

# **STERLING LAND COMPANY**

306 West 14th Street • Sterling, IL 61081

Monte Van Kooten  
Managing Broker  
815-718-2244

## **HENRY COUNTY FARM** **ALBA TOWNSHIP**

**Part of Sections 12 & 13**

**185 Total Acres m/l 181 Acres m/l Cropland.**

**Includes Center Pivot Irrigation system-3 years old.  
Electric motor.**

### **REAL ESTATES TAXES-2014 paid in 2015**

| <b><u>PARCEL #</u></b> | <b><u>ACRES</u></b> | <b><u>TAXES</u></b> |             |
|------------------------|---------------------|---------------------|-------------|
| 10-12-300-008          | 169.72              | \$3,236.56          | \$1,387.50* |
| 10-13-200-003          | 15.38               | 290.26              | \$ 67.68*   |

**\*Portion of the tax bill that goes to the drainage district.**

**PRICE-\$9,500/ Acre**

**POSSESSION-AFTER 2015 HARVEST.**

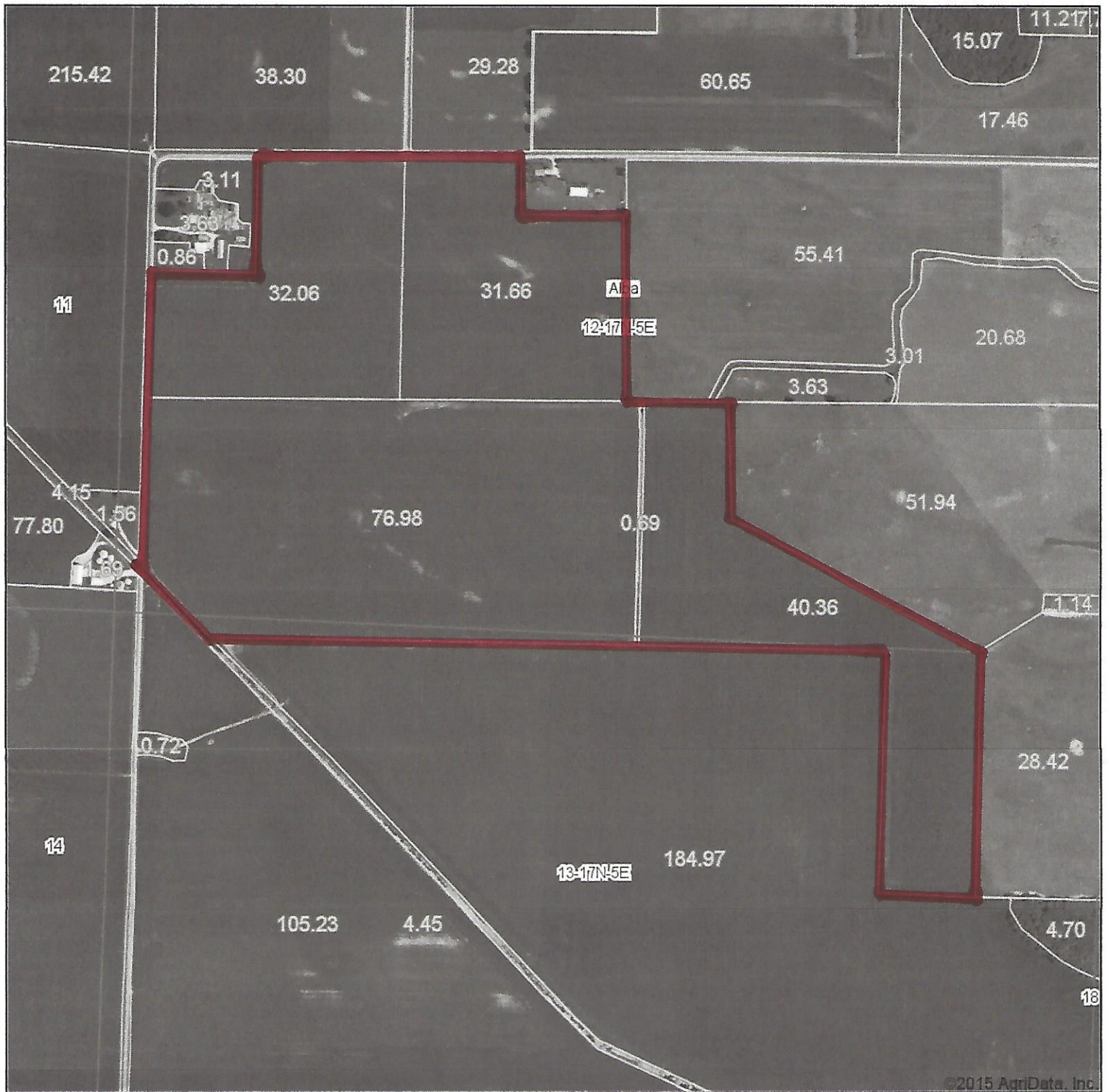
(INFORMATION DEEMED RELIABLE BUT NOT GUARRANTEED)

[www.sterlinglandcompany.com](http://www.sterlinglandcompany.com)

T.17N.-R.5E.



# Aerial Map



©2015 AgriData, Inc.

map center: 41° 28' 6.85, 89° 52' 6.3

scale: 9607

Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com

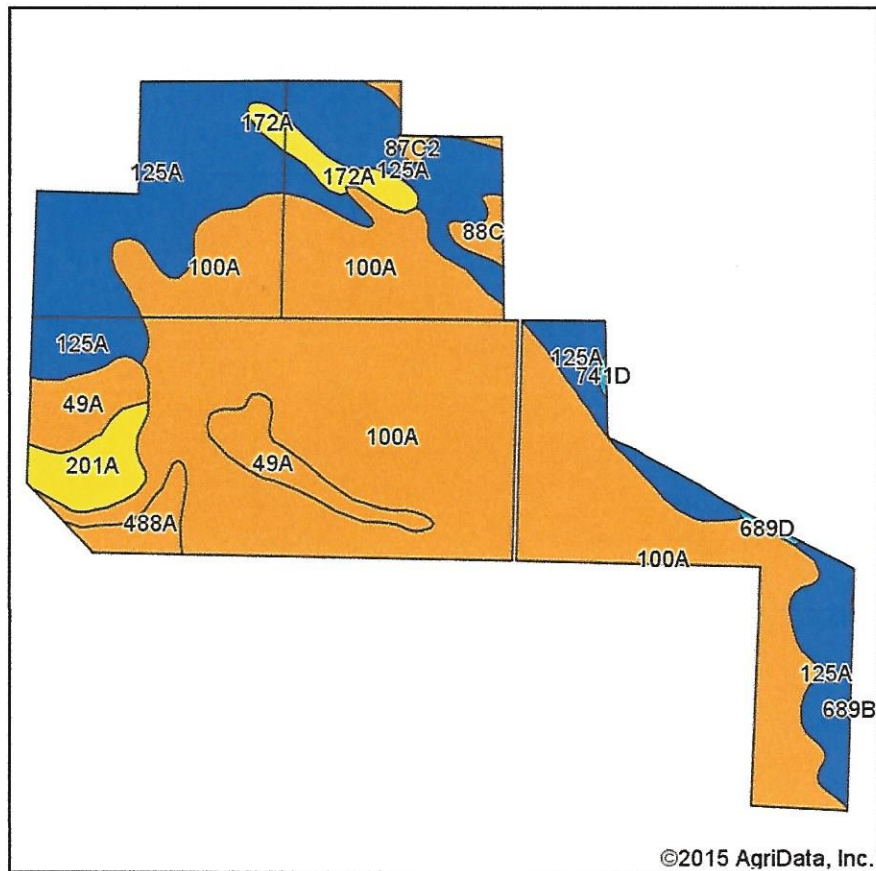
**12-17N-5E**  
**Henry County**  
**Illinois**



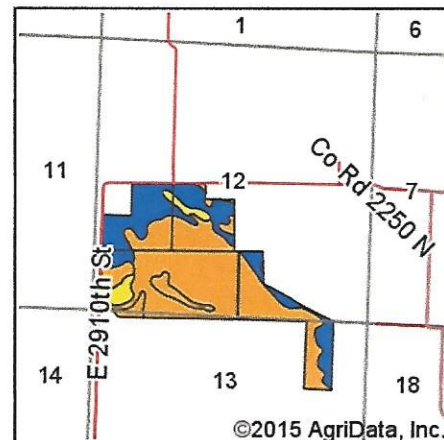
7/8/2015

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: **Henry**  
 Location: **12-17N-5E**  
 Township: **Alba**  
 Acres: **181.06**  
 Date: **7/8/2015**

Maps Provided By:



Area Symbol: IL073, 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 |
|------------------|------------------------------------------------------|--------|------------------|-------------------------------------|-----------|---------------|------------|------------------------------------------------|
| 100A             | Palms muck, 0 to 2 percent slopes                    | 105.78 | 58.4%            |                                     | 161       | 51            | 0          | 118                                            |
| 125A             | Selma loam, 0 to 2 percent slopes                    | 50.71  | 28.0%            |                                     | 176       | 57            | 70         | 129                                            |
| 49A              | Watseka loamy fine sand, 0 to 2 percent slopes       | 10.00  | 5.5%             |                                     | 122       | 41            | 51         | 93                                             |
| 201A             | Gilford fine sandy loam, 0 to 2 percent slopes       | 5.21   | 2.9%             |                                     | 148       | 49            | 59         | 110                                            |
| 172A             | Hoopeston sandy loam, 0 to 2 percent slopes          | 3.36   | 1.9%             |                                     | 147       | 48            | 59         | 109                                            |
| 488A             | Hooppole loam, 0 to 2 percent slopes                 | 3.18   | 1.8%             |                                     | 163       | 54            | 64         | 121                                            |
| **88C            | Sparta loamy sand, 6 to 12 percent slopes            | 1.45   | 0.8%             |                                     | **115     | **40          | **49       | **89                                           |
| **87C2           | Dickinson sandy loam, 5 to 10 percent slopes, eroded | 0.96   | 0.5%             |                                     | **132     | **43          | **52       | **97                                           |
| **689D           | Coloma sand, 7 to 15 percent slopes                  | 0.26   | 0.1%             |                                     | **95      | **30          | **43       | **71                                           |
| **741D           | Oakville fine sand, 7 to 15 percent slopes           | 0.15   | 0.1%             |                                     | **100     | **35          | **44       | **76                                           |
| Weighted Average |                                                      |        |                  |                                     | 161.8     | 51.9          | 27.1       | 118.9                                          |

Area Symbol: IL073, Soil Area Version: 10

**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 (Updated 1/10/2012)

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

\*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.