

# Atkins Farm

157.94± total acres | Section 26 | Peach Orchard Township | Ford County, Illinois

## WELL DRAINED

looking west 7.26.18



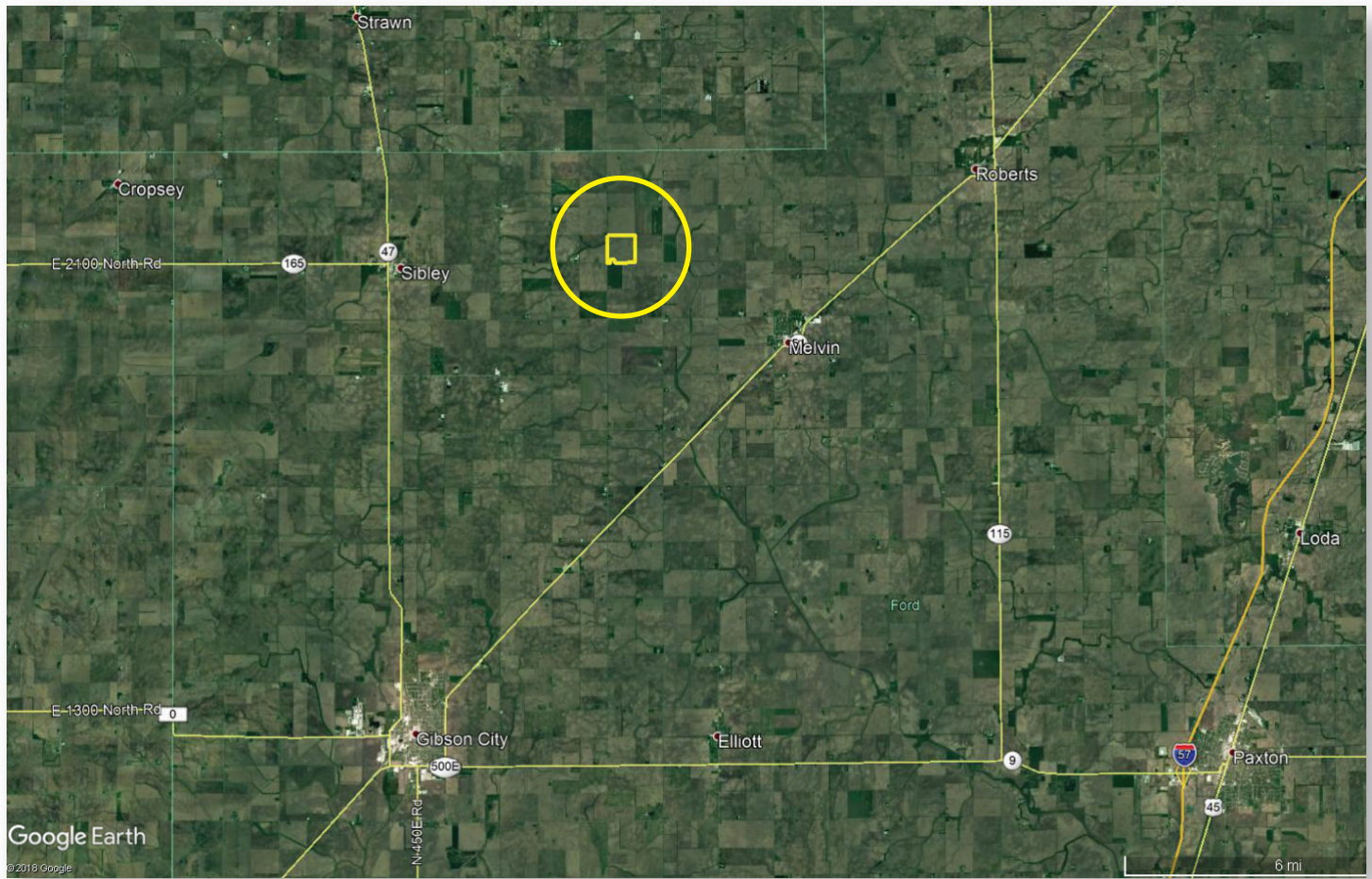
8.17.18

Jason Lestina AFM  
Real Estate Broker  
Accredited Farm Manager  
815.546.8276c | [jason@landprollc.us](mailto:jason@landprollc.us)  
**Land Pro LLC**  
2681US Hwy 34 | Oswego IL 60543  
331.999.3490 | [www.landprollc.us](http://www.landprollc.us)

*Professional Land Real Estate Specialists*

# Atkins Farm

157.94± total acres | 154.66± tillable acres | Section 26 | Peach Orchard Township | T.25N.-R.8E. | Kankakee County, IL



**Jason Lestina AFM | Real Estate Broker, Accredited Farm Manager**

Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 815.546.8276c | [jason@landprollc.us](mailto:jason@landprollc.us)



Boundaries and acreages are approximate.

This information is from sources Land Pro deems reliable, but is not guaranteed. Property may be withdrawn from market or be subject to a price or terms change without notice. Duplication, copying or distribution, in whole or part, is expressly prohibited without written authorization.

**ACREAGE**

157.94± total acres  
154.66± tillable acres

**SOILS**

Productivity Index - 126.5  
predominantly Elliott, Ashkum, Milford

**DRAINAGE DISTRICT**

Big 4 and Big 4 Sub 16  
See Drain Tile Map Page 6

**DESCRIPTION**

Most of the SW¼ of Section 28, T.25N.-R.8E.,  
Peach Orchard Township, Ford County, Illinois

**PRICE**

\$1,421,460.00 (\$9,000/acre)

**TAXES (2017)**

\$3,888.00 (\$24.46/ac)  
07.06.28.300.002

**IMPROVEMENTS**

None

**BOUNDARY FRONTAGE**

N 800E Rd & E 1300N Rd



Atkins Farm Yield		
	Corn	Soybeans
2017	260.0	71.9

**DRIVING DIRECTIONS**

- 4.2± mi NW of Melvin, IL
- 43.3± mi E of Bloomington, IL
- 109.0± mi SW of Chicago, IL
- 117.0± mi NE of Springfield, IL
- 163.0± mi SE of Rockford, IL
- 166.0± mi SE of Moline, IL
- GPS 40.588513, -88.303996

**FSA Information**  
Farm 2293 | Tract 430  
ARC-CO

Commodity	Base Acres	County Yield
Corn	76.90	164
Soybeans	76.00	51



photos 7.26.18

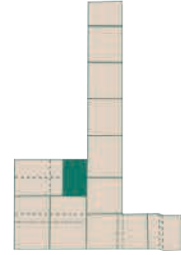




# PEACH ORCHARD

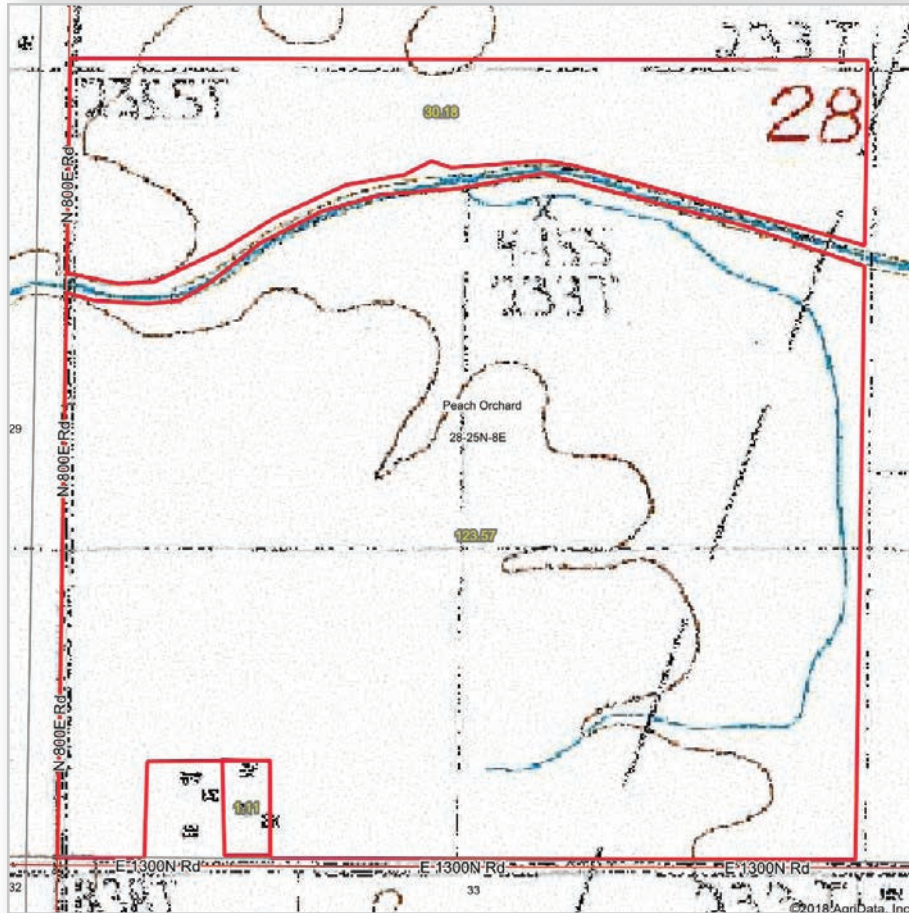
LIVINGSTON COUNTY

# T.24-25N.-R.8E.

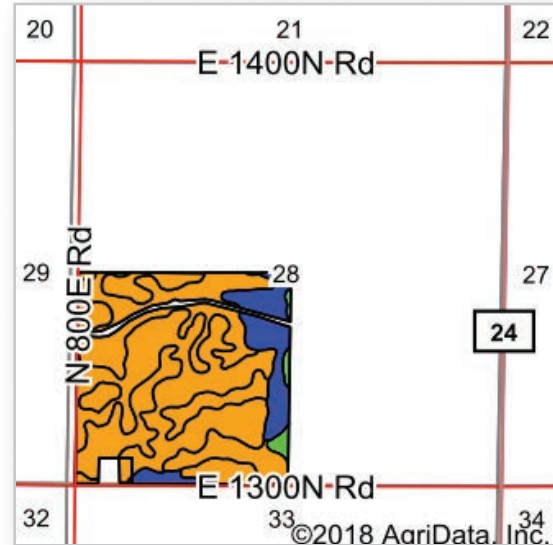


Boundaries and acreages are approximate.





Boundaries and acreages are approximate.



Area Symbol: IL053, Soil Area Version: 13

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
146A	Elliott silt loam, 0 to 2 percent slopes	67.79	43.8%		FAV	168	55	68	0.00	5.02	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	64.90	41.9%		FAV	170	56	65	0.00	5.14	127
69A	Milford silty clay loam, 0 to 2 percent slopes	19.47	12.6%		FAV	171	57	68	0.00	5.52	128
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.70	1.7%		FAV	195	63	73	0.00	5.64	144
<b>Weighted Average</b>						<b>169.7</b>	<b>55.8</b>	<b>66.8</b>	<b>0.00</b>	<b>5.14</b>	<b>126.5</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  
<sup>a</sup> UNF = unfavorable; FAV = favorable  
<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".  
<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Soil Test | East Field (76.00 acres)**  
**June 24, 2016**  
**Crop Tech Consulting**

av pH - 6.5  
 av P - 45.0  
 av K - 260

**Soil Test | North & West Fields (78.00 acres)**  
**June 26, 2017**  
**Crop Tech Consulting**

av pH - 6.9  
 av P - 41.5  
 av K - 272



Legend	
	4"
	5"
	6"
	8"
	inlet

Boundaries and acreages are approximate.