

Pitcher Farm

Tract 2 | 89.96± total acres | 76.76± tillable acres | Section 24
Nelson Township | Lee County Illinois



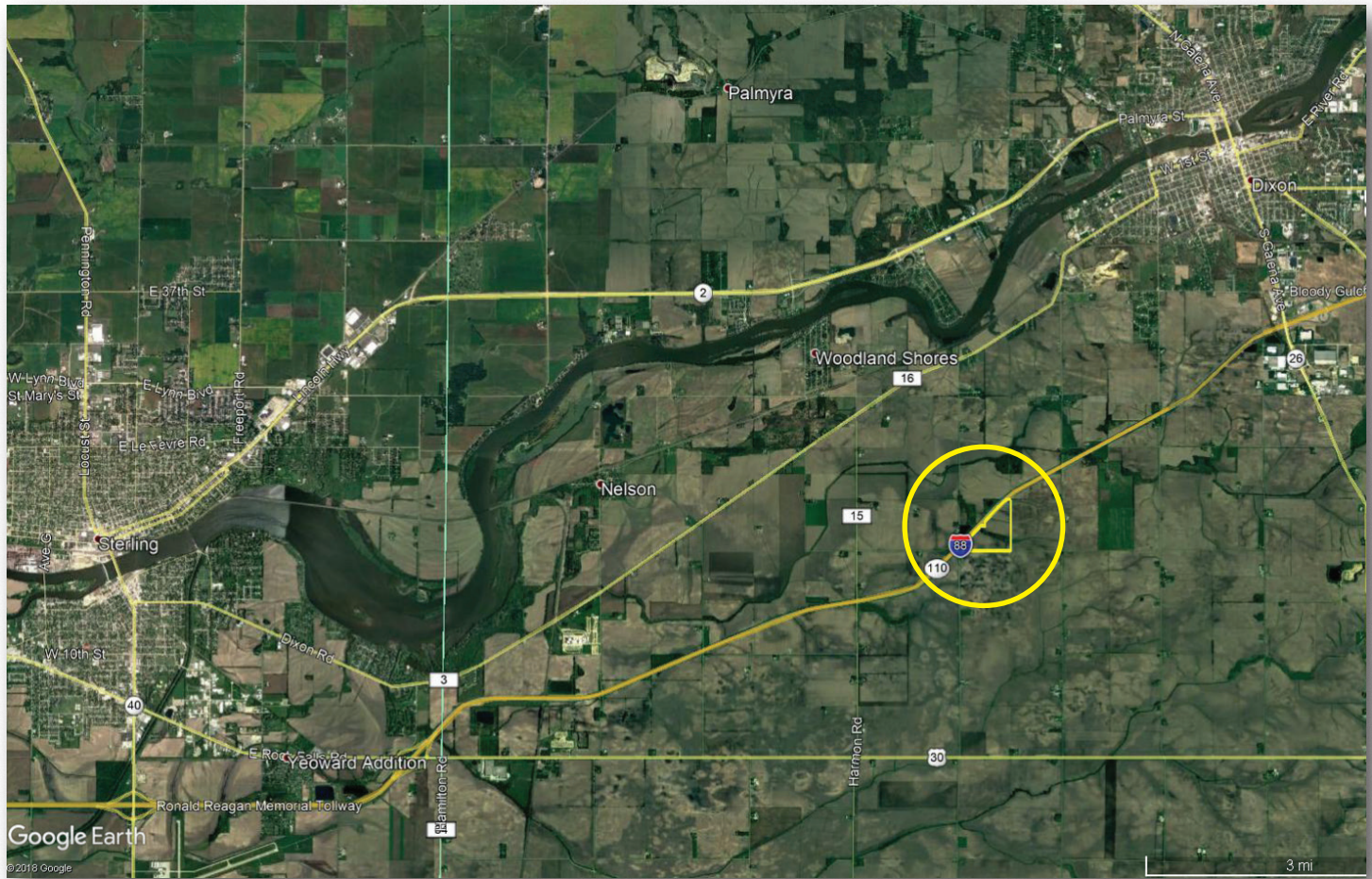
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Pitcher Farm - Section 24 (Tract 2)

89.96± total acres | 76.76± tillable acres | Section 24 | Nelson Township | T.21N.-R.8E. | Lee County IL



Chip Johnston | Land Pro Broker
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8.6.18



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ACREAGE

89.96± total acres
 76.76± tillable acres
 9.79± timber acres

DESCRIPTION

Part of the SW¼ of Section 24, Nelson Township, T.21N.-R.8E., Lee County, Illinois

SOILS

Productivity Index - 120.1
 predominantly Wyanet, Odell, Selma, Binghampton

FSA

- Restricted Use
- ▼ Limited Restrictions
 See Map, Page 6

FSA Information	
Farm 5086 Tract 1867	
ARC-CO	
Commodity	Base Acres
Corn	46.15
Soybeans	30.84

IMPROVEMENTS

None

PRICE

\$719,230 (\$7,995/ac)

TAXES (2017)

\$1,377.84 (\$15.31/ac)

PIN

15.0724.300.004

BOUNDARY FRONTAGE

I-88 (Ronald Reagan Memorial Tollway)
 1400 N Road (Walker Road)

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



DRIVING DIRECTIONS

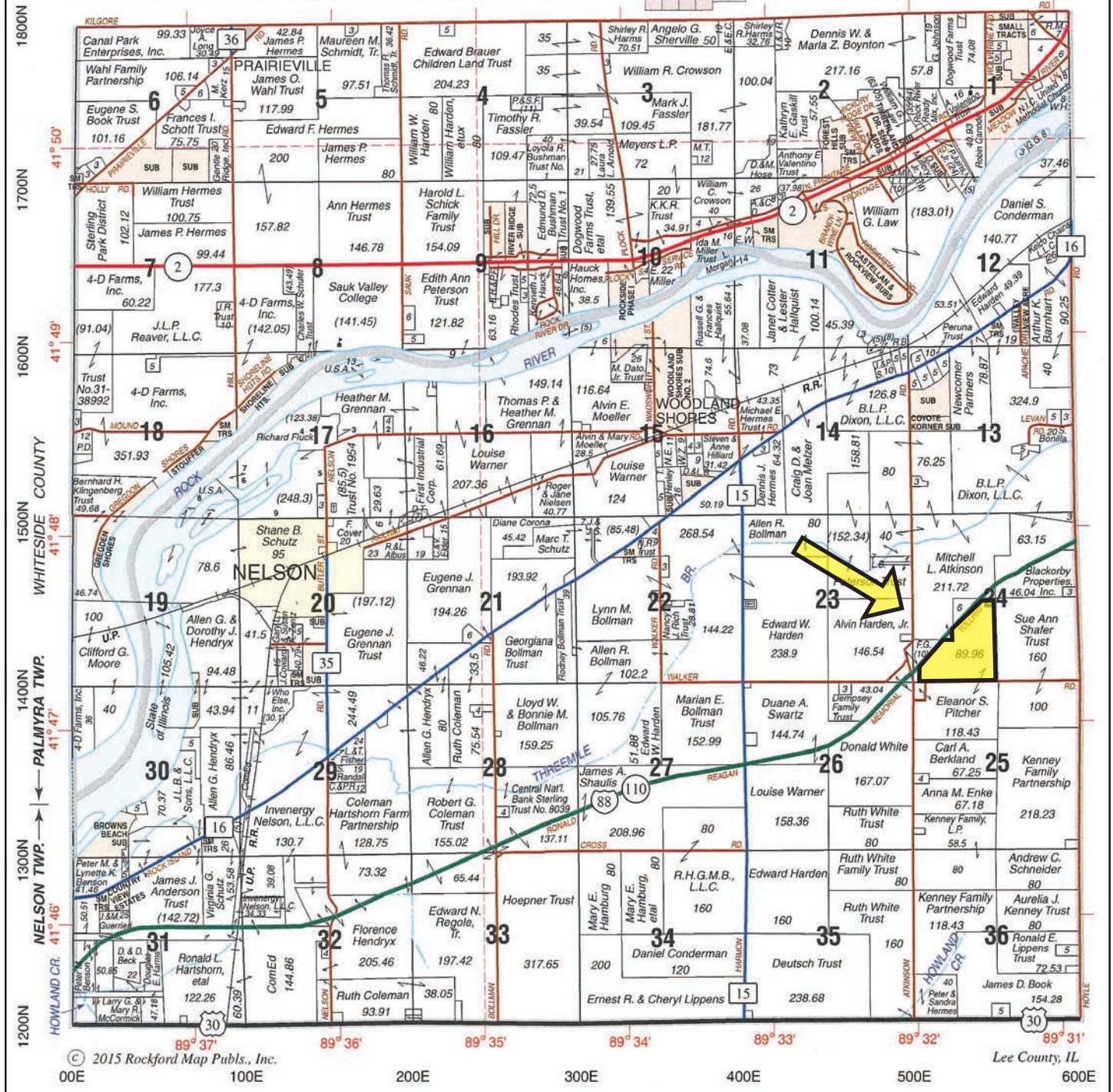
(Points are to the center of the city.)

- 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 41.787305, -89.533864



NELSON SOUTH PART PALMYRA

T.21N.-R.8E.



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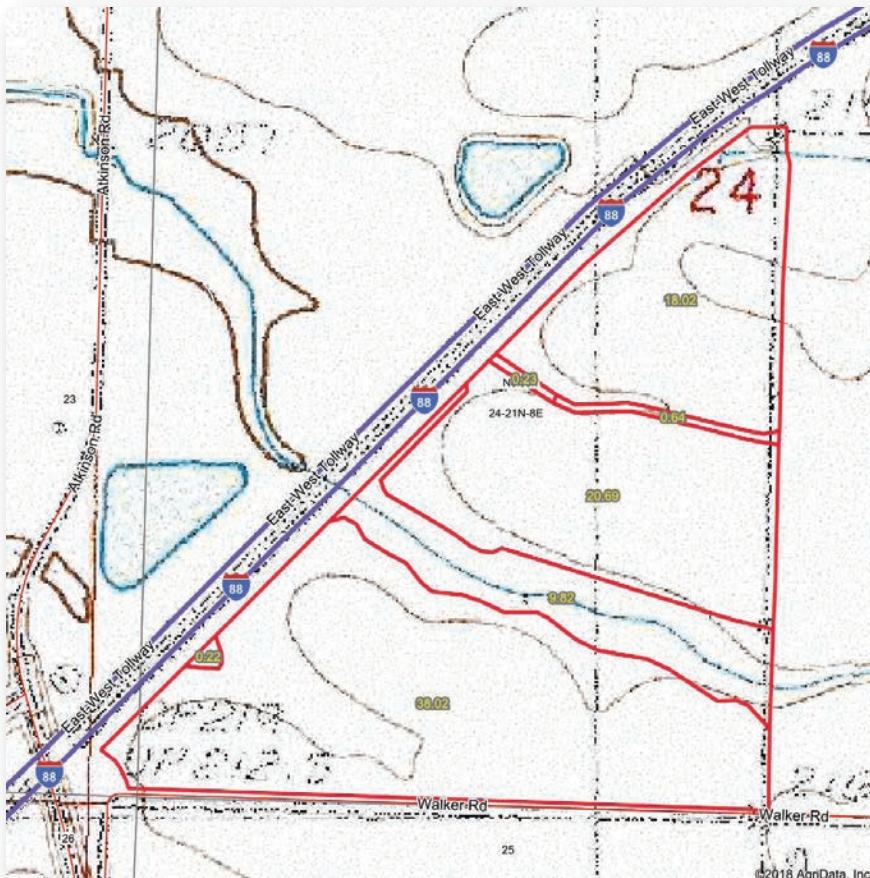
Lee County, IL

Boundaries and acreages are approximate.

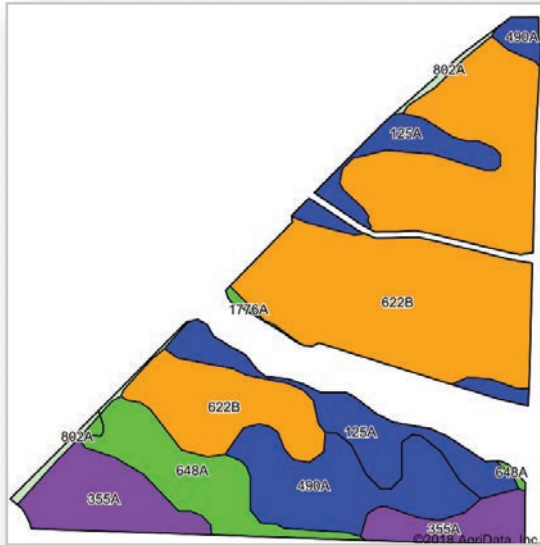


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Boundaries and acreages are approximate.



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
**622B	Wyanet silt loam, 2 to 5 percent slopes	40.57	52.7%		FAV	**159	**52	**64	**5.22	0.00	**119
490A	Odell silt loam, 0 to 2 percent slopes	10.27	13.3%		FAV	176	56	68	0.00	5.14	129
125A	Selma loam, 0 to 2 percent slopes	9.22	12.0%		FAV	176	57	70	0.00	6.38	129
355A	Binghampton sandy loam, 0 to 2 percent slopes	9.04	11.7%		FAV	142	45	59	0.00	4.77	105
648A	Clyde clay loam, 0 to 2 percent slopes	6.65	8.6%		FAV	186	62	77	0.00	5.52	139
802A	Orthents, loamy, nearly level	0.99	1.3%		CROP YIELD DATA NOT AVAILABLE				.00	.00	
1776A	Comfrey silt loam, undrained, 0 to 2 percent slopes, frequently flooded	0.21	0.3%		FAV	185	61	69	0.00	5.52	138
Weighted Average						161.7	52.5	65	2.74	2.49	120.1

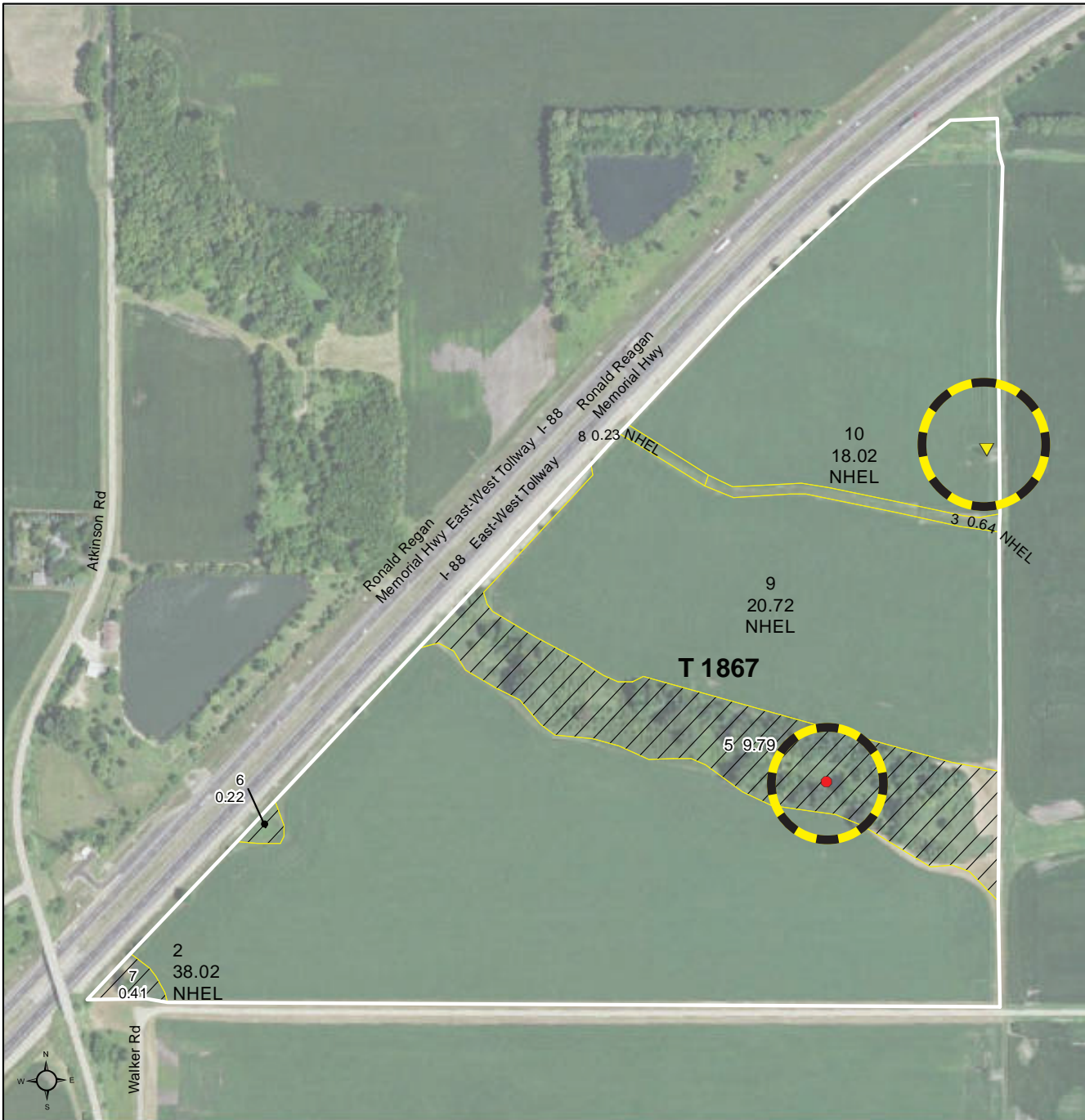
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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".

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



USDA United States Department of Agriculture
Lee County, Illinois



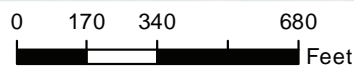
Common Land Unit

- 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 December 18, 2017

Farm 5086
Tract 1867

Tract Cropland Total: 77.63 acres

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