

Holfordy Trust Farm



looking north 7.1.20



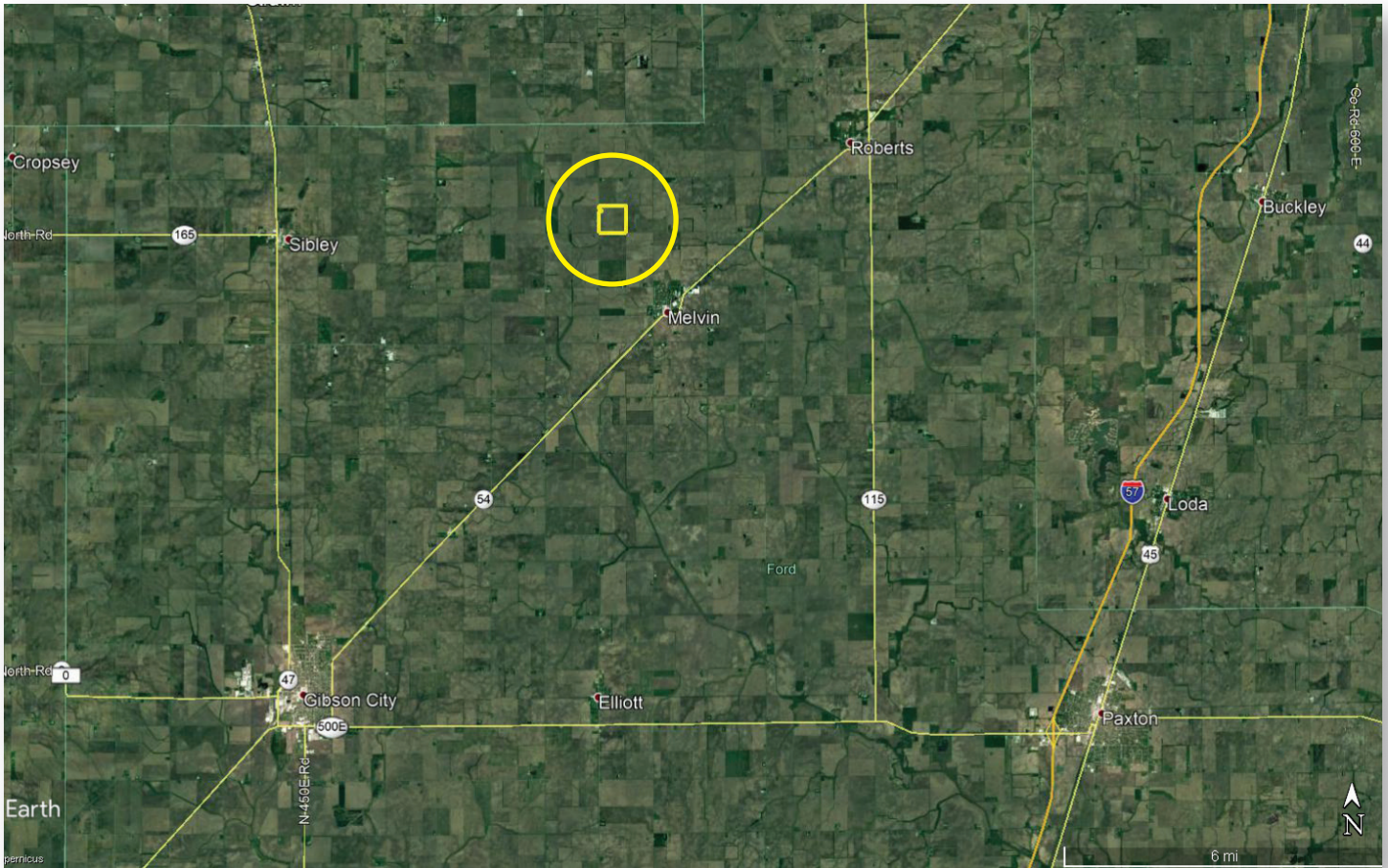
September 11, 2020

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Professional Land Specialists

Holforty Trust Farm

158.90± total acres | 155.63± tillable acres | Section 26 | Peach Orchard Township | T.25N.-R.8E. | Ford County IL



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ACREAGE

158.90± total acres
155.63± tillable acres

SOILS

Productivity Index - 140.6
predominantly Drummer, Milford, Brenton

DESCRIPTION

Most of the SW¼ of Section 26,
Peach Orchard Township, T.25N.-R.8E.,
Ford County Illinois

PRICE

\$1,732,010 (\$10,900/ac)

REAL ESTATE TAXES (2019)

\$8,414.66 (\$52.95/ac)
07.06.26.300.003

BUILDINGS

Grain Bin (constructed 1978)
Grain Bin (constructed 1974)

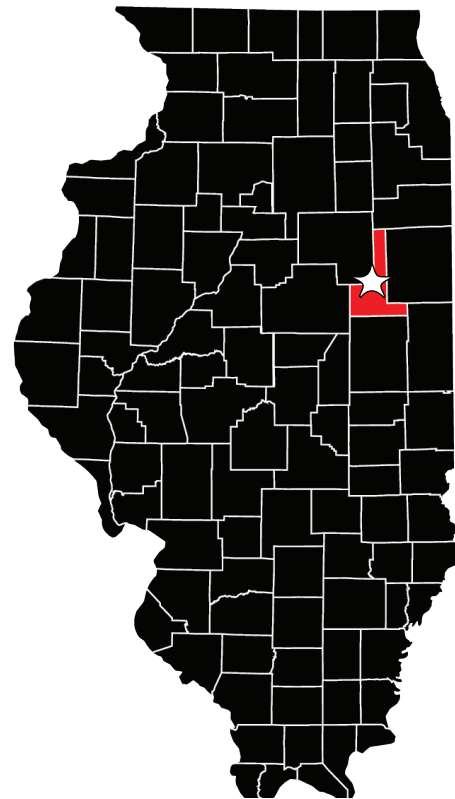
FRONTAGE

N 1000 E Road
E 1300 N Road

DRAINAGE DISTRICTS

Big 4, Big 4 Sub 1, Big 5 Sub 2

Holforty Trust Farm Yield History (in bushels)		
	Corn	Soybeans
2019	-	70
2018	216	-
2017	251	-
2016	261	-
2015	242	-
2014	252	-
5-year avg - 244 bushels		



FSA Information Farm 2294 Tract 431 ARC-CO		
Commodity	Base Acres	County Yield
Corn	140.7	158
Soybeans	13.0	57



DRIVING DIRECTIONS

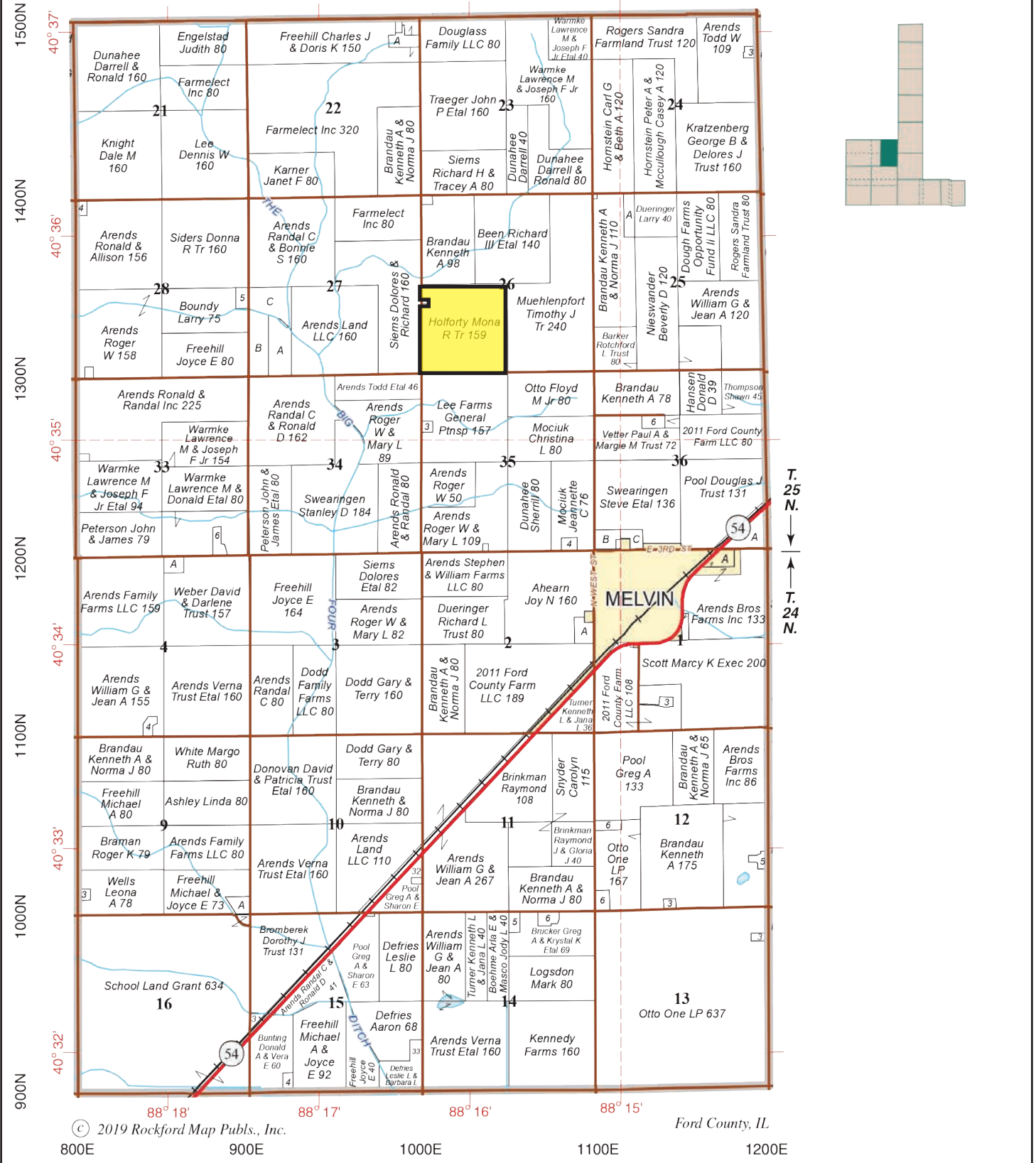
2.5± mi NW of Melvin, IL
11.0± mi NE of Gibson City, IL
45.6± mi NE of Bloomington, IL
97.3± mi NE of Springfield, IL
108.0± mi SW of Chicago, IL
148.0± mi SE of Rockford, IL
172.0± mi SE of Moline, IL
GPS 40.588810, -88.271922



PEACH ORCHARD

LIVINGSTON COUNTY

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

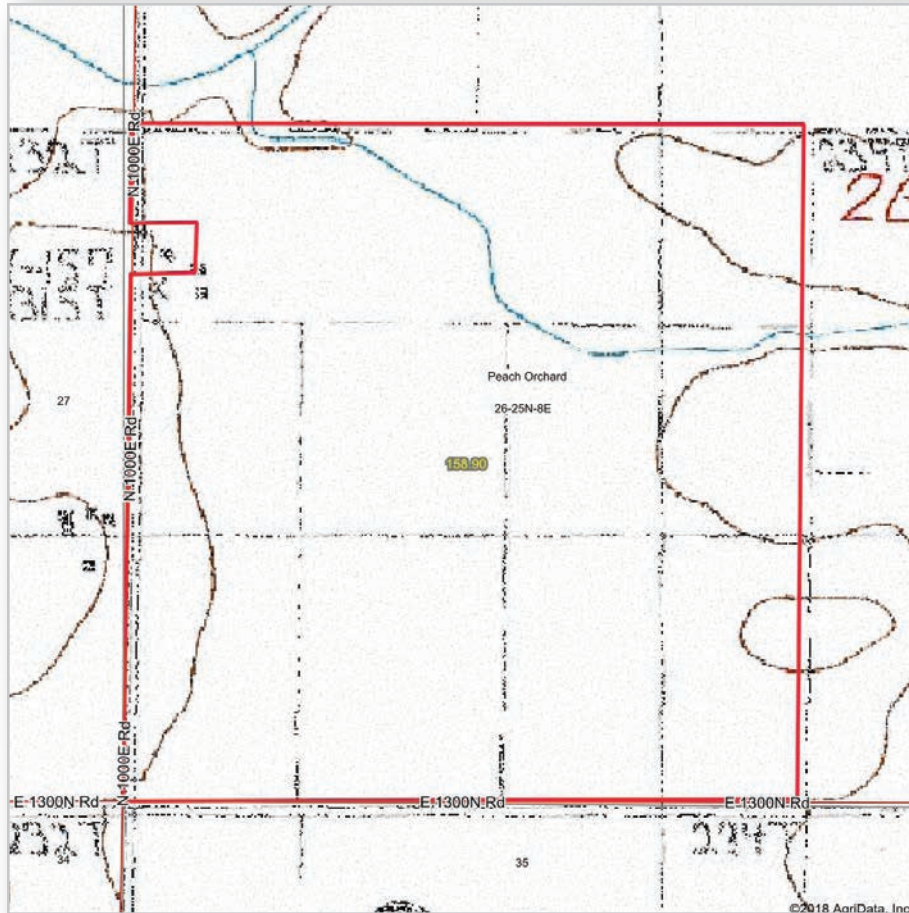


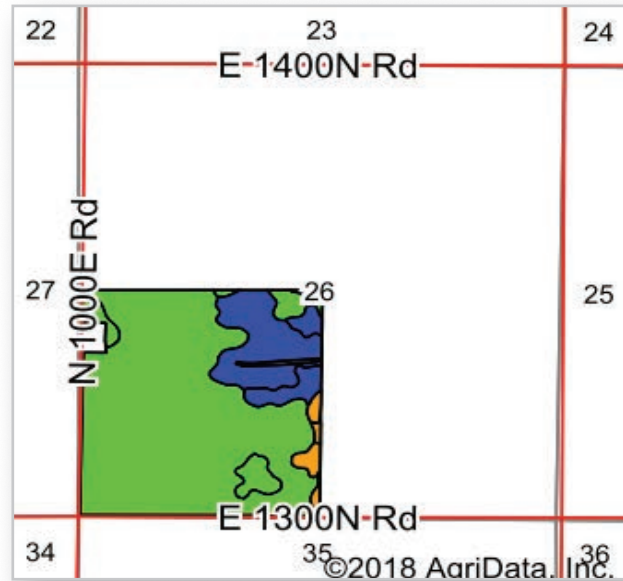
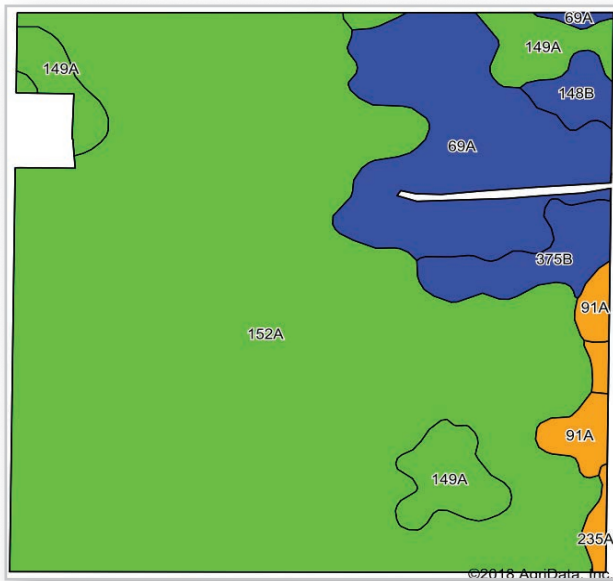
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Ford County, IL



9.11.20





Area Symbol: IL053, Soil Area Version: 13

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
152A	Drummer silty clay loam, 0 to 2 percent slopes	115.08	73.9%		FAV	195	63	73	0.00	5.64	144
69A	Milford silty clay loam, 0 to 2 percent slopes	20.22	13.0%		FAV	171	57	68	0.00	5.52	128
149A	Brenton silt loam, 0 to 2 percent slopes	9.56	6.1%		FAV	195	60	74	0.00	5.64	141
**375B	Rutland silty clay loam, 2 to 5 percent slopes	4.75	3.1%		FAV	**178	**57	**70	0.00	**5.46	**132
91A	Swygart silty clay loam, 0 to 2 percent slopes	2.78	1.8%		UNF	158	52	63	0.00	4.52	118
**148B	Proctor silt loam, 2 to 5 percent slopes	2.05	1.3%		FAV	**183	**57	**69	**6.34	0.00	**134
235A	Bryce silty clay, 0 to 2 percent slopes	1.19	0.8%		FAV	162	54	64	0.00	4.77	121
Weighted Average						190.3	61.5	72	0.08	5.52	140.6

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



Ford County, Illinois



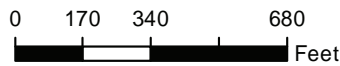
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



NAIP Imagery 2017

2018 Program Year

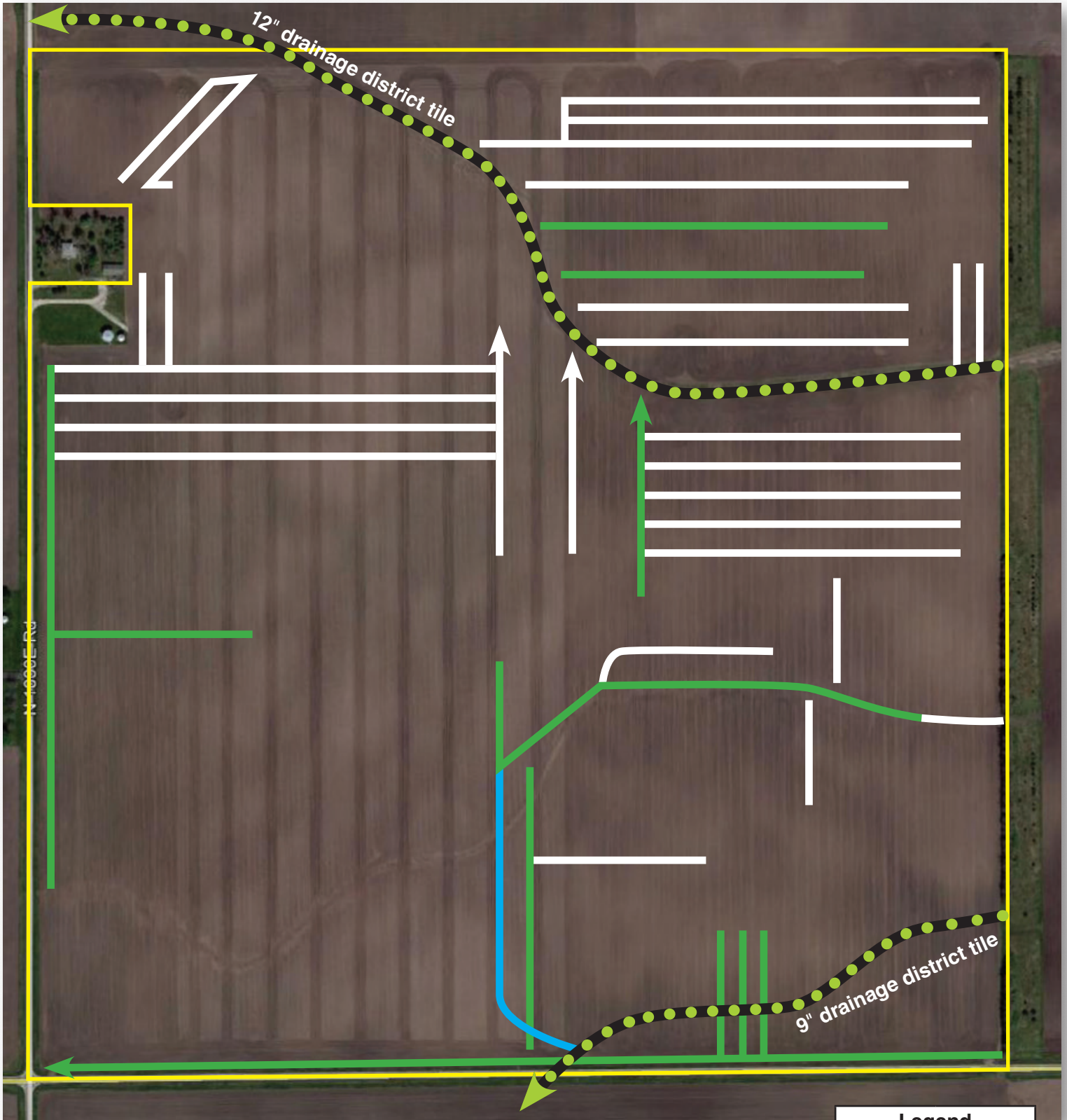
Map Created November 27, 2017

Farm 2294

Tract 431

Tract Cropland Total: 156.42 acres

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8" drainage district tile located in east shoulder of road ditch, which is hooked into large district tile on north side of road culvert.

Legend	
	5"
	6"
	8"
Drainage District	