILLINOIS
DEKALB
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6542
Prepared : 6/8/26 10:19 AM CST
Crop Year : 2026

Tract Land Data

Tract 9997 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.01	33.74	33.74	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	33.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.37	0.00	56
Corn	29.90	0.00	160
TOTAL	32.27	0.00	

NOTES

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