

Berlin Township Farm

155.00± acres | Sections 16, 17 | Bureau County Illinois



photos 4.11.18



Chip Johnston | Broker
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Land Pro LLC

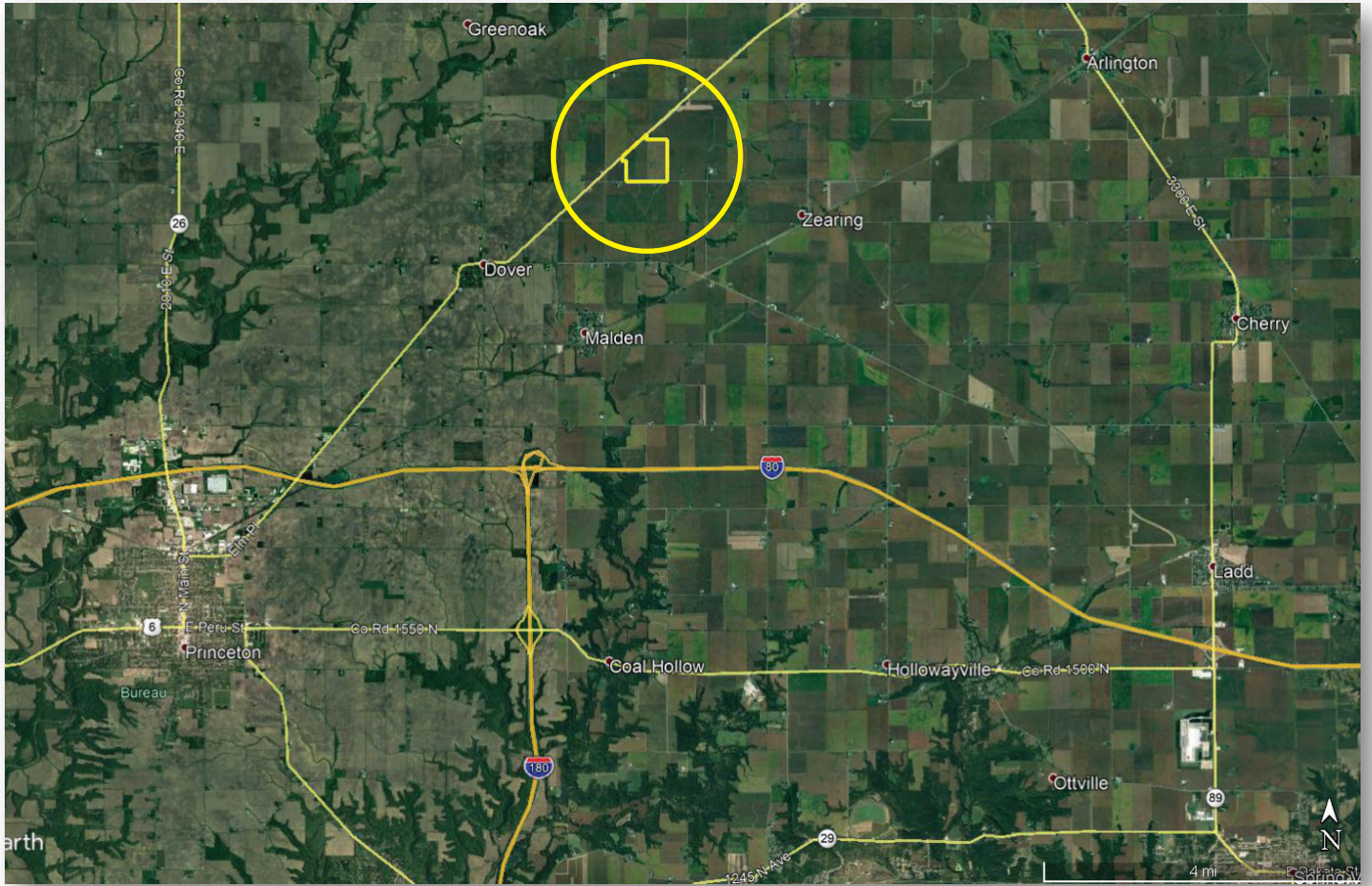
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331.999.3490 | www.landprollc.us

Professional Land Real Estate Specialists

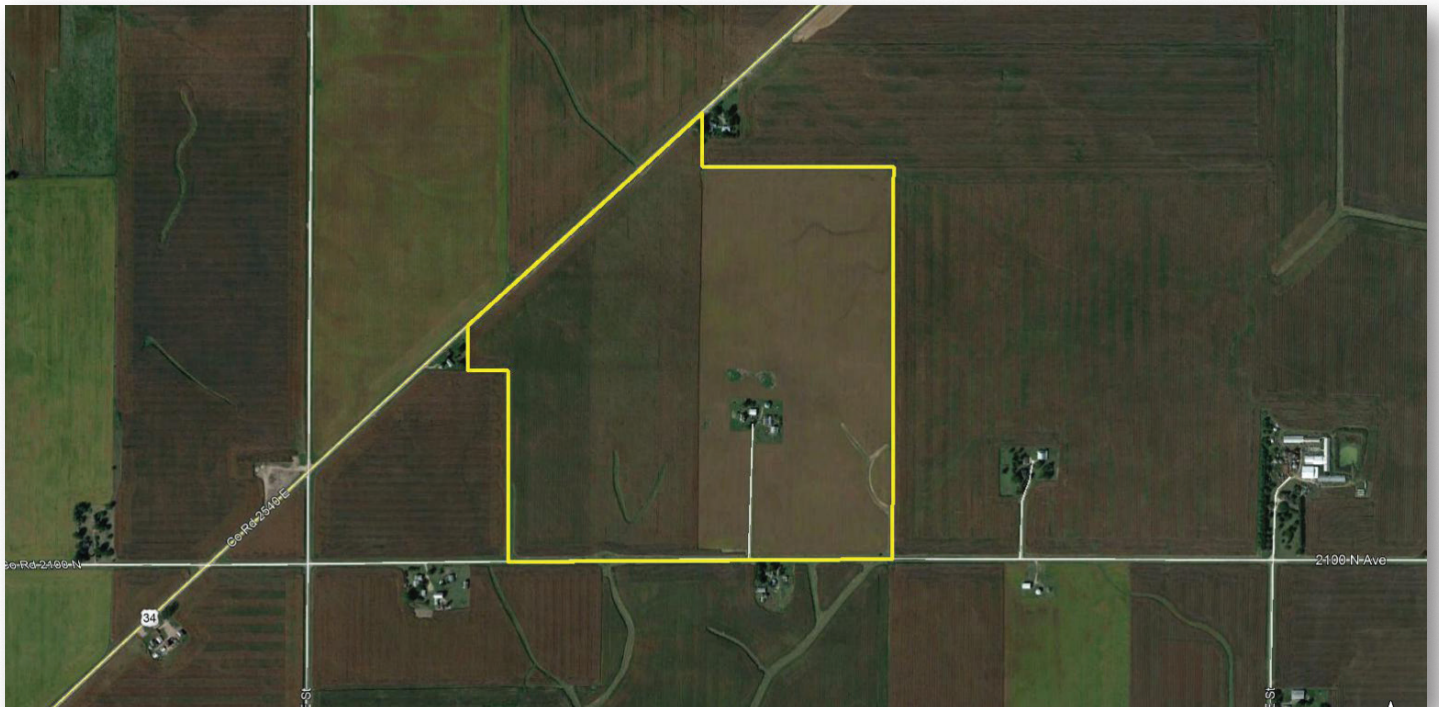
Berlin Township Farm

155.50± acres | 154.63± tillable acres | Sections 16,17 | Berlin Township | T.17N.-R.10E. | Bureau County, Illinois

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ACREAGE

155.50± acres
154.63± tillable acres

DESCRIPTION

The W½ of the SW¼ of Section 16, and part of the NE¼ and part of the SE¼ of Section 17, Berlin Township, T.17N.-R.10E., Bureau County, Illinois

SOILS

Productivity Index - 135.2
mostly Catlin, Muscatune, Sable soils

BUILDINGS

Home + buildings

GRAIN BIN

12,000 bu capacity | stirator | dryer

PRICE

\$1,757,150 (\$11,300/ac)

TAXES (2017)

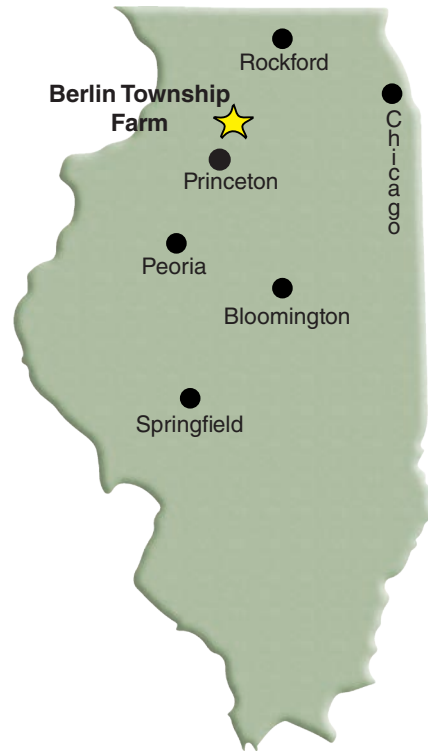
\$7,999.60 (\$51.44/ac)

PIN

11.16.300.001
11.17.400.003
11.17.400.004

BOUNDARY FRONTAGE

2100 N Avenue
US Hwy 34

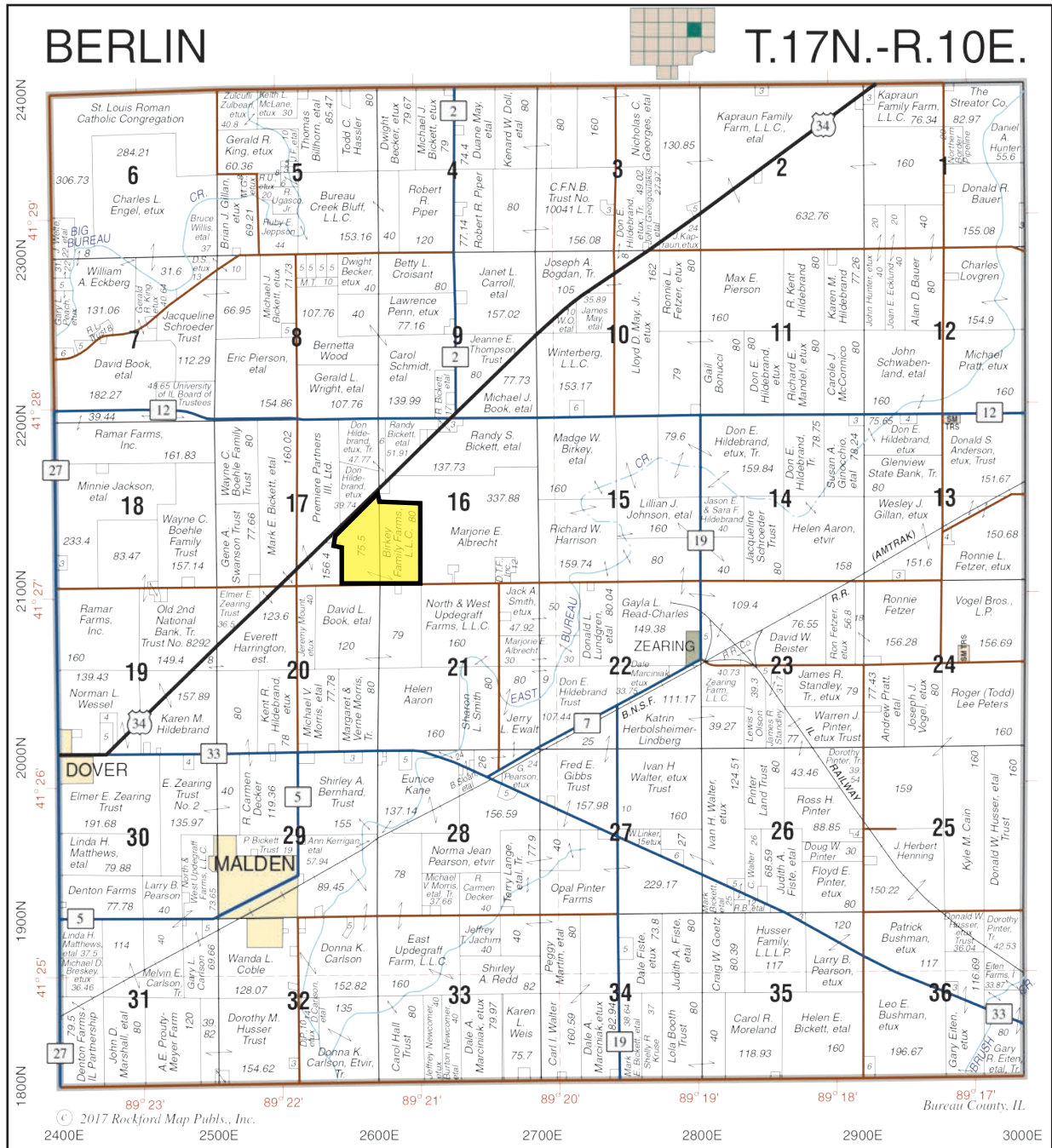


DRIVING DIRECTIONS

- 9.1± mi NE of Princeton, IL
- 61.3± mi NE of Peoria, 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 41.451701, -89.353180

Berlin Township Farm Production		
	Corn	Soybeans
2017	264	61.5
2016	242	65
2015	238	62
2014	230	61
2013	240	64

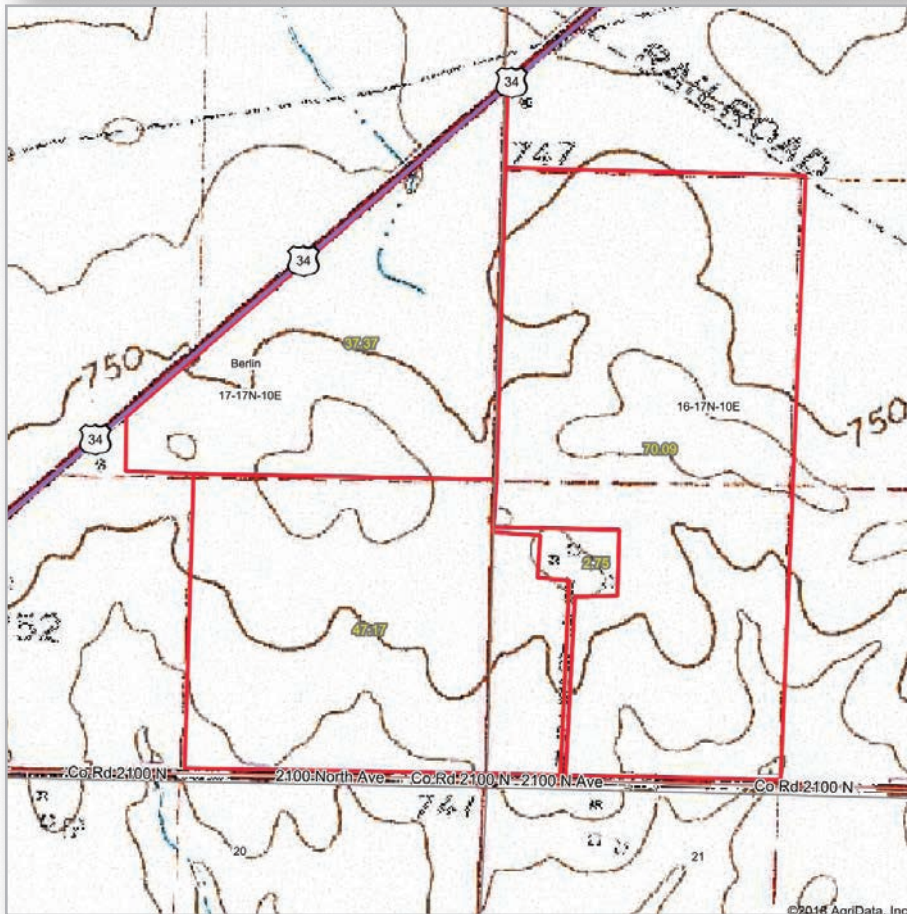
photo 4.11.18



FSA Information
Farm 164 | Tract 1179
ARC-CO

Commodity	Base Acres	County Yield
Corn	121.10	189
Soybeans	30.30	53

Rt 34 frontage 4.11.18





United States Department of Agriculture

Bureau County, Illinois



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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



2016 Program Year

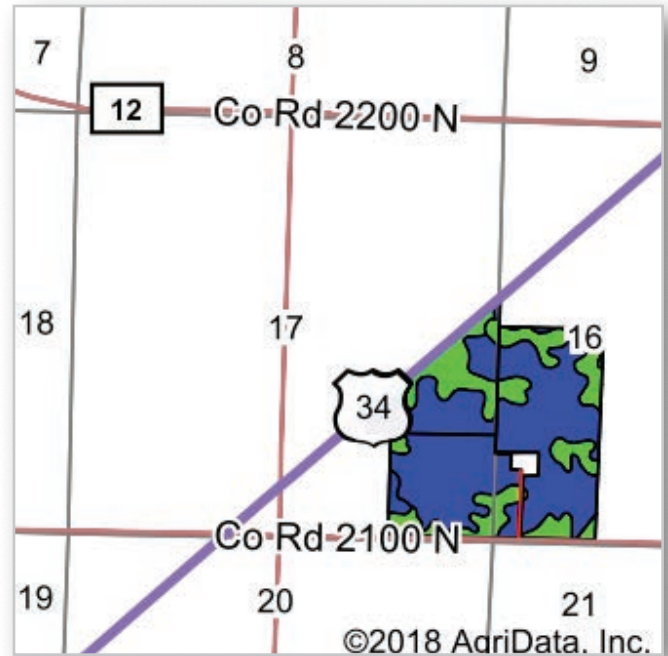
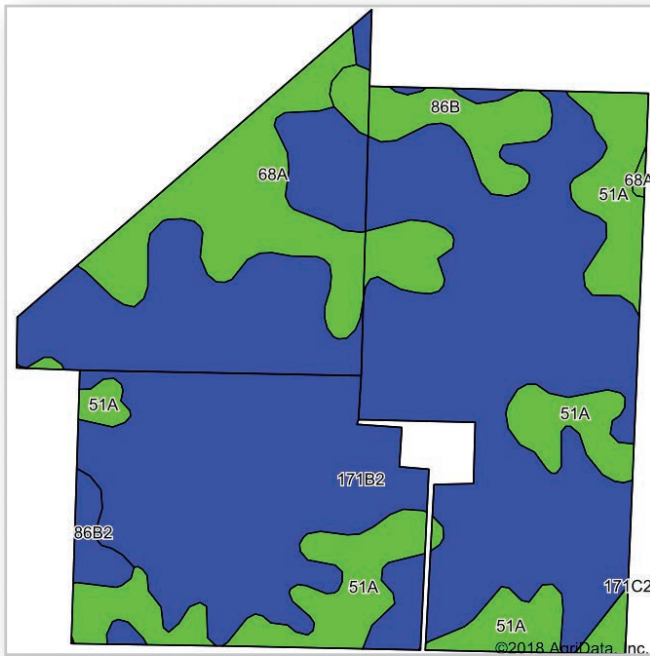
Map Created January 12, 2016

Farm 164
Tract 1179

Tract Cropland Total: 154.63 acres

IL011_T1179

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Area Symbol: IL011, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	105.58	68.3%		FAV	**178	**56	**69	**6.43	0.00	**131
51A	Muscataine silt loam, 0 to 2 percent slopes	23.82	15.4%		FAV	200	64	75	0.00	6.02	147
68A	Sable silty clay loam, 0 to 2 percent slopes	16.68	10.8%		FAV	192	63	74	0.00	5.77	143
**86B	Osco silt loam, 2 to 5 percent slopes	6.25	4.0%		FAV	**189	**59	**74	**6.83	0.00	**140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	2.30	1.5%		FAV	**181	**57	**71	**6.56	0.00	**134
Weighted Average						183.4	58.1	70.7	4.76	1.55	135.2

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".

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

