

STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten
Managing Broker
815-718-2244

Dan Cribben
Broker
815-786-3311

Jon Windstrup
Broker
815-440-2679

Christian Groenewold
Broker
815-990-1398

KELLY FARM

Mazon Township-Grundy County

Total Taxable Acres-160 m/l
DCP Cropland-157.37 Acres

Productivity Index-128.4

10 Miles south of Morris and 2.5 Miles Northeast of Mazon-
Southwest Quarter of Section 12 -Corner of Higgins & Reeds Roads
3 Small (18' by 18') Grain Bins included

FARM SERVICE INFORMATION

Corn Base Acreage-	77.5 Acres	PLC Yield-179
Soybean Acreage-	77.1 Acres	PLC Yield- 46

RE TAXES-2022 Paid in 2023

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
08-12-300-001	160.000	\$5,630.52

PRICE-\$-13,750/Acre

POSSESSION-At closing subject to the existing farm lease which shall expire
by February 29, 2024.

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

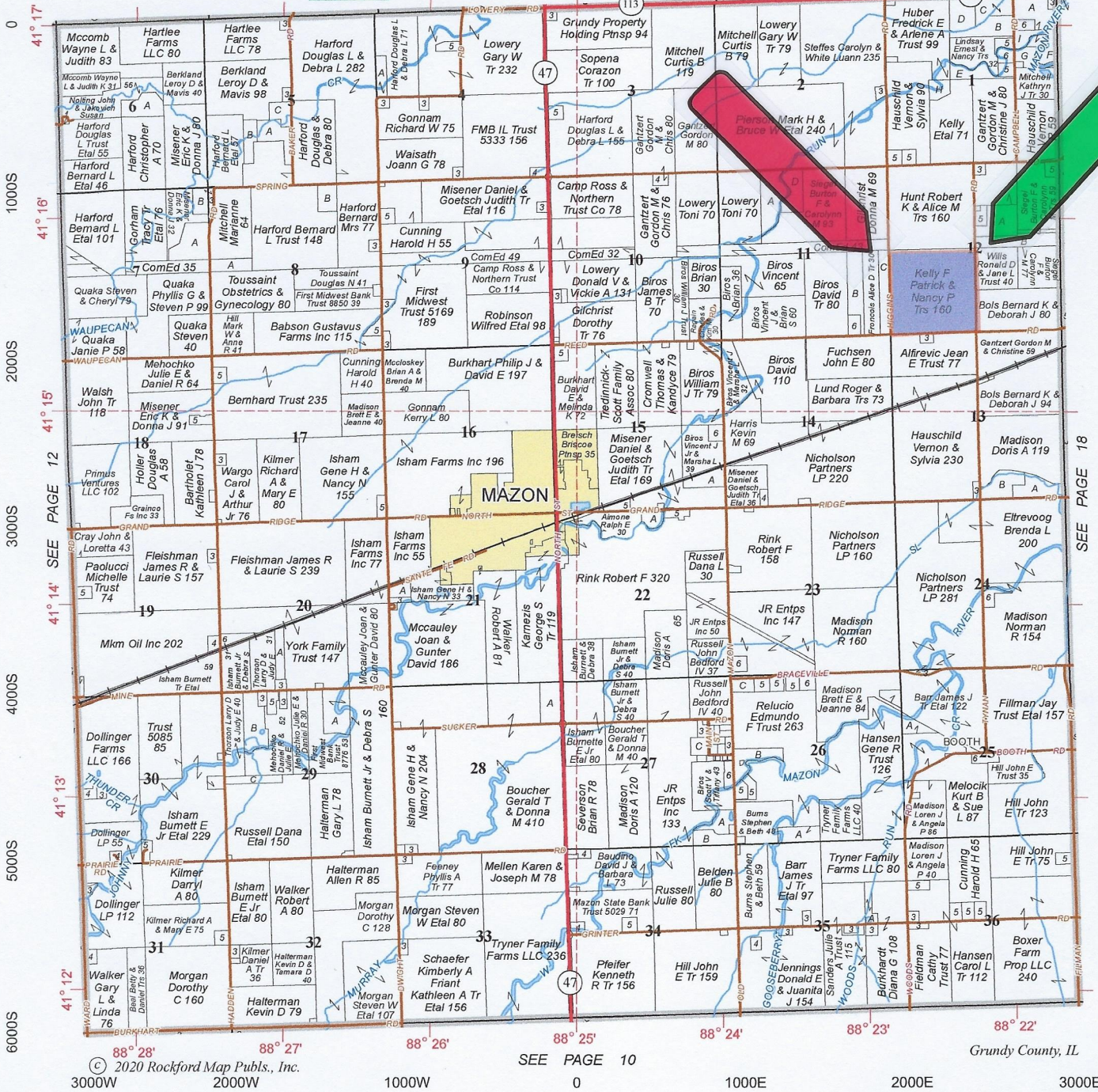
MONTE VAN KOOTEN, Managing Broker, represents the seller in this transaction.

www.sterlinglandcompany.com

MAZON

Refer to page 48 for keyed parcels
T.32N.-R.7E.

SEE PAGE 22



STERLING LAND COMPANY

www.sterlinglandcompany.com

Monte Van Kooten
Managing Broker

815-718-2244

Dan Cribben
Broker

815-786-3311

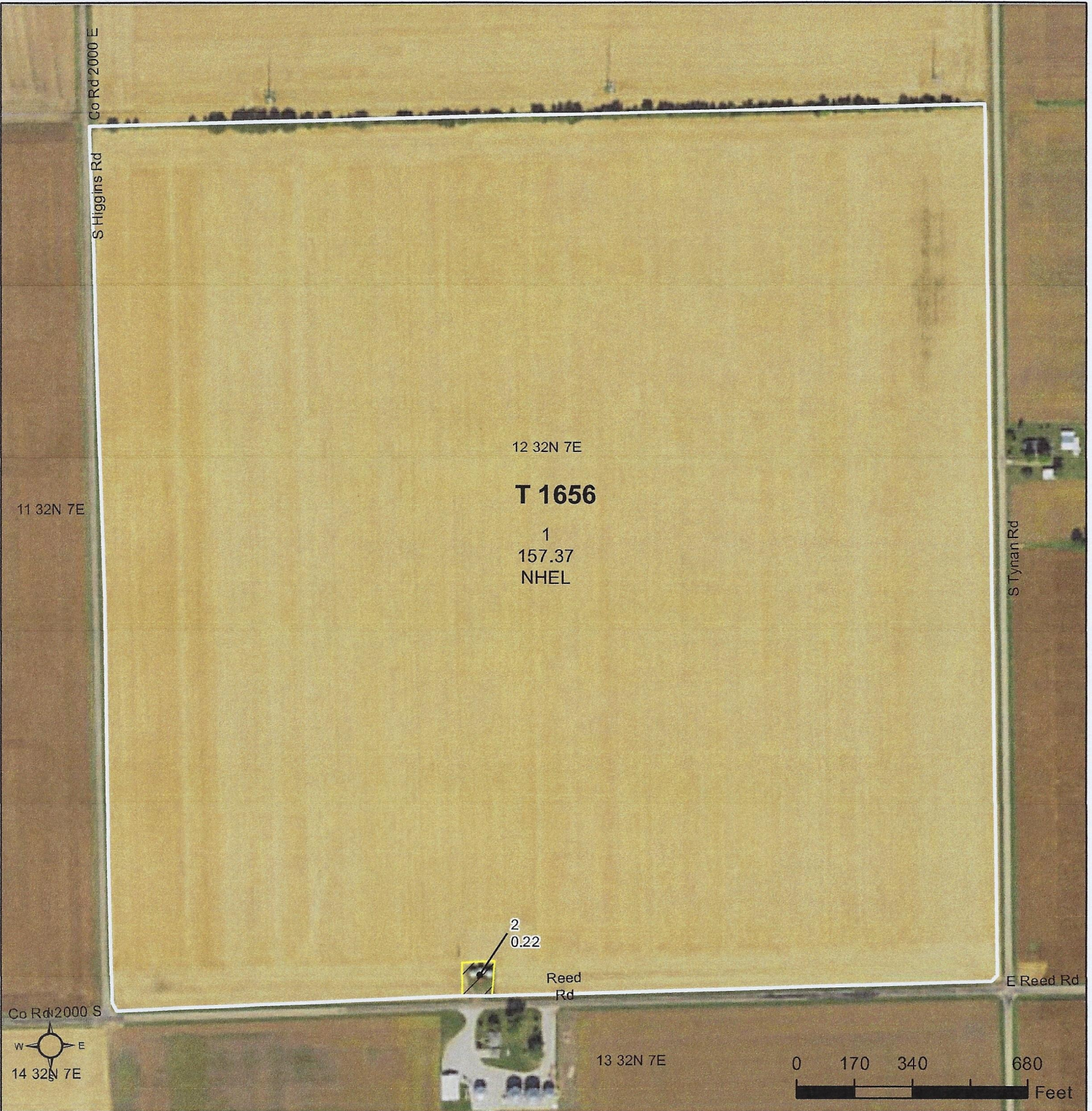
Jon Windstrup
Broker

815-440-2679



Follow us
on Twitter
@SLCfarm

306 W. 14th Street • Sterling, Illinois 61081 • agent5841@gmail.com



Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 157.37 acres

2023 Program Year
Map Created November 07, 2022

Farm 908
Tract 1656

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).

