

# Reynolds Township 80 Farm



looking west, 9.22.20



September 30, 2020

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

**Land Pro LLC**

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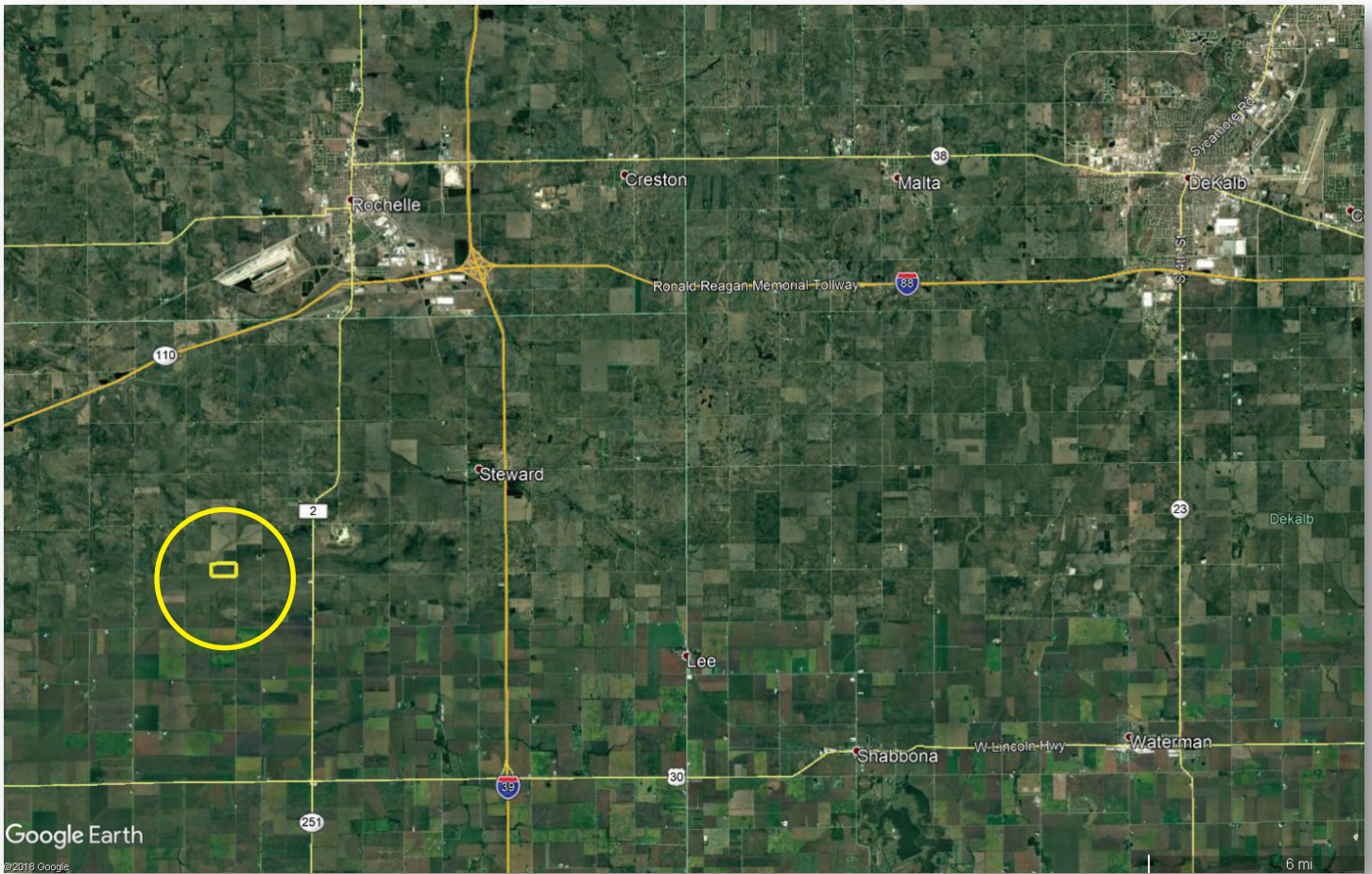
**~ Mark Twain**

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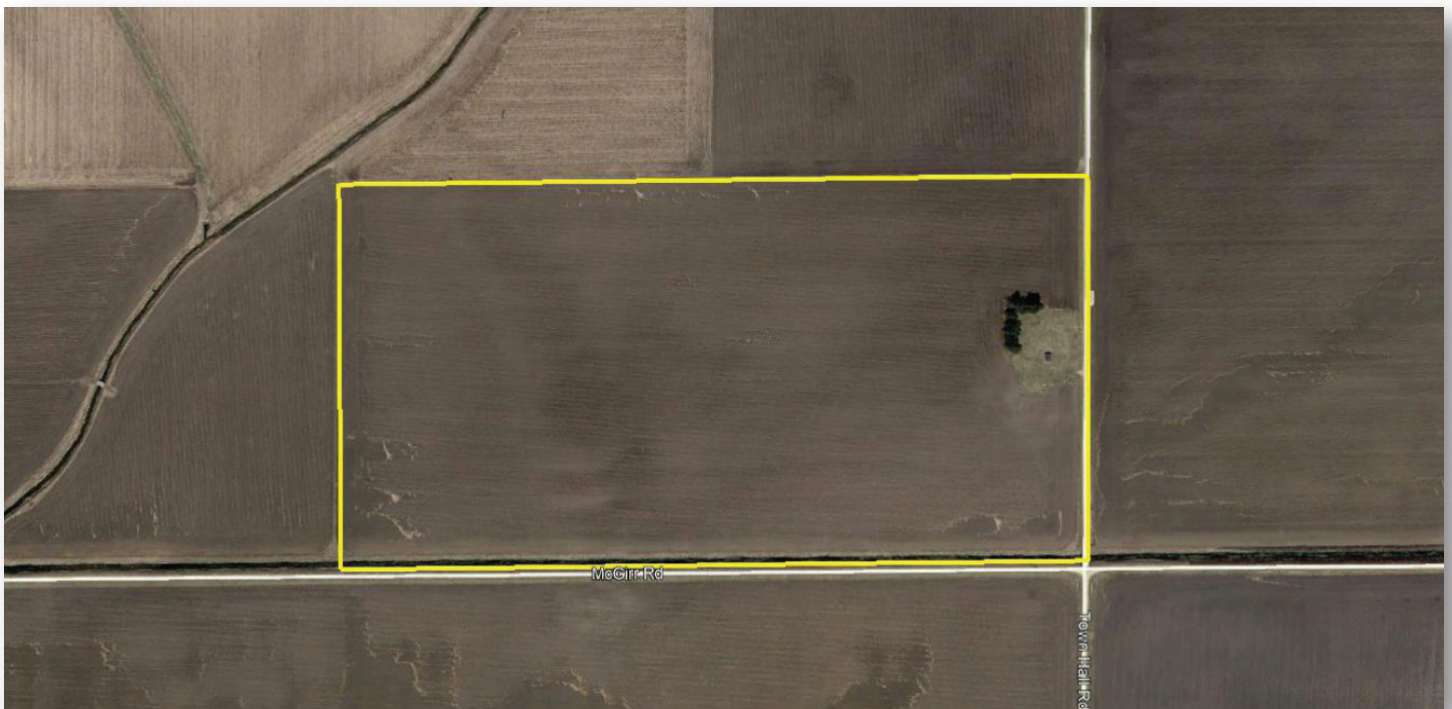


# Reynolds Township 80 Farm

80.00± total acres | 74.47± tillable acres | Section 28 | Reynolds Township | T.39N.-R.1E. | Lee County Illinois



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**ACREAGE**

80.00± total acres  
(74.47± tillable acres)

**SOILS**

Productivity Index - 121.6  
predominantly Ambraw, Drummer, Normandy

**DESCRIPTION**

The S½ of the SE¼ of Section 28, Reynolds Township, T.39N.-R.1E., Lee County, Illinois

**PRICE**

\$840,000 (\$10,500/acre)

**TAXES (2019)**

\$2,054.26 (\$25.68/ac)  
Inlet Swamp Drainage District

**PIN**

17.05.28.400.004

**IMPROVEMENTS**

Shed

**FRONTAGE**

McGirr Road  
Town Hall Road

**Reynolds Township 80 Farm Yields**

	Corn	Soybeans
2019	-	55.0
2018	230.0	-
2017	-	60.0
2016	230.0	-
2015	-	64.0

**FSA Information**  
Farm 9226 | Tract 7878  
PLC

Commodity	Base Acres	County Yield
Corn	72.96	181

7.3± mi SW of I-88 & IL Rt 251  
interchange at Rochelle IL

21.2± mi E of Dixon IL

33.9± mi S of Rockford IL

84.2± mi NE of Moline IL

86.9± mi W of Chicago IL

102.0± mi N of Bloomington IL

165.0± mi NE of Springfield IL

GPS 41.819486, -89.112702

(points are to the center of the city)



**Soil Test**

Advanced Crop Care, Inc.  
April 30, 2016

av pH - 6.8

av P1 - 52.9

av K1 - 325

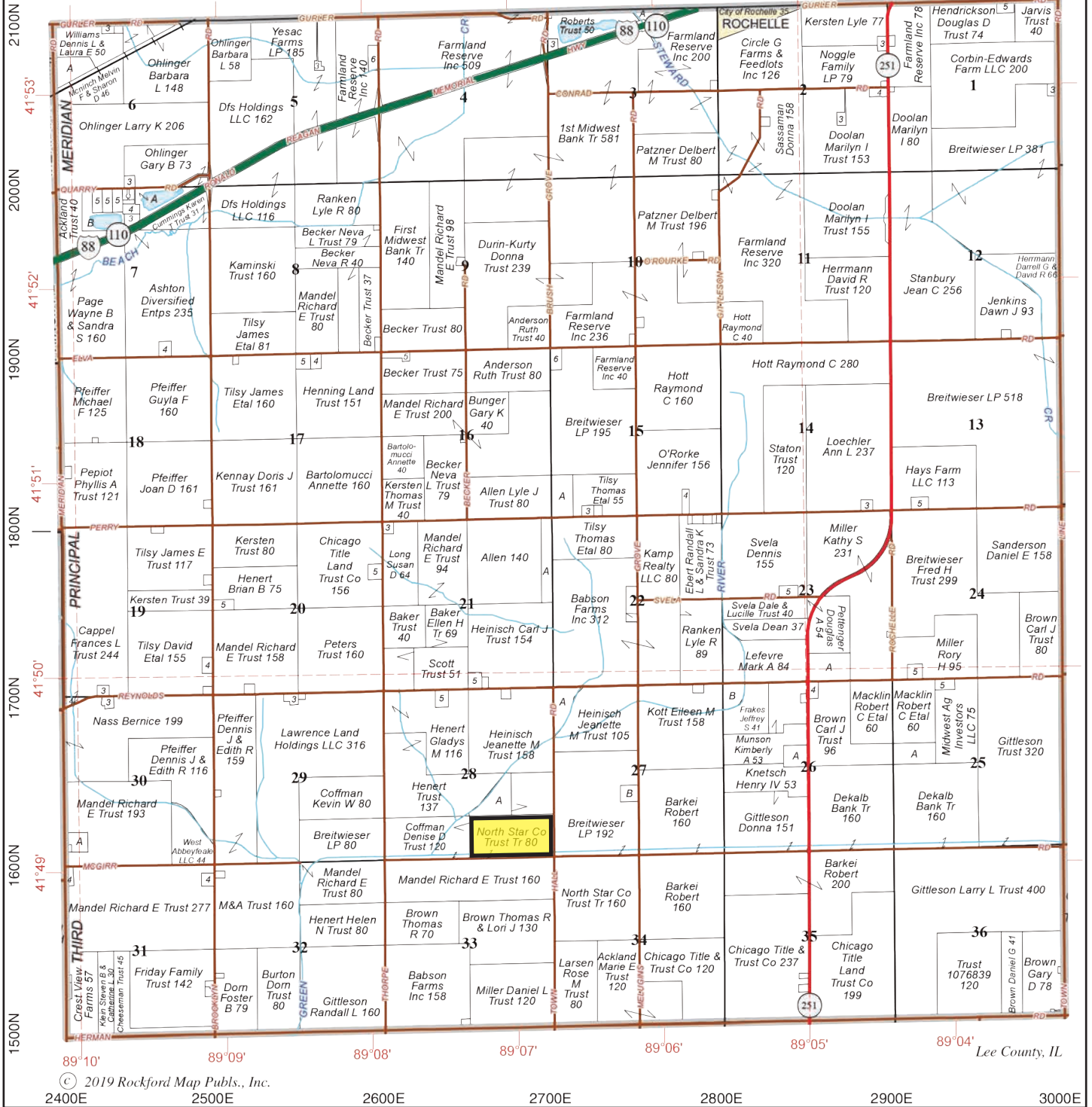




# REYNOLDS

OGLE COUNTY

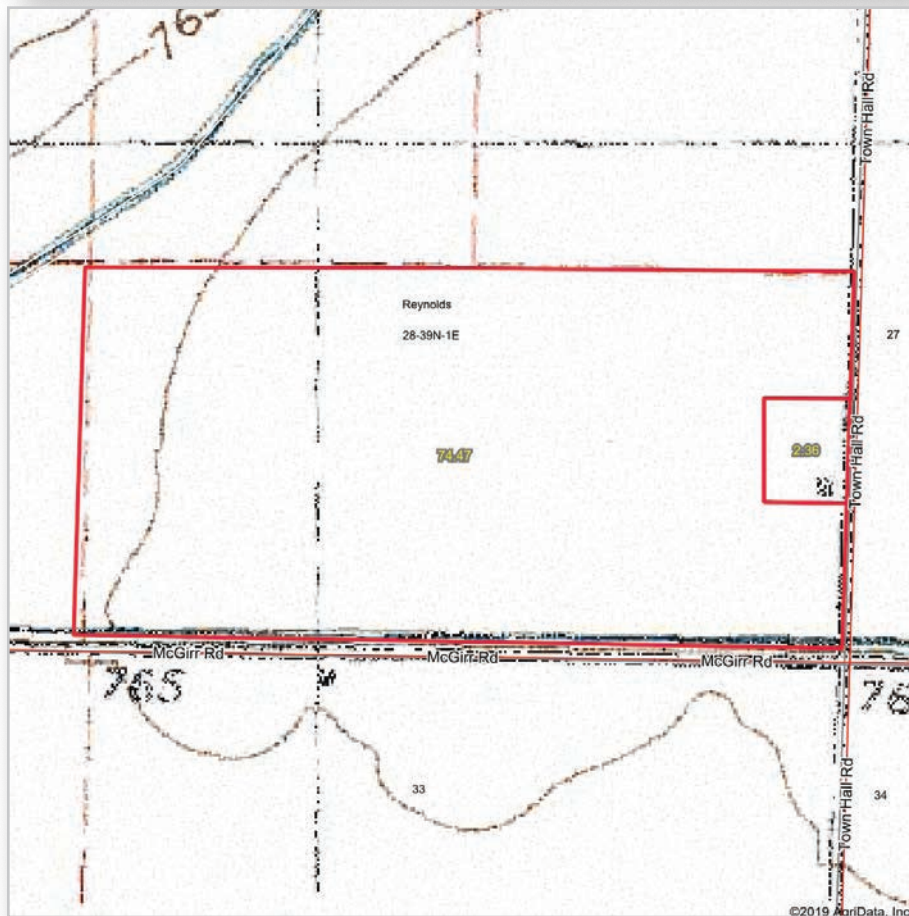
# T.39N.-R.1E.



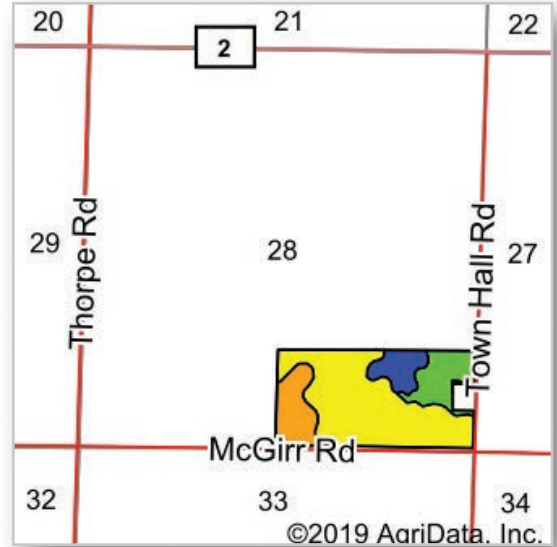
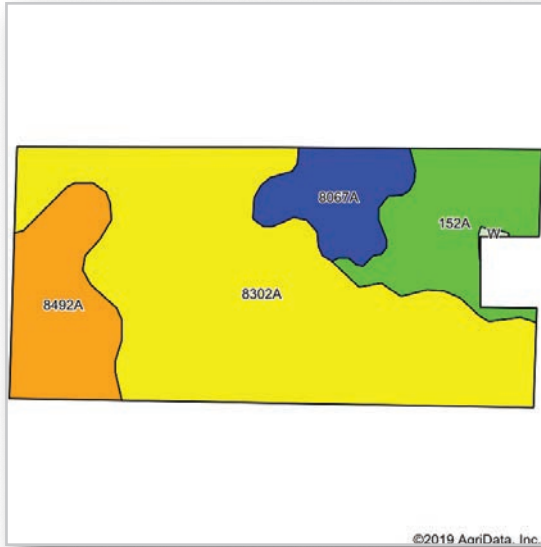
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Boundaries and acreages are approximate.





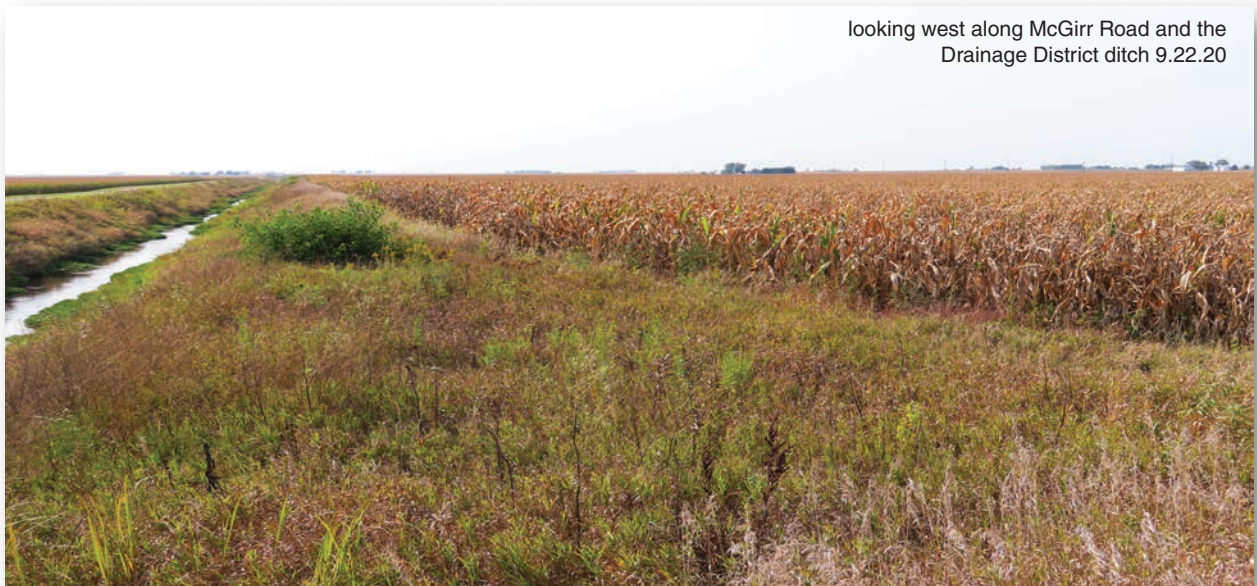
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Area Symbol: IL103, Soil Area Version: 15

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
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	45.31	60.8%		FAV	154	50	61	0.00	5.02	114
152A	Drummer silty clay loam, 0 to 2 percent slopes	11.22	15.1%		FAV	195	63	73	0.00	5.64	144
8492A	Normandy loam, 0 to 2 percent slopes, occasionally flooded	10.90	14.6%		FAV	168	54	66	0.00	5.02	124
8067A	Harpster silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.92	9.3%		FAV	182	57	68	0.00	5.39	133
W	Water	0.12	0.2%								
<b>Weighted Average</b>						<b>164.6</b>	<b>53.1</b>	<b>64.1</b>	<b>0.00</b>	<b>5.14</b>	<b>121.6</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.



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