

Haag Farm

in LaSalle County, Illinois



90 +/- Acres located in E 1/2 of the NW 1/4 of Sec 7, Osage Twp

Productivity Index: 129 per Surety

85.31 Tillable acres per FSA

PIN #: 36-07-101-000

Taxes for 2023: \$3,703.84

Offered at \$11,900 per acre



For More Information Contact:
Colleen Long, Broker 630-205-2485

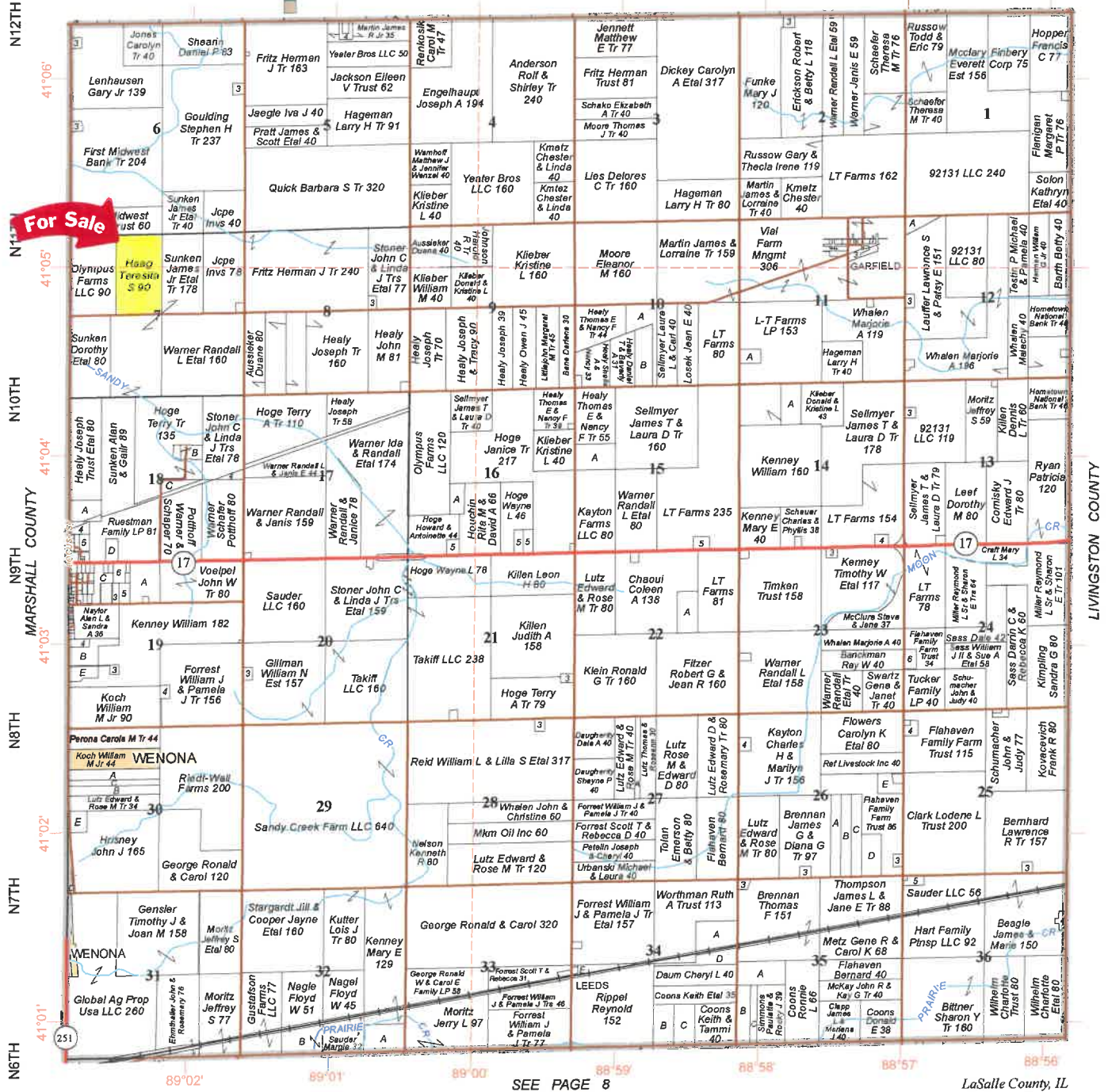
Brummel Realty, LLC
1107 S. Bridge Street, ste D
Yorkville, IL 60560

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

OSAGE

SEE PAGE 14

Refer to page 89 for keyed parcels
T.30N.-R.2E.



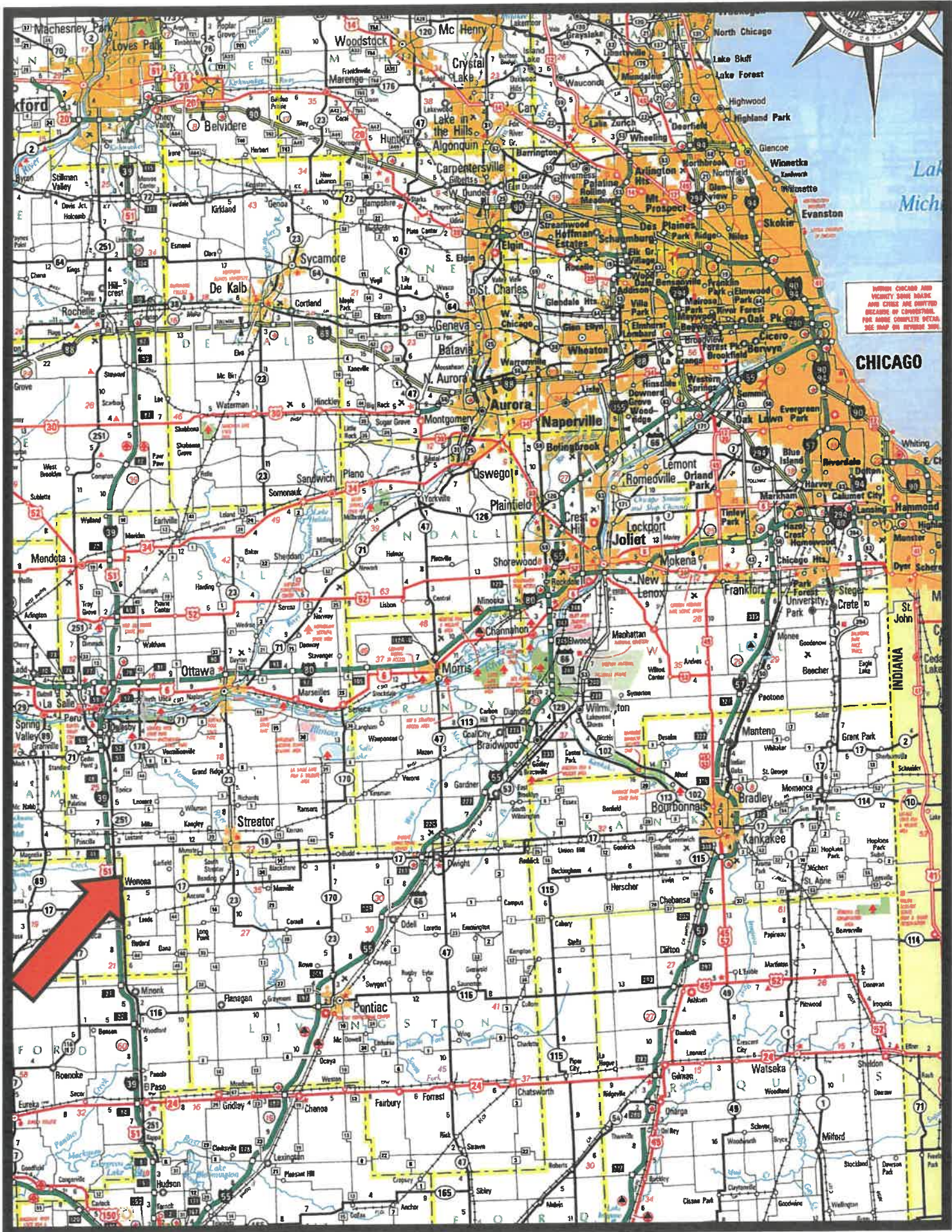
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SEE PAGE 8

LaSalle County, IL

Pontiac
Cooksville

Fithian
815-844-2707

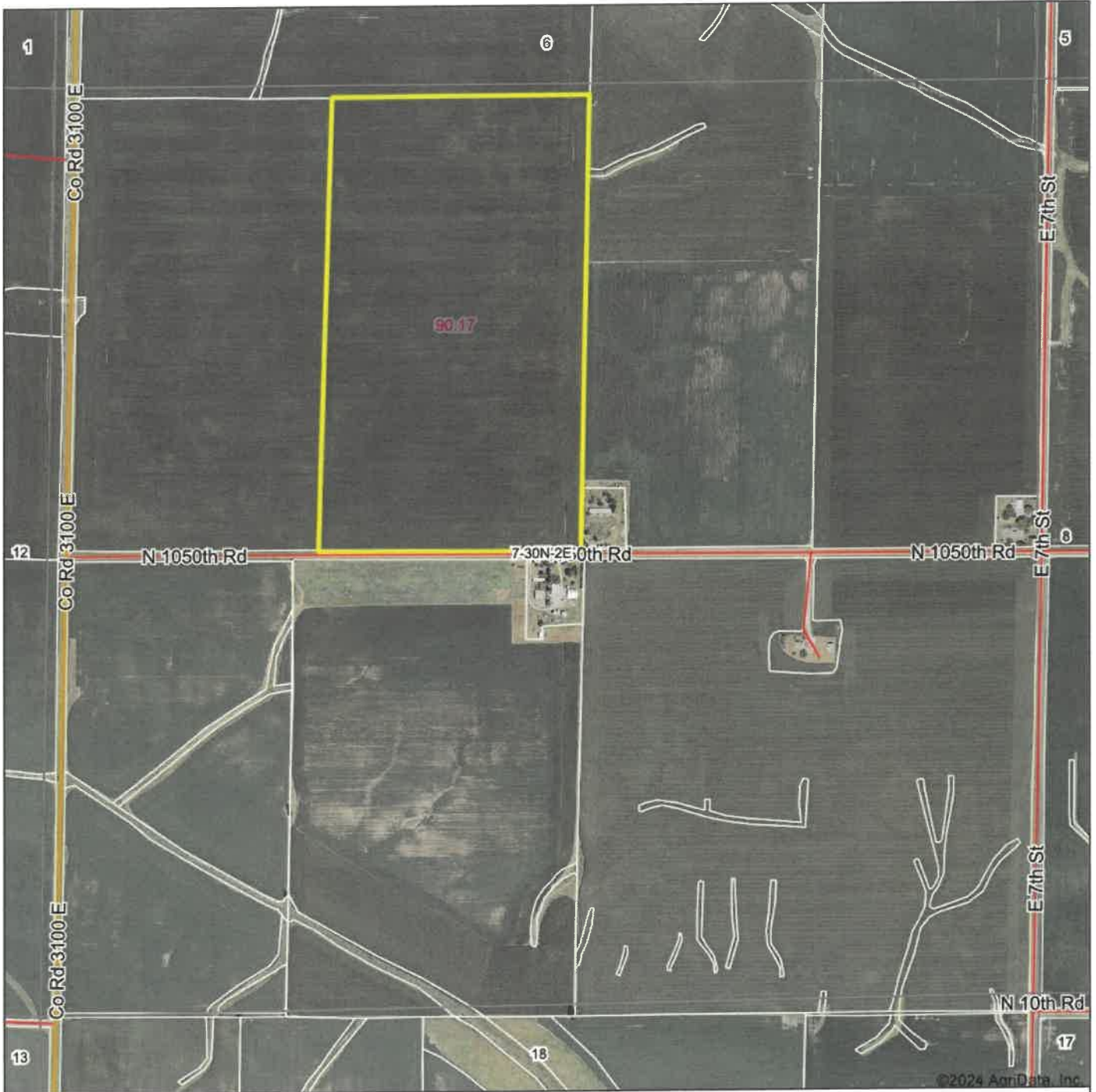


UPPER CASES AND
VICINITY SOME MISSING
AND CROSS ARE OBTAINED
BECAUSE OF COMPLEXITY.
FOR MORE COMPLETE DETAILS,
SEE MAP ON REVERSE SIDE.

CHICAGO



Aerial Map



Boundary Center: 41° 4' 58.06, -89° 2' 22.16



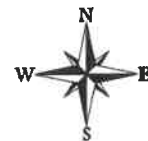
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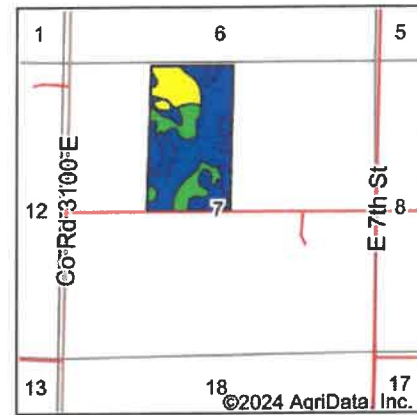
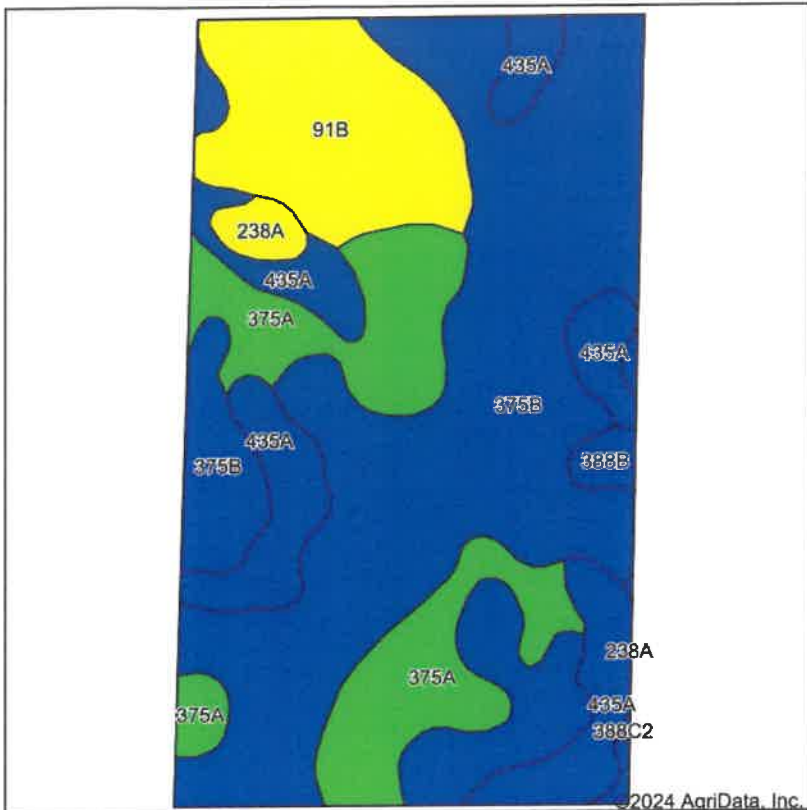
7-30N-2E
LaSalle County
Illinois



12/3/2024

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

Soils Map



State: **Illinois**
 County: **LaSalle**
 Location: **7-30N-2E**
 Township: **Osage**
 Acres: **90.17**
 Date: **12/3/2024**



BRUMMEL REALTY LLC
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Maps Provided By:



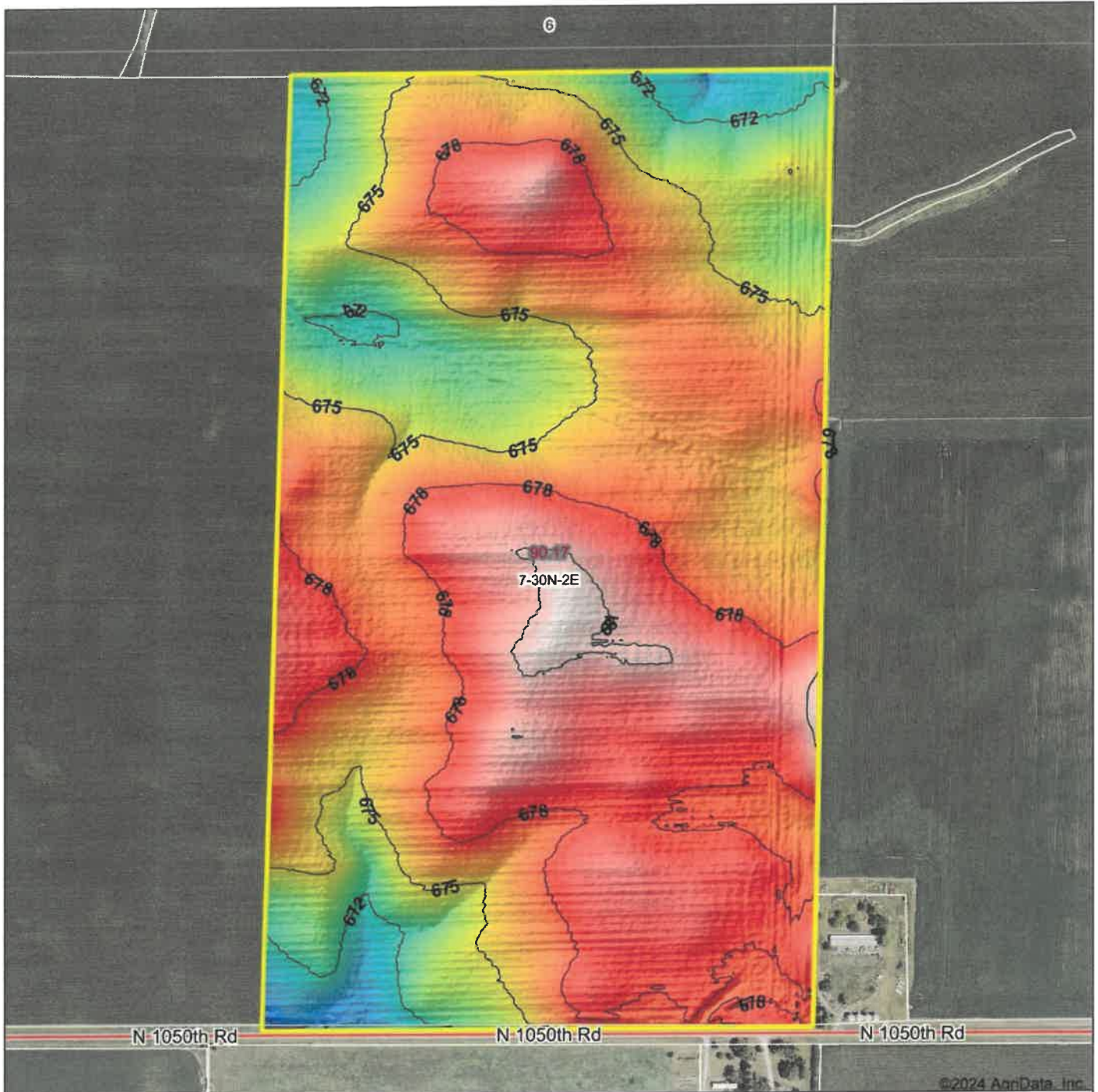
Soils data provided by USDA and NRCS.

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
**375B	Rutland silty clay loam, 2 to 5 percent slopes	46.99	52.1%		4.1ft. (Densic material)	**176	**56	**69	**131	64
**375A	Rutland silty clay loam, 0 to 2 percent slopes	15.74	17.5%		4.3ft. (Densic material)	**178	**57	**70	**132	69
**435A	Streator silty clay loam, 0 to 2 percent slopes	13.48	14.9%		> 6.5ft.	**177	**58	**69	**131	63
**91B	Swygert silty clay loam, 2 to 4 percent slopes	11.80	13.1%		3.7ft. (Densic material)	**156	**51	**62	**117	50
**238A	Rantoul silty clay, 0 to 2 percent slopes	1.19	1.3%		> 6.5ft.	**143	**48	**56	**109	21
**388B	Wenona silt loam, 2 to 5 percent slopes	0.90	1.0%		4.1ft. (Densic material)	**171	**55	**67	**128	66
**388C2	Wenona silty clay loam, 5 to 10 percent slopes, eroded	0.07	0.1%		4.5ft. (Densic material)	**159	**51	**62	**119	57
Weighted Average						173.4	55.7	68.1	129	*n 62.3

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"

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

Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem Interval(ft): 3 Min: 667.8 Max: 681.9 Range: 14.1 Average: 676.6 Standard Deviation: 2.53 ft</p>	<p>0ft 426ft 853ft</p>
<p>BRUMMEL REALTY LLC <small>1101 S. 100th Street, Suite D - Okmaha, IA 50208 515-621-1811 (220) Fax: 515-621-1778</small></p> <p>Maps Provided By:</p> <p><small>© AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008.</small></p>	<p>©2024 AgriData, Inc.</p>	<p>0ft 426ft 853ft</p> <p>12/3/2024</p> <p>7-30N-2E LaSalle County Illinois</p> <p>Boundary Center: 41° 4' 58.06, -89° 2' 22.16</p>



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year

Map Created January 05, 2024

Farm 13408

Tract 49003

Tract Cropland Total: 85.31 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).



Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 17-099-2020-44
 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
85.31	85.31	85.31	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	85.31	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	63.74	0.00	200	
Soybeans	21.56	0.00	49	0
TOTAL	85.30	0.00		

NOTES

Tract Number : 49003
 Description : Sec 7 T30N R2E
 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 : ELMER L HAAG REVOCABLE LIVING TRUST, RUTH A HAAG REVOCABLE LIVING TRUST
 Other Producers :
 Recon ID : 17-099-2020-43

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
85.31	85.31	85.31	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 49003 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	85.31	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	63.74	0.00	200
Soybeans	21.56	0.00	49
TOTAL	85.30	0.00	

NOTES

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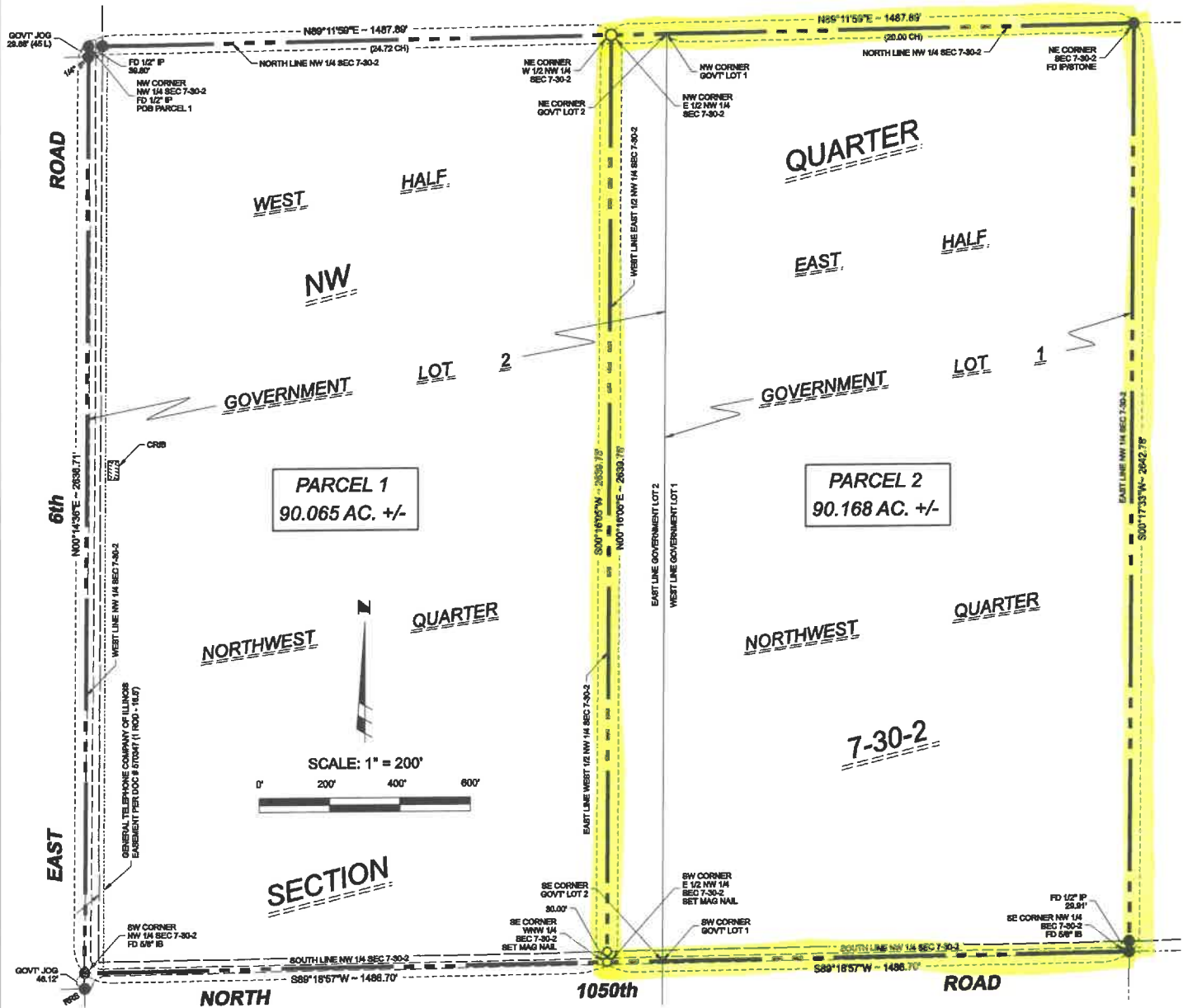
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PLAT OF SURVEY

DEED DESCRIPTION OF PROPERTY SURVEYED

- DEED PARCEL:** THE NORTH-WEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF LASALLE, IN THE STATE OF ILLINOIS. (DOCUMENT #R34-06991)
- PARCEL 1:** THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONTAINING 90.065 ACRES, MORE OR LESS, ALL SITUATED IN OSAGE TOWNSHIP, LASALLE COUNTY, ILLINOIS.
- PARCEL 2:** THE EAST HALF OF THE NORTH-WEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONTAINING 90.168 ACRES, MORE OR LESS, ALL SITUATED IN OSAGE TOWNSHIP, LASALLE COUNTY, ILLINOIS.



SURVEY NOTES:

- 1) Field work was performed May 19, 2018.
- 2) Title examination was not performed.
- 3) An Illinois attorney-at-law should be consulted regarding questions of ownership and purpose of easements, rights-of-way, gaps and/or overlaps in adjoining deed descriptions, and other encumbrances or questions of title as may be revealed or discovered by a thorough title examination.
- 4) An Illinois attorney-at-law should be consulted regarding compliance of above described parcel with local and state laws regarding subdivision of land.
- 5) Bearings shown on this plat are referenced to the Illinois State Plane Coordinate System, East Zone, NAD 83 datum.

SURVEYOR'S CERTIFICATE

I, Darrell A. Poundstone, Illinois Professional Land Surveyor, do hereby certify that the within plat is a true and correct representation of a survey made under my direction for Teresita Salkter Haag for a parcel located in the Northwest Quarter of Section 7-30-2, Osage Township, LaSalle County, Illinois. This Professional Service conforms to the current Illinois minimum standards for a boundary survey.

This certificate runs to the benefit of Teresita Salkter Haag and creates no rights in or responsibility to any party not named in this certificate.

Dated this 6th day of July, A.D., 2018.

Darrell A. Poundstone
Darrell A. Poundstone
Professional Land Surveyor No. 035-003485
Expires November 30, 2018



POUNDSTONE
ENGINEERING & SURVEYING, INC.

PROFESSIONAL ENGINEERING PROFESSIONAL LAND SURVEYING
PO BOX 2432, OTTAWA, ILLINOIS 61350 PO BOX 397, STREATOR, ILLINOIS 61364
(815) 228-5438 darrell.a@poundstoneeng.com (815) 673-4311

PROFESSIONAL DESIGN FIRM #184.007036	DATE PLOTTED: July 6, 2018
DRAWN BY: DAP	CADD FILE: 18.191.22 Haag.dgn
SHEET 1 OF 1	FILE NO. 18.191.22

LEGEND

- BOUNDARY OF PROPERTY SURVEYED
- US GOVERNMENT SUBDIVISION LINE
- RIGHT OF WAY / OCCUPATION LINE
- FACE OF BUILDING
- MEASURED DISTANCE
- RECORD DIRECTION / DISTANCE
- FOUND MONUMENT AND TYPE
- SET 5/8" IRON BAR W/CAP
- SET MAG NAIL