



Kuhlman Trust Farm

looking southwest, 3.5.24



Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Designated Managing Broker
Owner

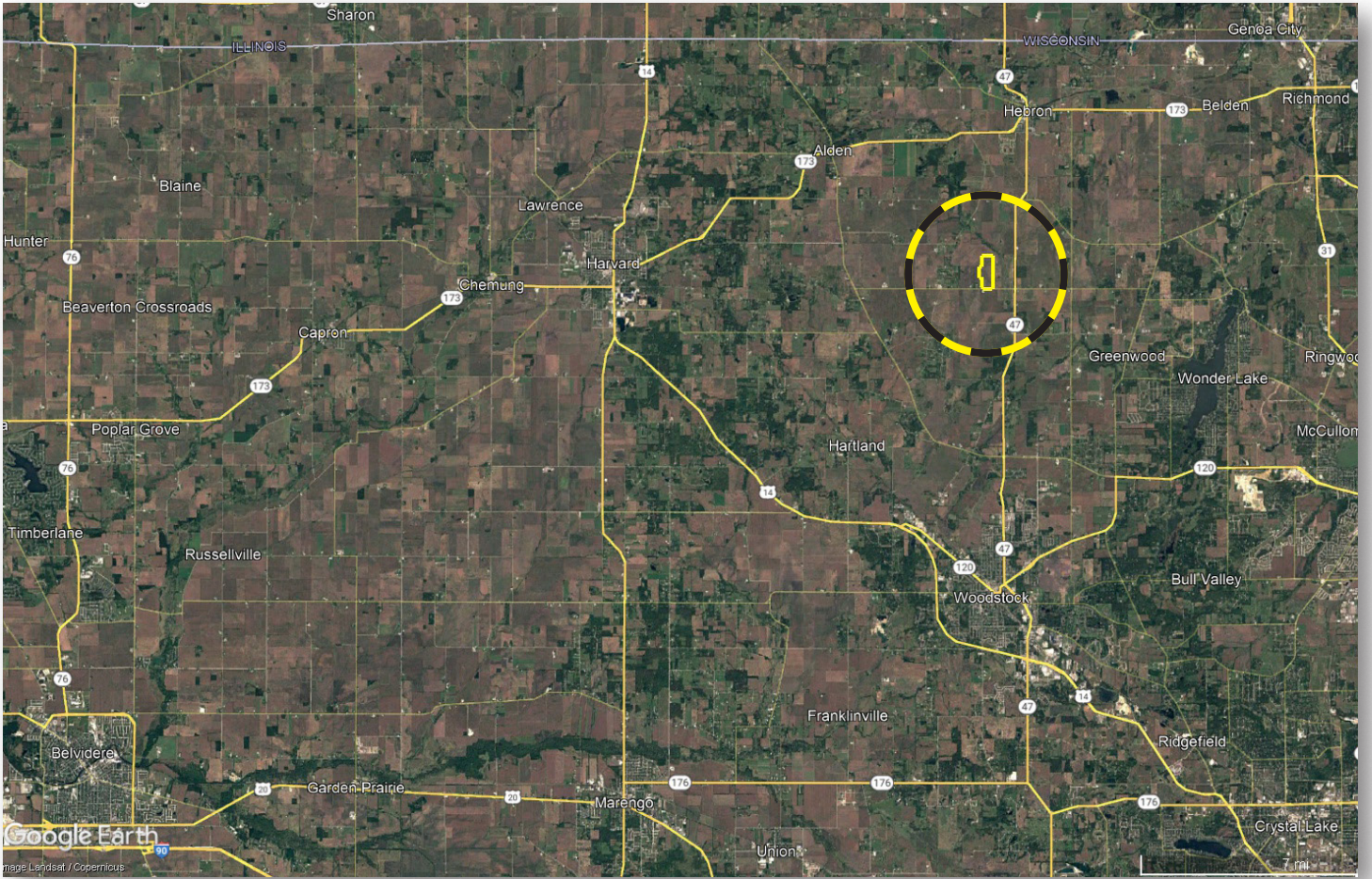
Land Pro LLC

630.258.4800c | ray@landprollc.us
2681 US Hwy 34 | Oswego, IL 60543
331.999.3490 | www.landprollc.us

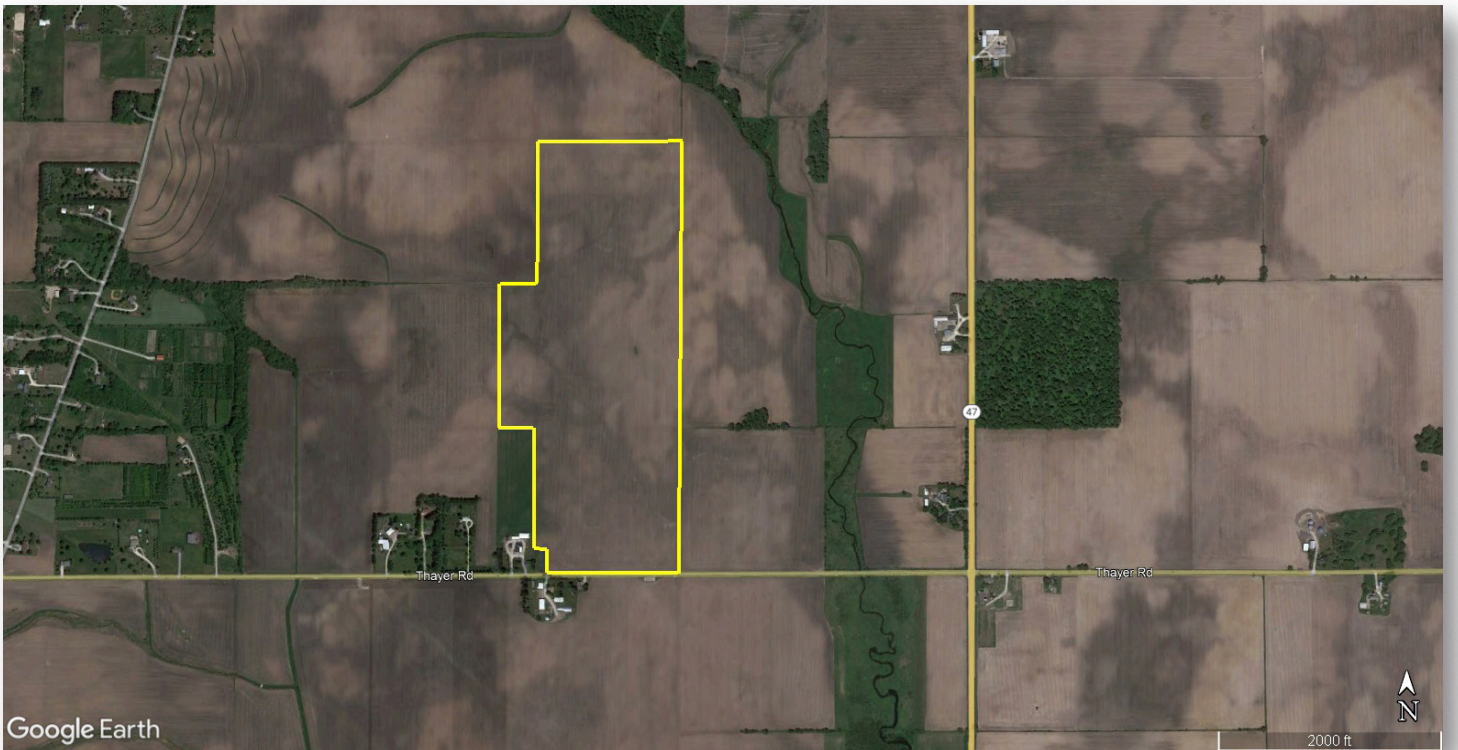
Kuhlman Trust Farm

129.27± tax acres (126.89± FSA tillable acres) | Sec 31, 32 | Hebron Township | T.46N.-R.7E. | McHenry County, IL

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Boundaries and acreages are approximate.

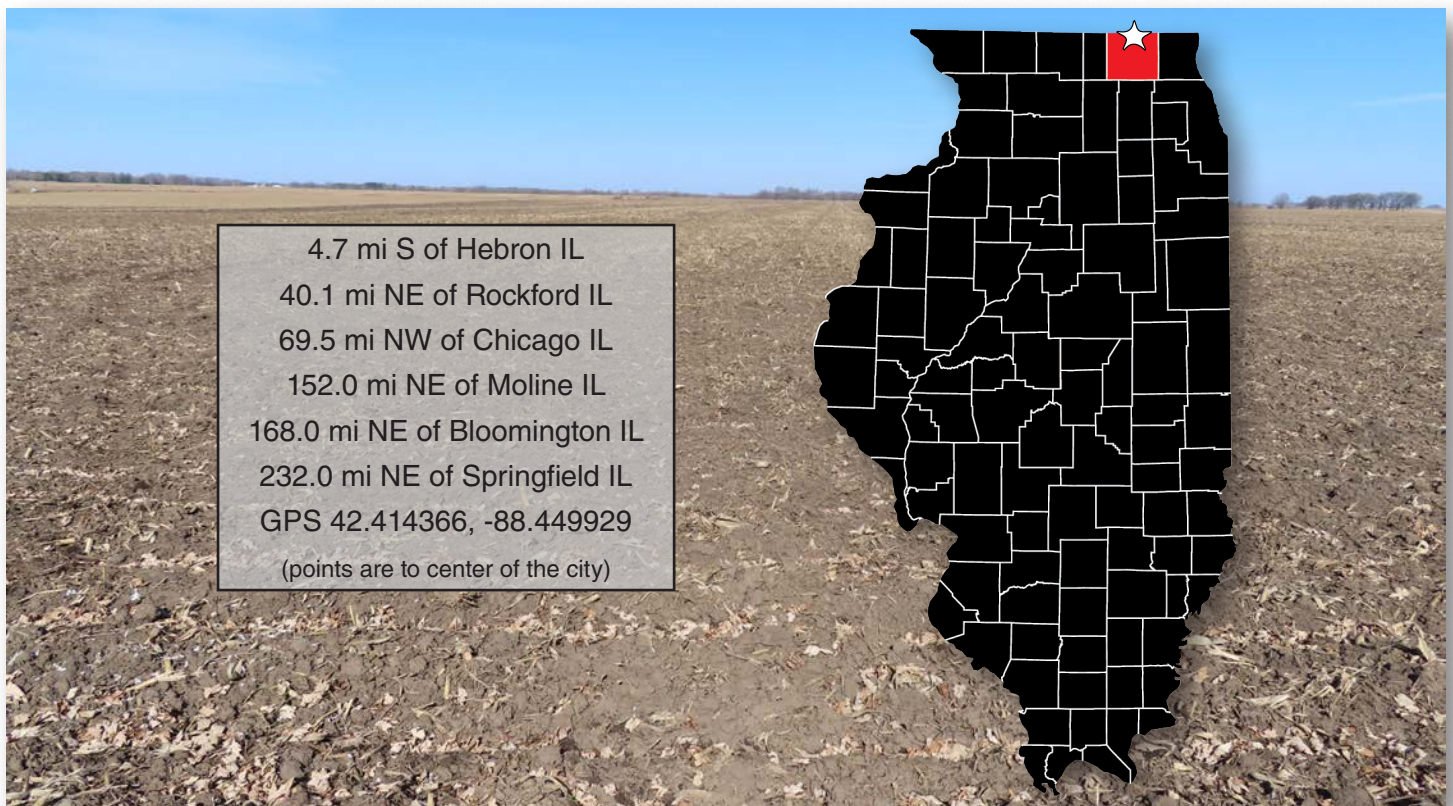
Highly-productive. Tile drained. No buildings. Great location.
¾ mile west of IL Rt 47 on Thayer Road. 4½ miles north of Woodstock, Illinois.
Excellent investment opportunity.

acreage	-	129.27± tax acres (126.89± FSA tillable acres)
description	-	part of the SE¼ of Section 31 and part of the W½ of Section 32 in Hebron Township, T.46N.-R.7E., McHenry County, Illinois
soils	-	Productivity Index - 136.3 (Pella, Brenton, Proctor, Millbrook, Ringwood)
price	-	\$1,796,853.00 (\$13,900/ac)
taxes (2022)	-	\$5,274.90 (\$40.80/ac)
PIN	-	03.31.400.010, 03.32.100.002, 03.32.300.001, 03.32.300.004
buildings	-	none
lease	-	Leased for 2024. Terms available upon request.
survey	-	Available upon request.
frontage	-	Thayer Road

Kuhlman Trust Farm Yield History (bushels per acre)		
	Corn	Soybeans
4-year avg	228	72

Martin Crop Services May 17, 2021
av pH - 7.0
av P - 62
av K - 271

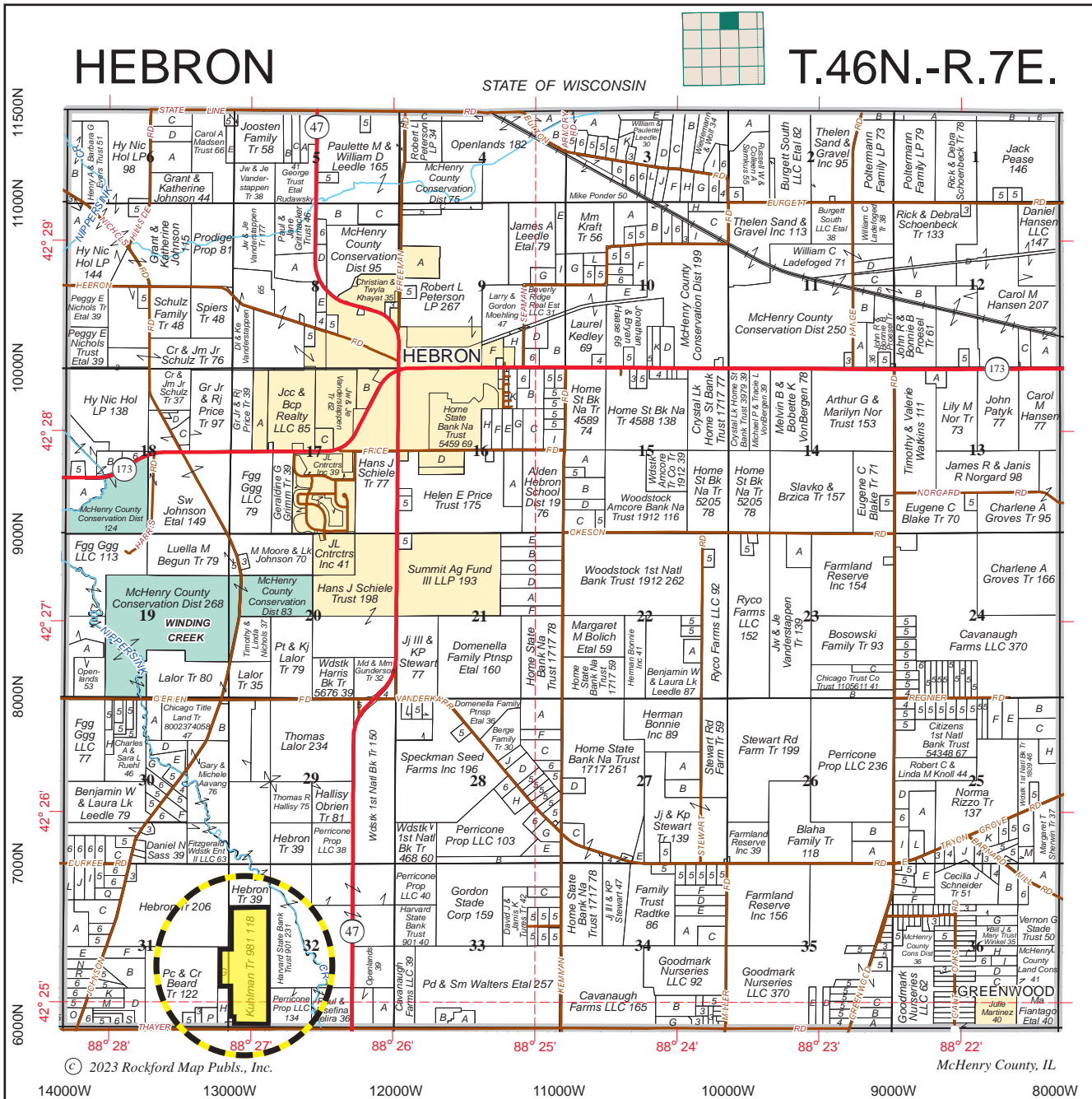
FSA Information Farm 9756 Tracts 9499, 12945		
Commodity	Base Acres	County Yield
Corn (ARC-CO)	118.11	179



2.12.24



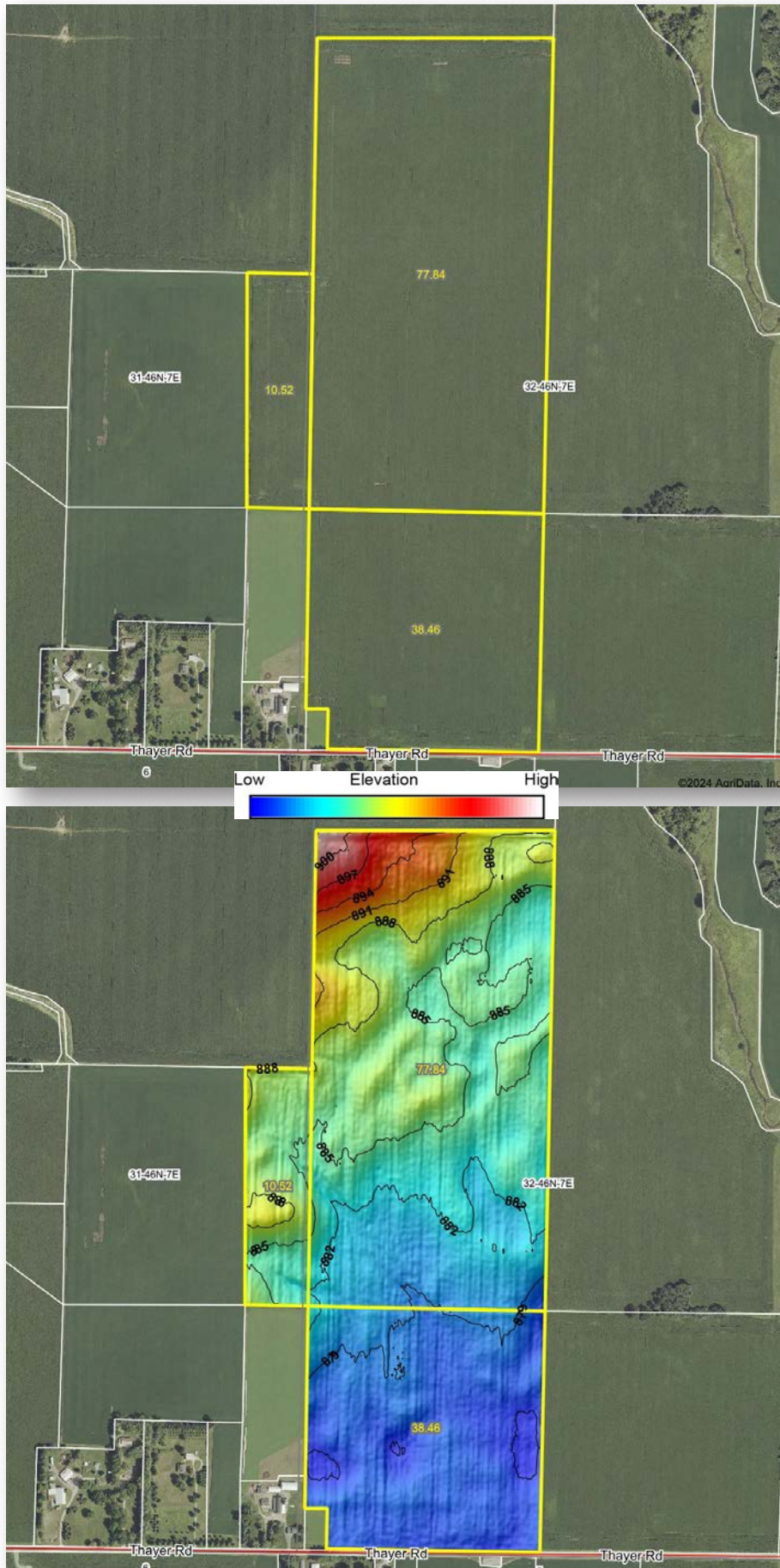
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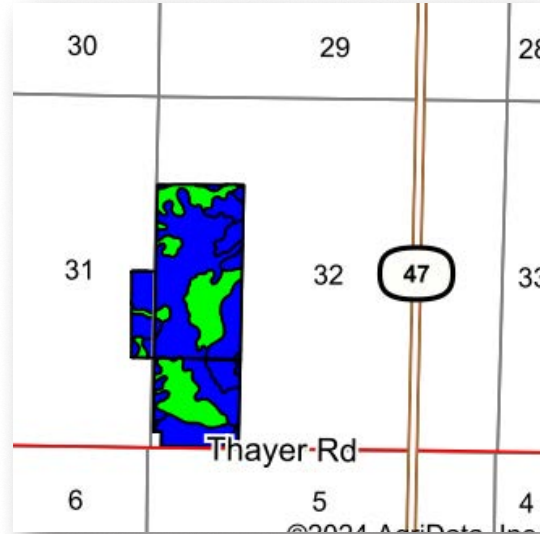
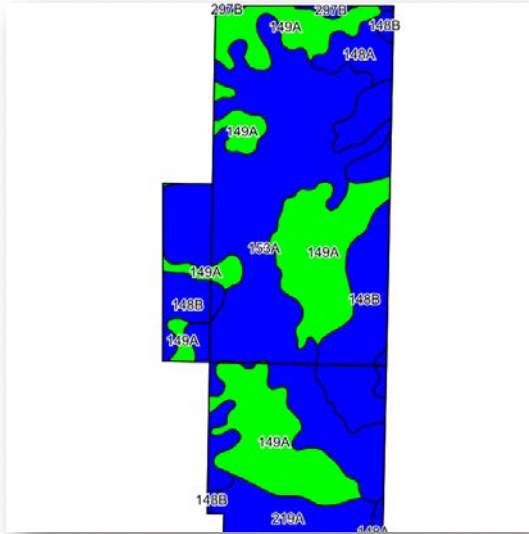
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McHenry County, IL

Boundaries and acreages are approximate.



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Area Symbol: IL111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Grass-legume hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn
**153A	Pella silty clay loam, cool, 0 to 2 percent slopes	53.32	41.8%	Blue	FAV	**183	**60	**70	**5.30	**136	91	79
149A	Brenton silt loam, 0 to 2 percent slopes	38.63	30.3%	Green	FAV	195	60	74	5.60	141	91	91
**148B	Proctor silt loam, 2 to 5 percent slopes	20.54	16.1%	Blue	FAV	**181	**57	**69	**6.30	**132	88	88
219A	Millbrook silt loam, 0 to 2 percent slopes	9.80	7.7%	Blue	FAV	177	55	69	5.30	129	87	87
148A	Proctor silt loam, 0 to 2 percent slopes	4.54	3.6%	Blue	FAV	185	58	70	6.40	135	90	90
**297B	Ringwood silt loam, 2 to 4 percent slopes	0.72	0.6%	Blue	FAV	**173	**55	**68	**5.50	**128	79	76
Weighted Average						185.9	59	71	5.6	136.3	*n 90.1	*n 85.1

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

^a Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*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.



Boundaries and acreages are approximate.



McHenry County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

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

2023 Program Year

Map Created May 03, 2023

Farm 9756
Tract 9499

Tract Cropland Total: 10.52 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).



Boundaries and acreages are approximate.

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9756
Prepared : 3/4/24 9:15 AM CST
Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-111-2022-72
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
126.89	126.89	126.89	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	126.89	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	118.11	0.00	179	0
TOTAL	118.11	0.00		

Tract Number : 9499

Description : I-4/T46N-R7E-31
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RAYMOND KUHLMAN
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
10.52	10.52	10.52	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	10.52	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	9.30	0.00	179
TOTAL	9.30	0.00	



Boundaries and acreages are approximate.



McHenry County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- CRP

Wetland Determination Identifiers

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

2023 Program Year

Map Created May 03, 2023

Farm 9756
Tract 12945

Tract Cropland Total: 116.37 acres

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Boundaries and acreages are approximate.

ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9756
Prepared : 3/4/24 9:15 AM CST
Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 17-111-2022-72
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
126.89	126.89	126.89	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	126.89	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	118.11	0.00	179	0
TOTAL	118.11	0.00		

Tract Number : 12945

Description :
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RAYMOND KUHLMAN
Other Producers :
Recon ID : 17-111-2022-71

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
116.37	116.37	116.37	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	116.37	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	108.81	0.00	179
TOTAL	108.81	0.00	



Boundaries and acreages are approximate.

Professional Land Specialists

Land Auctions | Land Brokerage | Farm Management | Land Consulting

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