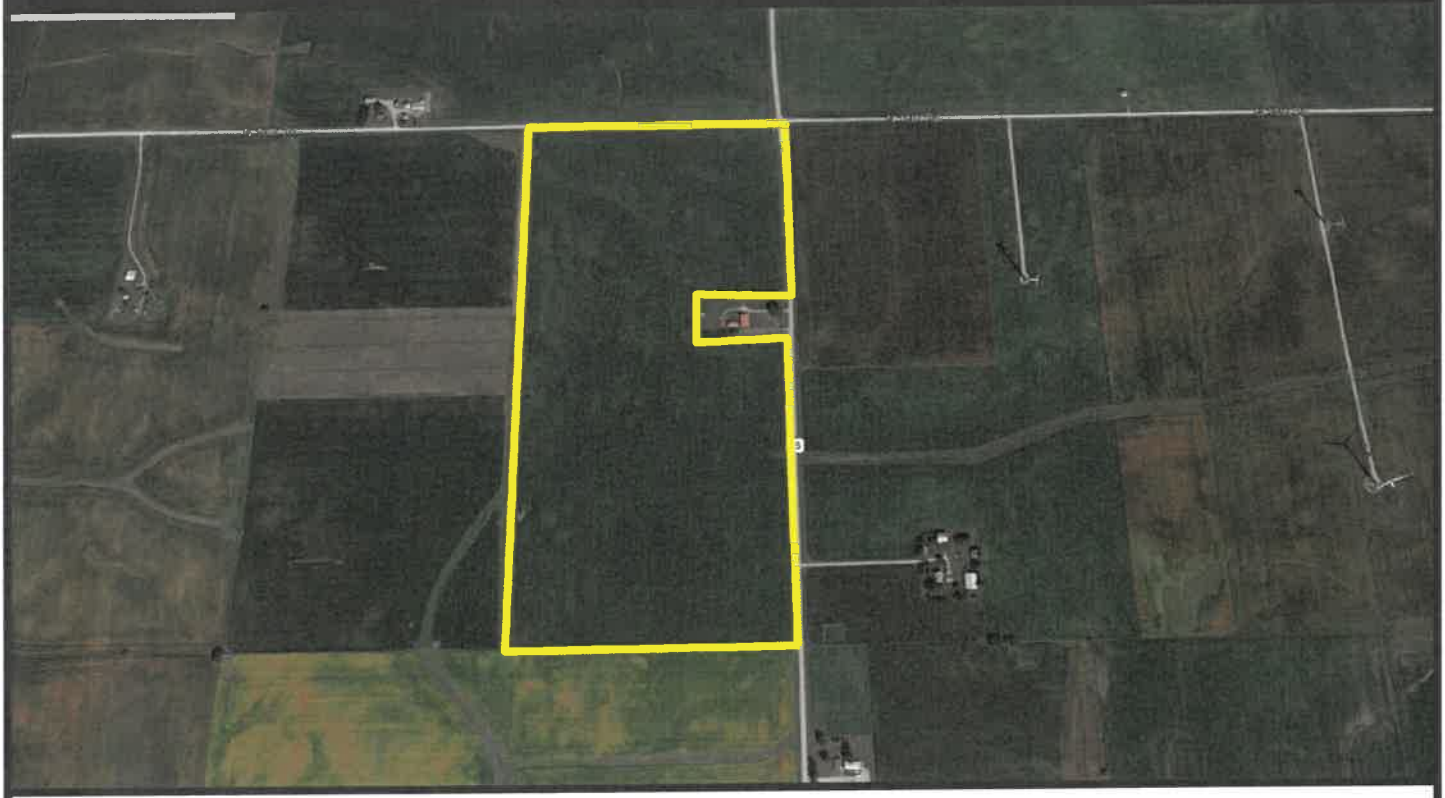
Falduto Farm - 78 Acres +/-

in LaSalle County, Illinois



78 Acres +/- Located in Section 3
Otter Creek Township, LaSalle County, IL

PIN #: 34-03-202-000

No Improvements

Class B Soils - 128.5

75.01 Acres Tillable Per FSA

Offered at $12,900 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

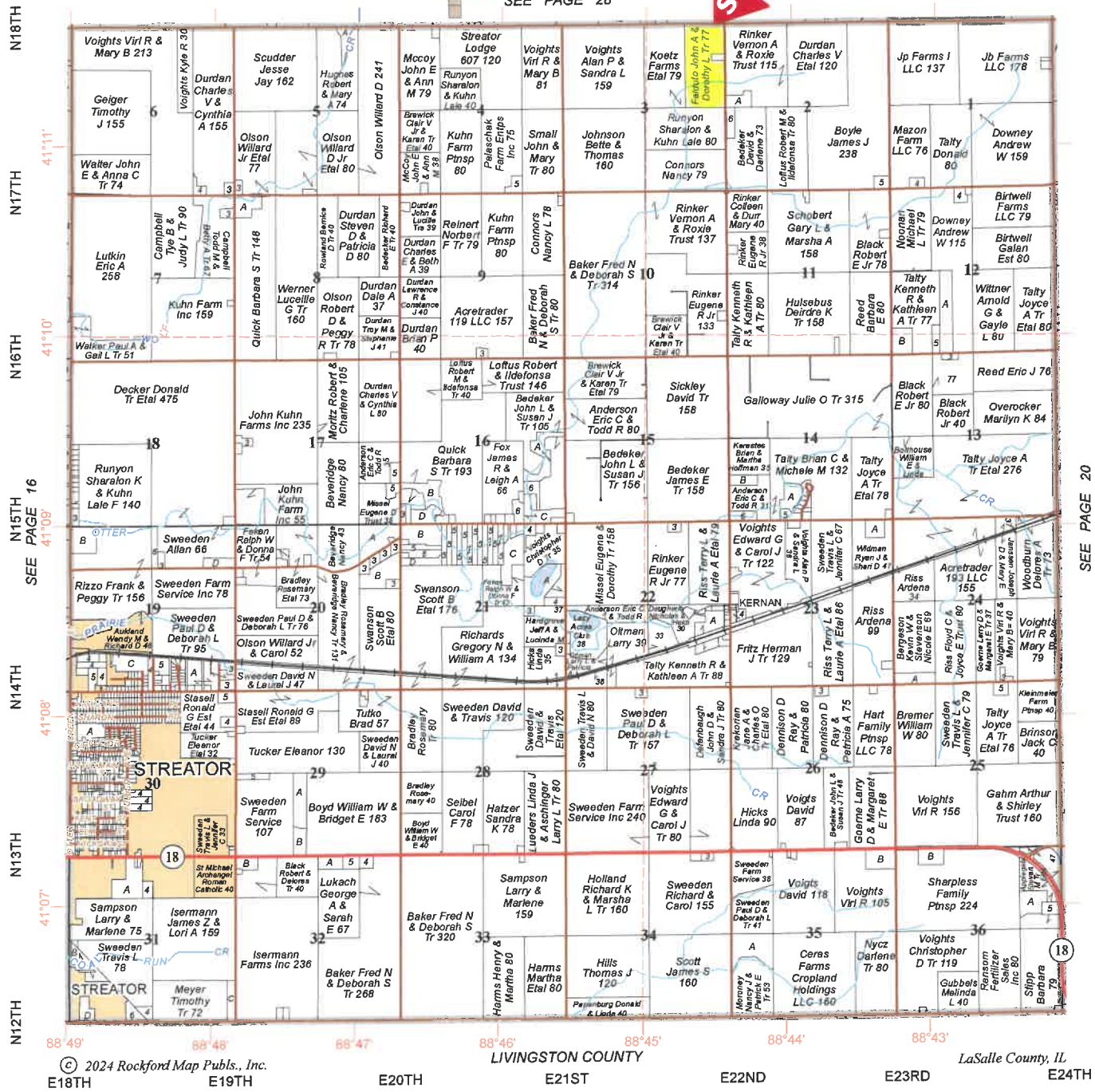
Refer to page 92 for keyed parcels

OTTER CREEK

SEE PAGE 28

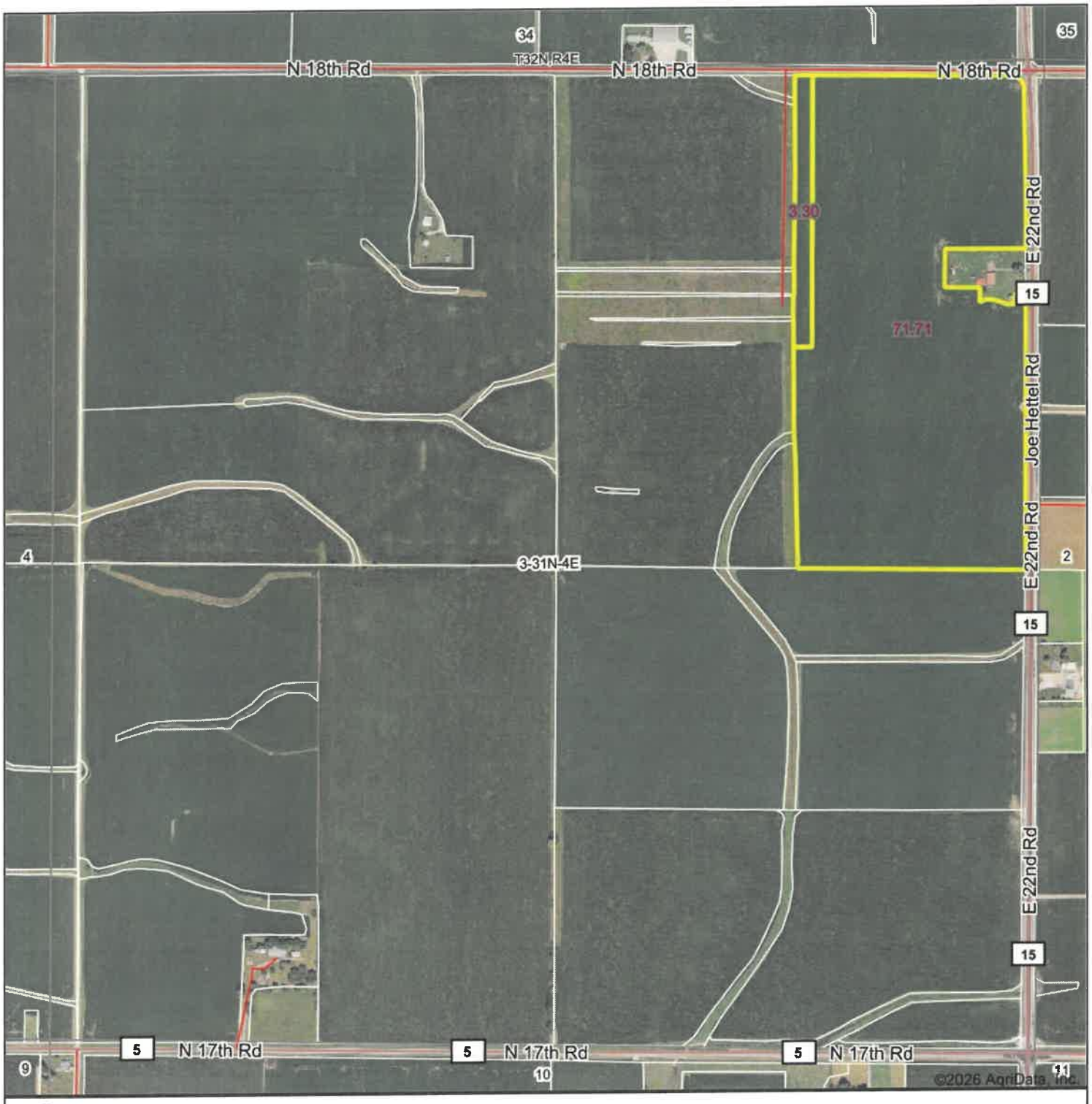
Subject

T.31N.-R.4E.



© 2024 Rockford Map Publs., Inc.

Aerial Map



Boundary Center: 41° 11' 24.77, -88° 44' 35.85

0ft 841ft 1682ft

BRUMMEL REALTY LLC
1107 S. Bridge Street, Suite D • Yorkville, IL 60560
Land@brummelrealty.com Office: 630•553•3200 Fax: 630•553•3270

3-31N-4E
LaSalle County
Illinois

N
W E
S

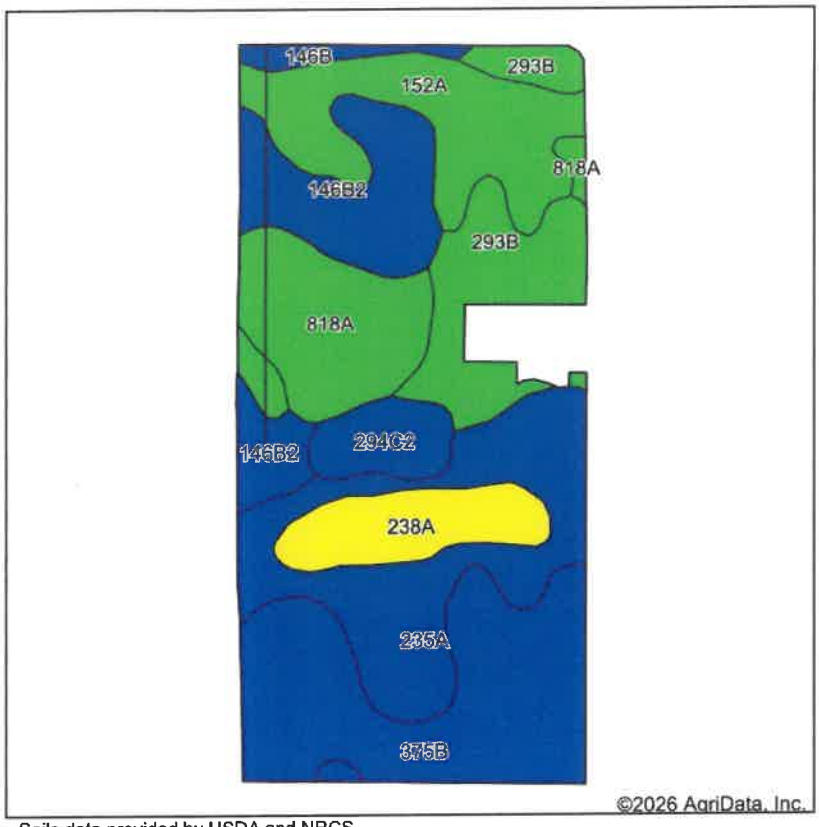
Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

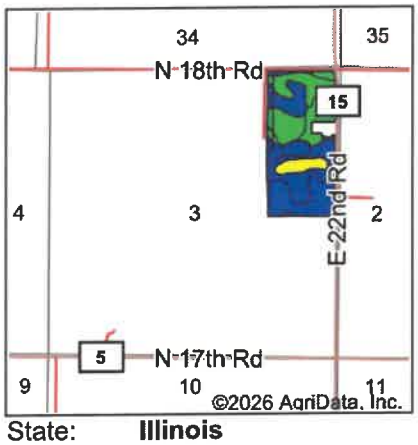
10/19/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **LaSalle**
Location: **3-31N-4E**
Township: **Otter Creek**
Acres: **75.01**
Date: **10/19/2026**

BRUMMEL REALTY LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Area Symbol: IL099, 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
**375B	Rutland silty clay loam, 2 to 5 percent slopes	15.94	21.2%		4.1ft. (Densic material)	**176	**57	**70	**130	64
**235A	Bryce silty clay, 0 to 2 percent slopes	13.56	18.1%		> 6.5ft.	**161	**54	**64	**120	33
**152A	Drummer silty clay loam, 0 to 2 percent slopes	10.61	14.1%		> 6.5ft.	**195	**63	**73	**144	74
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	9.20	12.3%		2.6ft. (Densic material)	**158	**52	**64	**118	43
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	8.42	11.2%		> 6.5ft.	191	61	75	141	80
**293B	Andres silt loam, 2 to 5 percent slopes	8.15	10.9%		> 6.5ft.	**182	**58	**70	**134	70
**238A	Rantoul silty clay, 0 to 2 percent slopes	5.07	6.8%		> 6.5ft.	**143	**49	**56	**108	21
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	2.98	4.0%		> 6.5ft.	**166	**52	**64	**122	57

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

Maps Provided By:

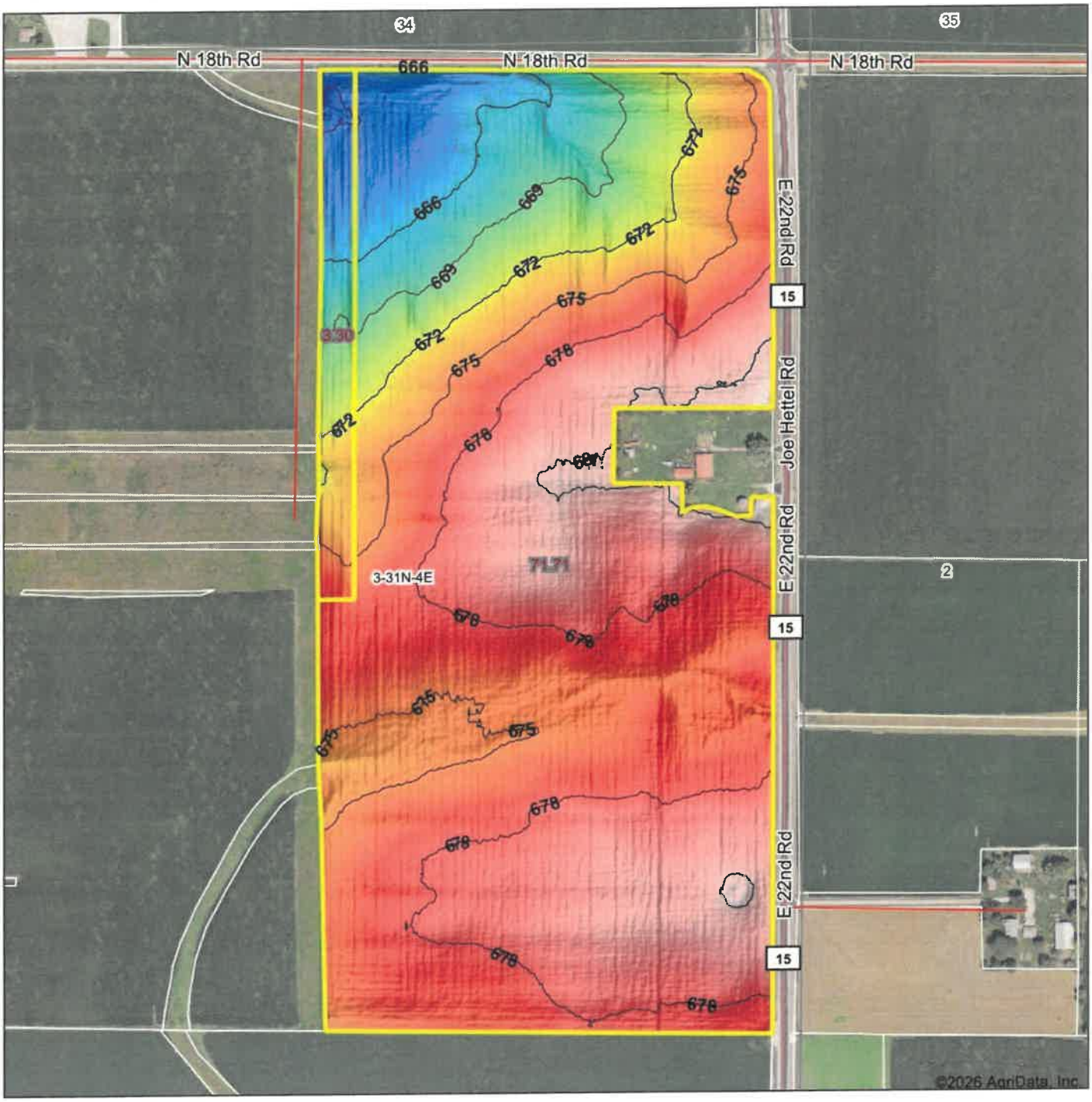
surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc 2025 www.AgriDataInc.com

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
**146B	Elliott silt loam, 2 to 4 percent slopes	1.08	1.4%		2.9ft. (Densic material)	**166	**54	**67	**124	59
					Weighted Average	**173.3**	**56.5**	**67.9**	**128.5**	***n 56.4**

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



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 3
Min: 661.9
Max: 682.2
Range: 20.3
Average: 675.4
Standard Deviation: 4.49 ft

0ft 432ft 864ft

10/19/2026

3-31N-4E
LaSalle County
Illinois

Boundary Center: 41° 11' 24.77, -88° 44' 35.85

BRUMMEL REALTY LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com

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

USDA 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

2026 Program Year

Map Created January 15, 2026

Farm **10063**

Tract **4738**

Tract Cropland Total: 75.01 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).

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 : 10063
Prepared : 10/30/26 12:56 PM CST
Crop Year : 2027

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
77.52	75.01	75.01	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	75.01	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.80	0.00	140	
Soybeans	35.00	0.00	44	0
TOTAL	**74.80**	**0.00**		

NOTES

Tract Number : 4738

Description : M15-E1/2 NE1/4 Sec 3 T31N R4E
FSA Physical Location : ILLINOIS/LASALLE
ANSI Physical Location : ILLINOIS/LASALLE
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 : JOHN A & DOROTHY L FALDUTO FAMILY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Tract 4738 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.52	75.01	75.01	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	75.01	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	39.80	0.00	140
Soybeans	35.00	0.00	44
TOTAL	**74.80**	**0.00**	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Parcel Data Sheet

Parcel #: 34-03-202-000

General Information

Owner Name:

Location: N 18TH RD / E 22ND RD STREATOR
Township: 34-OTTER CREEK
Subdivision:
Sec/Lot:
Legal Township:
Range/Blk:
Zoning:

Legal Description:
E1/2 NE1/4 SEC 3-31-4 (EX .56AC SOLD) & (EX 2 ACS SOLD 2001-14165)

Tax Year: 2025
Property Use: 0011 Improved Farmland
Tax Code: OZ001
Tax Bill #: 3993
Alternate Parcel #: 29-03-200-003
Assessment Type: Locally Assessed
State Assessed Value: 0
TIF Base Value: 0.00

Acreage:
Homesite: 0.000
Other Taxable: 78.000
Non Taxable: 0.000
Total: 78.000

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	49,232	49,232	49,232	49,232
Building:	0	0	0	0	0
Farm Building:	0	1,500	1,500	1,500	1,500
	0	50,732	50,732	50,732	50,732

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	Qualifed	Prior Year	% Assessed
12/15/2005	296,208	05-33259	No	15,063	5.09
09/19/2007	356,224	07-25270	No	13,602	3.82

Other Addresses

Notice Address

Tax Bill Address

Parcel Data Sheet

Parcel #: 34-03-202-000

2025 Taxes (Payable 2026)

Taxes:	3,712.02	Tax Rate:	7.31691
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

Payments

Date	Payor	Taxes	Interest	Fees	Total
06/28/2026	FALDUTO JOHN A / DOROTHY L TTEES	1,856.01	0.00	0.00	1,856.01
08/24/2026	FALDUTO JOHN A / DOROTHY L TTEES	1,856.01	0.00	0.00	1,856.01

LASALLE COUNTY Contact Information

Tax bill amounts, due dates, and payment methods
(815)434-8219 ♦ County Treasurer

Tax rates, extension, and delinquent tax redemption
(815)434-8202 ♦ County Clerk

Assessments, property info, legal description, and exemptions
(815)434-8280 ♦ Supervisor of Assessments

Property Tax information is available anytime at: **www.propertytaxonline.org**