

Mason 77 Farm

in LaSalle County, Illinois



77 Acres +/- Located in Miller Township

PIN #: 16-07-400-000

Taxes For 2023 : \$2,423.14

74.91 Acres Tillable per FSA

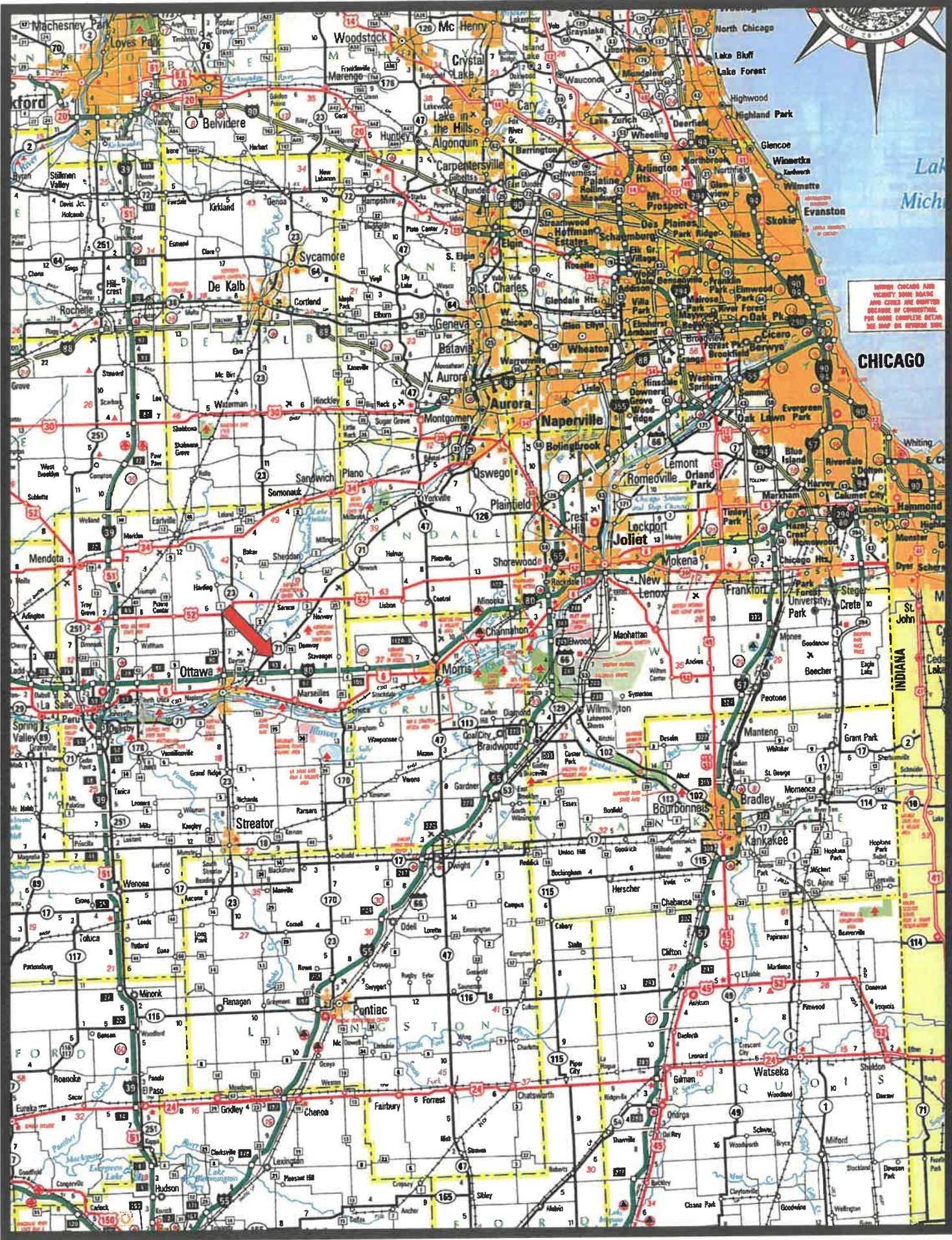
Offered at \$13,500 Per Acre



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



UNLESS OTHERWISE NOTED
AND CROSS ARE SHOWN
DUE TO CONSTRUCTION,
FOR MORE COMPLETE DETAILS
SEE MAPS IN SEVERAL SERIES

CHICAGO

INDIANA

WISCONSIN

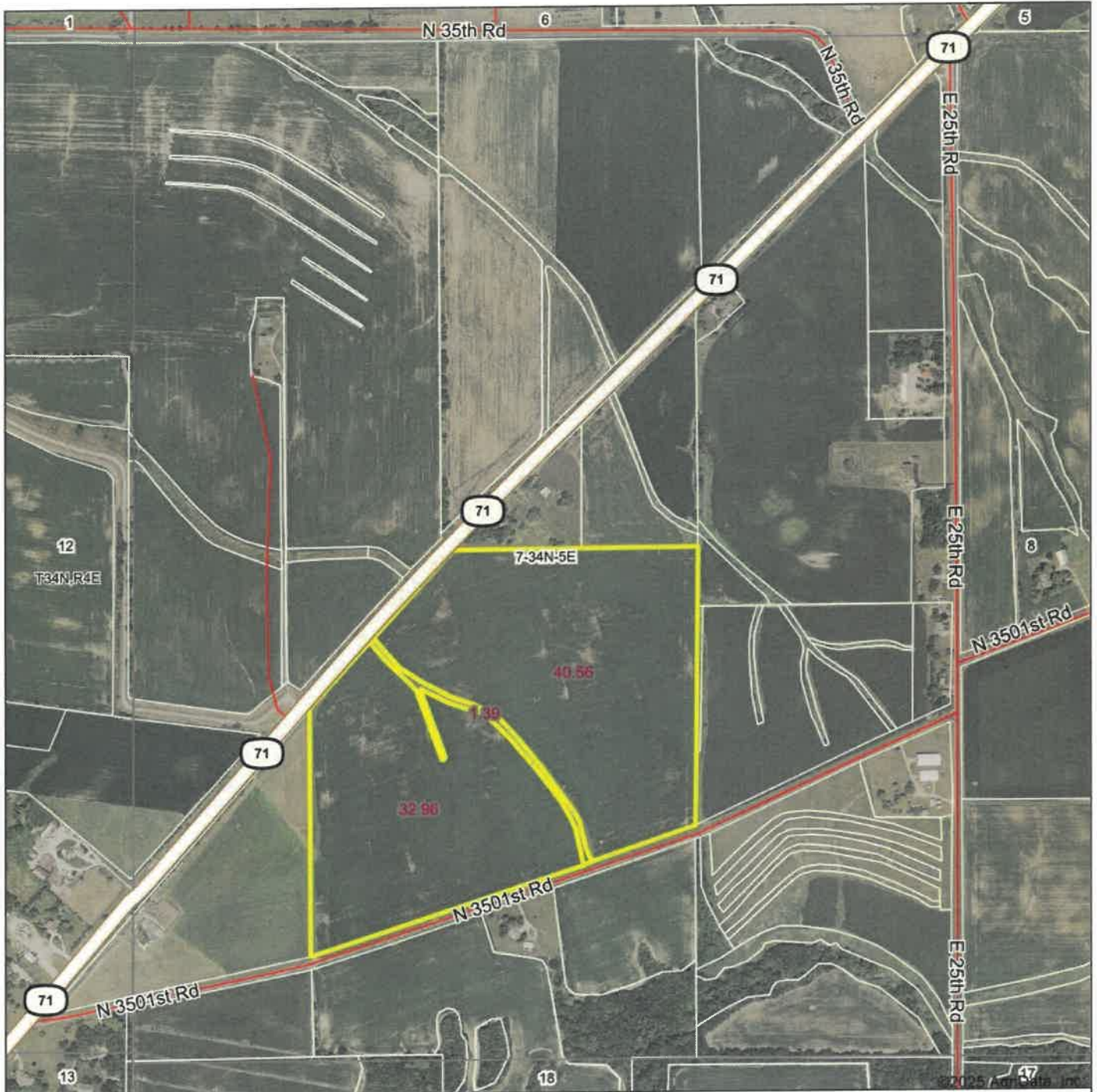
MILLER

SEE PAGE 62

T.34N.-R.5E.



Aerial Map



Boundary Center: 41° 25' 52.46, -88° 42' 1.75

0ft 806ft 1611ft



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

Land@brummelrealty.com



© AgriData, Inc. 2023 www.AgriDataInc.com

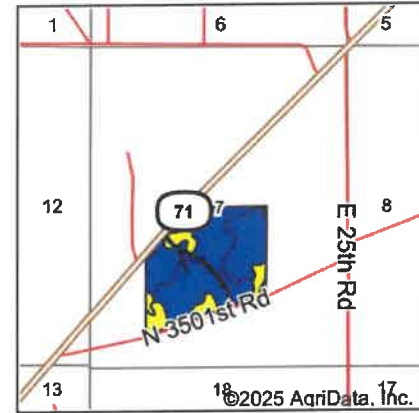
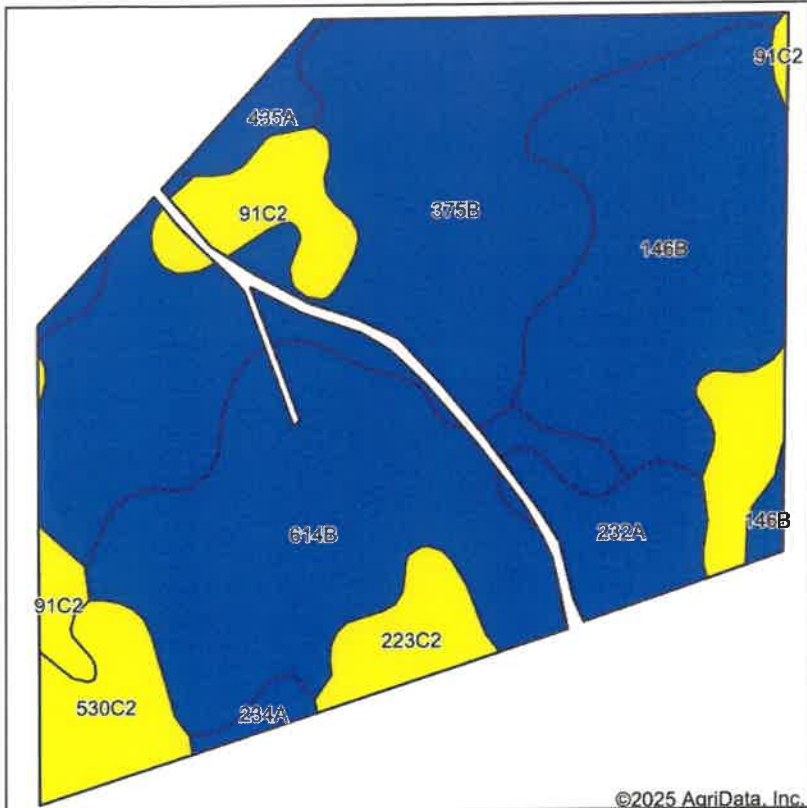
7-34N-5E
LaSalle County
Illinois



3/26/2025

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

Soils Map



State: **Illinois**
 County: **LaSalle**
 Location: **7-34N-5E**
 Township: **Miller**
 Acres: **73.52**
 Date: **3/26/2025**



BRUMMEL REALTY LLC
 1107 S. Bridge Street, Suite D • Yorkville, IL 62450
 Office: (618) 551-3200 Fax: (618) 551-3210

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

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	23.60	32.2%		4.1ft. (Densic material)	**176	**56	**69	**131	64
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	17.37	23.6%		> 6.5ft.	**170	**55	**66	**127	69
**146B	Elliott silt loam, 2 to 4 percent slopes	14.77	20.1%		2.9ft. (Densic material)	**166	**54	**67	**124	59
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	4.58	6.2%		4ft. (Densic material)	**149	**47	**60	**109	57
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	4.24	5.8%		3ft. (Densic material)	**145	**48	**58	**109	39
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.41	4.6%		> 6.5ft.	**170	**56	**65	**127	60
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	3.30	4.5%		3.1ft. (Densic material)	**141	**44	**56	**102	48
**435A	Streator silty clay loam, 0 to 2 percent slopes	1.65	2.2%		> 6.5ft.	**177	**58	**69	**131	63
234A	Sunbury silt loam, 0 to 2 percent slopes	0.60	0.8%		> 6.5ft.	179	57	70	131	74

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



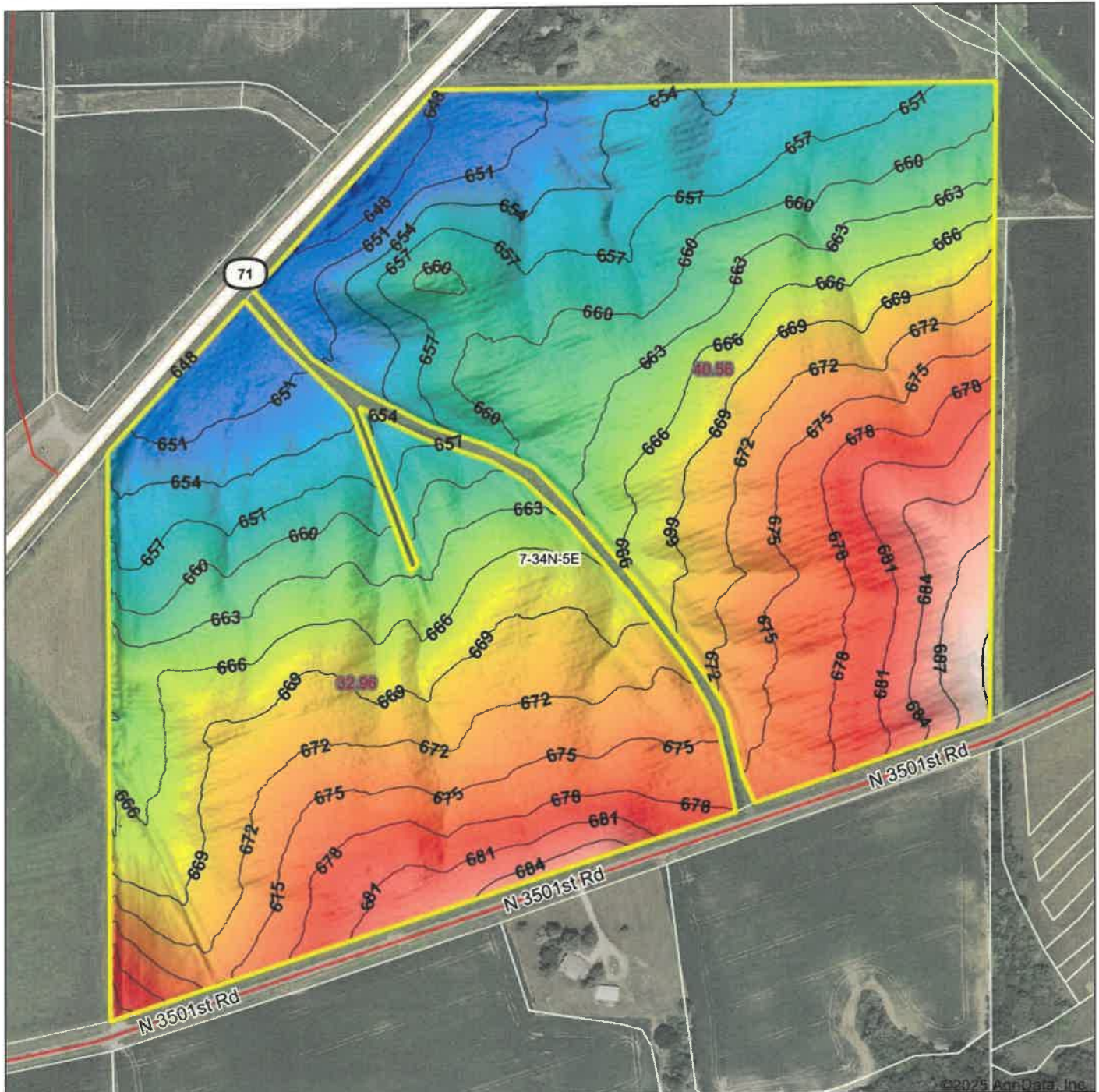
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
Weighted Average						167.3	53.9	65.9	124.5	*n 61.5

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: 01-28-2025
 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



BRUMMEL REALTY LLC
 1107 E. Maple Street Suite 100 • Yorkville, IL 62450
 Phone: 618-438-2222 Fax: 618-438-2270

Maps Provided By:

CUSTOMIZED ONLINE MAPPING

Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 645.6
 Max: 690.5
 Range: 44.9
 Average: 666.6
 Standard Deviation: 9.71 ft



7-34N-5E
LaSalle County
Illinois

Boundary Center: 41° 25' 52.46, -88° 42' 1.75

© AgriData, Inc. 2023 www.AgridataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.



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 26, 2025

Farm 4561
Tract 4966

Tract Cropland Total: 74.91 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

Tract 2564 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	92.57	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	69.40	0.00	114
Soybeans	23.12	0.00	35
TOTAL	92.52	0.00	

NOTES

--

Tract Number : 4966

Description : O7-S1/2 Sec 7 T34N R5E
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 : JERRY L MASON
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.91	74.91	74.91	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	74.91	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	56.17	0.00	114
Soybeans	18.71	0.00	35
TOTAL	74.88	0.00	

NOTES

--

General Information

<p>Owner Name: MASON, JERRY L</p> <hr/> <p>Location:</p> <p>Township: 16-MILLER Subdivision: ASSESSORS SUB. OF SEC Sec/Lot: Legal Township: Range/Blk: Zoning:</p> <hr/> <p>Legal Description: PT W1/2 SE1/4 & PT SW FRL 1/4 SEC 7-34-5 ALSO DESIGNATED L 11 PLAT C2-87 EX .877AC TO STATE OF IL</p>	<p>Tax Year: 2023 Property Use: 0021 UNIMPROVED FARM Tax Code: MI006 Tax Bill #: 27817 Alternate Parcel #: 15-07-401-001 Assessment Type: Locally Assessed State Assessed Value: 0 TIF Base Value: 0.00</p> <hr/> <p>Acresage: Homesite: 0.000 Other Taxable: 76.700 Non Taxable: 0.000 Total: 76.700</p> <hr/> <p>Year Begin: 2010 Split/Combined From:</p> <p>Year Retired: Split/Combined Into:</p>
--	--

Valuations

	Local	Supervisor		Board of Review	
	Assessed	Assessed	Equalized	Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	0	0	0	34,347	34,347
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	0	0	0	34,347	34,347

Exemptions

1977 Base Value:	0
Senior Freeze Base :	0

<u>Description</u>	<u>Effective Date</u>	<u>Expires</u>	<u>Qualifying %</u>	<u>Base Amount</u>	<u>Annualized</u>	<u>Amount</u>
--------------------	-----------------------	----------------	---------------------	--------------------	-------------------	---------------

Notes

<u>Date</u>	<u>Description</u>
-------------	--------------------

Other Addresses

<u>Notice Address</u>	<u>Tax Bill Address</u>
MASON, JERRY L	MASON, JERRY L

2023 Taxes (Payable 2024)

Taxes:	2,423.14	Tax Rate:	7.05484
Delinquent Interest:	0.00	Payment Status:	Collected
Fees:	0.00		
Forfeiture Interest:	0.00		

Payments

<u>Date</u>	<u>Payor</u>	<u>Taxes</u>	<u>Interest</u>	<u>Fees</u>	<u>Total</u>
07/11/2024	First State Bank	1,211.57	0.00	0.00	1,211.57
09/03/2024	First State Bank	1,211.57	0.00	0.00	1,211.57