

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten

Broker/Owner

815-718-2244

Jon Windstrup

Broker

815-440-2679

39.42 Acres For Sale **Route 34 – Leland**

Lasalle County - 4 miles west of Somonauk on Route 34, near Leland, IL

39.42 Total Acres - Nearly All Tillable

Part of Section 16 Adams Township – LaSalle County

Farm is located across Route 34 from the now defunct Leland Airport. At intersection of N 46th Rd and Route 34.

Class A Soils – PI of 142.2

REAL ESTATES TAXES-2014 paid in 2015 - \$1706.58

PIN - 04-16-201-000

PRICE-\$14,000/ Acre

POSSESSION - Immediate – no lease in place for 2016 (subject to change)

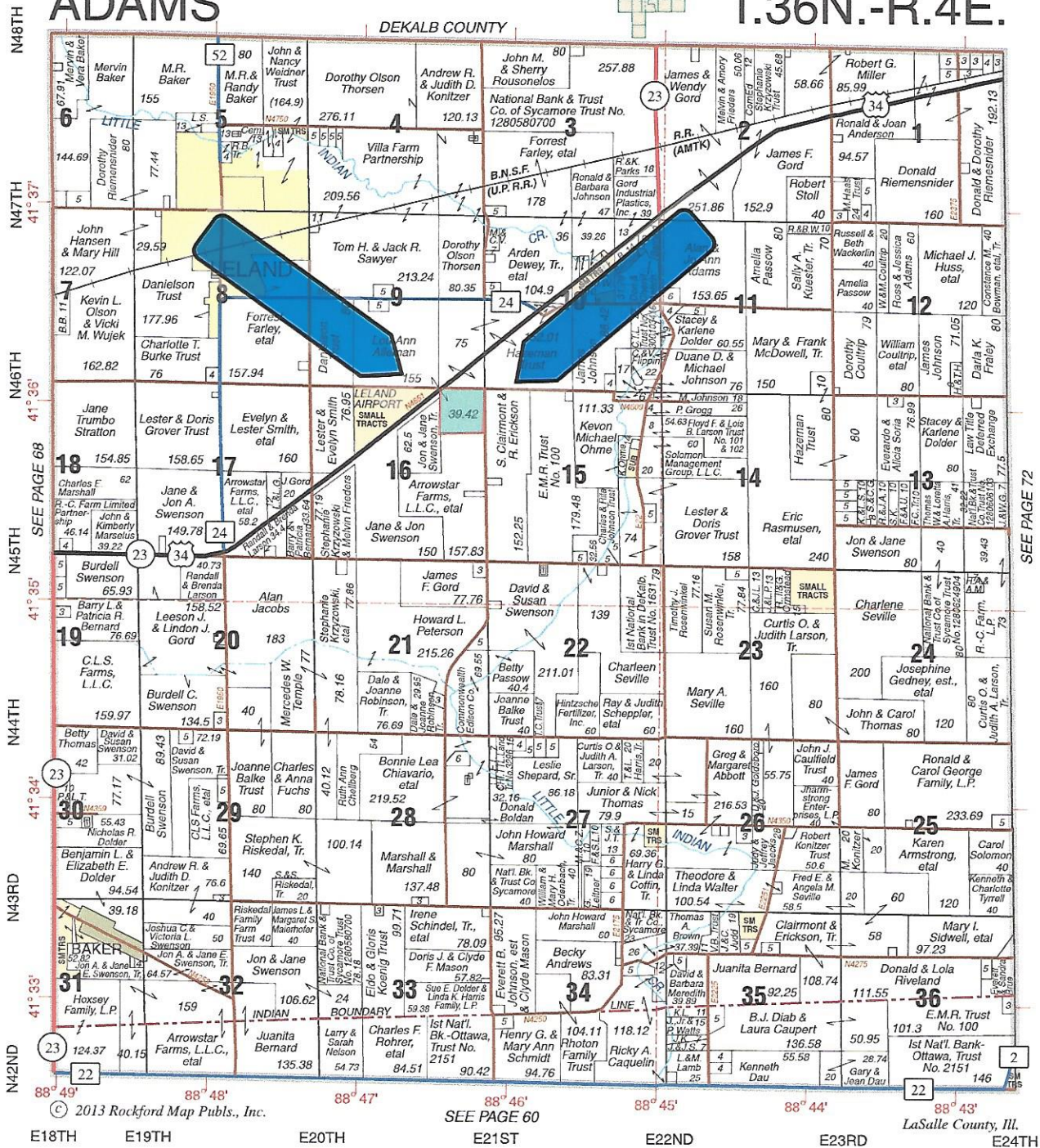
(INFORMATION DEEMED RELIABLE BUT NOT GUARRANTEED)

www.sterlinglandcompany.com

ADAMS

DEKALB COUNTY

T.36N.-R.4E.



STERLING LAND COMPANY

www.sterlinglandcompany.com

Monte Van Kooten
Managing Broker
815-718-2244

Dan Cribben
Broker
815-786-3311

Jon Windstrup
Broker
815-440-2679

Follow us on Twitter
@SLCfarm

306 W. 14th Street • Sterling, Illinois 61081 • agent5841@gmail.com

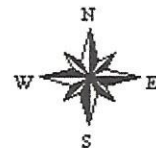
Aerial Map



map center: 41° 35' 51.61, 88° 46' 29.16

0ft 843ft 1686ft

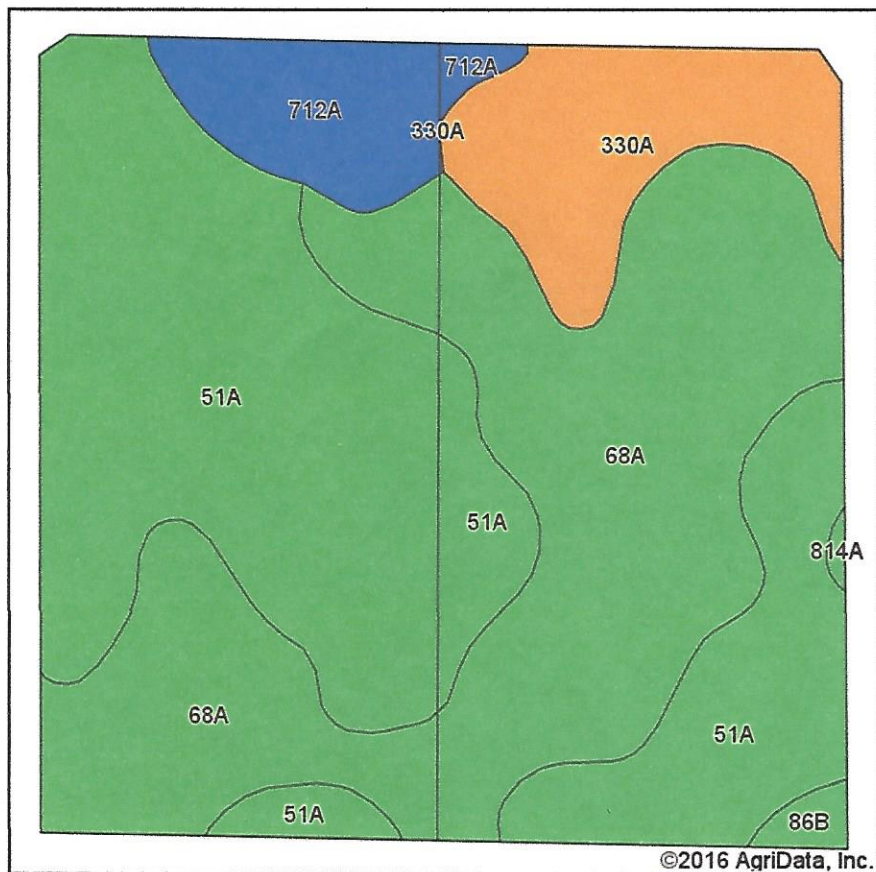
16-36N-4E
La Salle County
Illinois



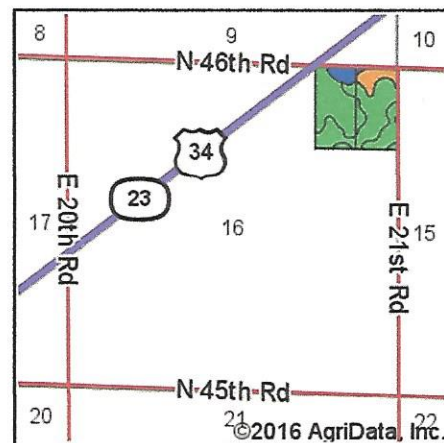
3/16/2016

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **La Salle**
 Location: **16-36N-4E**
 Township: **Adams**
 Acres: **39.23**
 Date: **3/16/2016**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL099, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
51A	Muscataine silt loam, 0 to 2 percent slopes	17.49	44.6%		200	64	75	147
68A	Sable silty clay loam, 0 to 2 percent slopes	15.10	38.5%		192	63	74	143
330A	Peotone silty clay loam, 0 to 2 percent slopes	3.85	9.8%		164	55	61	123
712A	Spaulding silty clay loam, 0 to 2 percent slopes	2.46	6.3%		183	58	68	134
**86B	Osco silt loam, 2 to 5 percent slopes	0.27	0.7%		**189	**59	**74	**140
814A	Muscataine-Buckhart silt loams, 0 to 3 percent slopes	0.06	0.2%		193	62	75	145
Weighted Average					192.2	62.3	72.8	142.2

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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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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