

STERLING LAND COMPANY

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten
Broker/Owner
815-718-2244

Jon Windstrup
Broker
815-440-2679

RUTH E. KELLY TRUST **FARMERS NATIONAL BANK, TRUSTEE**

LAND AUCTION **STERLING LAND COMPANY & AUCTIONEER GORDON STADE**

**Excellent farm to be sold at Deer Valley Golf Club
3298 Hoover Rd. (IL. Route 40)
Deer Grove, IL.
February 20, 2016 @10:AM**

157.04 Total Acres M/L-153.85 Acres Tillable

**This is an excellent farm-nearly level-One field
Class A Quality-Predominately Drummer and Richwood soils**

**SW Quarter of Section 29 (excluding building site)
Tampico Township, Whiteside County**

Productivity Index-136.6

CORN BASE-	100.2 Acres	PLC Yield-137
SOYBEANS BASE-	53.4 Acres	PLC Yield-46

REAL ESTATES TAXES-2014 Paid in 2015

<u>PARCEL #</u>	<u>ACRES</u>	<u>TAXES</u>
22-29-300-002	157.04	\$4,533.18 (Inc. \$235.88 Drainage District Tax)

POSSESSION-Available to farm in 2016.

(INFORMATION DEEMED RELIABLE BUT NOT GUARRANTEED)

**www.sterlinglandcompany.com
Monte Van Kooten Managing Broker**

T.19N.-R.6E.



Aerial Map

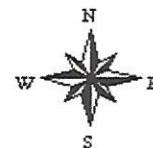


map center: 41° 36' 1.14, 89° 50' 23.88

0ft 833ft 1667ft

29-19N-6E
Whiteside County
Illinois

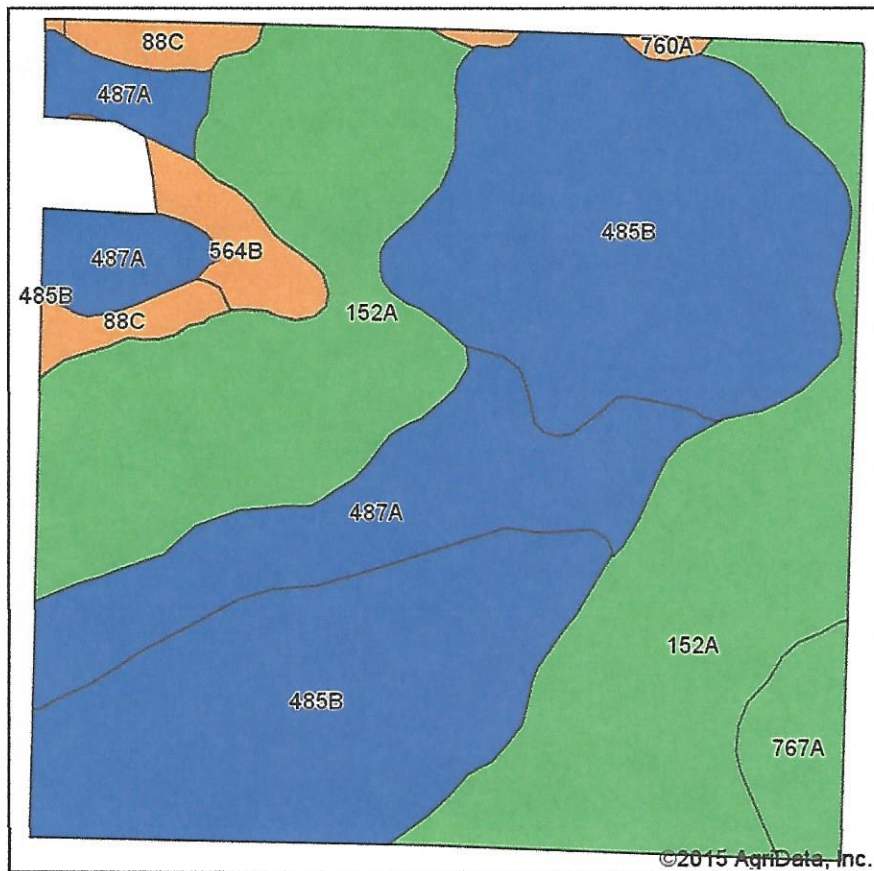
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2015 www.AgrDataInc.com



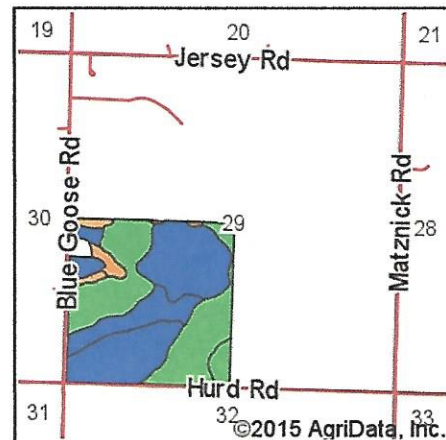
1/12/2016

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soil Map

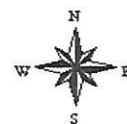


Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Whiteside**
 Location: **29-19N-6E**
 Township: **Tampico**
 Acres: **153.85**
 Date: **1/12/2016**

Maps Provided By:



Area Symbol: IL195, Soil Area Version: 12

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
**485B	Richwood silt loam, 2 to 5 percent slopes	59.42	38.6%		**184	**56	**70	**135
152A	Drummer silty clay loam, 0 to 2 percent slopes	59.39	38.6%		195	63	73	144
487A	Joyce silt loam, 0 to 2 percent slopes	22.84	14.8%		180	57	70	132
767A	Prophetstown silt loam, 0 to 2 percent slopes	4.53	2.9%		190	59	70	138
**88C	Sparta loamy sand, 6 to 12 percent slopes	3.65	2.4%		**115	**40	**49	**89
**564B	Waukegan silt loam, 2 to 5 percent slopes	3.39	2.2%		**160	**52	**62	**118
760A	Marshan loam, sandy substratum, 0 to 2 percent slopes	0.63	0.4%		163	55	65	123
Weighted Average					185.6	58.5	70.5	136.6

Area Symbol: IL195, Soil Area Version: 12

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