

Brummel Land Company

Farm and Commercial Real Estate
9947 E 1600 North Rd • Pontiac, Illinois
Mark Brummel – 815-674-3006
10000acres.com

Applegate 49 acre Otter Creek Farm

Otter Creek Township
LaSalle County IL

Price

\$8,900 / acre or \$442,597

Parcel Size

49.73 acres +/-

Parcel ID #'s / Legal Description

PIN 34-36-204-000

Parcel Legal: E1/2 NE1/4 SEC 36-31-4 (EX RD) & (EX BEG 450'N SE COR ALG W LN RT 18 W565' N400' E TO RD S TO POB) (EX PT DESC DOC 12-14426)

Taxes

49.73 acres = \$1,593.06 / \$32.03 per acre

Comments

This farm has highway frontage on both sides of St Route 18. The farm has a wind agreement for underground wires that pays \$114.13/acre / \$5,675.92 annually.

**** THE HOME SITE IS NOT INCLUDED IN THIS SALE, AND THE BUYER IS RESPONSIBLE FOR AQUIRING ACCESS TO THE PARCELS ON THE SOUTH AND WEST SIDE OF RT 18.

****ALL LINES ON MAP ARE APPROXIMATE AND ARE HAND DRAWN USING AN ONLINE MAPPING TOOL.



Aerial Map



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Boundary Center: 41° 7' 4.95, -88° 42' 14.26



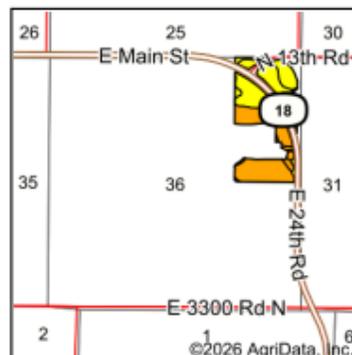
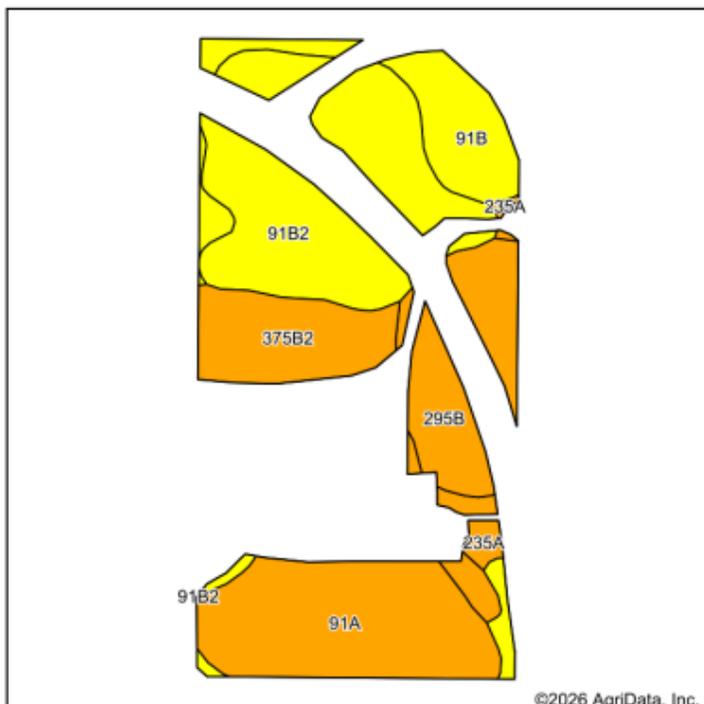
Brummel
Land Solutions
3000 S. 10th St.
Moline, IL 61201
www.brummel.com
314.474.5000
@brummelland.com
Mark Brummel, Kincaid Bricker

Map Provider by
surety
CUSTOMIZED ONLINE MAPPING

36-31N-4E
LaSalle County
Illinois



Soils Map



State: **Illinois**
 County: **LaSalle**
 Location: **36-31N-4E**
 Township: **Otter Creek**
 Acres: **49.18**
 Date: **1/19/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Crop productivity index for optimum management	ⁿ NCCPI Soybeans
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	15.26	31.1%		UNF	**147	**48	**59	**73	**110	45
**91A	Swygert silty clay loam, 0 to 2 percent slopes	12.11	24.6%		UNF	**158	**52	**63	**79	**118	57
**91B	Swygert silty clay loam, 2 to 4 percent slopes	7.20	14.6%		UNF	**156	**51	**62	**78	**117	50
**375B2	Rutland silty clay loam, 2 to 5 percent slopes, eroded	6.99	14.2%		FAV	**169	**55	**67	**91	**125	55
**295B	Mokena silt loam, 2 to 4 percent slopes	6.49	13.2%		FAV	**170	**53	**65	**87	**125	57
**235A	Bryce silty clay, 0 to 2 percent slopes	1.13	2.3%		FAV	**161	**54	**64	**82	**120	33
Weighted Average						157.5	51.2	62.5	79.8	117.3	ⁿ 51.4

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

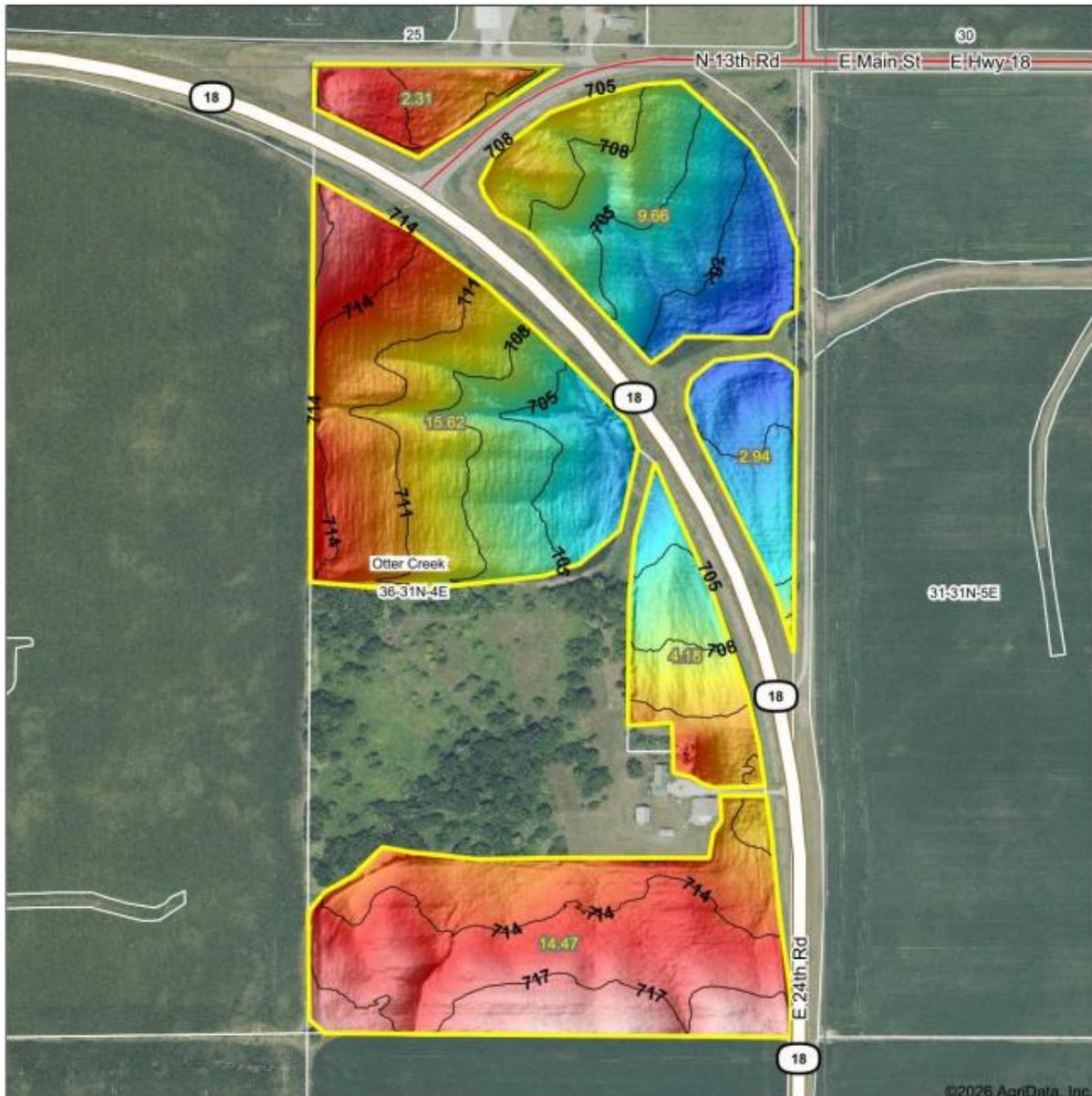
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

^a Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

^b Soils in the southern region were not rated for oats and are shown with a zero "0".

ⁿ: The aggregation method is "Weighted Average using all components"

Topography Hillshade



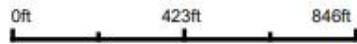
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Low Elevation High



Maps Provided By **suretv**

Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 698.9
 Max: 720.0
 Range: 21.1
 Average: 710.0



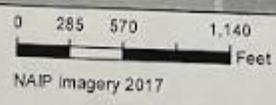
1/19/2026

36-31N-4E
LaSalle County
Illinois



Common Land Unit
 / Non-Cropland
 Cropland
 CRP
 Tract Boundary

Land Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions



2018 Program Year
 Map Created November 27, 2017

Farm 11952
Tract 413
 IL105_T413

Tract Cropland Total: 49.48 acres

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 topography, 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 is 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. 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 wetland and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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 Find us on
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10000acres.com
mobile 815 674 3006
mjbrummel@yahoo.com

Mark Brummel, Illinois broker

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