

P & L Trust Farm Tract 3



Tract 3 looking South, 8.18.23



Professional Land Specialists

September 13, 2023

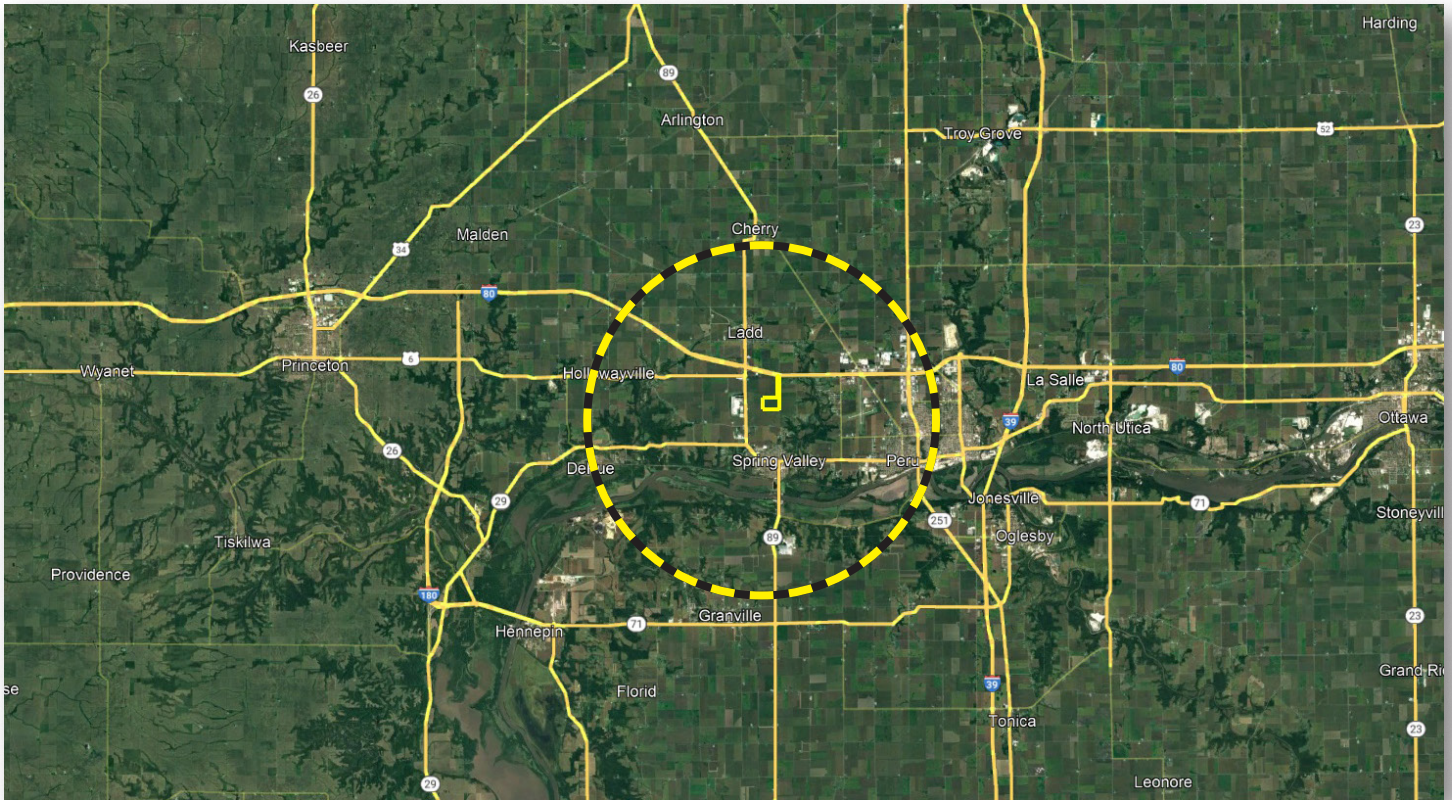
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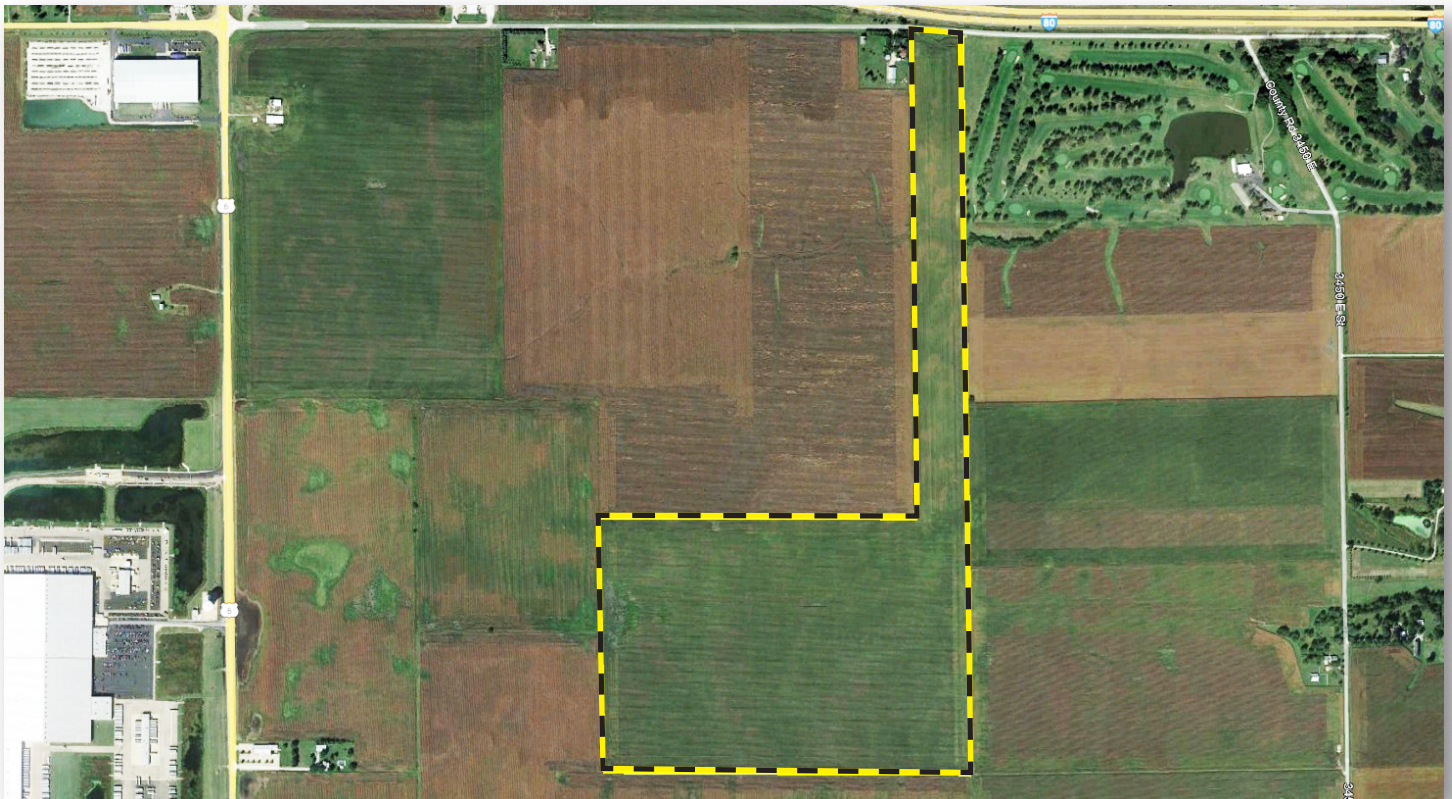


P&L Trust Farm | Tract 3

144.76± tax acres (144.02± FSA tillable acres | Section 22 | Hall Township | T.16N.-R.11E. | Bureau County IL



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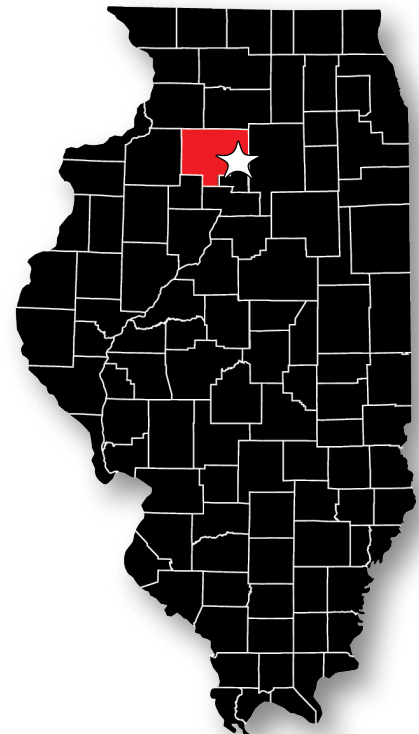
Boundaries and acreages are approximate.

acreage	-	144.76± tax acres (144.02± FSA tillable acres)
description	-	part of the E½ of Section 22, Hall Township, T.16N.-R.11E., Bureau County, Illinois
soils	-	Productivity Index - 140.4 (Drummer, Flanagan, Catlin, Harpster predominant soils)
price	-	\$2,460,920.00 (\$17,000 per acre)
taxes (2022)	-	\$11,961.06 (\$82.62/ac)
buildings	-	none
PIN	-	18.22.200.003, 18.22.400.002 (both annexed to Spring Valley, IL) Zoned M-1
frontage	-	1500 N Avenue

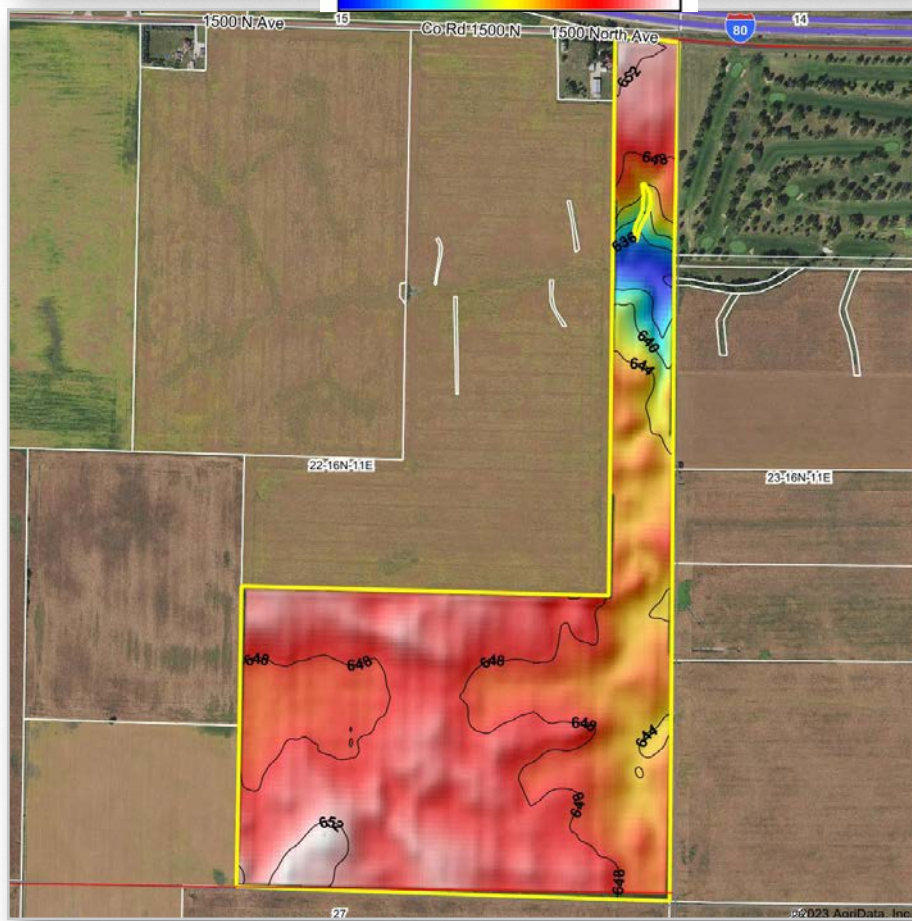
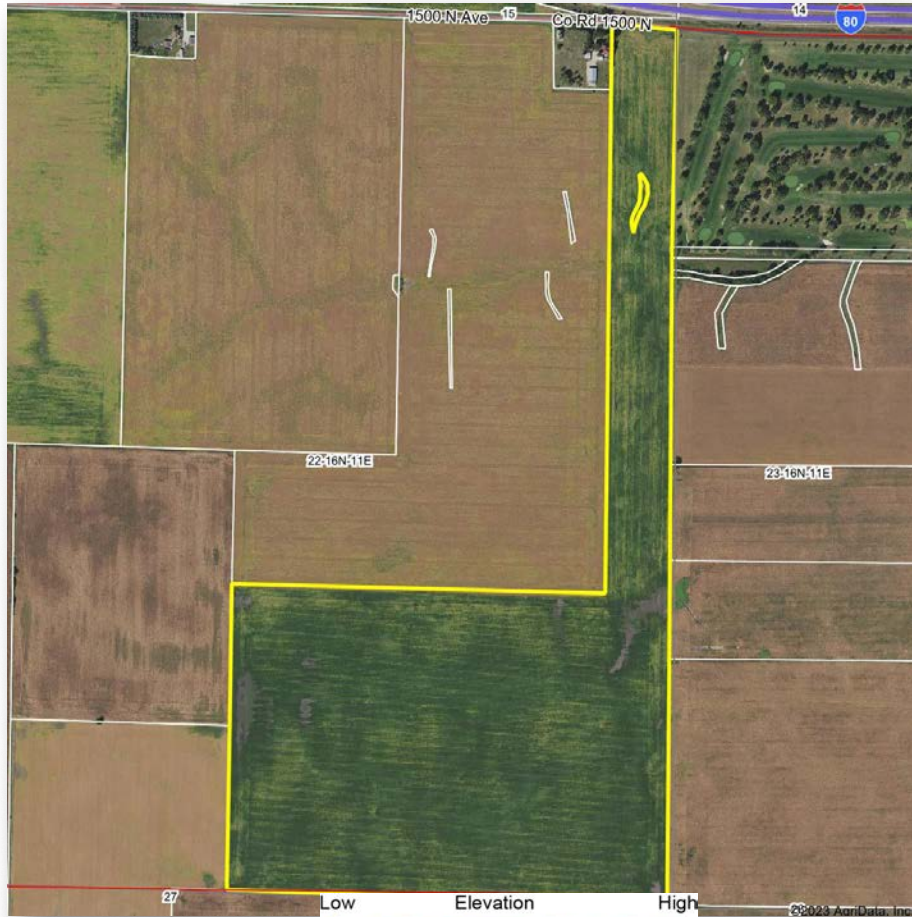
looking Northeast, 8.18.23



FSA Information		
Farm 1104 Tract 2251		
ARC-CO		
Commodity	Base Acres	County Yield
Corn	141 (est)	167

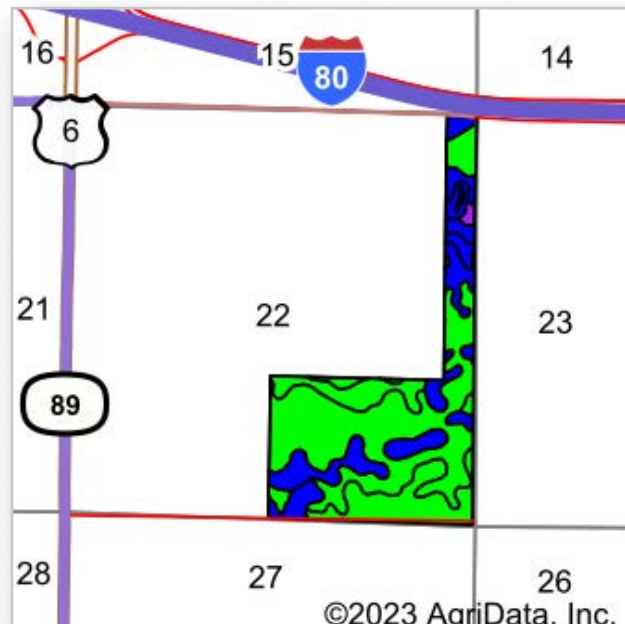
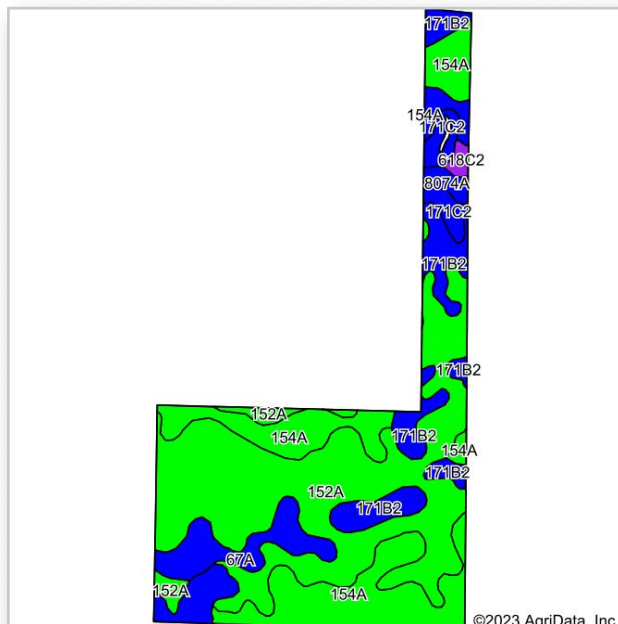


annexed to Spring Valley Illinois
 1.1 mi± E/SE of I-80/Rt 89 interchange
 at Ladd/Spring Valley IL
 14.2± mi E of Princeton IL
 73.9± mi NW of Bloomington IL
 75.5± mi S of Rockford IL
 127.0± mi NE of Springfield IL
 GPS 41.36421, -89.20023
 (points are to center of city)



Boundaries and acreages are approximate.





Area Symbol: IL011, Soil Area Version: 20											
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
152A	Drummer silty clay loam, 0 to 2 percent slopes	68.47	47.5%		FAV	195	63	73	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	36.84	25.6%		FAV	194	63	77	0.00	5.90	144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	22.49	15.6%		FAV	**178	**56	**69	**6.43	0.00	**131
67A	Harpster silty clay loam, 0 to 2 percent slopes	9.32	6.5%		FAV	182	57	68	0.00	5.39	133
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	4.20	2.9%		FAV	**174	**55	**68	**6.30	0.00	**128
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	1.71	1.2%		FAV	186	58	73	0.00	5.52	136
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	0.99	0.7%		FAV	**136	**44	**54	**3.26	0.00	**100
Weighted Average						190.1	61.1	72.8	1.21	4.60	140.4

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.



Boundaries and acreages are approximate.



Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland

2023 Program Year
Map Created November 30, 2023

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

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Land Brokerage | Farm Management

Land Auctions | Land Consulting



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