

Robbins Road Farm

170.00± acres | Sections 4, 5 | Nachusa Township | Lee County Illinois



photos 5.18.18



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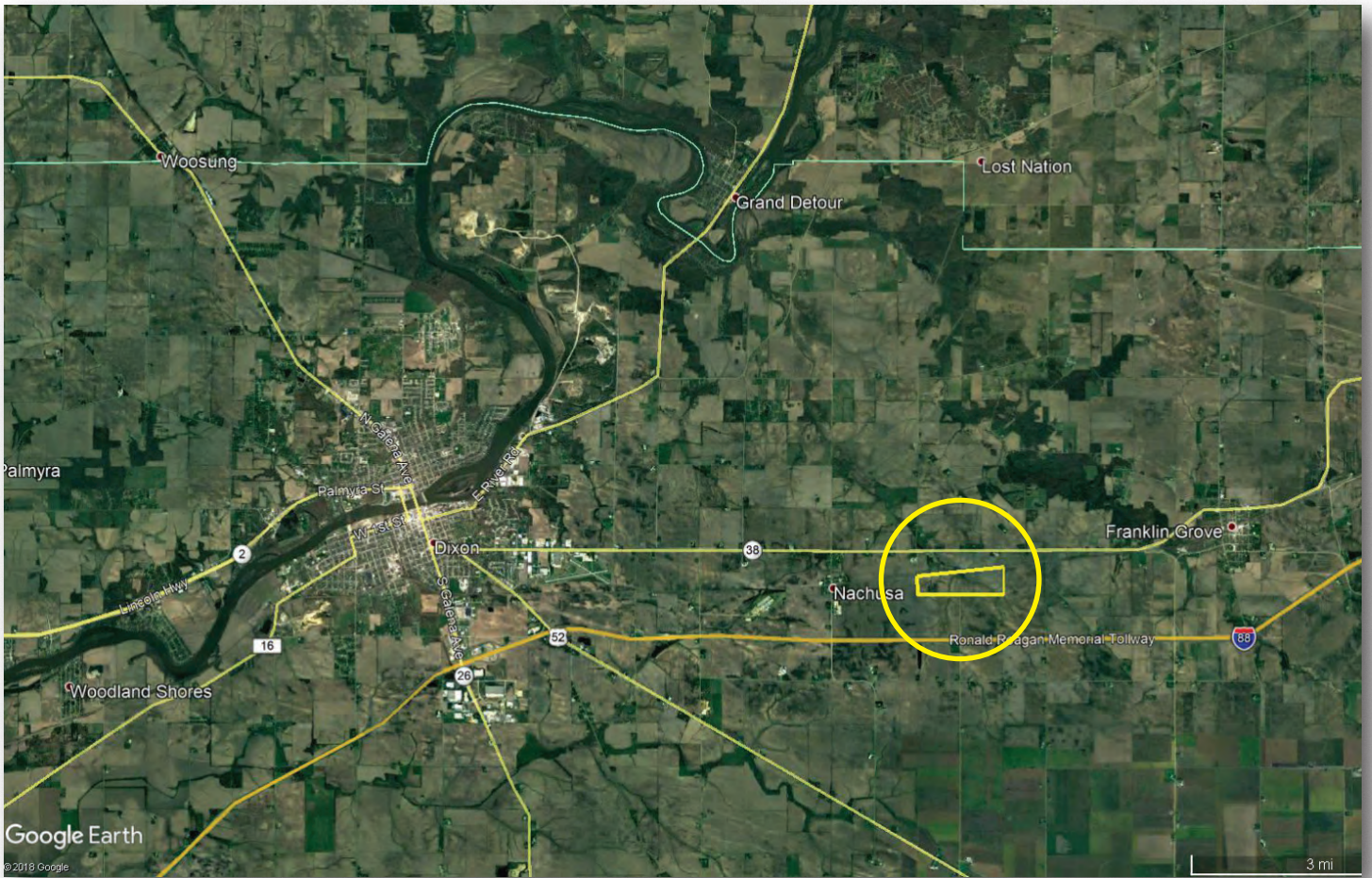
6.29.18

Professional Land Real Estate Specialists

Robbins Road Farm

170.00± acres | 156.84± tillable acres | Sections 4, 5 | Nachusa Township | T.21N.-R.10E. | Lee County Illinois

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ACREAGE

170.00± acres
 156.84± tillable acres
 2.39 CRP acres

DESCRIPTION

Part of the SW¼ of Section 4, and part of the SE¼ of Section 5, Nachusa Township, T.21N.-R.10E., Lee County, Illinois

SOILS

Productivity Index - 133.3
 mostly Osco, Catlin, Wyanet, Lawson

IMPROVEMENTS

None

LEASE

Lease back required

PRICE

\$1,530,000 (\$9,000/ac)

TAXES (2017)

\$5,094.17 (approx)

PIN

14.09.04.300.005
 14.09.05.400.006
 14.09.05.400.007

BOUNDARY FRONTAGE

Robbins Road
 Railroad

5.18.18



DRIVING DIRECTIONS

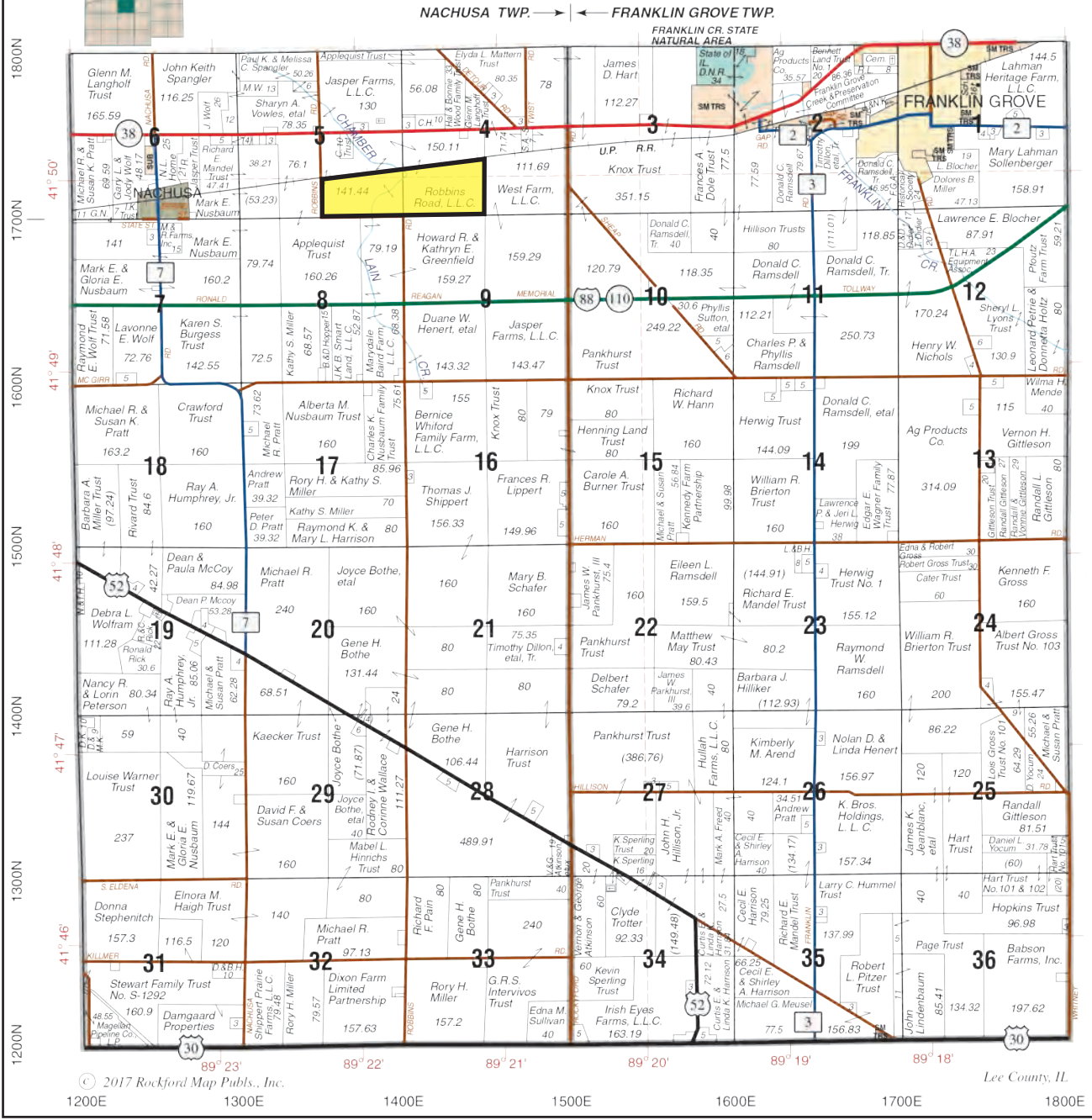
(Points are to the center of the city.)

- 7.9± mi NE of I-80 & IL Rt 26 Dixon IL interchange
- 38.7± mi NE of Princeton, IL
- 40.4± mi SW of Rockford, IL
- 72.9± mi NE of Moline, IL
- 98.8± mi W of Chicago, IL
- 103.0± mi NW of Bloomington, IL
- 168.0± mi NE of Springfield, IL
- GPS 41.830513, -89.370797



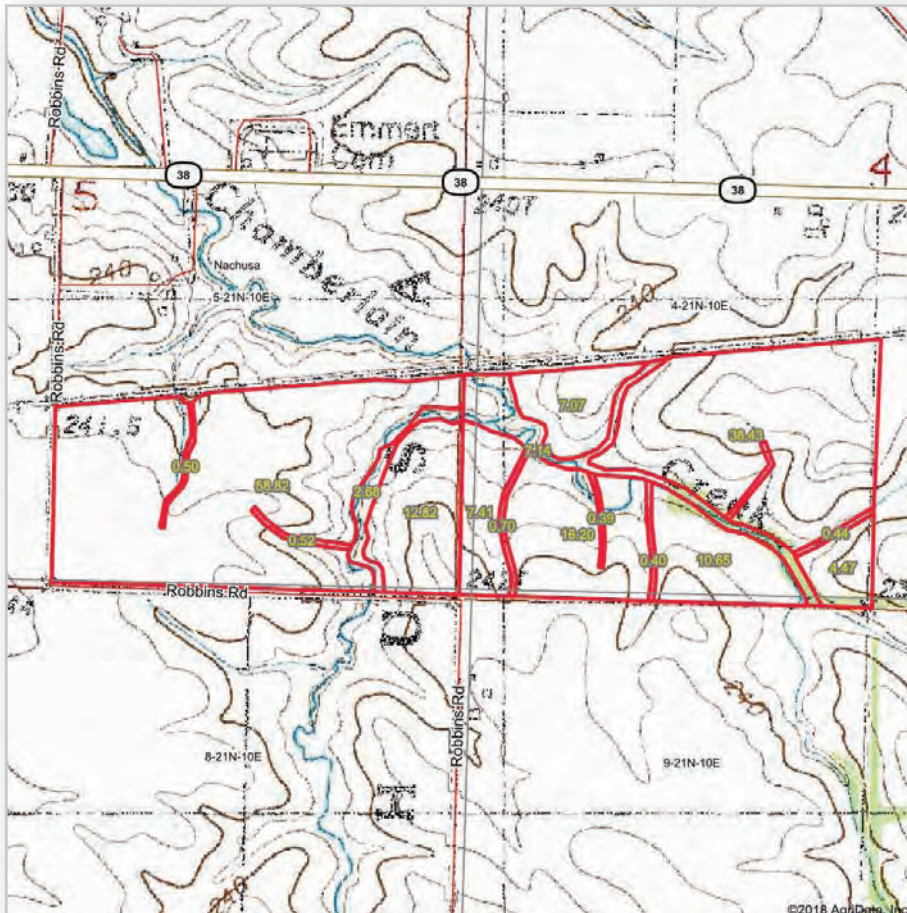
SOUTH PARTS

NACHUSA - FRANKLIN GROVE T.21N.-R.10E.



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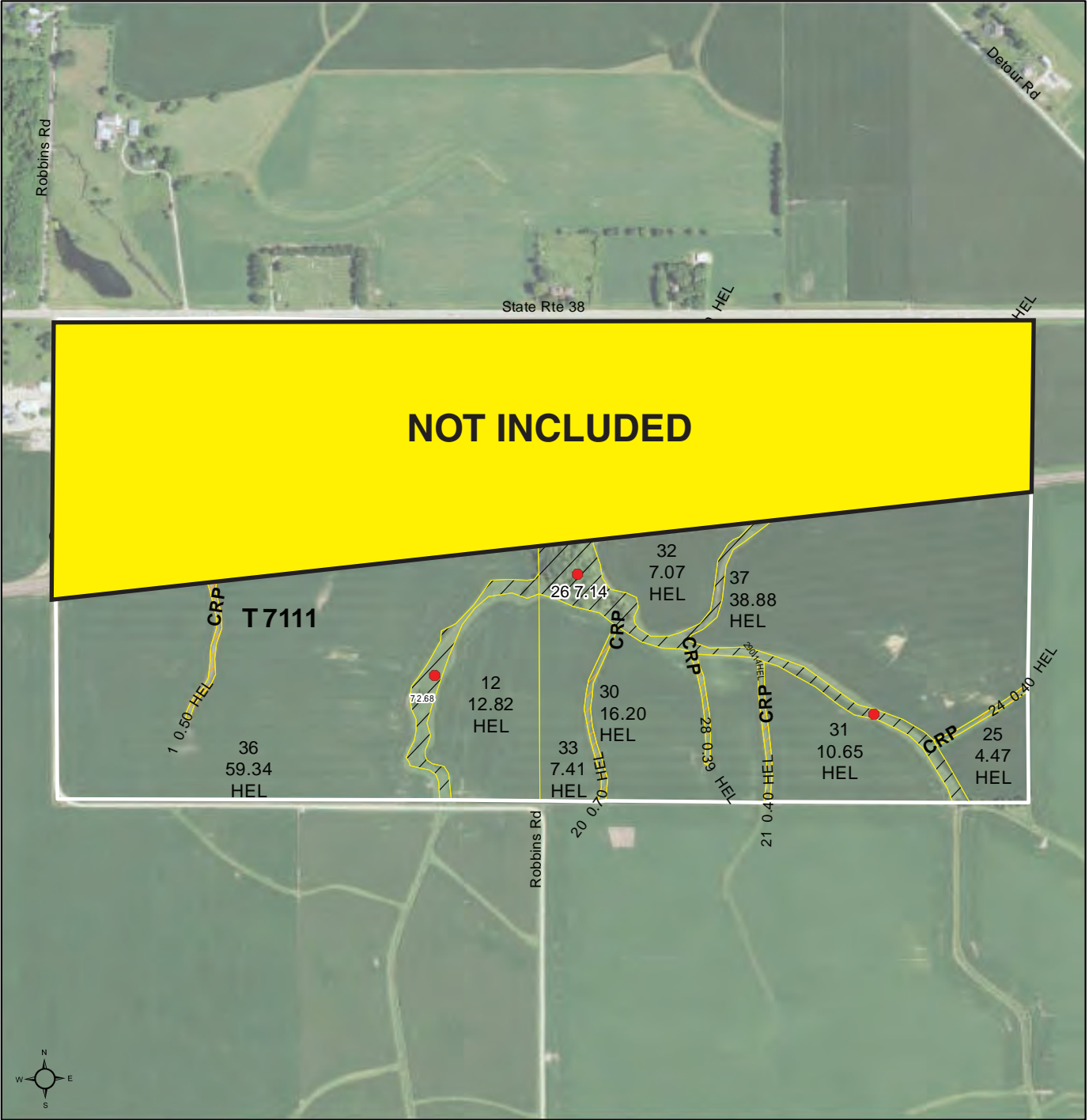
Lee County, IL



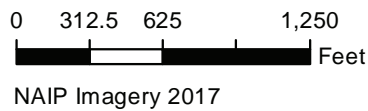


United States Department of Agriculture

Lee County, Illinois



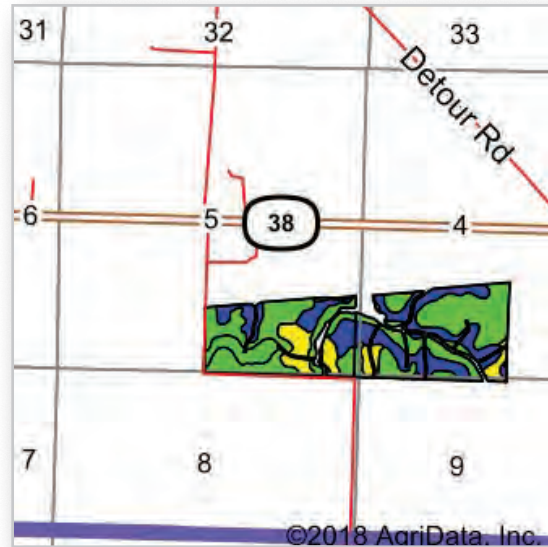
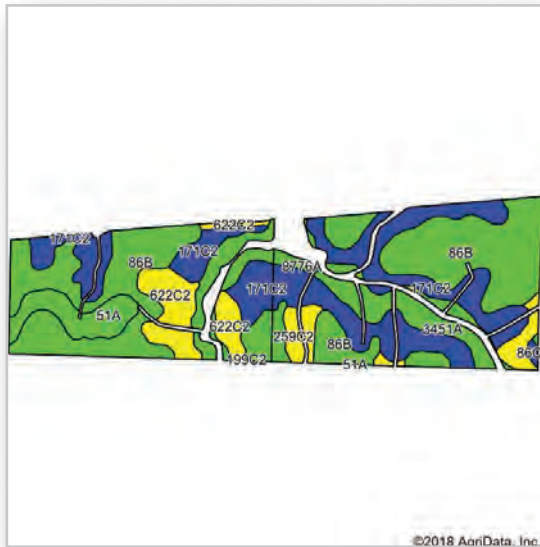
- Common Land Unit**
- CRP
 - Non-Cropland
 - Cropland
 - Tract Boundary
- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions



2018 Program Year
 Map Created December 18, 2017
Farm 8228
Tract 7111

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Area Symbol: IL103, Soil Area Version: 14

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
**86B	Osco silt loam, 2 to 5 percent slopes	64.97	41.7%		FAV	**189	**59	**74	**6.83	0.00	**140
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	44.36	28.5%		FAV	**174	**55	**68	**6.30	0.00	**128
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	12.30	7.9%		FAV	**150	**49	**60	**4.90	0.00	**112
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	10.67	6.8%		FAV	190	61	73	0.00	5.77	140
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	8.16	5.2%		FAV	185	61	69	0.00	5.52	138
51A	Muscataine silt loam, 0 to 2 percent slopes	7.98	5.1%		FAV	200	64	75	0.00	6.02	147
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	6.97	4.5%		FAV	**152	**48	**60	**4.44	0.00	**111
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	0.46	0.3%		FAV	**178	**56	**70	**6.42	0.00	**131
Weighted Average						180.4	57.1	70.3	5.24	0.99	133.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method