

# P & L Trust Farm Tract 2



Tract 2 looking Northeast, 8.18.23



*Professional Land Specialists*

September 14, 2023

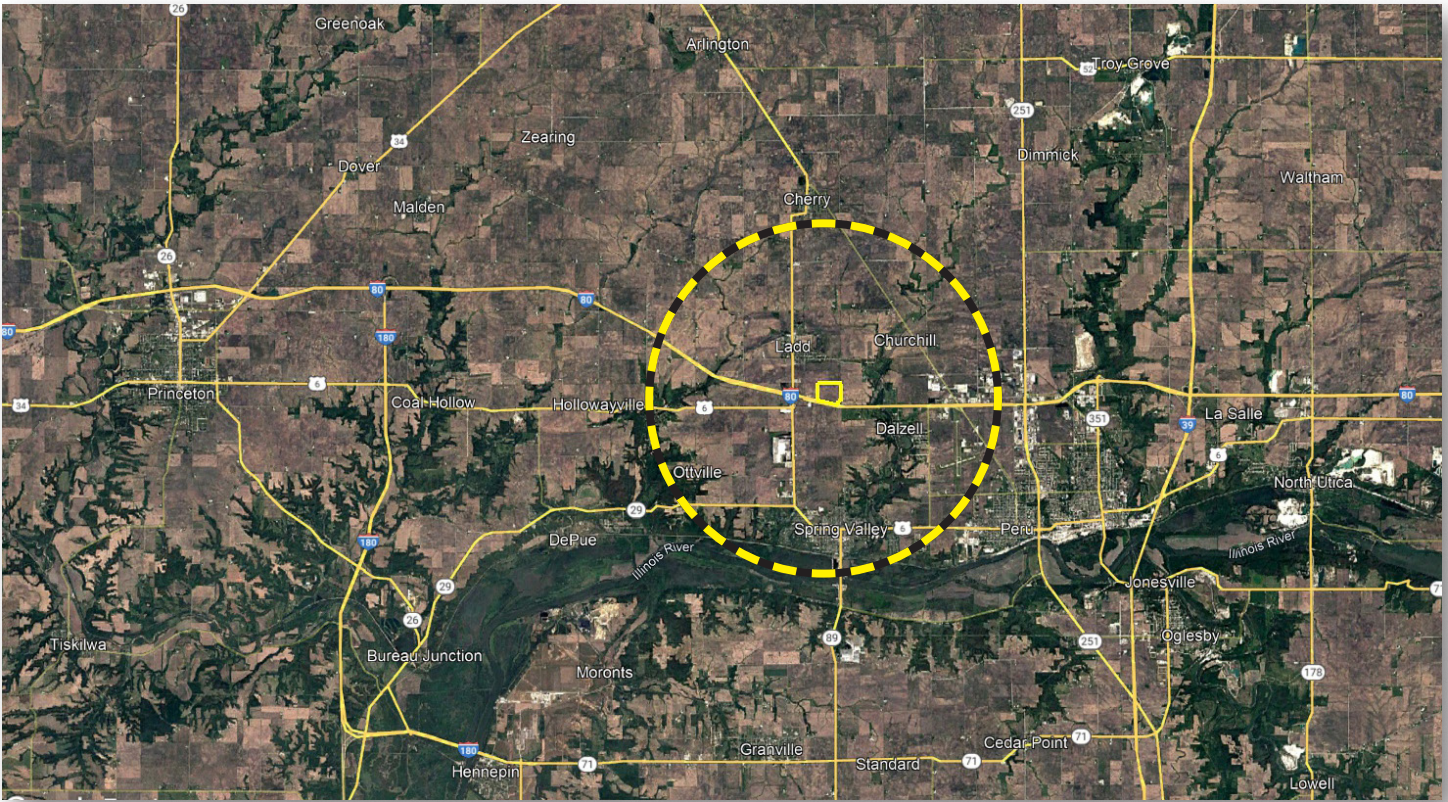
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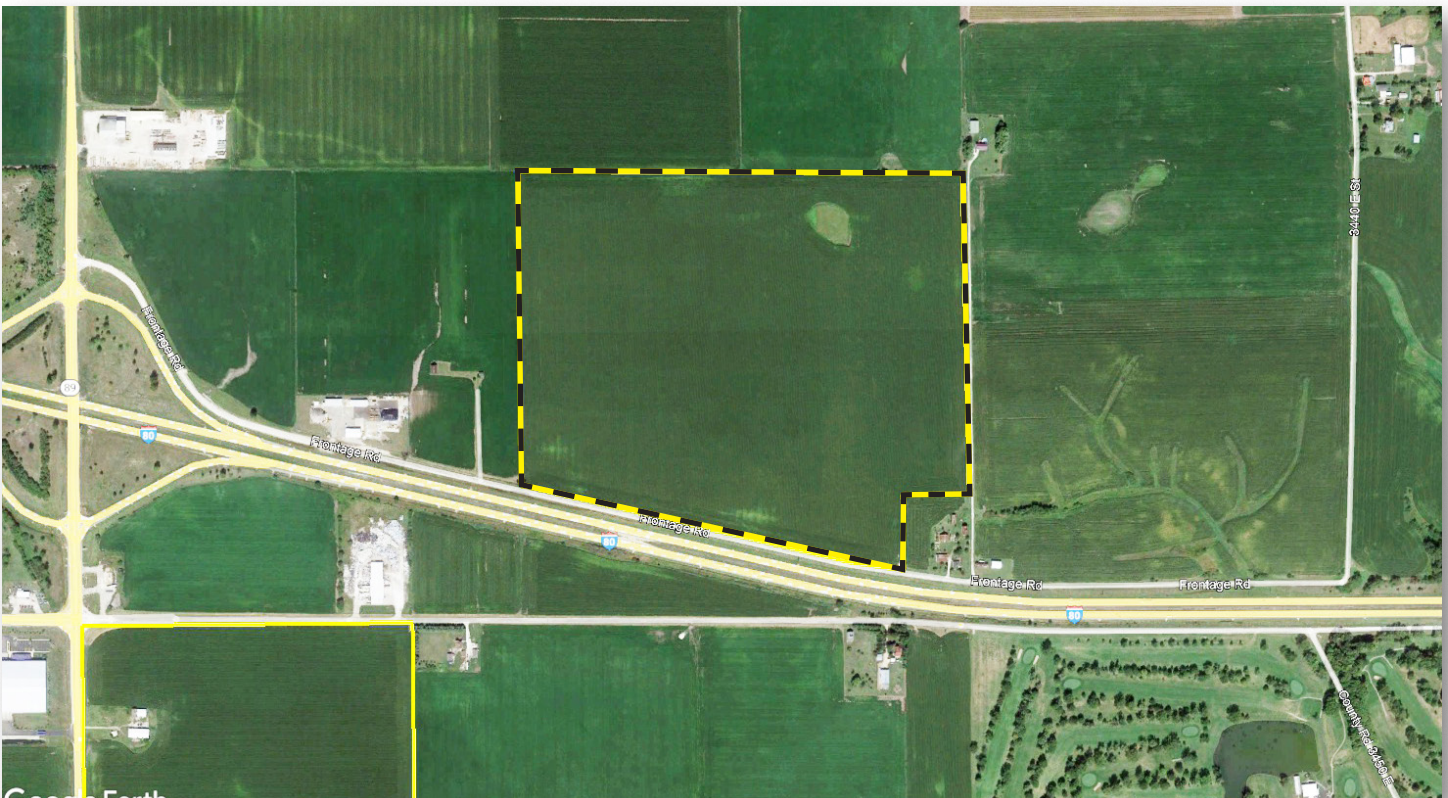


# P&L Trust Farm | Tract 2

127.00± estimated tax acres (126.77± FSA tillable ac) | Section 15 | Hall Twp | T.16N.-R.11E. | Bureau County IL



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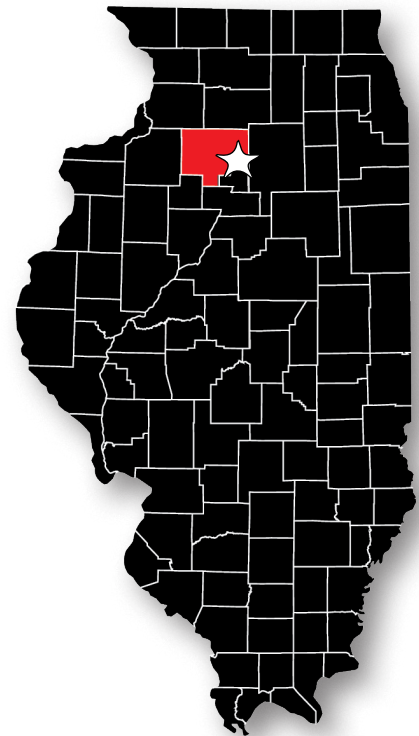
Boundaries and acreages are approximate.

acreage	-	127.00± estimated tax acres (126.77± FSA tillable acres)
description	-	part of the SE¼ of Section 15 (North of I-80), Hall Township, T.16N.-R.11E., Bureau County, Illinois
soils	-	Productivity Index - 140.3 (Flanagan, Catlin, Drummer soils)
price	-	\$2,159,000.00 (\$17,000 per acre)
taxes (2022)	-	\$8,470.90 (estimated)
buildings	-	none
zoning	-	agriculture
PIN	-	18.15.400.002 (partial)
frontage	-	Interstate 80, 1525 N Avenue

looking North, 8.18.23



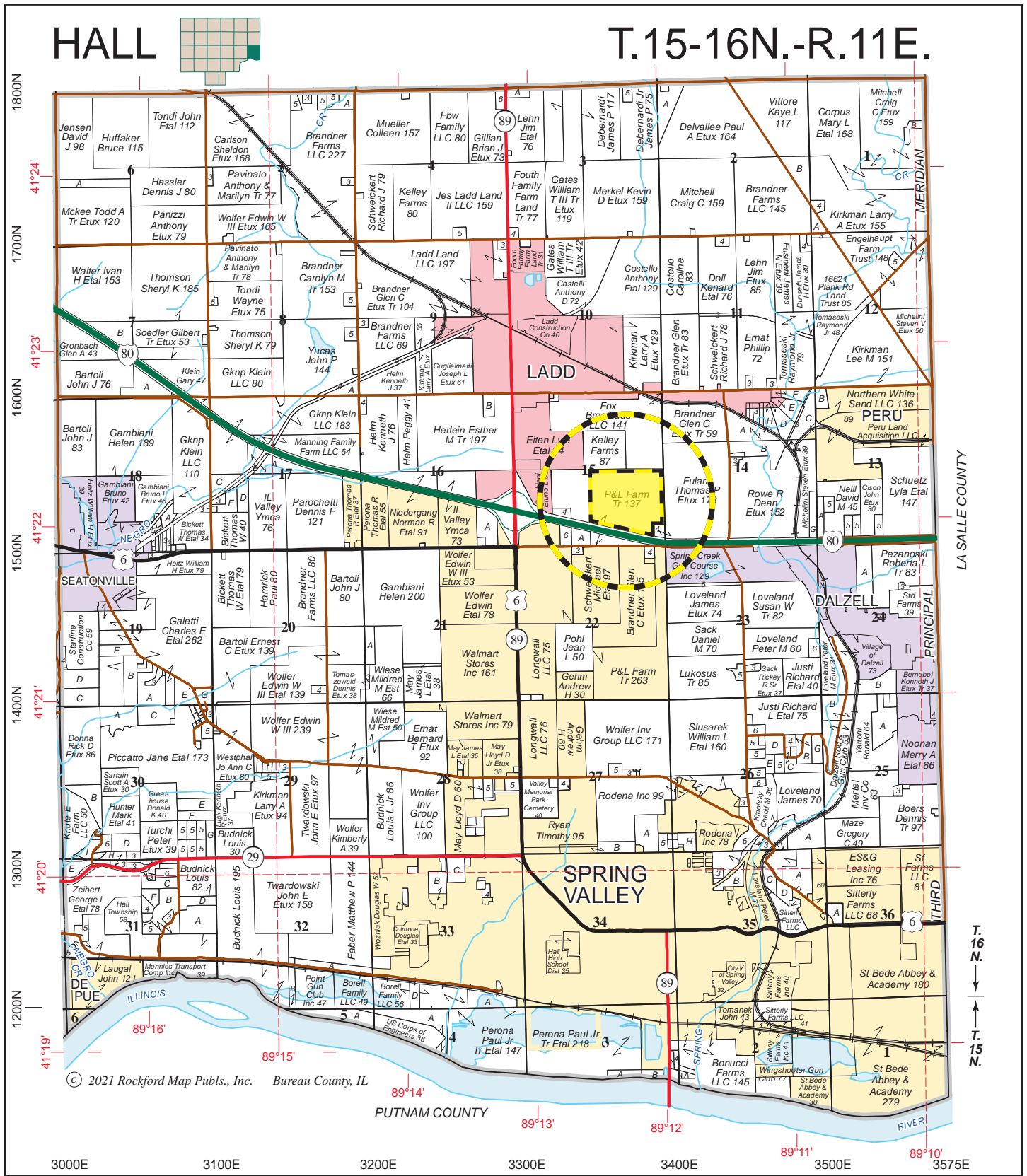
FSA Information		
Farm 1104   Tract 2251		
ARC-CO		
Commodity	Base Acres	County Yield
Corn	126 (est)	167



.7 mi± E of I-80/Rt 89 interchange at Ladd/Spring Valley IL  
 14.3± mi E of Princeton IL  
 73.3± mi NW of Bloomington IL  
 78.1± mi S of Rockford IL  
 127.0± mi NE of Springfield IL  
 GPS 41.366422, -89.208499  
 (points are to center of city)



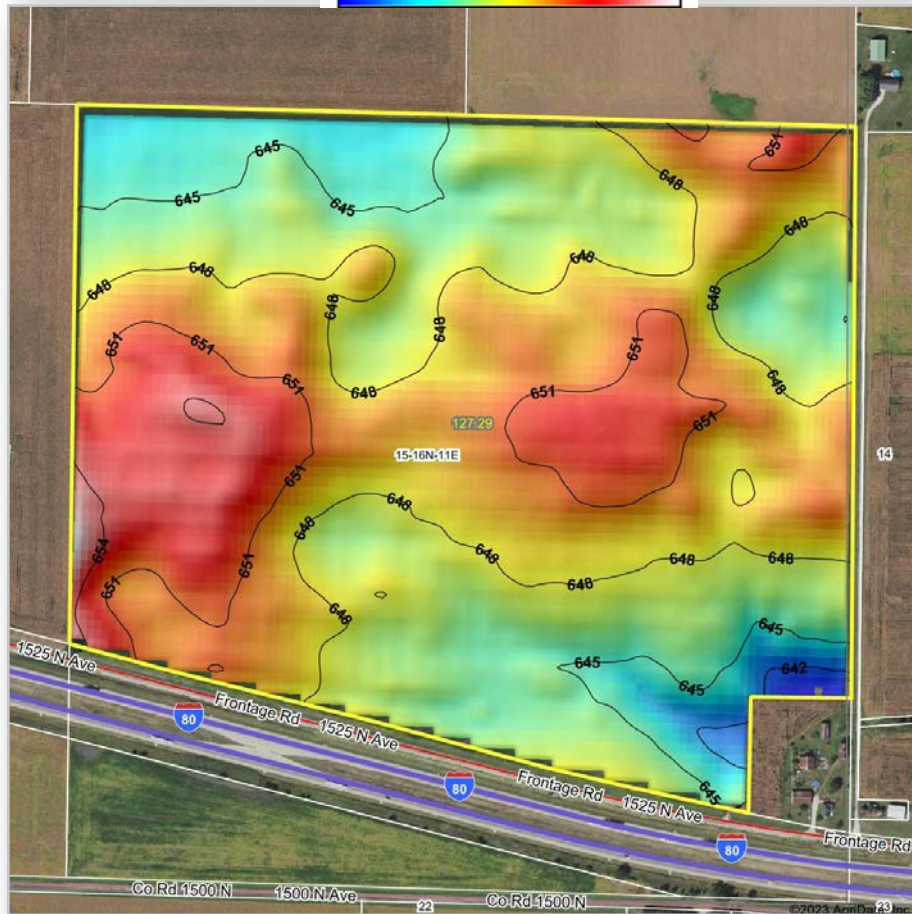
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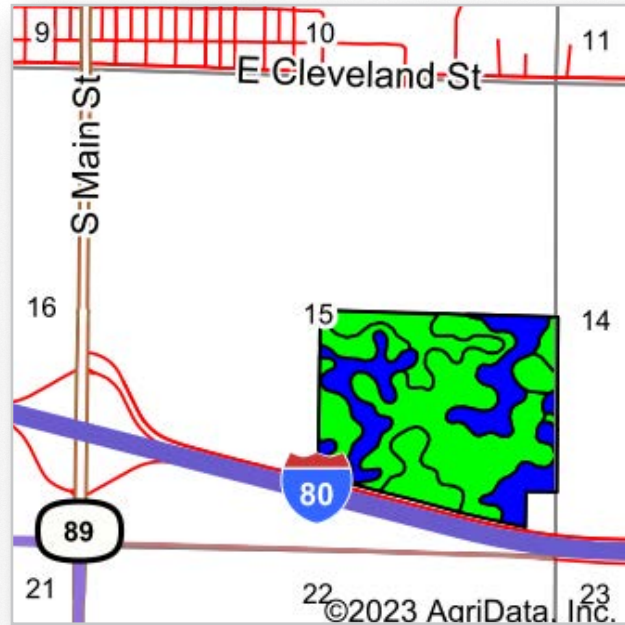
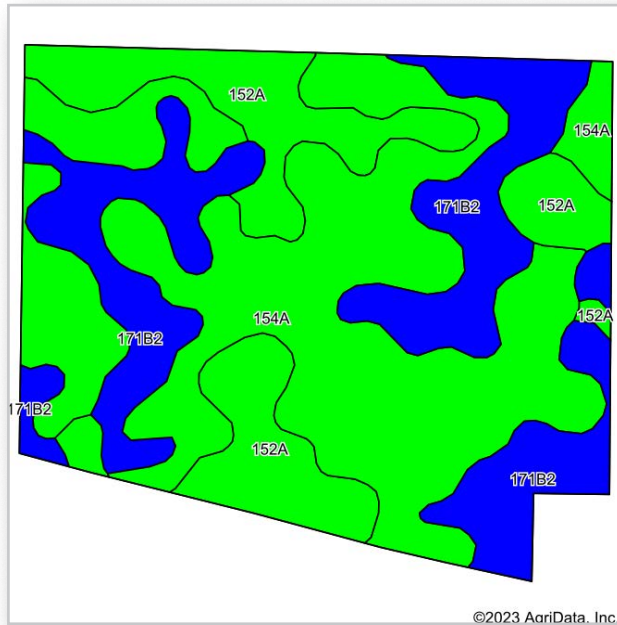
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Area Symbol: IL011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	63.73	50.1%		FAV	194	63	77	0.00	5.90	144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	36.69	28.8%		FAV	**178	**56	**69	**6.43	0.00	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	26.87	21.1%		FAV	195	63	73	0.00	5.64	144
<b>Weighted Average</b>						<b>189.6</b>	<b>61</b>	<b>73.8</b>	<b>1.85</b>	<b>4.14</b>	<b>140.3</b>

**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  
<sup>a</sup> UNF = unfavorable; FAV = favorable  
<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".  
<sup>e</sup> 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.



Boundaries and acreages are approximate.



United States  
Department of  
Agriculture

### Bureau County, Illinois



**Common Land Unit**

- Cropland
- Tract Boundary

**2023 Program Year**  
Map Created November 30, 2022

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

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# *Professional Land Specialists*

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**concentrating in northern Illinois**



Land Brokerage | Farm Management

Land Auctions | Land Consulting



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