

# Reynolds Township 160 Farm

160.00± total acres | Section 34 | Reynolds Township | Lee County Illinois



looking south, 7.19.19



September 17, 2019

Ray L. Brownfield, ALC AFM  
Accredited Land Consultant  
Accredited Farm Manager  
Managing Broker | Owner

**Land Pro LLC**

630.258.4800c | ray@landprollc.us

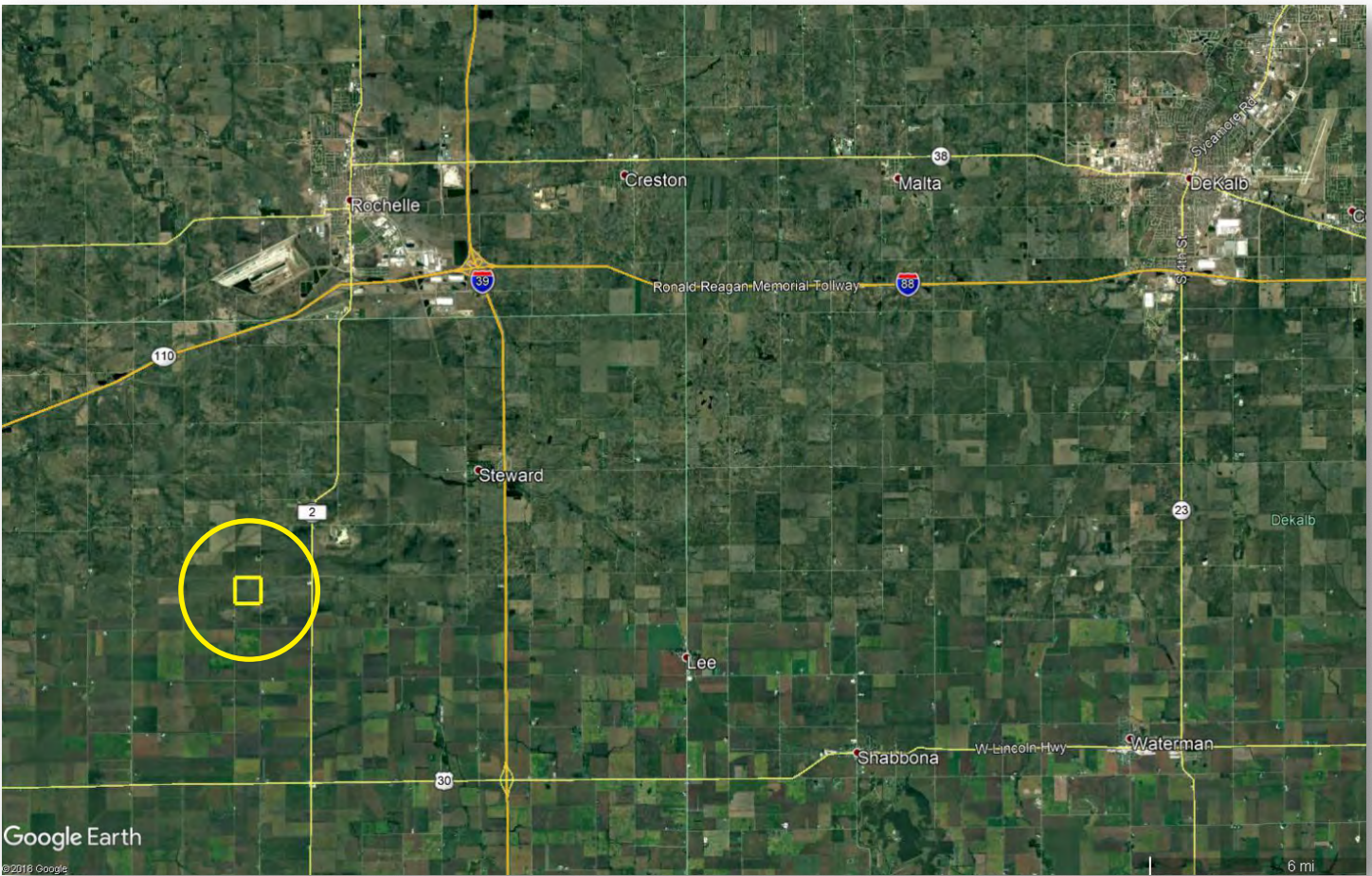
2681 US Hwy 34 | Oswego IL 60543

331.999.3490 | www.landprollc.us

*Professional Land Specialists*

# Reynolds Township 160 Farm

160.00± total acres | 158.44± tillable acres | Section 34 | Reynolds Township | T.39N.-R.1E. | Lee County Illinois



**Ray L. Brownfield, ALC AFM | Managing Broker, Owner**  
Land Pro LLC | 2681 US Hwy 34 | Oswego IL 60543 | 630.258.4800 | ray@landprollc.us



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**ACREAGE**

- 160.00± total acres
- 158.44± tillable acres

**SOILS**

- Productivity Index - 138.7
- predominantly Drummer, Dunham, Elburn

**DESCRIPTION**

The NW¼ of Section 34, Reynolds Township, T.39N.-R.1E., Lee County, Illinois

**PRICE**

\$1,720,000 (\$10,750/acre)

**TAXES (2018)**

\$6,286.14 (\$39.28/ac)  
Inlet Swamp Drainage District

**PIN**

17.05.34.100.001

**LEASE**

Open for 2020

**IMPROVEMENTS**

None

**FRONTAGE**

McGirr Road  
Melugins Grove Road  
Town Hall Road



**DRIVING DIRECTIONS**

(Points are to the center of the city.)

- 7.9± mi SW of I-88 & IL Rt 251 interchange at Rochelle IL
- 21.3± mi E of Dixon IL
- 34.0± mi S of Rockford IL
- 84.1± mi NE of Moline IL
- 87.0± mi W of Chicago IL
- 102.0± mi N of Bloomington IL
- 164.0± mi NE of Springfield IL
- GPS 41.817485, -89.112301

**Reynolds Township 160 Farm Yields**

	Corn	Soybeans
5-year avg	224 bu	63 bu

**FSA Information**  
Farm 1429 | Tract 2071  
ARC-CO

Commodity	Base Acres	County Yield
Corn	155.27	181

**Soil Test**

Advanced Crop Care, Inc.  
April 30, 2016

- av PH - 6.3
- av P1 - 186
- av K1 - 651

Boundaries and acreages are approximate.

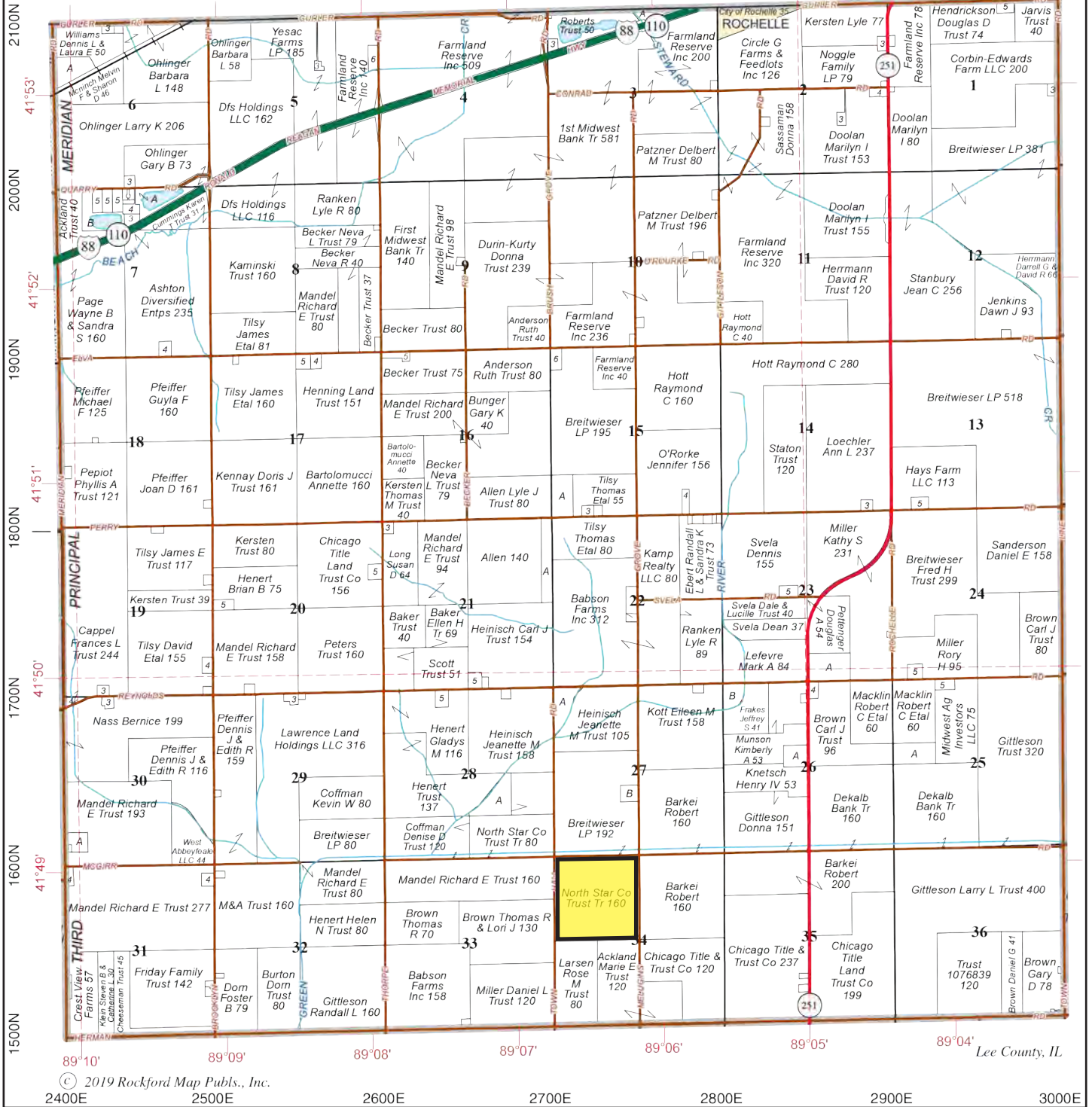




# REYNOLDS

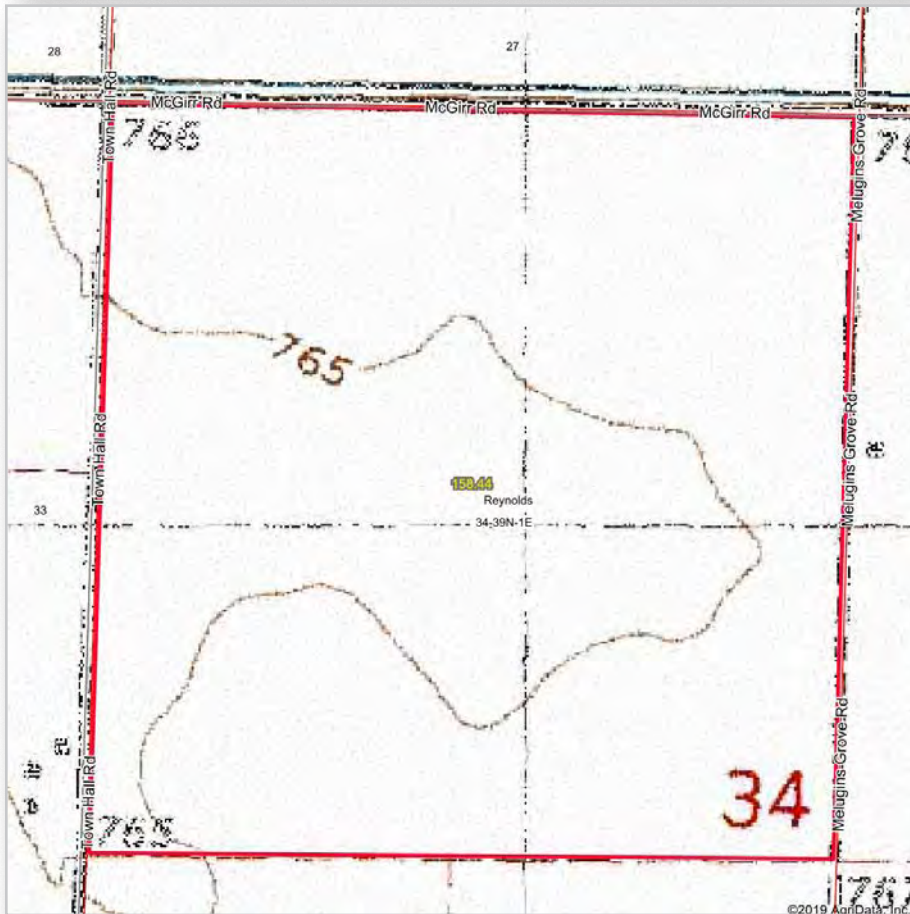
OGLE COUNTY

# T.39N.-R.1E.

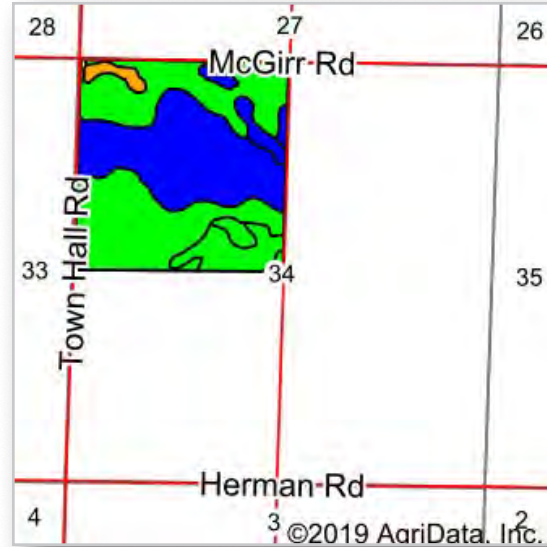
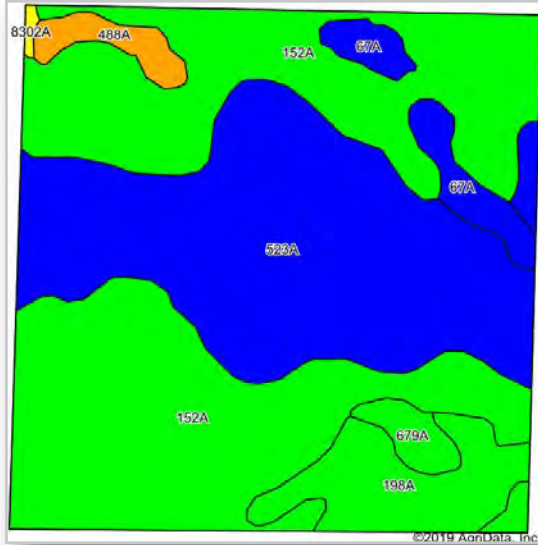


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Area Symbol: IL103, Soil Area Version: 15												
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	
152A	Drummer silty clay loam, 0 to 2 percent slopes	78.87	49.8%	Green	FAV	195	63	73	0.00	5.64	144	
523A	Dunham silty clay loam, 0 to 2 percent slopes	55.87	35.3%	Blue	FAV	177	58	69	0.00	5.27	132	
198A	Elburn silt loam, 0 to 2 percent slopes	11.76	7.4%	Light Green	FAV	197	61	74	0.00	5.77	143	
67A	Harpster silty clay loam, 0 to 2 percent slopes	5.93	3.7%	Dark Blue	FAV	182	57	68	0.00	5.39	133	
488A	Hoopole loam, 0 to 2 percent slopes	3.11	2.0%	Orange	FAV	163	54	64	0.00	5.02	121	
679A	Blackberry silt loam, 0 to 2 percent slopes	2.58	1.6%	Light Green	FAV	194	60	74	7.03	0.00	142	
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	0.32	0.2%	Yellow	FAV	154	50	61	0.00	5.02	114	
<b>Weighted Average</b>						<b>187.6</b>	<b>60.6</b>	<b>71.3</b>	<b>0.11</b>	<b>5.40</b>	<b>138.7</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  
 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".  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.





Land Brokerage | Farm Management | Land Auctions | Land Consulting

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