

MIDWEST LAND GROUP PRESENTS

80.2 ACRES IN

LASALLE COUNTY ILLINOIS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

80 +/- ACRE FARM WITH 74 TILLABLE ACRES, 121.2 PI, AND OPEN 2027 LEASE

An efficient, well-balanced row-crop farm in Grand Rapids Township (T28), one of the most purely agricultural townships in one of the most productive corn-growing counties in the United States. Grand Rapids Township covers 35.6 square miles with a population of under 300 — this is farm country, not a neighborhood in waiting. Of the 80.2 +/- total acres, 74 +/- are tillable, carrying a Productivity Index of 121.2 across a soil profile led by Bryce, Swygert, Rutland, Mokena, and Proctor.

For the operator, this one simply works. The tract is the West Half of the Northwest Quarter of Section 3-32-4 — a clean half-quarter running a quarter mile wide by a half mile deep, with straight boundaries and no odd corners to nurse. Access on two sides means equipment moves in and out cleanly and headlands stay productive. The contour is gently rolling — enough relief to shed water and surface-drain naturally, without the slope penalty or erosion concerns that come with rougher ground.

Drainage is the story here, and it's a good one. The Bryce and Swygert soils are the heavy, high-clay prairie soils that produce big yields once water is managed, and Proctor brings a well-drained, high-quality outwash component to the mix. The farm already drains well, but a creek runs east to west along the back of the property, providing an established gravity outlet on-site. That removes the two biggest obstacles to any tile project — securing an outlet and paying to reach it — and makes systematic tile the highest-return improvement available on a farm of this soil type. A buyer can put capital to work here and see it in the yield monitor.

Location adds real dollars per bushel. FS Grain, LLC sits just 7 miles from the property — a short haul that keeps trucks turning and the combine running through the narrow windows that decide a harvest. LaSalle County ranks year in and year out among the top six counties in the nation for total corn production, and the Illinois Valley offers unusually deep demand beyond the local



elevator: Marquis Energy's Hennepin complex — the state's largest dry-mill ethanol plant — consumes 45% of all corn within a 65-mile radius, with an added soybean crush and river loading facility expanding market options for growers in the region. Interstate 80 and Illinois River barge access at Marseilles are both close at hand. This is a real market, not a thin one.

The farm is open for the 2027 crop year. No inherited tenant, no waiting out a lease — the buyer farms it himself or selects his own operator and starts fresh.

The balance of the farm along the creek corridor is enrolled in CRP through 2035 with an annual contract payment of \$165 on ground that was never going to raise a crop anyway. Income with no inputs, no weather risk, and no machinery hours against it, and the enrolled

acres hold a natural buffer along the waterway while they pay. Note that the 74± tillable acres are exclusive of the CRP ground, so the row-crop base and the CRP payment stack rather than overlap.

A note on taxes: the prior year's bill covered a home and a small acreage that have since been split off from the farm. A new assessment is being established on the bare agricultural land, so the historical figure does not reflect what a buyer will carry. Illinois assesses farmland on agricultural use value rather than market value, and the current figure will be provided as soon as it is set.

Whether you're an operator looking to add efficient acres close to home or an investor after quality Illinois tillable ground with a clear improvement path and income already in place, this farm deserves a look.



PROPERTY FEATURES

COUNTY: **LaSALLE** | STATE: **ILLINOIS** | ACRES: **80.2**

- 80.2 +/- total acres — W½ NW¼, Section 3-32-4, Grand Rapids Township, LaSalle County, Illinois
- 74 +/- tillable acres, exclusive of the CRP ground
- 121.2 productivity Index
- Predominant soils: Bryce, Swygert, Rutland, Mokena, and Proctor
- Buffer along waterway enrolled in CRP through 2035 with \$165 in annual contract payment
- Open for the 2027 crop year — no inherited tenant
- Creek along the back provides an established gravity outlet for cost-effective tile
- Clean half-quarter with straight boundaries — long passes, no wasted corners
- Access on two sides with a gently rolling contour that surface-drains naturally
- FS Grain, LLC just 7 miles away, in a top-six national corn-producing county

74 +/- TILLABLE ACRES

LaSalle County ranks year in and year out among the top six counties in the nation for total corn production, and the Illinois Valley offers unusually deep demand beyond the local elevator: Marquis Energy's Hennepin complex — the state's largest dry-mill ethanol plant — consumes 45% of all corn within a 65-mile radius, with an added soybean crush and river loading facility expanding market options for growers in the region.



OPEN FOR 2027 CROP YEAR



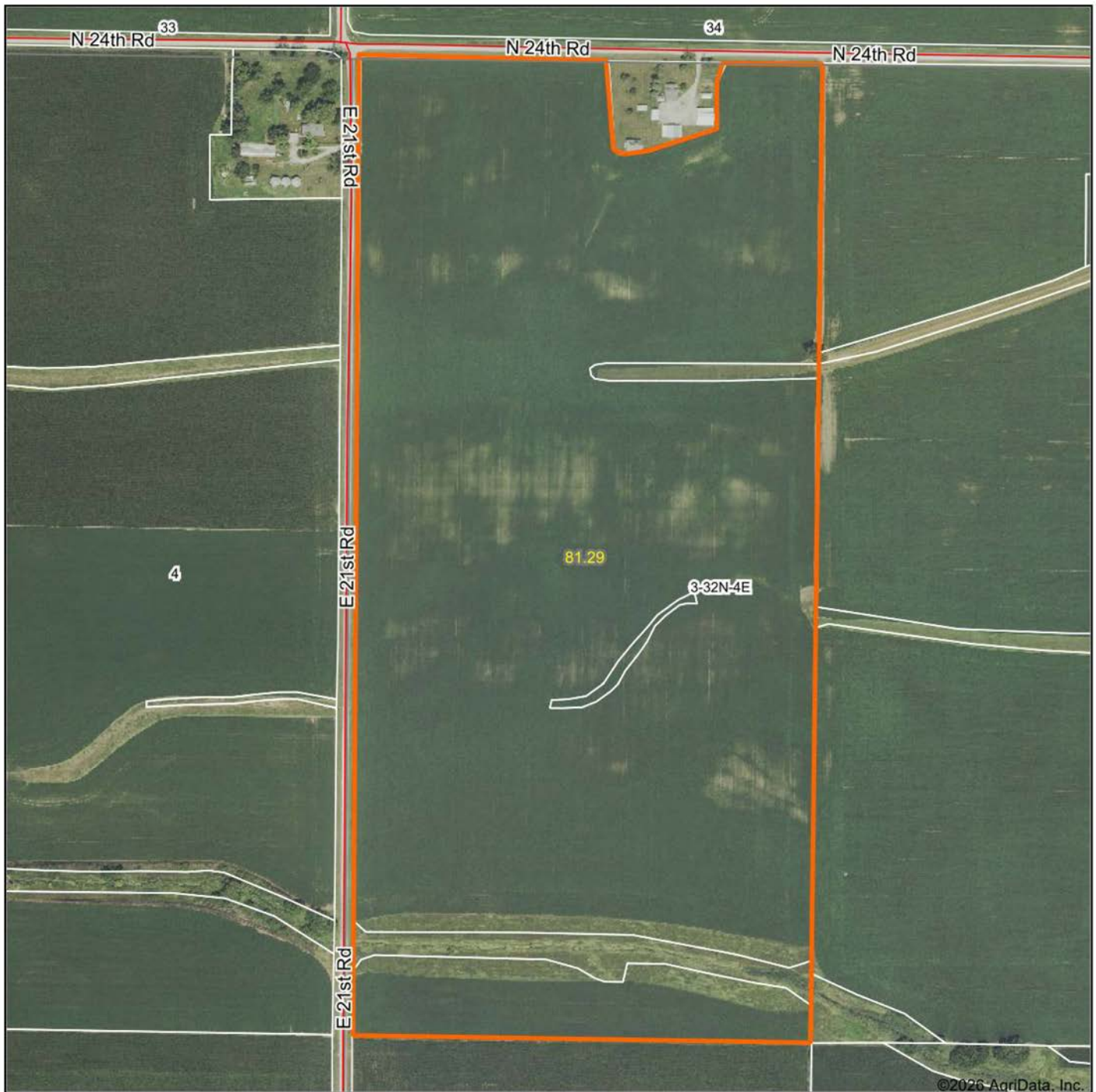
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ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 41° 16' 39.12, -88° 45' 34.11

0ft 439ft 878ft



Maps Provided By:



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3-32N-4E
LaSalle County
Illinois



8/5/2026

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

TOPOGRAPHY MAP



Maps Provided By:



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

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 622.6

Max: 643.8

Range: 21.2

Average: 631.9

Standard Deviation: 3.15 ft

0ft 474ft 948ft

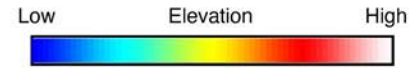
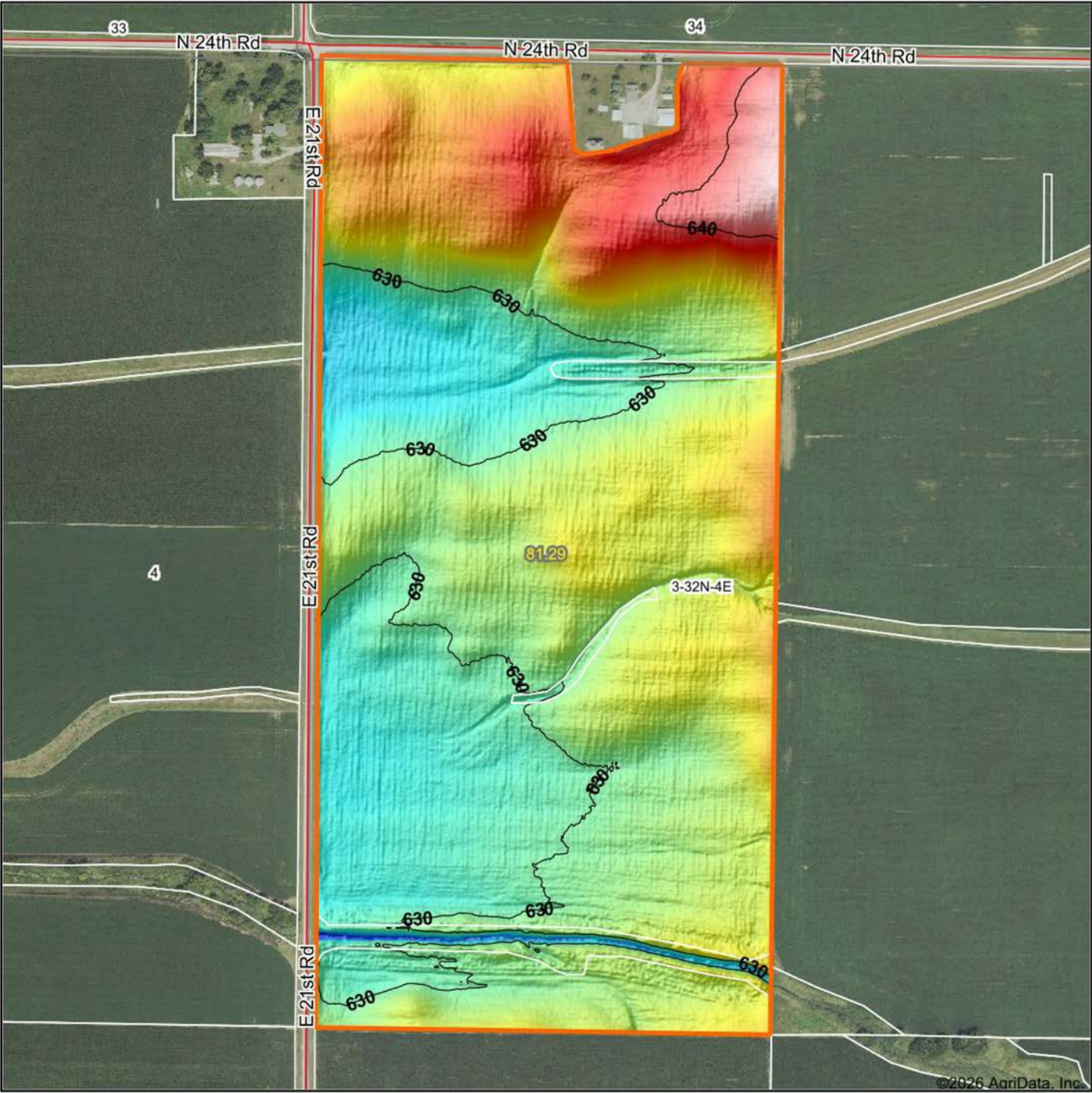


8/5/2026

3-32N-4E
LaSalle County
Illinois

Boundary Center: 41° 16' 39.12, -88° 45' 34.11

HILLSHADE MAP



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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

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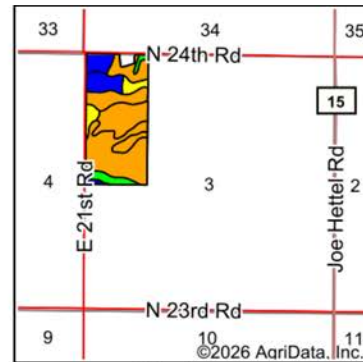
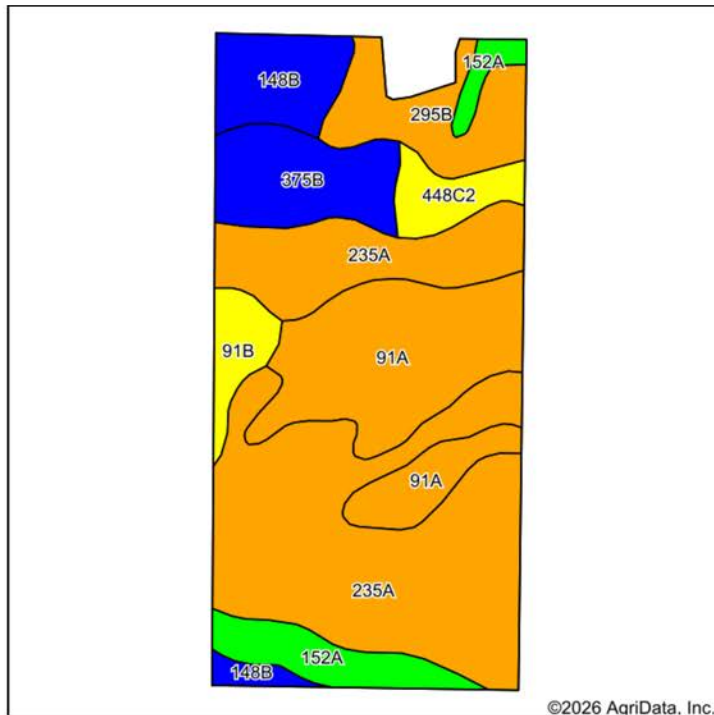


8/5/2026

3-32N-4E
LaSalle County
Illinois

Boundary Center: 41° 16' 39.12, -88° 45' 34.11

SOILS MAP



State: **Illinois**
 County: **LaSalle**
 Location: **3-32N-4E**
 Township: **Grand Rapids**
 Acres: **81.29**
 Date: **8/5/2026**



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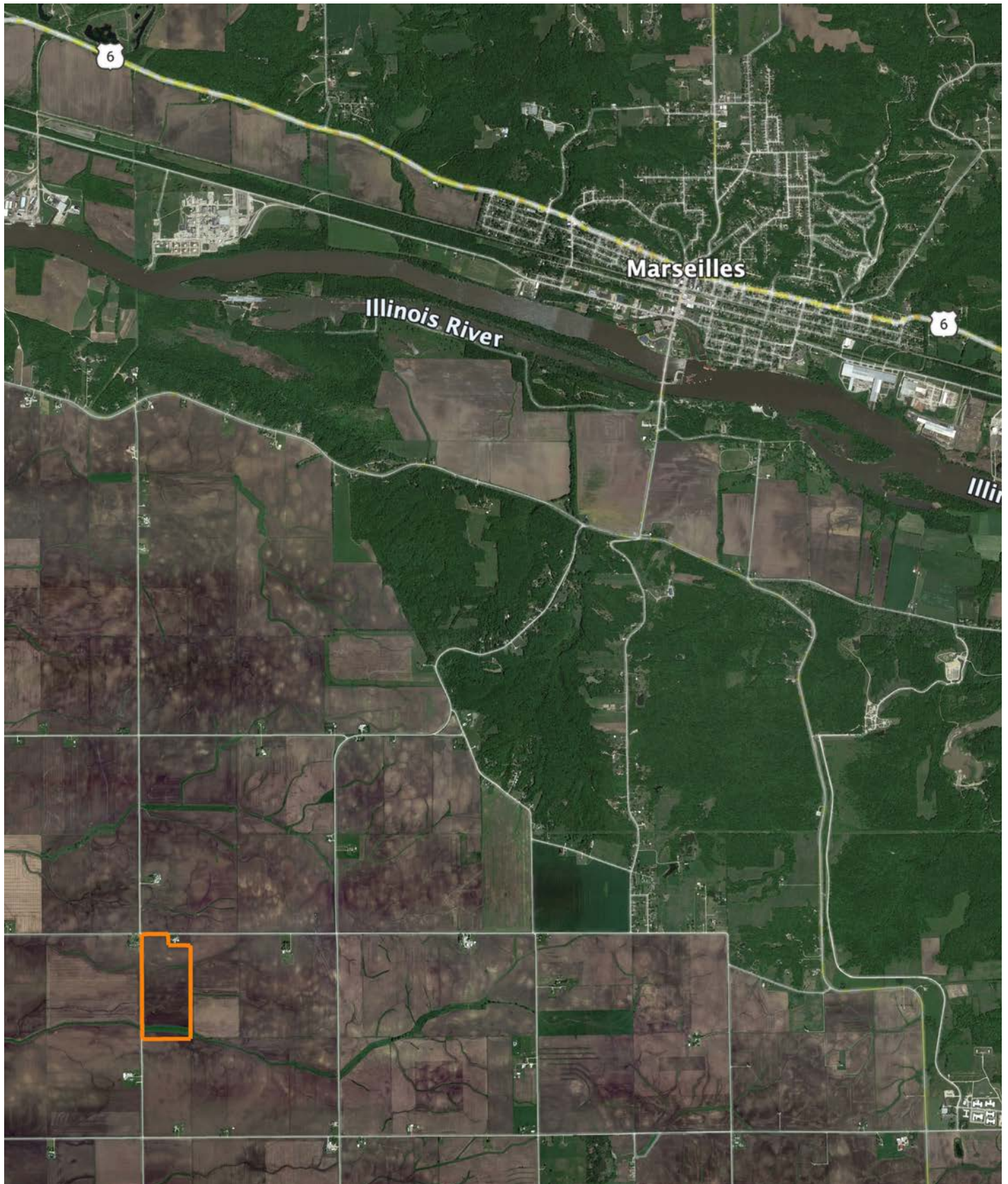


Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Restrictive Layer	Soil Drainage	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Oats Bu/A b	*Grass-legume hay, T/A	*Crop productivity index for optimum management	*n NCCPI Overall
**235A	Bryce silty clay, 0 to 2 percent slopes	35.02	43.1%		> 6.5ft.	Poorly drained	FAV	**161	**54	**64	**82	**5.00	**120	55
**91A	Swygert silty clay loam, 0 to 2 percent slopes	16.55	20.4%		4.2ft. (Densic material)	Somewhat poorly drained	UNF	**158	**52	**63	**79	**5.00	**118	60
**375B	Rutland silty clay loam, 2 to 5 percent slopes	6.77	8.3%		4.1ft. (Densic material)	Somewhat poorly drained	FAV	**176	**57	**70	**95	**5.00	**130	70
**295B	Mokena silt loam, 2 to 4 percent slopes	6.60	8.1%		3.6ft. (Densic material)	Somewhat poorly drained	FAV	**170	**53	**65	**87	**5.00	**125	55
**148B	Proctor silt loam, 2 to 5 percent slopes	5.74	7.1%		> 6.5ft.	Well drained	FAV	**181	**57	**69	**97	**6.00	**132	80
**152A	Drummer silty clay loam, 0 to 2 percent slopes	5.18	6.4%		> 6.5ft.	Poorly drained	FAV	**195	**63	**73	**100	**6.00	**144	80
**448C2	Mona silt loam, 5 to 10 percent slopes, eroded	2.88	3.5%		3.1ft. (Densic material)	Moderately well drained	FAV	**151	**47	**59	**77	**4.00	**110	60
**91B	Swygert silty clay loam, 2 to 4 percent slopes	2.55	3.1%		3.7ft. (Densic material)	Somewhat poorly drained	UNF	**156	**51	**62	**78	**4.00	**117	55
Weighted Average								165.4	54.2	65.1	84.8	5.1	122.8	*n 62.5

OVERVIEW MAP



AGENT CONTACT

Michael Hammer's connection to land began early and has only grown stronger with time. Born in Winfield, Illinois, and now living in Sugar Grove with his better half, Rose Marie, who shares 6 children and 5 grandchildren. Michael has spent a lifetime immersed in the outdoors, from hunting deer and pheasants with his father to summers fishing at a Wisconsin lake house, land has always been more than an investment—it's been a passion and a way of life.

Michael holds both a Bachelor's degree in Economics and an MBA from Northern Illinois University, and he brings more than 30 years of professional sales, management, and negotiation experience to every transaction. For over two decades, he has personally bought, renovated, and invested in real estate, developing a sharp understanding of value, market dynamics, and the importance of getting the details right. That foundation, paired with a blue-collar work ethic and a commitment to win-win outcomes, allows him to serve clients with confidence and clarity.

An avid deer and turkey hunter, fisherman, golfer, and dedicated wildlife land manager, Michael has scouted tens of thousands of acres and continually studies how to develop properties that grow and hold mature wildlife. He is known for listening closely, communicating clearly, and never quitting on his clients. When you're ready to buy or sell land in Illinois or Wisconsin, Michael Hammer is the kind of trusted partner who will work tirelessly to help you achieve the outcome you want.



MICHAEL HAMMER,
LAND AGENT
815.310.5068
MHammer@MidwestLandGroup.com



MidwestLandGroup.com

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