

Crossroads Farm

183.32± total acres | Section 28
Hahnaman Township | Whiteside County, IL



harvest 9.25.18



12.26.18

Ray L. Brownfield, ALC AFM
Accredited Land Consultant
Accredited Farm Manager
Managing Broker | Owner

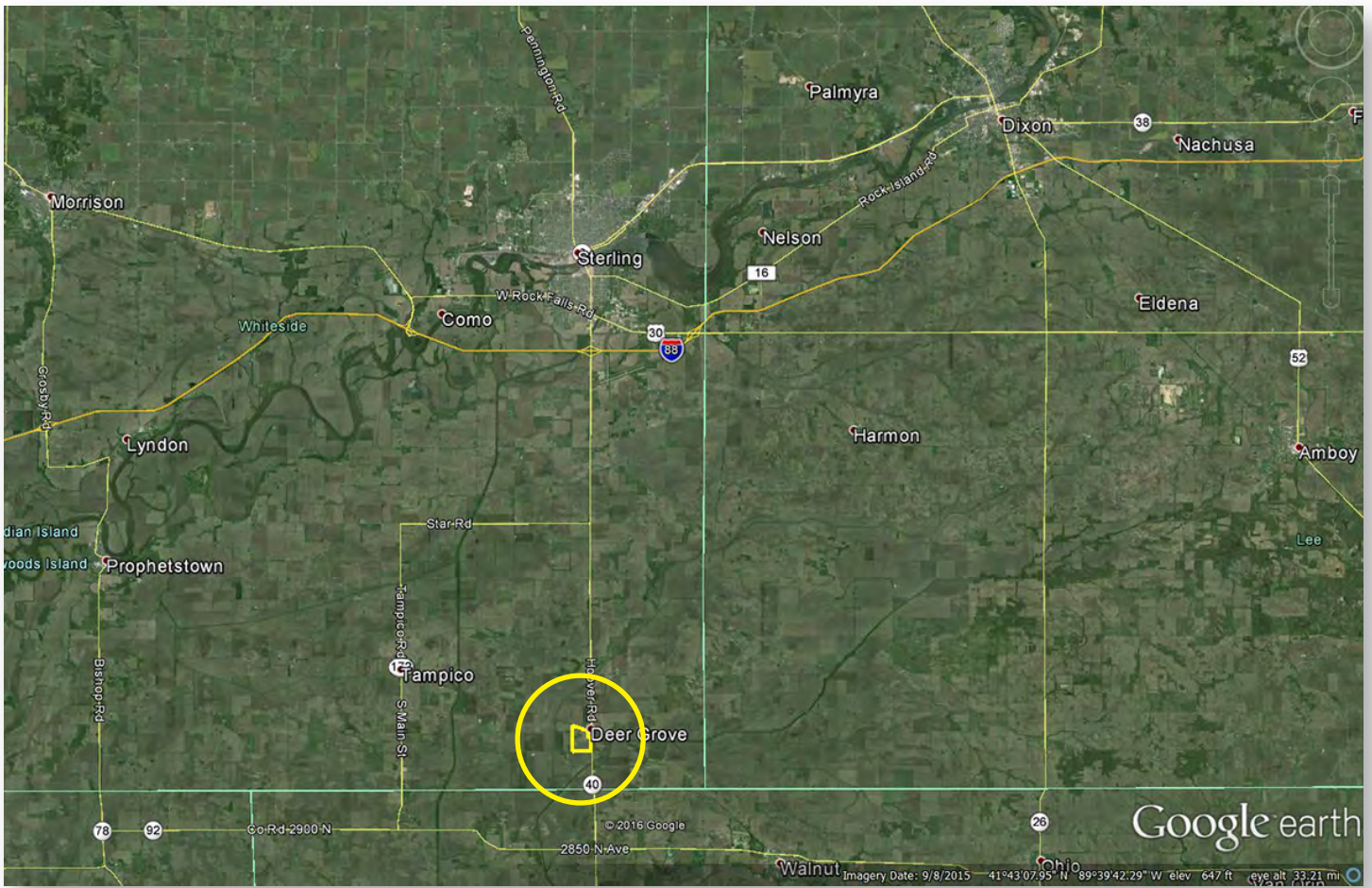
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Professional Land Real Estate Specialists

Crossroads Farm

183.32± total acres | 165.47± tillable acres | Section 28 | Hahnman Twp | T.19N.-R.7E. | Whiteside County, IL



Ray L. Brownfield ALC AFM | Managing Broker, Owner

Land Pro LLC | 2681 US Highway 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



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ACREAGE

183.32± total acres
165.47± tillable acres

SOILS

Productivity Index - 115.1
predominantly Ambraw, Cohoctah, Udolpho

DESCRIPTION

Part of SE¼ of Section 28, and the southernmost part of the NE¼ of Section 28 that lies south of, and includes, the abandoned Burlington Railroad right-of-way, Hahnman Township, T.19N.-R.7E., Whiteside County Illinois

LISTING PRICE (eff: 12.13.18)

\$1,356,568 (\$7,400/ac)

REAL ESTATE TAXES (2017)

\$2,891.22 (\$15.77/ac)

Greene River Drainage District

PIN

23.28.251.001, 23.28.251.002
23.28.277.012, 23.28.400.002

FRONTAGE

Hurd Road, Arrow Road, Hoover Road

NO IMPROVEMENTS

LEASE OPEN FOR 2019

NORTHERN ILLINOIS GAS PIPELINE



DRIVING DIRECTIONS

adjacent to Deer Grove, IL corp limits

27.5± mi NW of Princeton, IL

48.8± mi NE of Moline, IL

66.4± mi SW of Rockford, IL

103.0± mi NW of Bloomington, IL

121.0± mi SW of Chicago, IL

139.0± mi NW of Springfield, IL

GPS 41.604693, -89.689448

Crossroads Farm Yield History		
	Corn	Soybeans
2018	201	-
2017	207	52
2016	199	64
2015	207	62
2014	209	67

FSA Information Farm 3895 Tract 2008 ARC-CO		
Commodity	Base Acres	County Yield
Corn	108.44	152
Soybeans	52.66	42

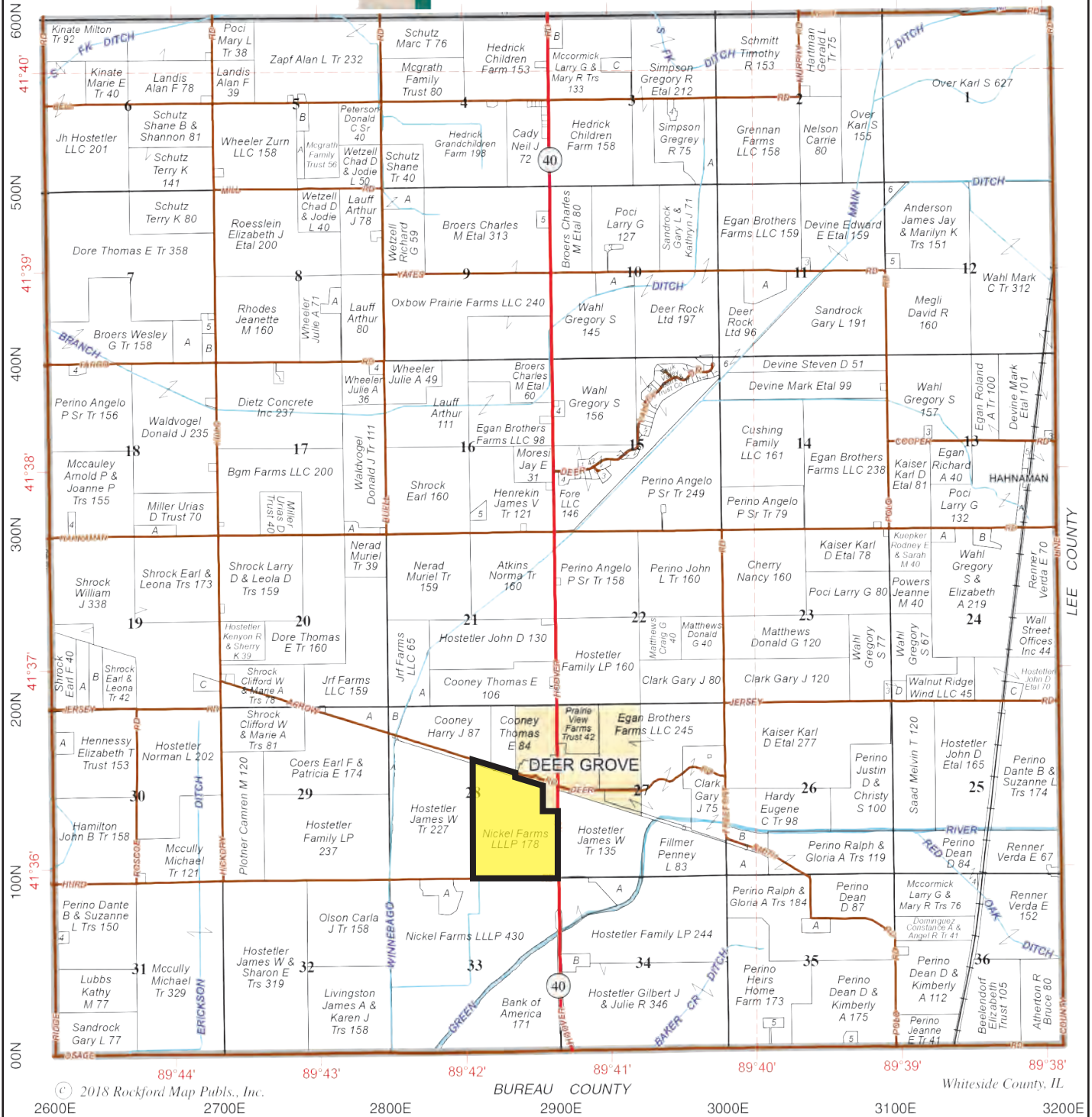


pipeline 9.25.18

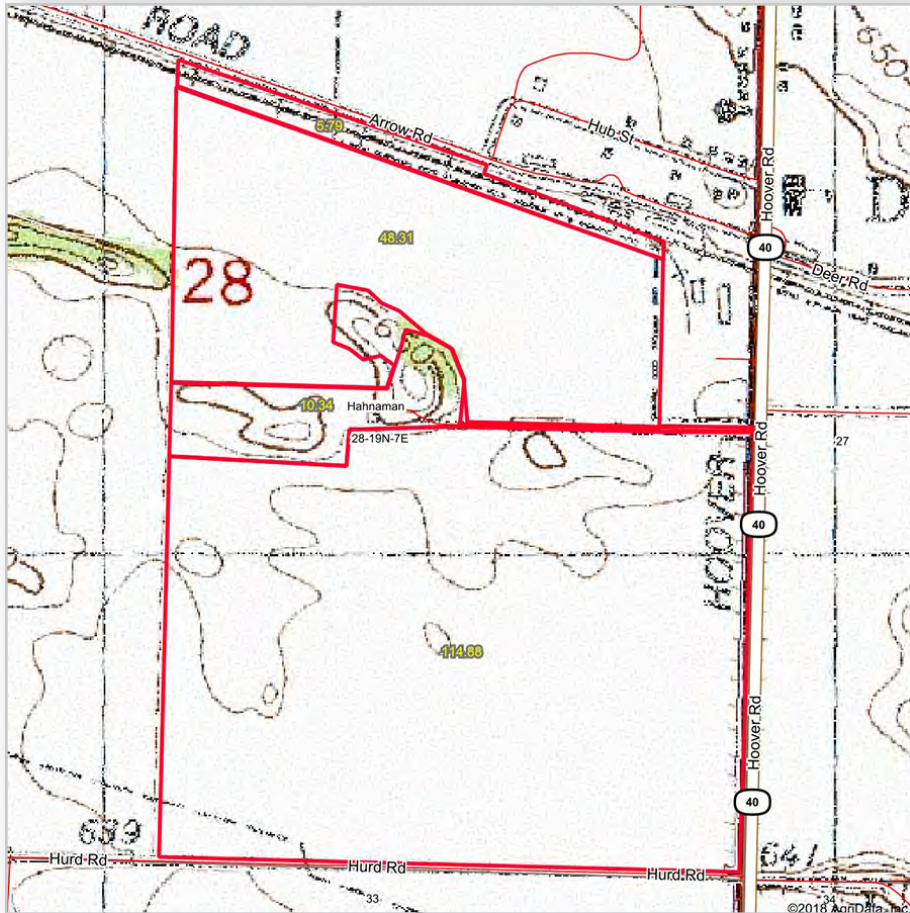
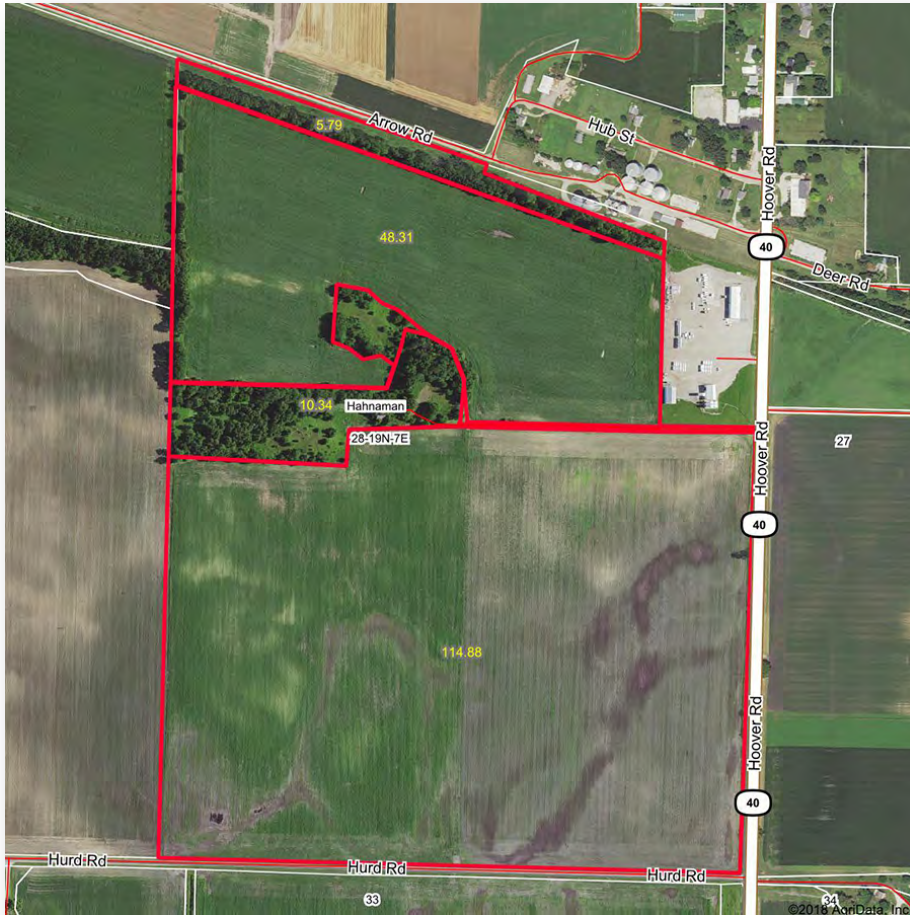


HAHNAMAN

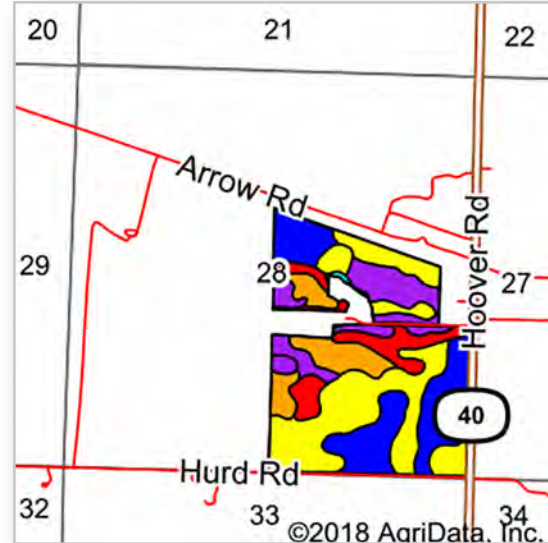
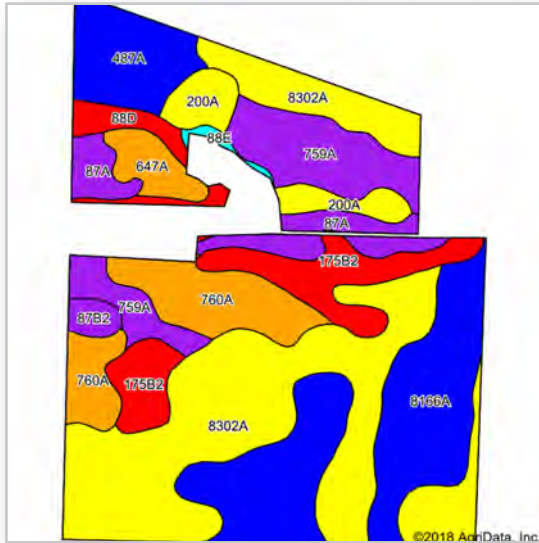
T.19N.-R.7E.



© 2018 Rockford Map Pubs., Inc. BUREAU COUNTY Whiteside County, IL
 2600E 2700E 2800E 2900E 3000E 3100E 3200E
 41°40' 41°39' 41°38' 41°37' 41°36'



Boundaries and acreages are approximate.



Area Symbol: IL195, Soil Area Version: 14

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 d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	54.11	33.2%		FAV	154	50	61	0.00	5.02	114
8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	31.50	19.3%		FAV	177	60	74	0.00	4.89	133
759A	Udolpho loam, sandy substratum, 0 to 2 percent slopes	15.10	9.3%		FAV	136	45	53	0.00	4.14	101
760A	Marshan loam, sandy substratum, 0 to 2 percent slopes	14.19	8.7%		FAV	163	55	65	0.00	4.64	123
**175B2	Lamont fine sandy loam, 2 to 5 percent slopes, eroded	13.59	8.3%		FAV	**124	**42	**51	**3.10	0.00	**93
487A	Joyce silt loam, 0 to 2 percent slopes	9.87	6.0%		FAV	180	57	70	0.00	5.52	132
87A	Dickinson sandy loam, 0 to 2 percent slopes	8.47	5.2%		FAV	142	46	56	3.39	0.00	104
200A	Orio loam, 0 to 2 percent slopes	6.18	3.8%		FAV	147	48	59	0.00	4.64	110
647A	Lawler loam, 0 to 2 percent slopes	4.06	2.5%		FAV	157	52	63	0.00	5.27	118
**88D	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes	3.81	2.3%		FAV	**115	**40	**49	0.00	**3.89	**89
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	1.63	1.0%		FAV	**135	**44	**53	**3.22	0.00	**99
**88E	Sparta loamy sand, Illinois till plain, 12 to 20 percent slopes	0.68	0.4%		FAV	**104	**36	**44	0.00	**3.49	**80
Weighted Average						154.5	51.1	62.1	0.47	4.14	115.1

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".

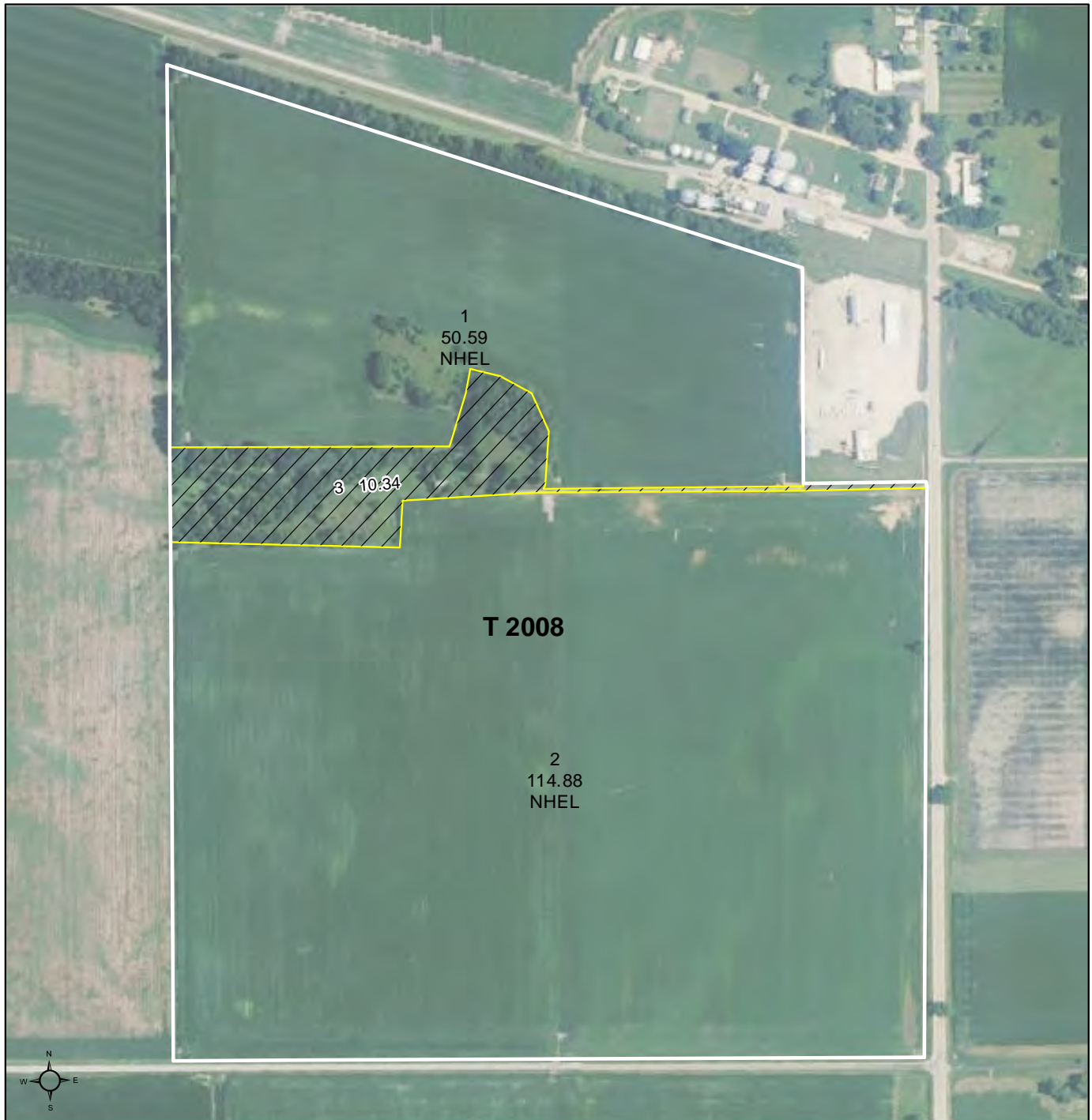
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method



United States Department of Agriculture

Whiteside County, Illinois

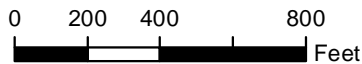


Common Land Unit

clu_classification_code

Cropland

Non-Cropland Tract Boundary



2015 Program Year

Map Created April 02, 2015

Farm **3895**
Tract **2008**

Wetland Determination Identifiers

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

Tract Cropland Total: 165.47 acres

IL195_T2008

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It's what we know.

Land Brokerage
Farm Management
Land Consulting
Land Auctions



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