

Hoven Farm



looking north 11.30.21



December 4, 2021

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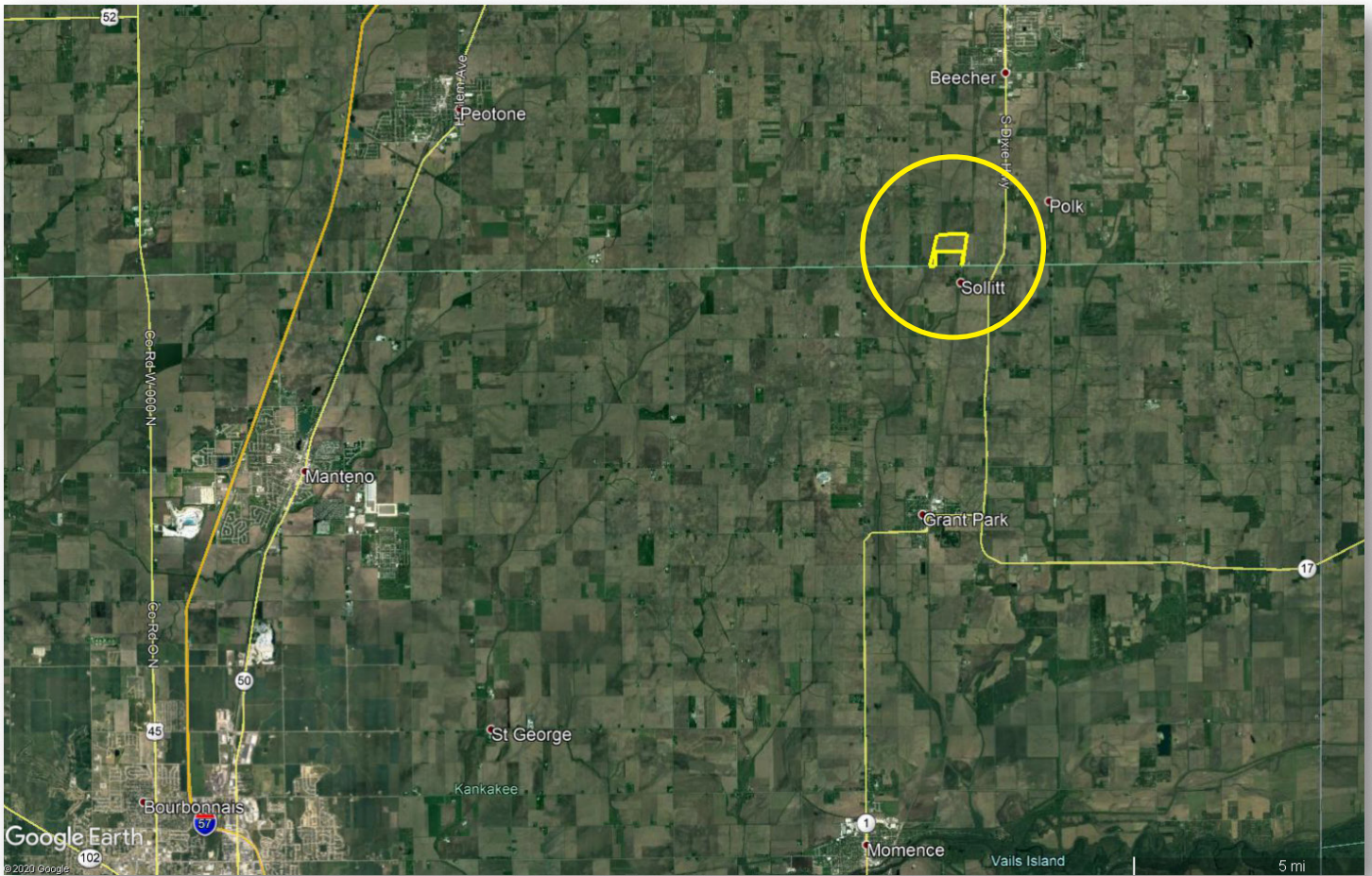
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Professional Land Specialists

Hoven Farm

97.08± survey acres | 89.33± tillable acres | Section 32 | Washington Township | T.33N.-R.14E. | Will County IL



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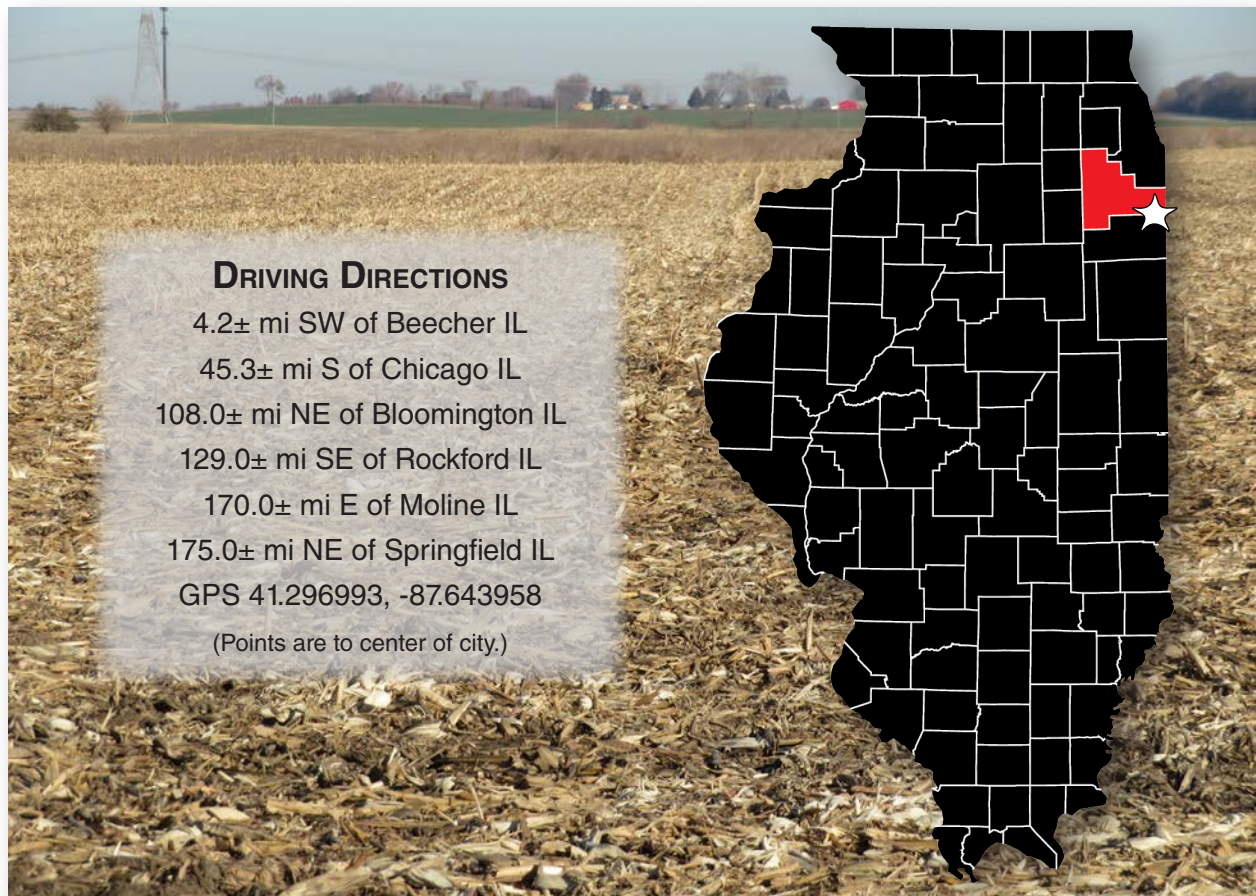
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**PRODUCTIVE FARMLAND IN WASHINGTON TOWNSHIP, WILL COUNTY IL.
ROAD FRONTAGE ON COUNTY LINE ROAD.**

acreage	-	97.08± surveyed acres (89.33± tillable acres)
description	-	Part of the S½ of Section 32 in Washington Township, T.33N.-R.14E., Will County Illinois
soils	-	Productivity Index 121.7 (predominantly Varna, Darroch, Elliott)
lease	-	leased for 2022 (Please call for details.)
price	-	\$912,364 (\$9,400/ac)
taxes (2020)	-	\$2,926.86 (\$30.14/ac)
PIN	-	22.22.32.300.024.0000, 22.22.32.400.008.0000
soil test information	-	available upon request
buildings	-	none
frontage	-	County Line Road (E 12000 N Rd)

FSA Information		
Farm 12218 Tract 10649		
PLC (corn) ARC-CO (soybeans)		
Commodity	Base Acres	County Yield
Corn	44.65	108
Soybeans	44.65	37

Soil Test
Granular April 24, 2020
av pH - 6.0
av P - 57.7
av K - 141.4



DRIVING DIRECTIONS

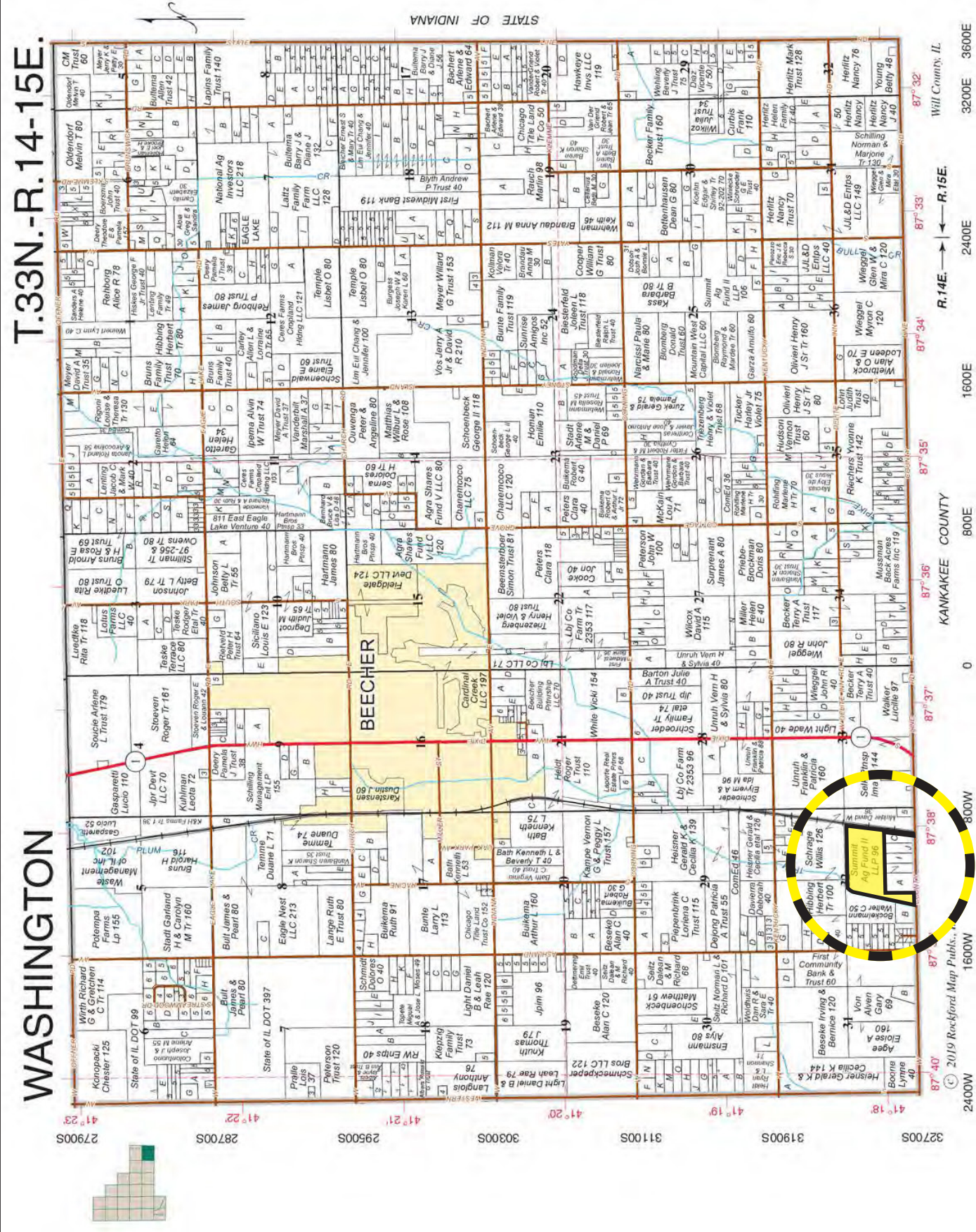
4.2± mi SW of Beecher IL
 45.3± mi S of Chicago IL
 108.0± mi NE of Bloomington IL
 129.0± mi SE of Rockford IL
 170.0± mi E of Moline IL
 175.0± mi NE of Springfield IL
 GPS 41.296993, -87.643958
 (Points are to center of city.)

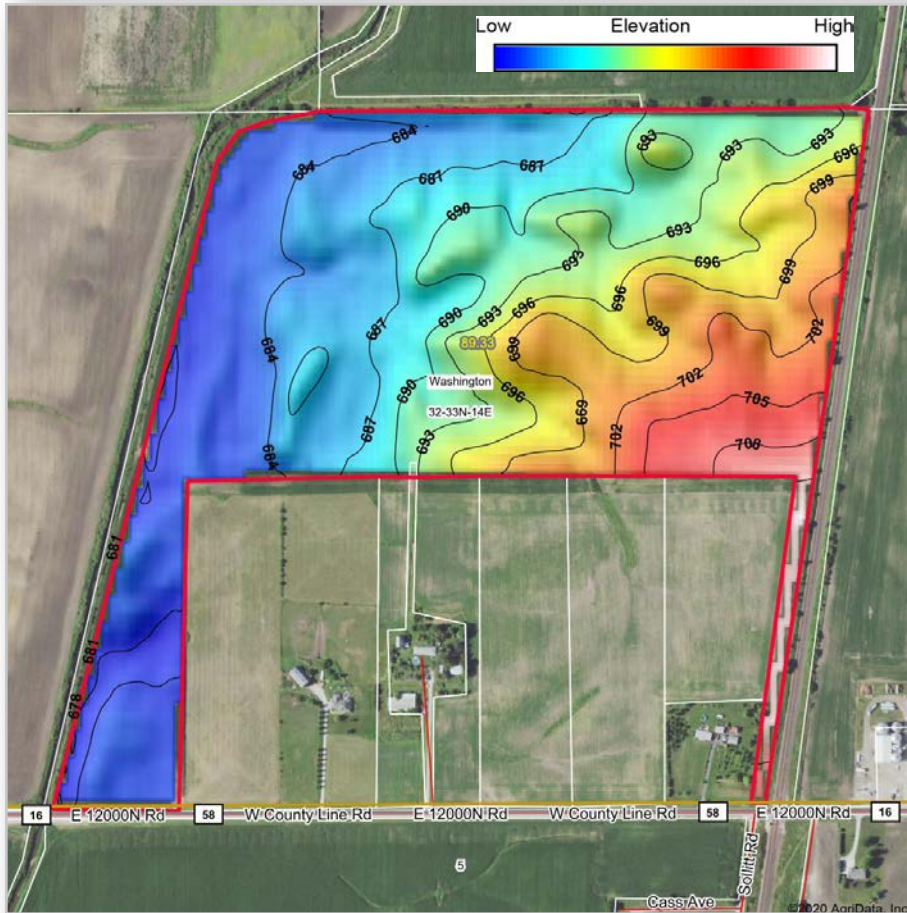
looking north 11.30.21

T.33N.-R.14-15E.

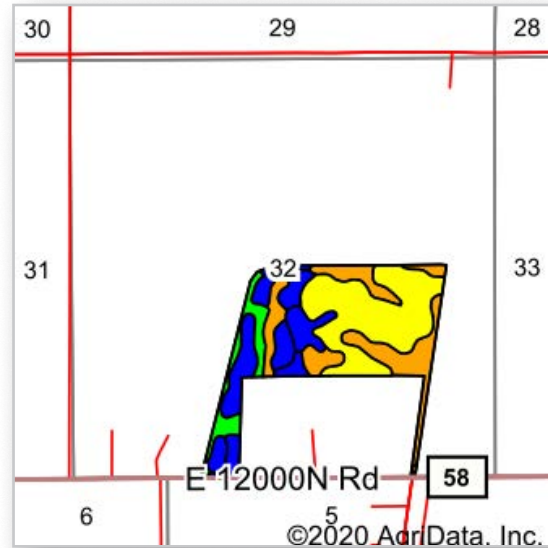
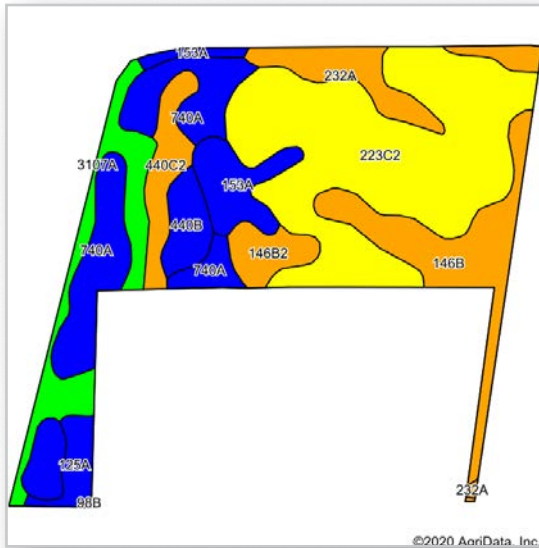
WASHINGTON

STATE OF INDIANA





Boundaries and acreages are approximate.



Area Symbol: IL 197, 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 ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	33.70	37.7%	Yellow	FAV	**150	**48	**61	**4.65	0.00	**110
740A	Darroch silt loam, 0 to 2 percent slopes	14.83	16.6%	Blue	FAV	177	57	70	0.00	5.14	129
**146B	Elliott silt loam, 2 to 4 percent slopes	10.12	11.3%	Orange	FAV	**166	**54	**67	0.00	**4.97	**124
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	7.67	8.6%	Green	FAV	189	60	71	0.00	5.77	139
232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.71	6.4%	Orange	FAV	170	56	65	0.00	5.14	127
153A	Pella silty clay loam, 0 to 2 percent slopes	5.18	5.8%	Blue	FAV	183	60	70	0.00	5.27	136
**440C2	Jasper loam, 5 to 10 percent slopes, eroded	4.10	4.6%	Orange	FAV	**163	**53	**66	**5.37	0.00	**121
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.93	3.3%	Orange	FAV	**160	**52	**65	0.00	**4.77	**119
**440B	Jasper loam, 2 to 5 percent slopes	2.87	3.2%	Blue	FAV	**173	**56	**70	**5.71	0.00	**129
125A	Selma loam, 0 to 2 percent slopes	2.22	2.5%	Blue	FAV	176	57	70	0.00	6.38	129
Weighted Average						165.1	53.3	65.7	2.18	2.86	121.7

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



looking west along County Line Road 10.120

Boundaries and acreages are approximate.



USDA United States Department of Agriculture Will County, Illinois



Common Land Unit

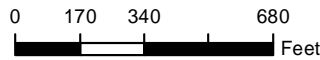
- Non-Cropland
- Cropland
- Tract Boundary

NAIP USDA_CONUS_PRIME

- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3

Wetland Determination Identifiers

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



2020 Program Year
Map Created April 09, 2020

Farm 12218
Tract 10649

Tract Cropland Total: 89.33 acres

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