

# Aaron Farm

155.17± tax acres | Section 4 | Hall Township | Bureau County Illinois

**UPDATED  
PRICE**

southwest corner looking northeast, 5.30.19



southeast corner along Co Rd 1700 N looking west, 5.30.19



northeast corner looking west, 5.30.19



October 2, 2019

Chip Johnston  
Real Estate Broker  
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**Land Pro LLC**

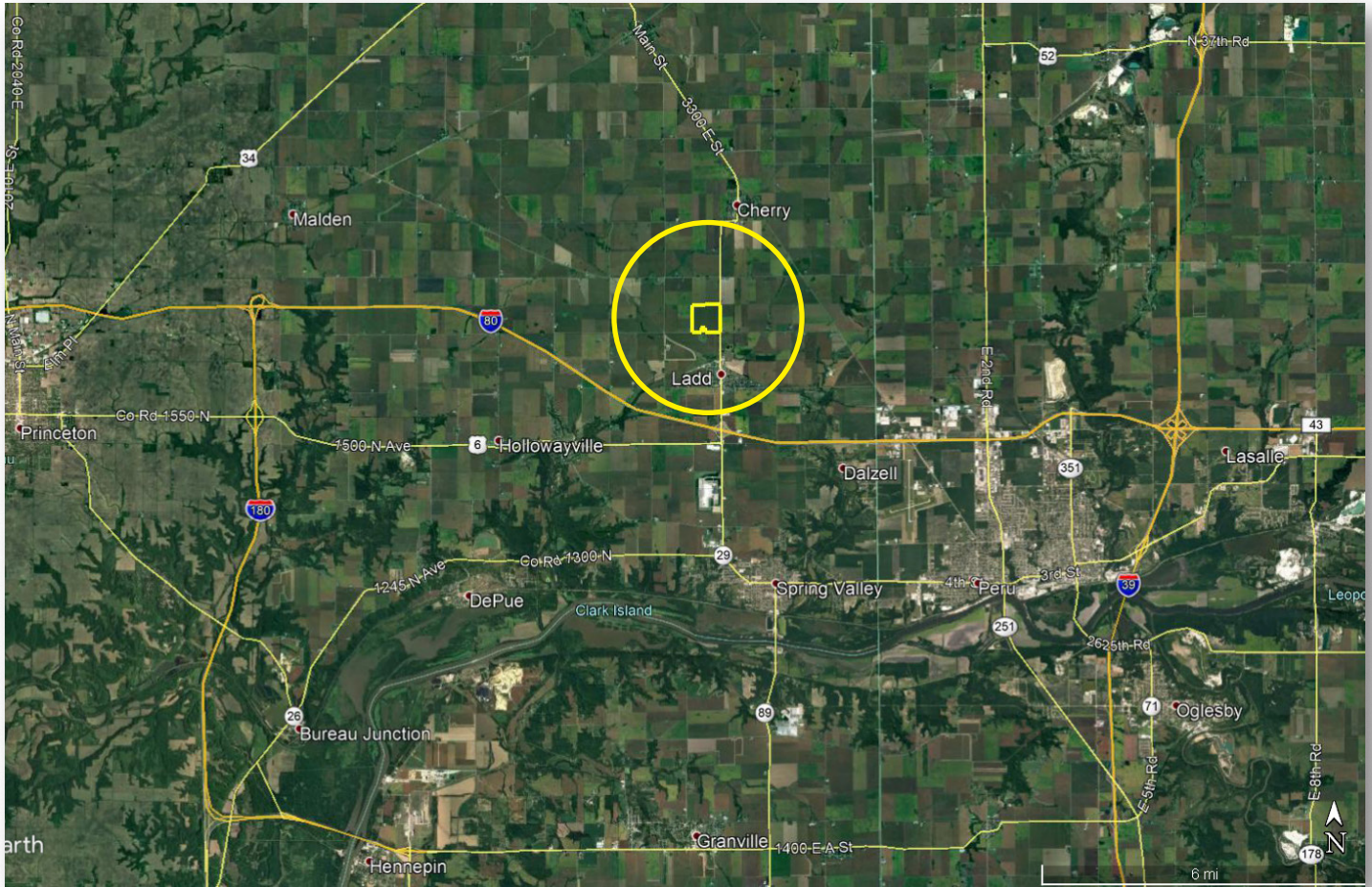
2681 US Hwy 34 | IL 60543  
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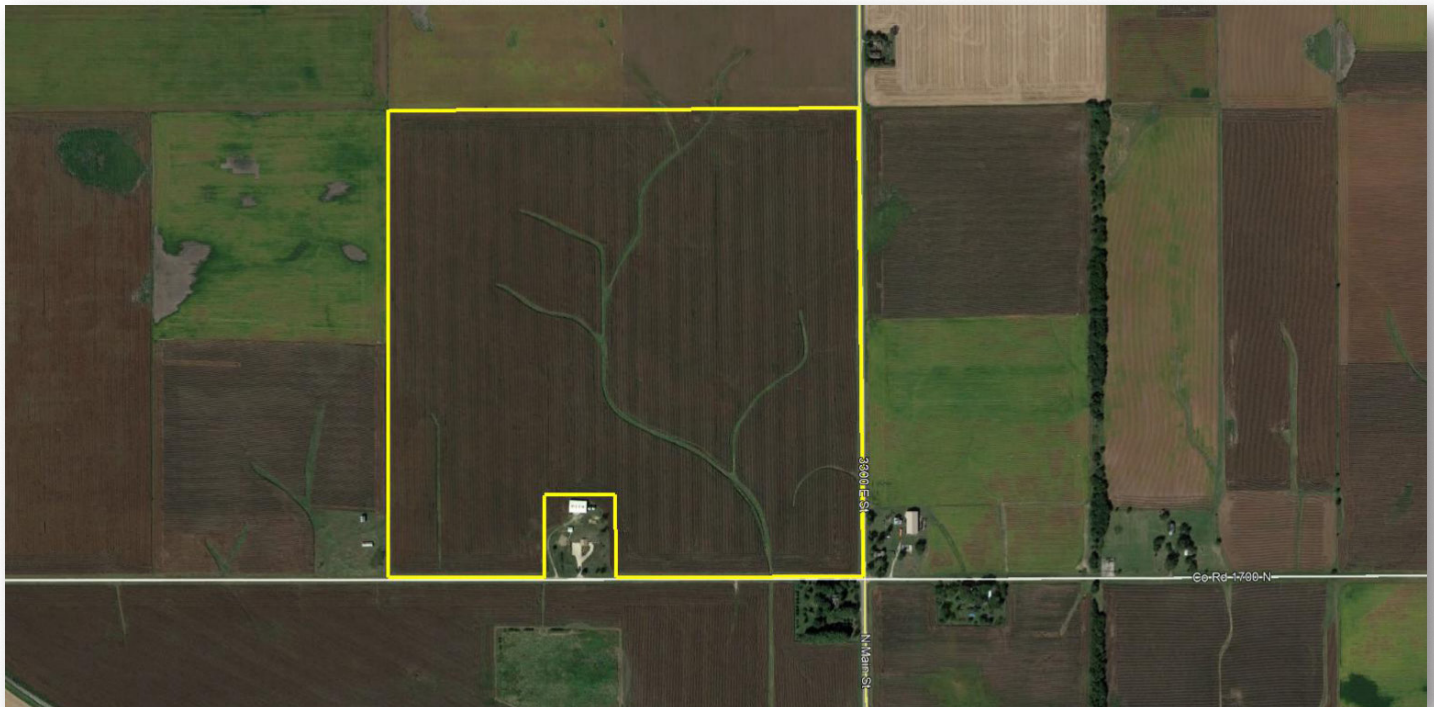
# Aaron Farm

155.17± tax acres | 155.37± tillable acres | Section 4 | Hall Township | T.16N.-R.11E. | Bureau County Illinois

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**Chip Johnston | Designated Agent for the Seller, Real Estate Broker**  
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**ACREAGE**

155.17± tax acres  
 155.37± tillable acres

**DESCRIPTION**

Most of the SE¼ of Section 4, Hall Township, T.16N.-R.11E., Bureau County, Illinois

**SOILS**

Productivity Index - 136.0  
 predominantly Muscatune, Osco, Catlin, Radford

**BUILDINGS**

None

**PRICE** (eff: 10.2.19)

\$1,536,183 (\$9,900/ac)

**TAXES** (2018)

\$6,735.42 (\$43.40/ac)

**PIN**

18.04.400.003

**BOUNDARY FRONTAGE**

300 E Street (Co Hwy 89)  
 Co Rd 1700 N

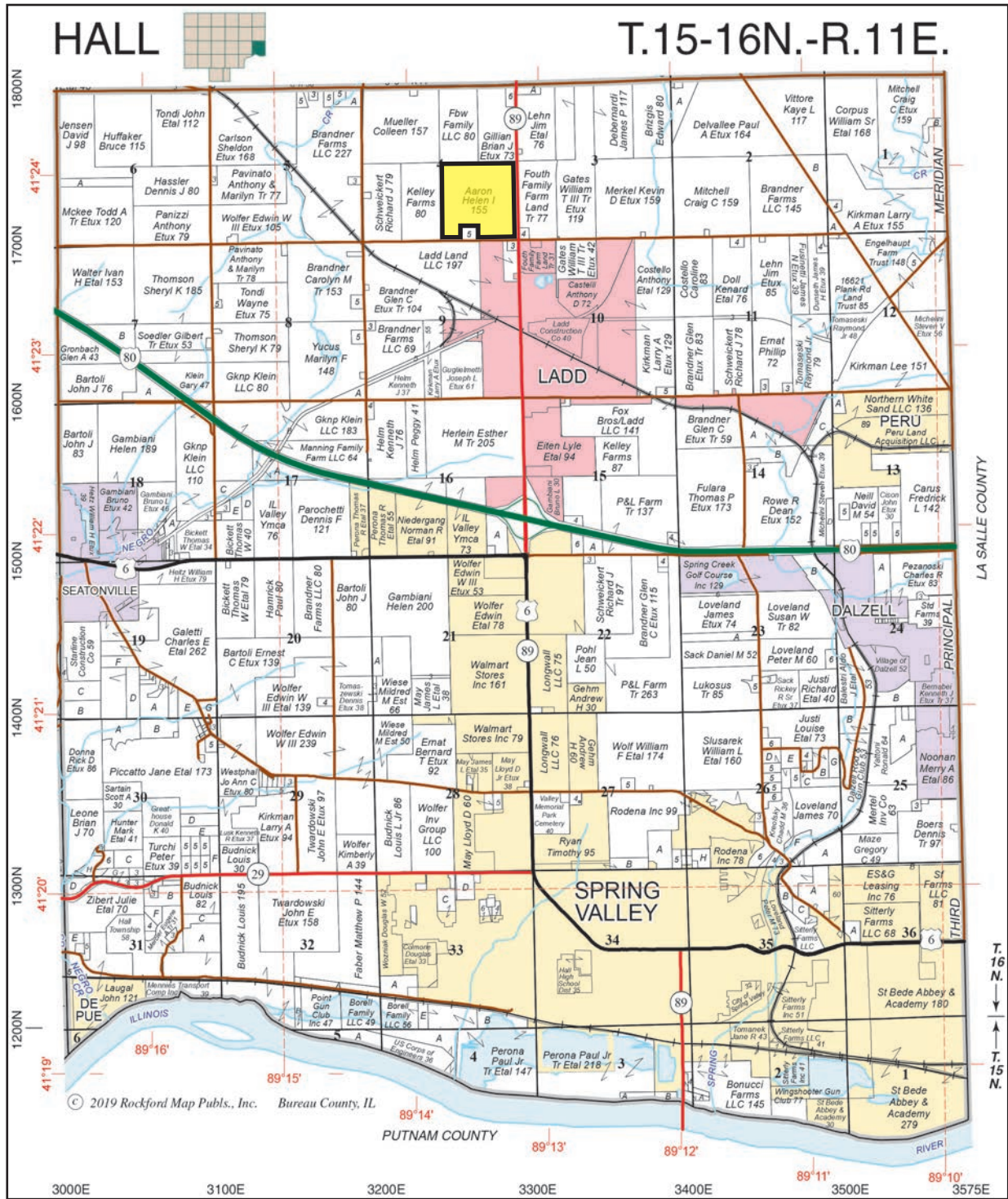


**DRIVING DIRECTIONS**

adjacent to Ladd IL corp limits  
 15.1± mi E of Princeton IL  
 61.3± mi NE of Peoria IL  
 75.0± mi E of Moline IL  
 77.5± mi SW of Rockford IL  
 78.4± mi NW of Bloomington IL  
 113.4± mi SW of Chicago IL  
 134.9± mi NE of Springfield IL  
 GPS 41.393632, -89.219488



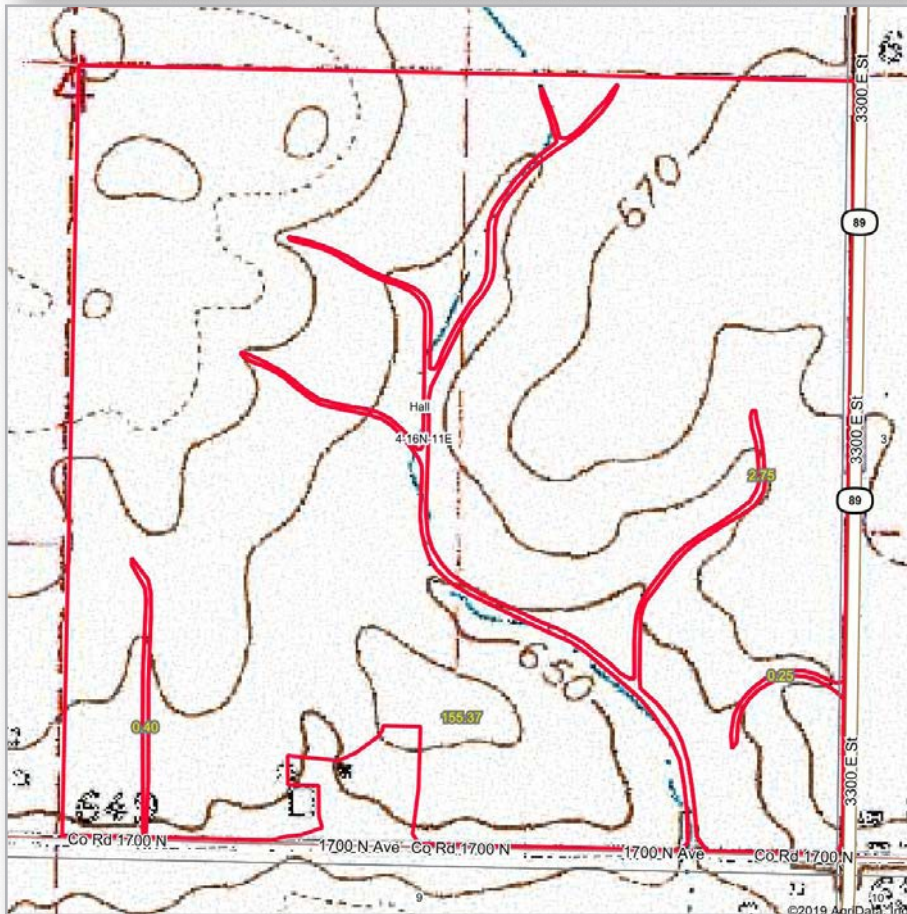
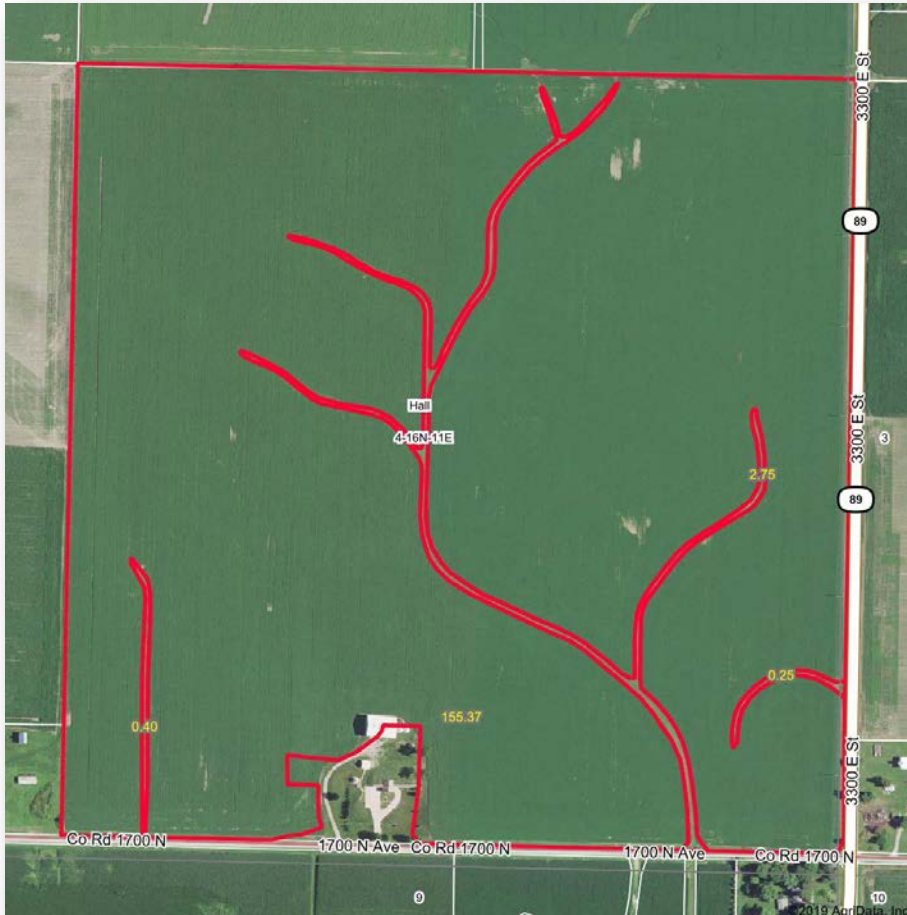
southwest corner looking north, 5.30.19

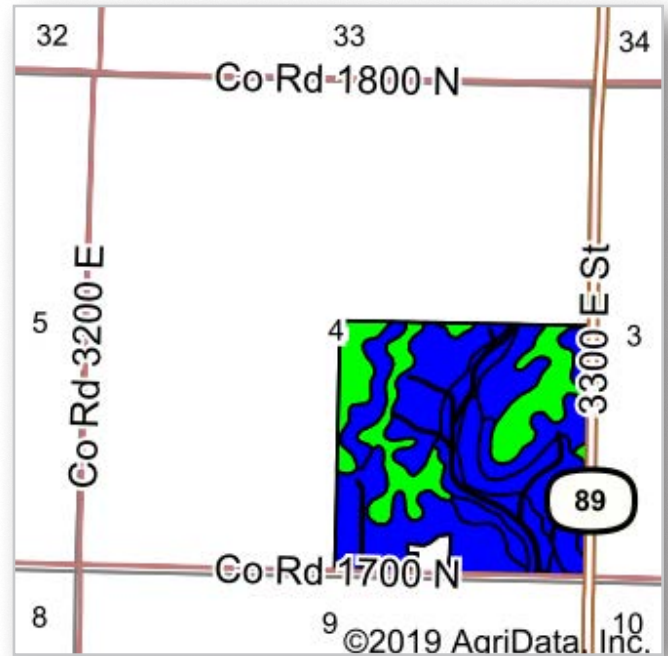
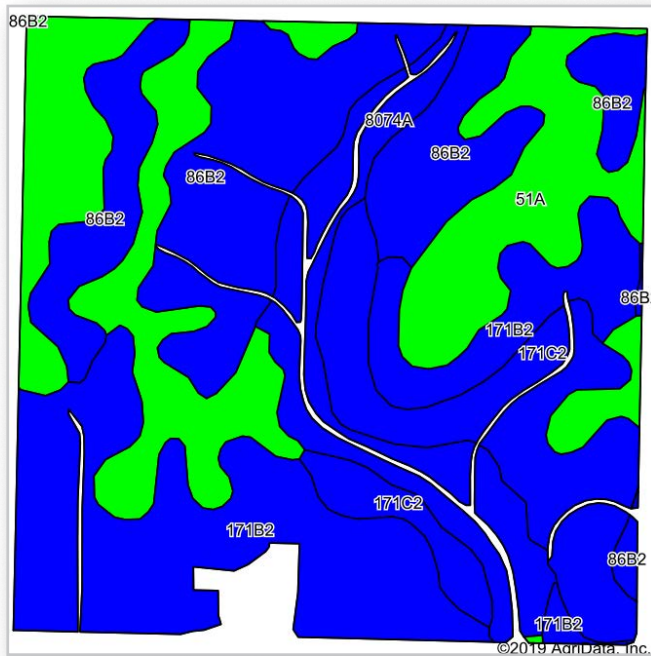


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**FSA Information**  
**Farm 10233 | Tract 10170**  
**ARC-CO**

Commodity	Base Acres	County Yield
Corn	156.91	159





Area Symbol: IL011, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
51A	Muscataine silt loam, 0 to 2 percent slopes	41.18	26.5%		FAV	200	64	75	0.00	6.02	147
**86B2	Oscosilt loam, 2 to 5 percent slopes, eroded	38.72	24.9%		FAV	**181	**57	**71	**6.56	0.00	**134
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	38.01	24.5%		FAV	**178	**56	**69	**6.43	0.00	**131
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	22.50	14.5%		FAV	**174	**55	**68	**6.30	0.00	**128
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	14.96	9.6%		FAV	186	58	73	0.00	5.52	136
<b>Weighted Average</b>						<b>184.8</b>	<b>58.4</b>	<b>71.3</b>	<b>4.12</b>	<b>2.13</b>	<b>136</b>

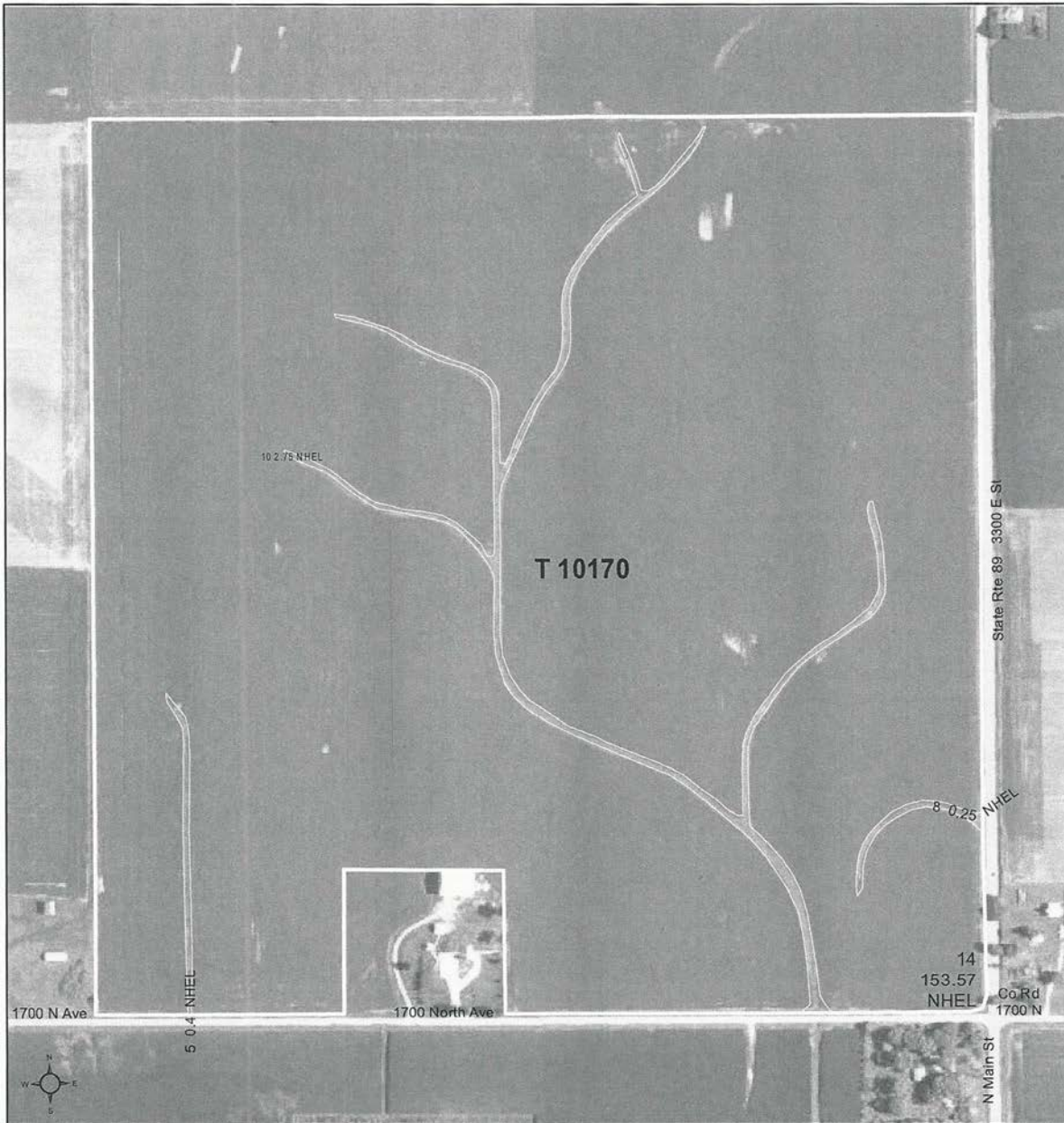
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811**  
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
**\*\*** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
**a** UNF = unfavorable; FAV = favorable  
**d** Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".  
**e** Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

\*c: Using Capabilities Class Dominant Condition Aggregation Method



United States Department of Agriculture

### Bureau County, Illinois



#### Common Land Unit

- Cropland
- Tract Boundary

#### Wetland Determination Identifiers

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



2019 Program Year

Map Created April 15, 2019

## Farm 10233 Tract 10170

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Land Brokerage | Farm Management | Land Auctions | Land Consulting

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