

Pitcher Farm

Tract 1 | 118.43± total acres | 116.23± tillable acres | Section 25
Nelson Township | Lee County Illinois



6.25.18



8.6.18

Land Pro

Chip Johnston, Broker

Designated Agent for Seller

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331.999.3490o | www.landprollc.us

Ray L. Brownfield ALC AFM

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Marty Thornton, Managing Broker

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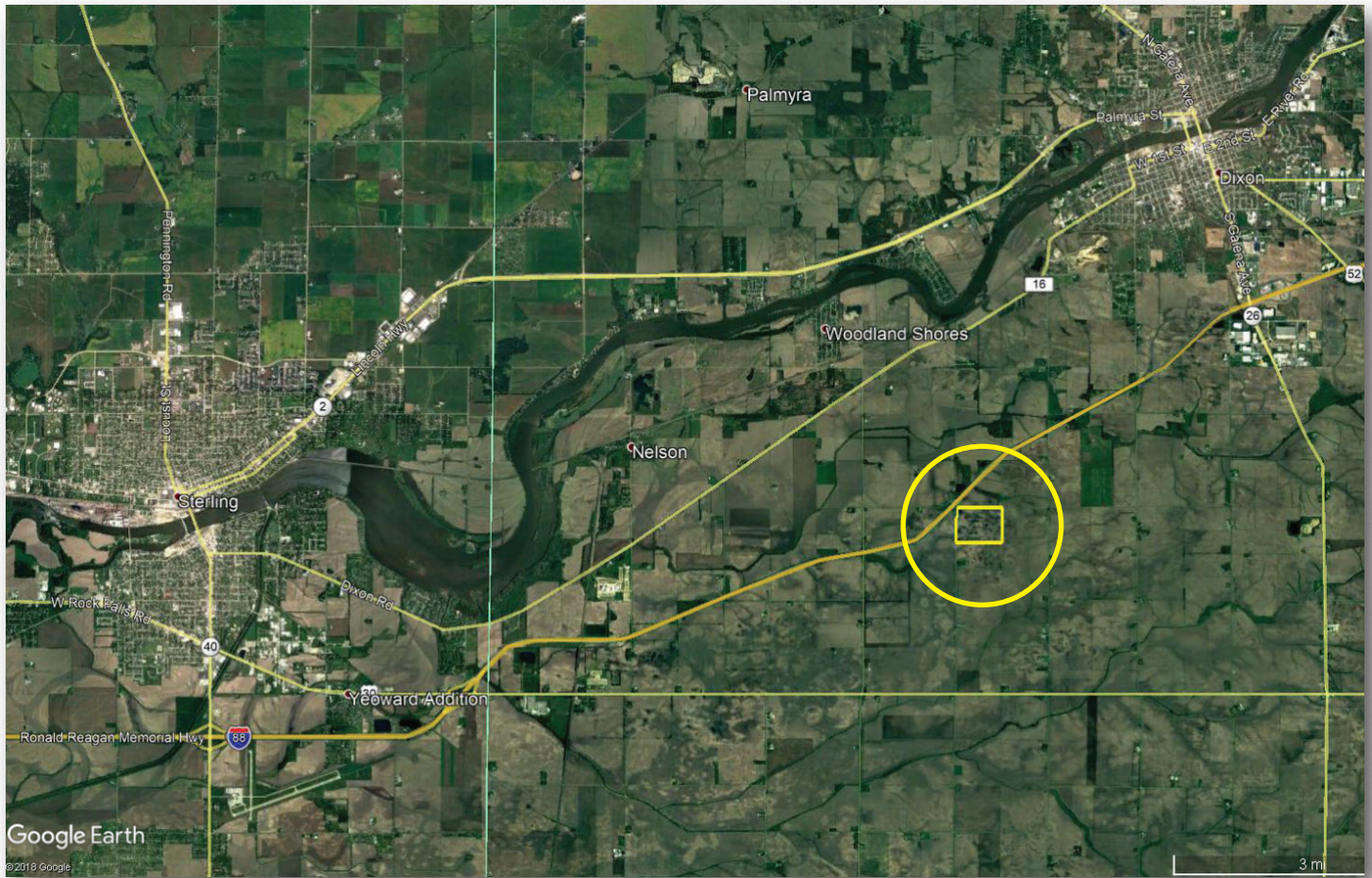
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200 W. College Avenue | Normal, IL 61761

309.662.4444o | www.hbtagservices.com

Pitcher Farm - Section 25 (Tract 1)

118.43± total acres | 116.23± tillable acres | Section 25 | Nelson Township | T.21N.-R.8E. | Lee County IL



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8.6.18



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ACREAGE

118.43± total acres
116.23± tillable acres

DESCRIPTION

Part of the NW¼ of Section 25,
Nelson Township, T.21N.-R.8E.,
Lee County, Illinois

SOILS

Productivity Index - 121.2
predominantly Clyde, Binghampton

FSA

▼ Limited Restrictions
See Map, Page 6

IMPROVEMENTS

None

PRICE

\$1,041,592 (\$8,795/ac)

TAXES (2017)

\$2,415.94 (\$20.39/ac)

PIN

15.07.25.100.002

BOUNDARY FRONTAGE

1400 N Road (Walker Road)
500 E Road (Atkinson Road)

FSA Information Farm 5086 Tract 1866 ARC-CO	
Commodity	Base Acres
Corn	69.65
Soybeans	46.56

Pitcher Farm Yield History		
	Corn	Soybeans
2017	204	-
2016	-	64
2015	152	58
2014	195	59
2013	205	51



DRIVING DIRECTIONS

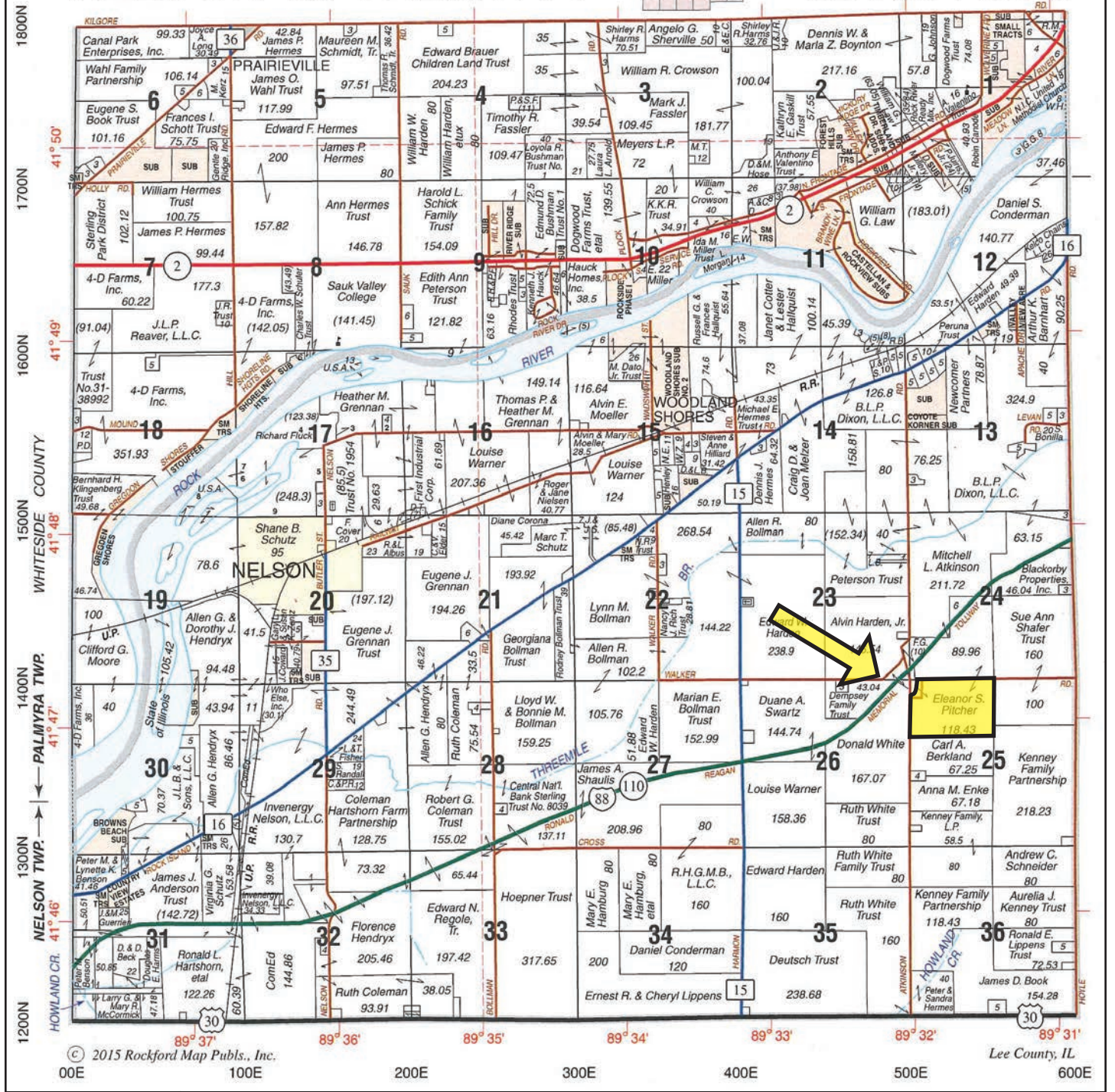
(Points are to the center of the city.)

- 3.0± mi SW Dixon IL corp limits
- 5.7± mi SW of I-88 and IL Rt 26 Dixon IL interchange
- 47.7± mi SW of Rockford, IL
- 60.8± mi NE of Moline, IL
- 104.0± mi W of Chicago, IL
- 109.0± mi NW of Bloomington, IL
- 163.0± mi NE of Springfield, IL
- GPS 41.785469, -89.534374

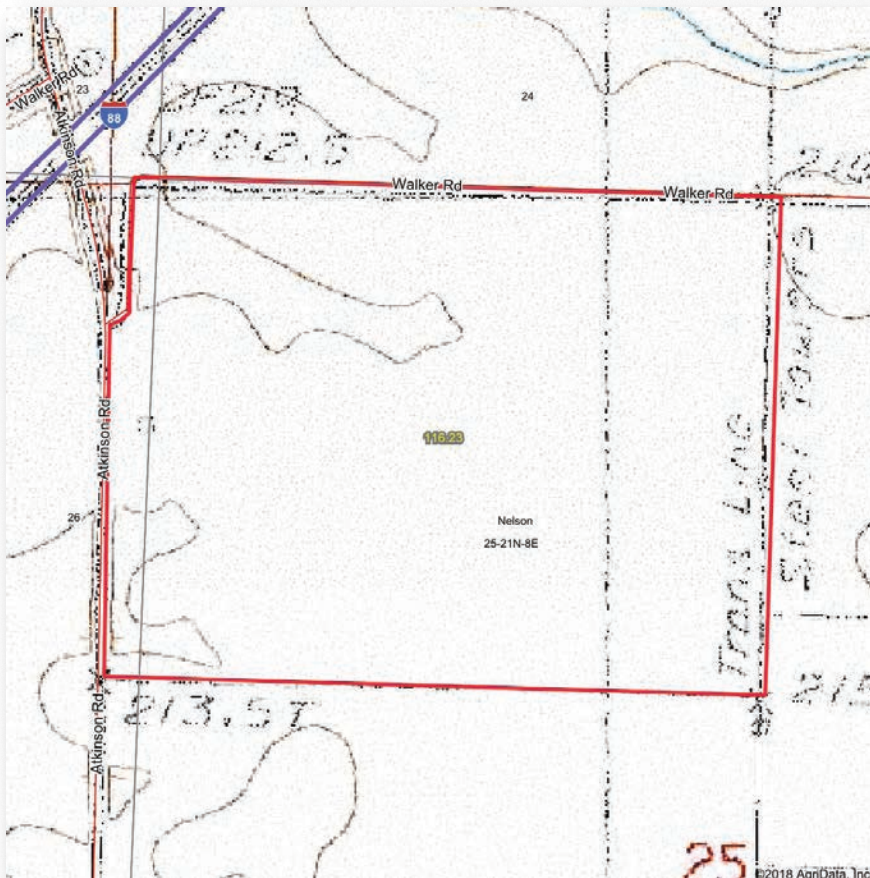


NELSON SOUTH PART PALMYRA

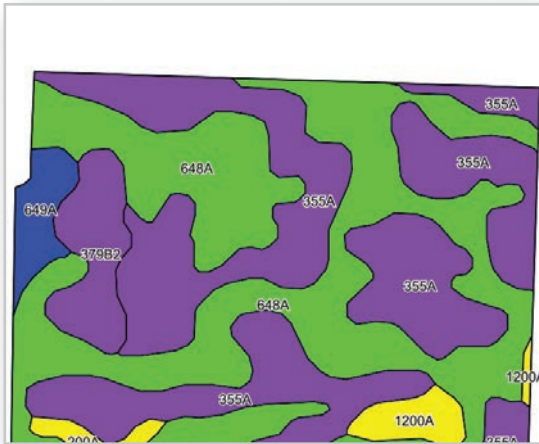
T.21N.-R.8E.



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Boundaries and acreages are approximate.



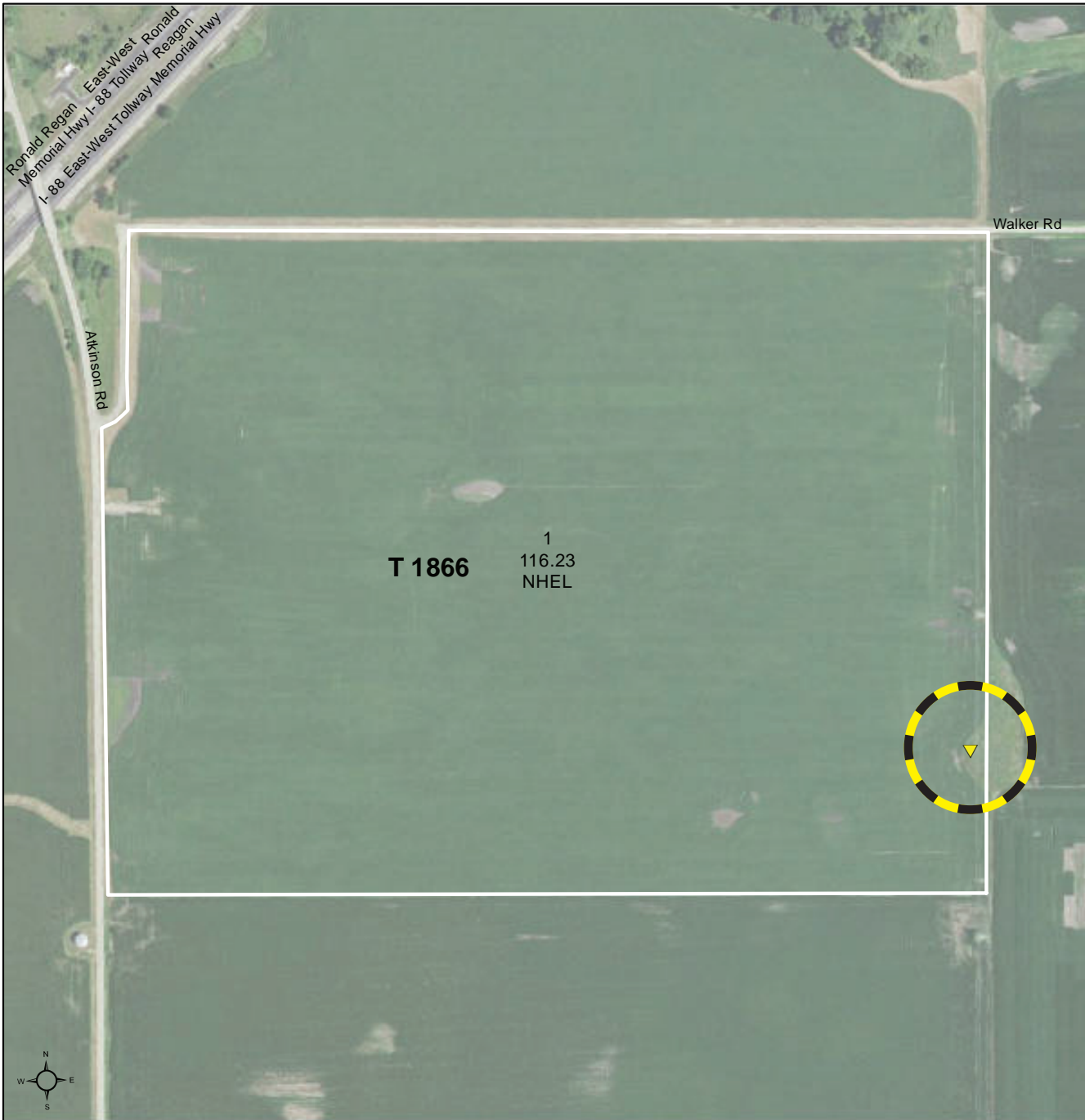
Area Symbol: IL 103, Soil Area Version: 14

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 hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
648A	Clyde clay loam, 0 to 2 percent slopes	51.39	44.2%		FAV	186	62	77	0.00	5.52	139
355A	Binghampton sandy loam, 0 to 2 percent slopes	48.99	42.1%		FAV	142	45	59	0.00	4.77	105
**379B2	Dakota sandy loam, 2 to 5 percent slopes, eroded	7.39	6.4%		FAV	**143	**47	**58	**4.17	0.00	**106
649A	Nachusa silt loam, 0 to 2 percent slopes	3.42	2.9%		FAV	183	61	73	0.00	5.27	137
1200A	Orio mucky sandy loam, undrained, 0 to 2 percent slopes	3.01	2.6%		FAV	147	48	59	0.00	4.64	110
200A	Orio loam, 0 to 2 percent slopes	1.78	1.5%		FAV	147	48	59	0.00	4.64	110
**87B	Dickinson sandy loam, 2 to 5 percent slopes	0.25	0.2%		FAV	**141	**46	**55	**3.36	0.00	**103
Weighted Average						162.9	53.2	67.3	0.27	4.80	121.2





Lee County, Illinois



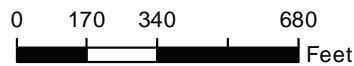
T 1866 1
116.23
NHEL

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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



NAIP Imagery 2017

2018 Program Year

Map Created December 18, 2017

Farm 5086
Tract 1866

Tract Cropland Total: 116.23 acres

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