

# P & L Trust Farm Tract 3A



Tract 3 looking South, 8.18.23



*Professional Land Specialists*

September 15, 2023

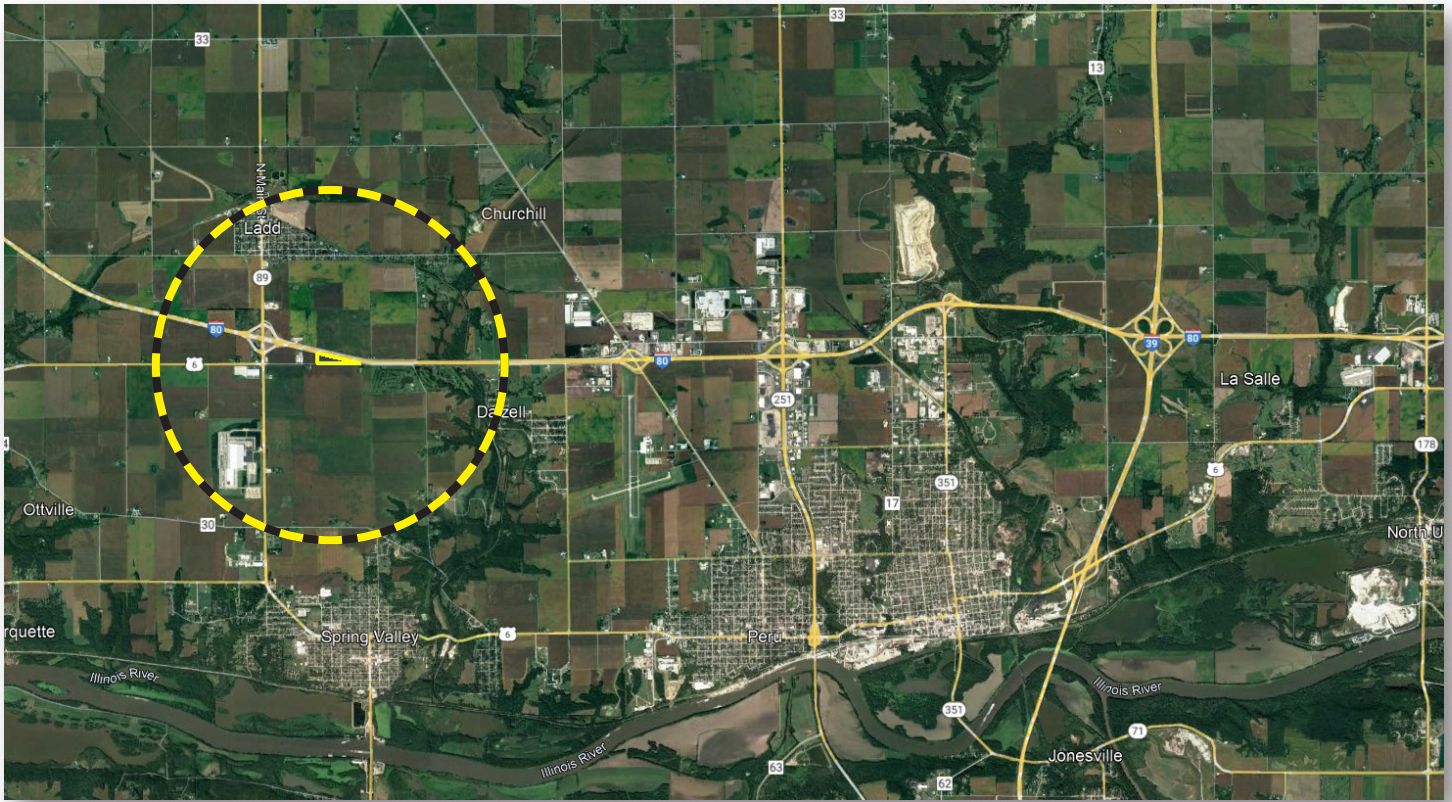
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**P&L Trust Farm | Tract 3A**

13.00± tax acres (11.40± FSA tillable acres | Section 15 | Hall Township | T.16N.-R.11E. | Bureau County IL



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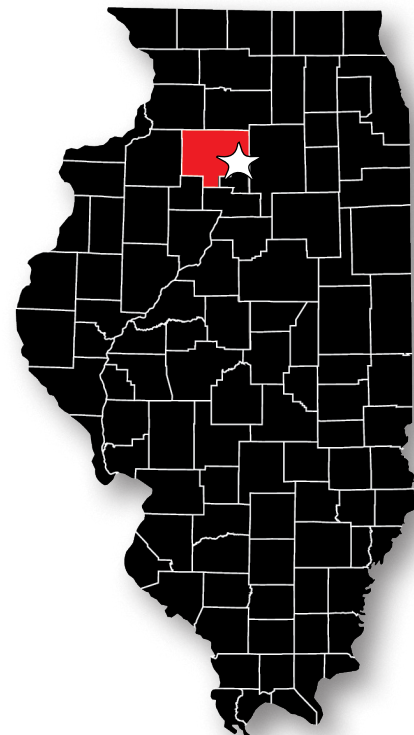


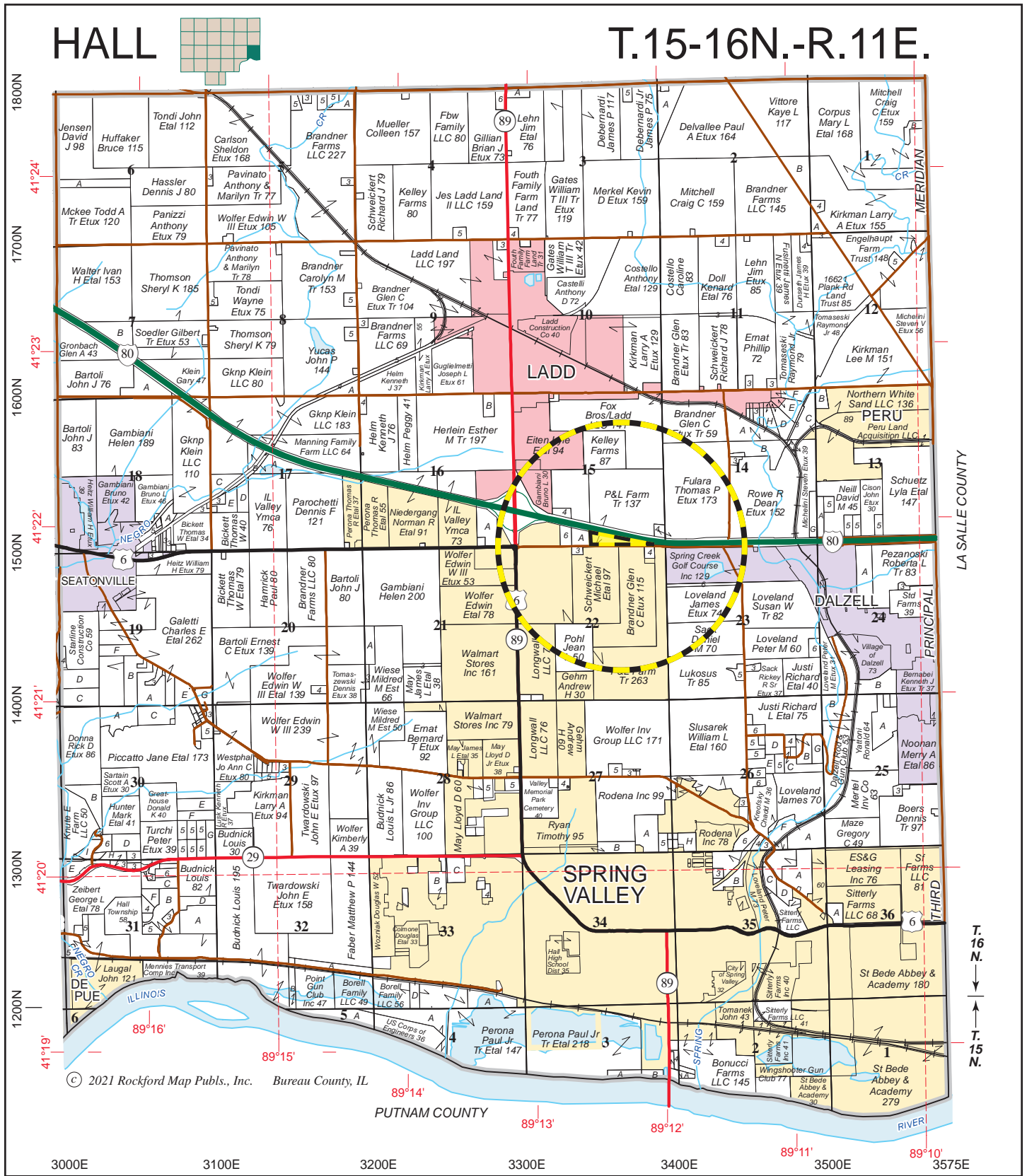
Boundaries and acreages are approximate.

acreage	-	13.00± tax acres (11.40± FSA tillable acres)
description	-	part of the SE¼ of Section 15, Hall Township, T.16N.-R.11E., Bureau County, Illinois
soils	-	Productivity Index - 141.9 (Drummer, Flanagan, Catlin soils)
price	-	\$221,000.00 (\$17,000 per acre)
taxes (2022)	-	\$867.10 (estimated)
buildings	-	none
PIN	-	18.15.400.002 (partial)
frontage	-	Co Rd 1500 N

FSA Information		
Farm 1104   Tract 2251		
ARC-CO		
Commodity	Base Acres	County Yield
Corn	11.00 (est)	167

.6 mi± E/SE of I-80/Rt 89 interchange at Ladd/Spring Valley IL  
 3.7± mi N of 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 41.36437, -89.20830  
 (points are to center of city)

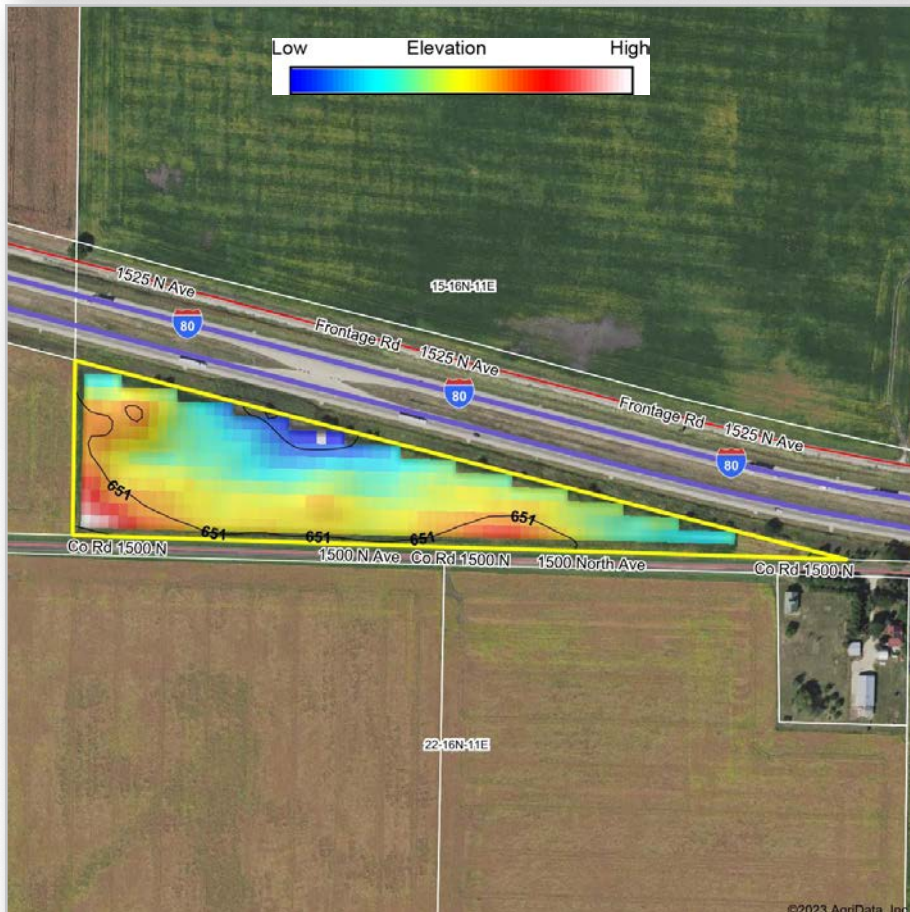




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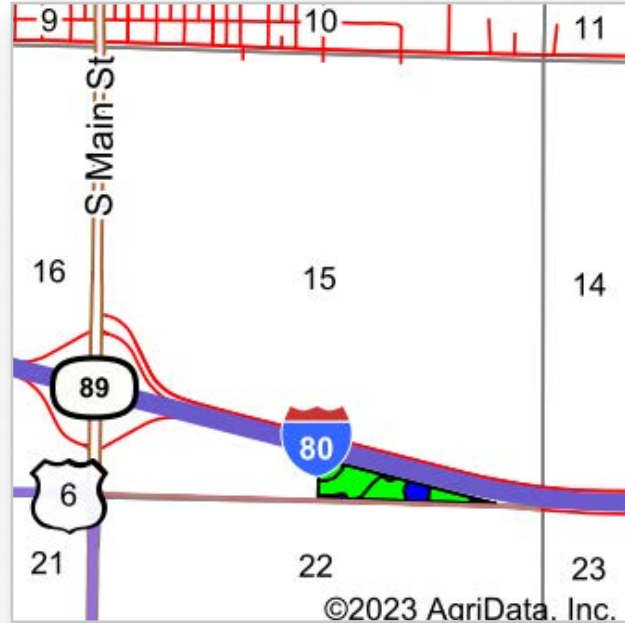
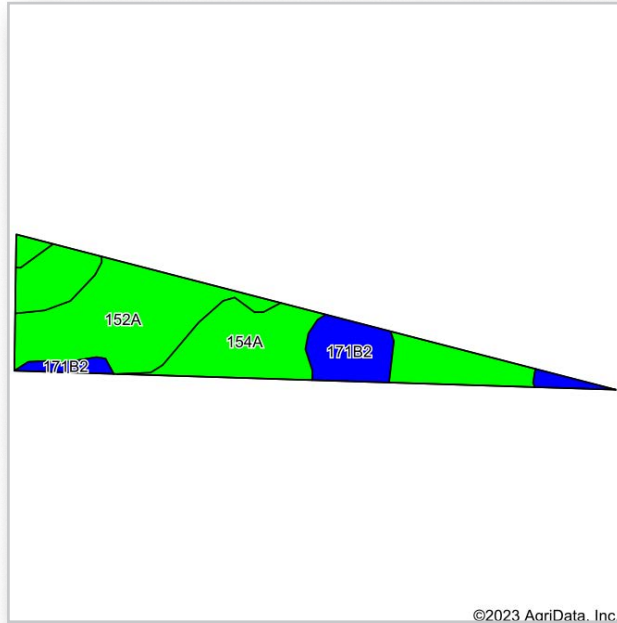
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Area Symbol: IL011, Soil Area Version: 20

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	5.06	44.4%		FAV	194	63	77	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.49	39.4%		FAV	195	63	73	0.00	5.64	144
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	1.85	16.2%		FAV	**178	**56	**69	**6.43	0.00	**131
<b>Weighted Average</b>						<b>191.8</b>	<b>61.9</b>	<b>74.1</b>	<b>1.04</b>	<b>4.84</b>	<b>141.9</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

Wetland Determination Identifiers

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

2023 Program Year

Map Created November 30, 2022

Farm 1104  
Tract 2251

IL011\_T2251\_A1

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# *Professional Land Specialists*

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Licensed Illinois Real Estate Managing Broker

**concentrating in northern Illinois**



Land Brokerage | Farm Management

Land Auctions | Land Consulting



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