

Zimmerman Farm

65.10± acres | Sections 21 & 28 | Dover Township | Bureau County Illinois

Potential Building Site

Cattle Raising Opportunity

Plentiful Wildlife Nearby

pasture (potential building site), 12.5.19



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Professional Land Specialists

ACREAGE

65.10± tax acres
30.51± tillable acres

DESCRIPTION

Part of the SW $\frac{1}{4}$ of Section 21, and part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28, T.17N.-R.9E., Dover Township, Bureau County Illinois

SOILS

Productivity Index - 126.4
predominantly Sawmill, Martinsville, Jasper

IMPROVEMENTS

- Cattle Barn
- Well

FARM LEASE OPEN FOR 2020**PRICE**

\$445,000 (\$6,835.64/ac)

TAXES (2018)

\$992.26 (\$15.24/ac)

PIN

10.21.300.010, 10.28.100.002

FRONTAGE

Co Rd 2010 E (Main St)

**DRIVING DIRECTIONS**

1.0± mi N of Princeton IL corp limits
3.0± mi N of I-80/Main St interchange
61.4± mi E of Moline IL
69.9± mi SW of Rockford IL
90.9± mi S of Bloomington IL
118.0± mi SW of Chicago IL
137.0± mi NE of Springfield IL
GPS 41.437567, -89.469164

cattle barn, 12.5.19

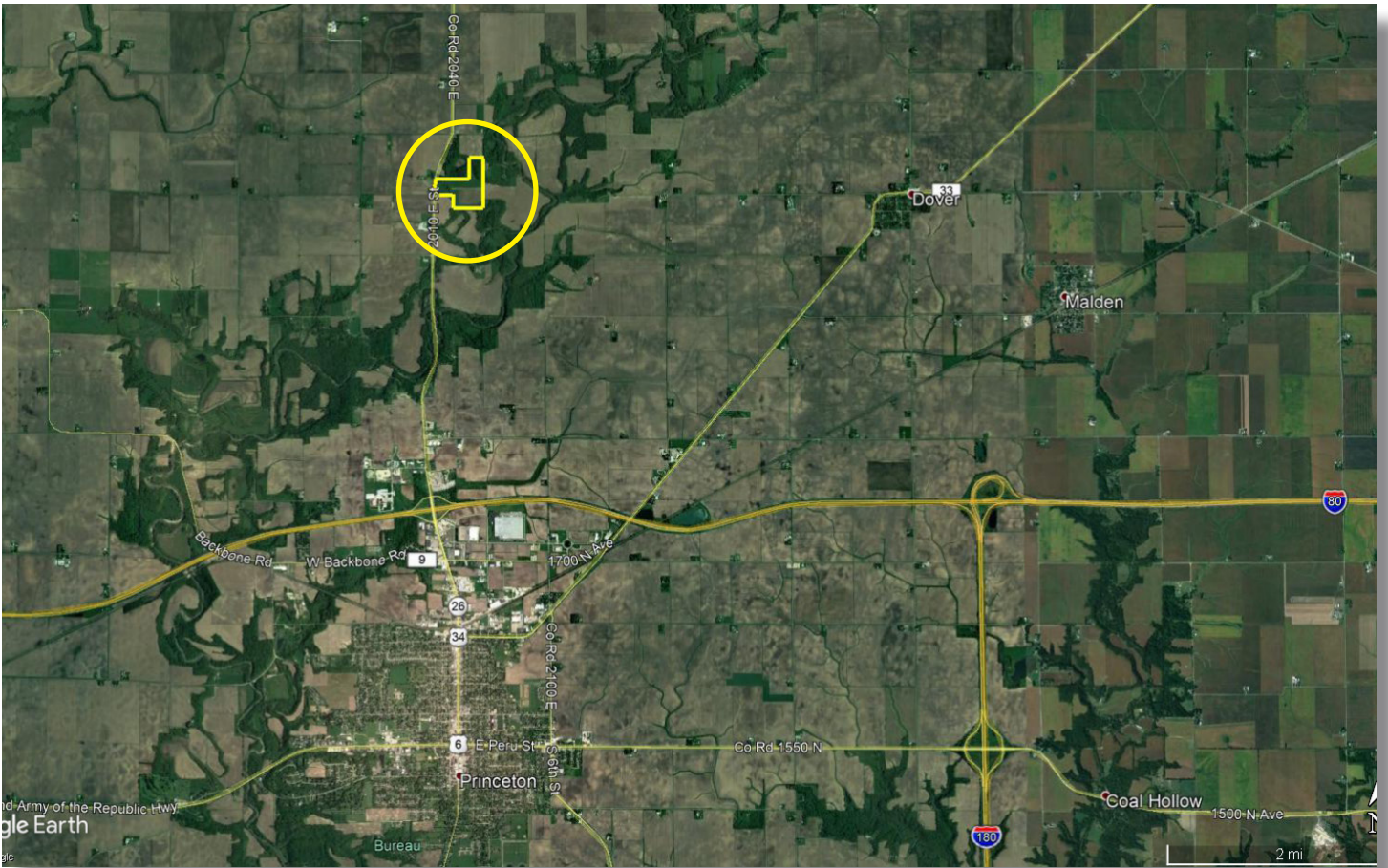


Ideal for Raising Cattle

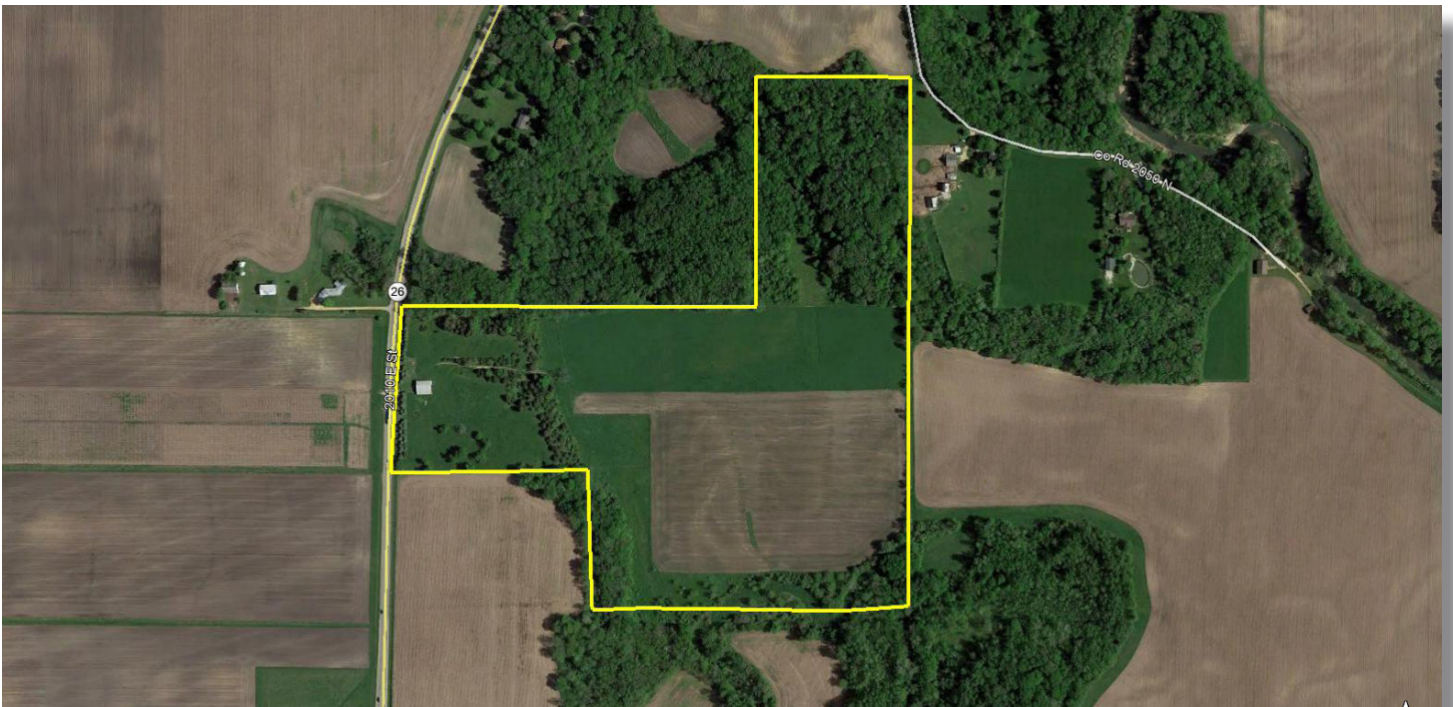
Zimmerman Farm

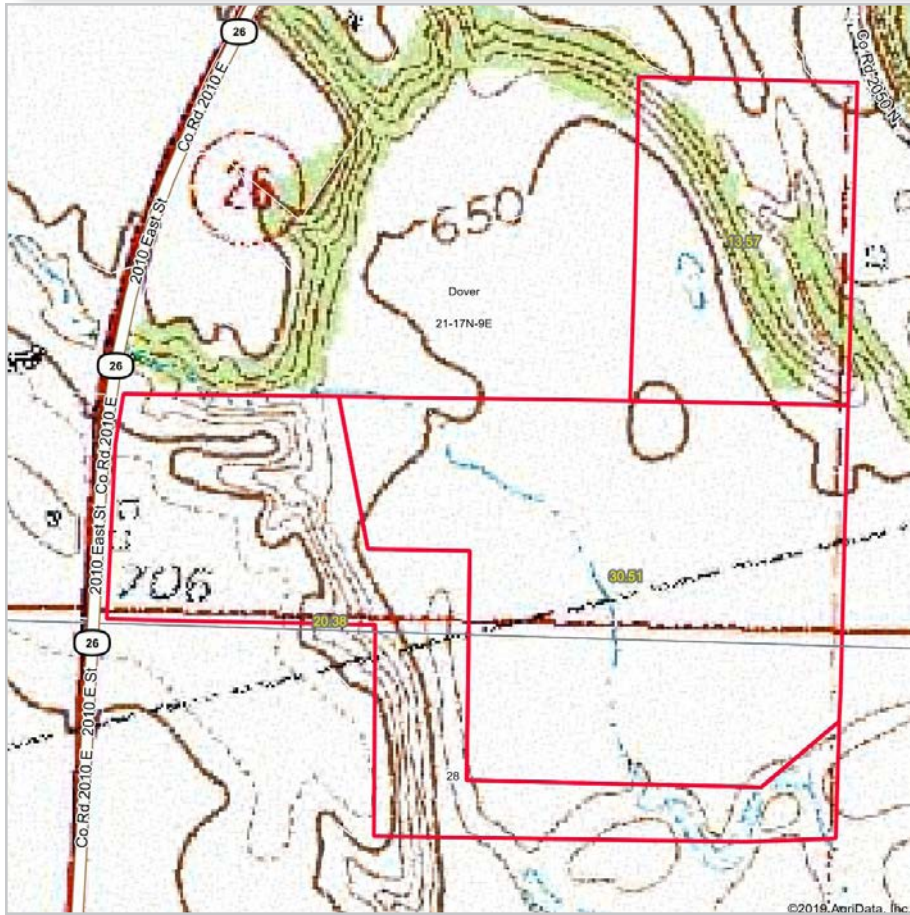
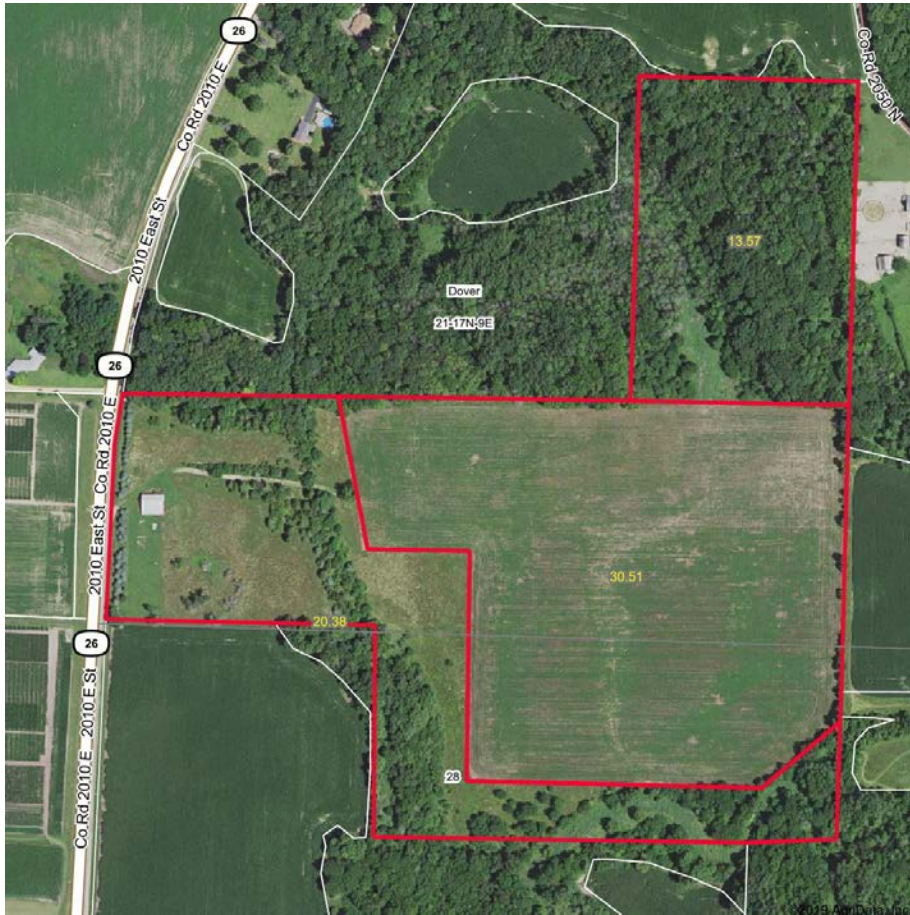
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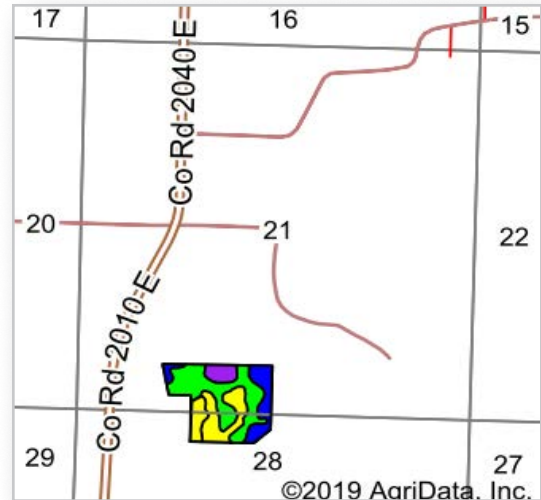
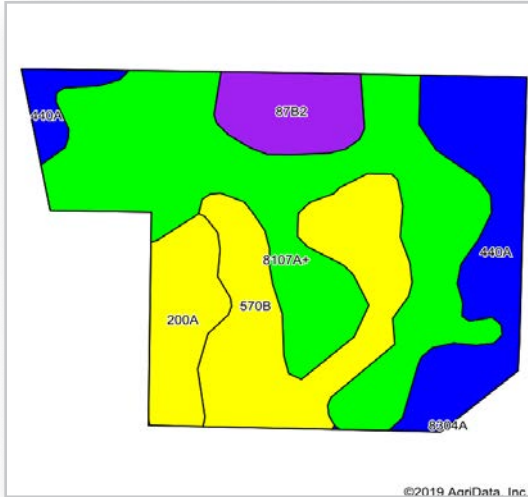
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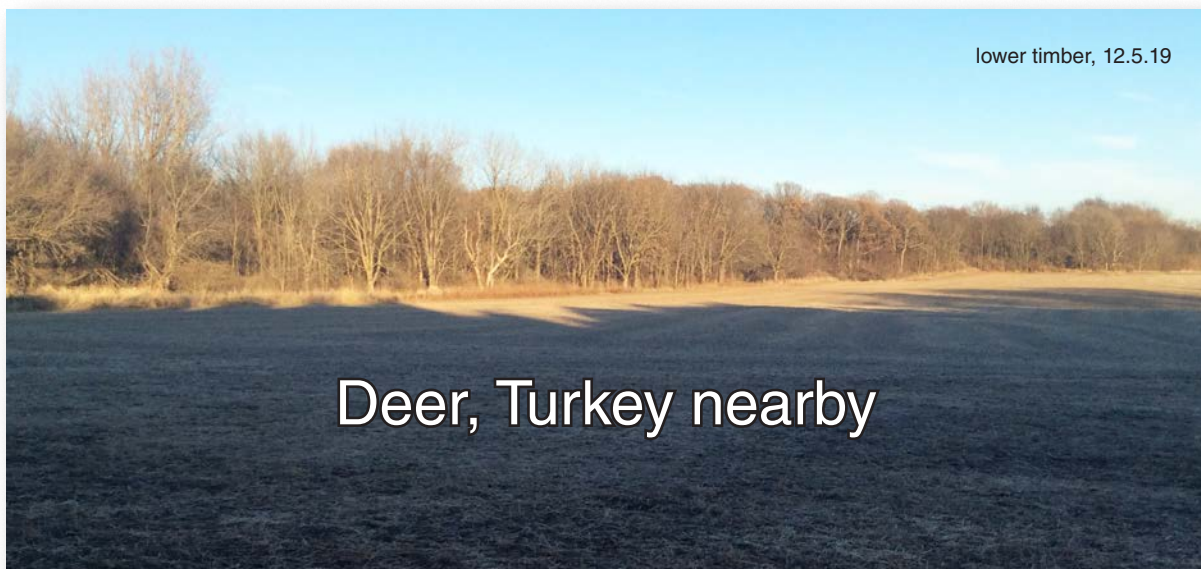




Area Symbol: IL011, Soil Area Version: 16

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 hay, T/A	Grass-legume hay, T/A	Crop productivity index for optimum management
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	13.54	44.4%		FAV	189	60	71	0.00	5.77	139
**570B	Martinsville silt loam, 2 to 5 percent slopes	6.30	20.6%		FAV	**153	**49	**62	**4.47	0.00	**113
440A	Jasper silt loam, 0 to 2 percent slopes	5.77	18.9%		FAV	175	57	71	5.77	0.00	130
200A	Orio loam, 0 to 2 percent slopes	2.61	8.6%		FAV	147	48	59	0.00	4.64	110
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	2.29	7.5%		FAV	**135	**44	**53	**3.22	0.00	**99
Weighted Average						171.3	54.9	66.8	2.26	2.96	126.4

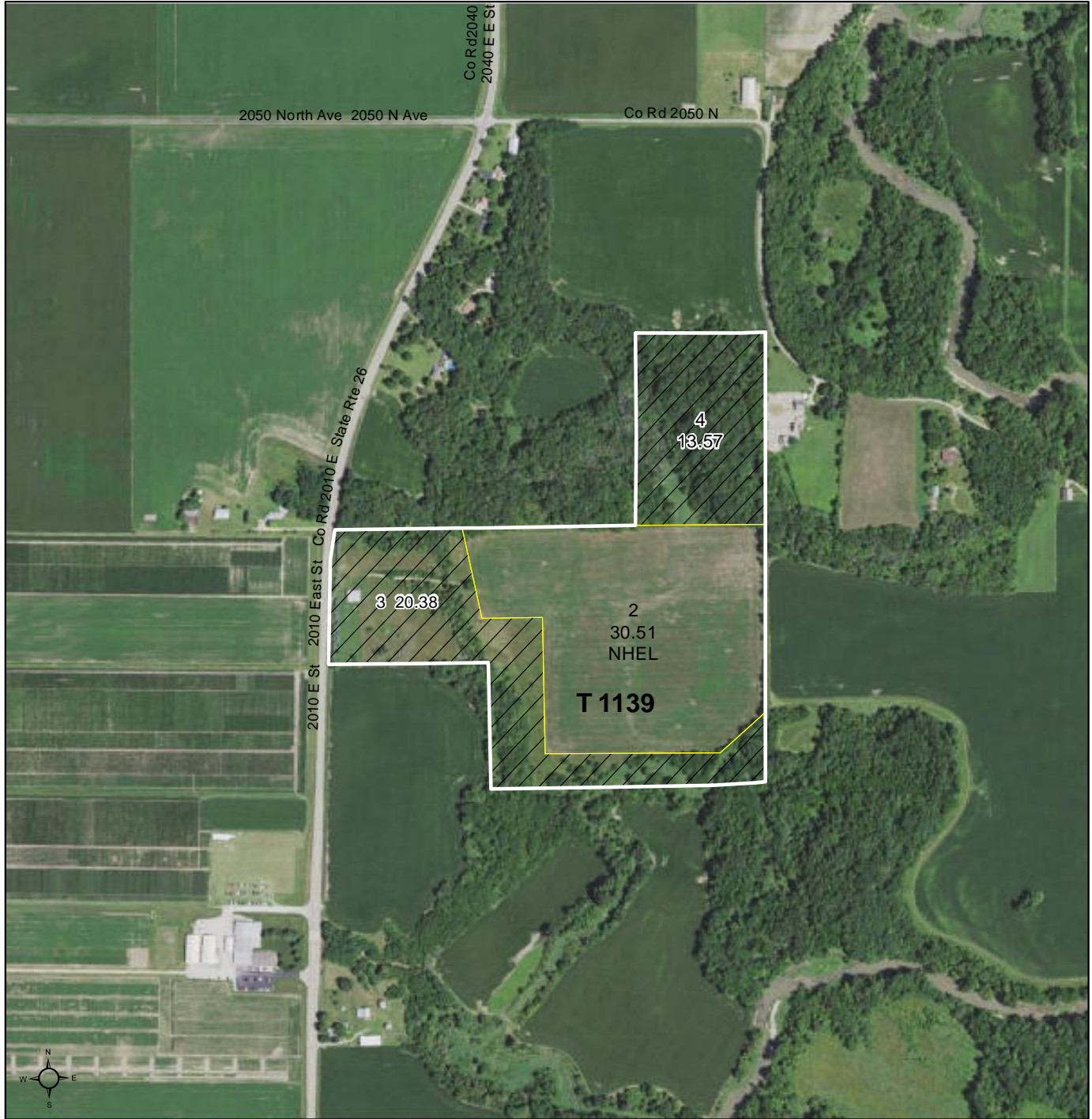
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES 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".
 *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.





United States Department of Agriculture

Bureau County, Illinois



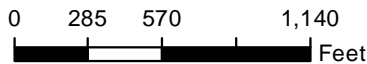
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Boundary



2019 Program Year

Map Created December 03, 2018

Farm 3154 Tract 1139

IL011_T1139

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Land Brokerage | Farm Management | Land Auctions | Land Consulting

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