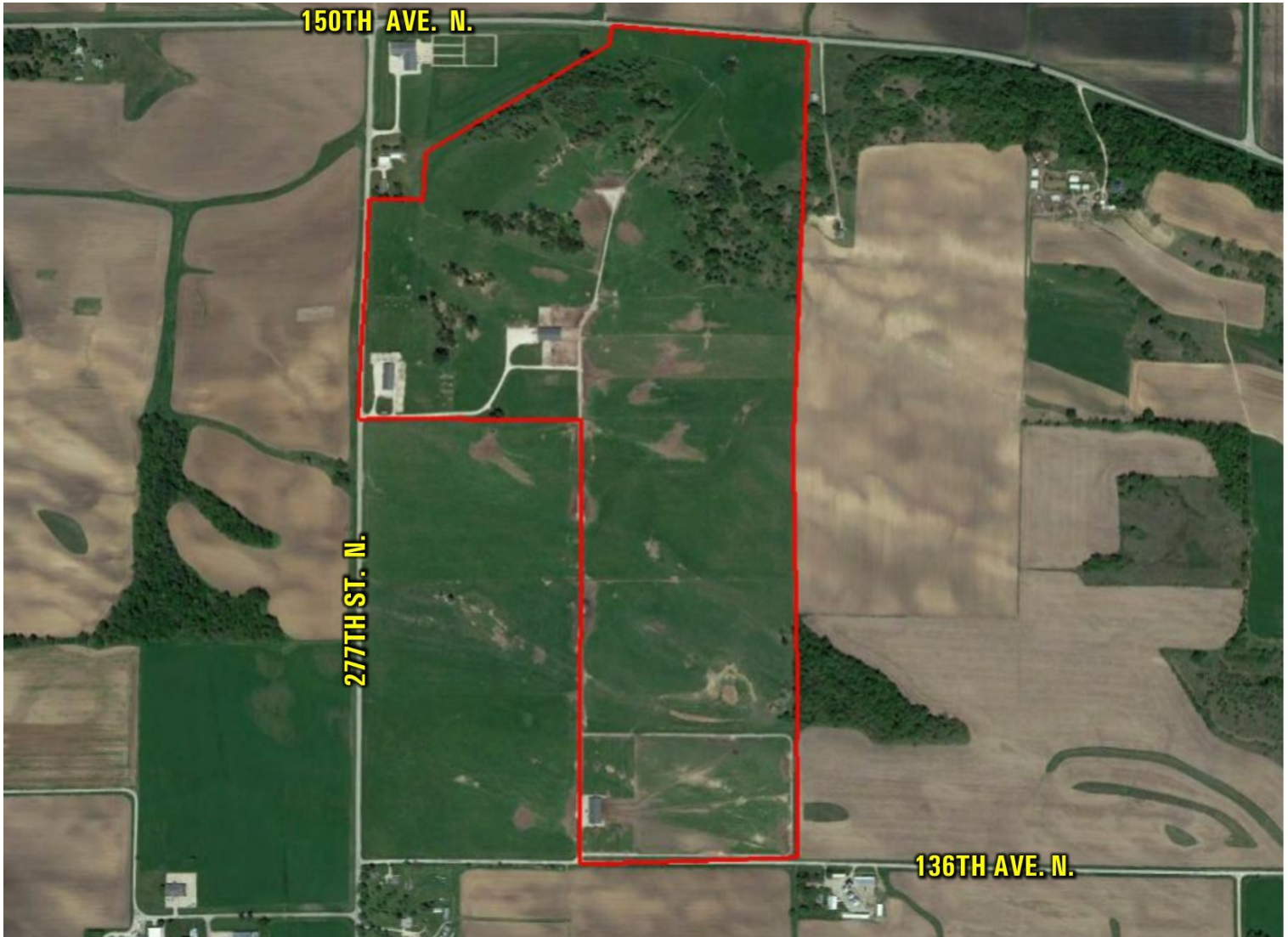


LAND FOR SALE

204.1 SURVEYED ACRES

LISTING #14035

ROCK ISLAND COUNTY, ILLINOIS



DOUGLAS R. YEGGE

C: 563-320-9900
O: 563-659-8185
Doug@PeoplesCompany.com

ALAN MCNEIL

C: 563-321-1125
O: 563-659-8185
Alan@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

204.1 Surveyed Acres, Rock Island County, IL

LEGAL DESCRIPTION:

204.1 surveyed acres, The E. 1/2 of the SE 1/4 and the east 1/2 of the NE 1/4. The W 1/2 of the NE 1/2 with 2 exceptions all in section 2, Township 19 North, Range 2 East of the 4th P.M.

COMMENTS & BUILDING INFORMATION:

Tract consists of improved pastureland with mature trees scattered throughout, making for the perfect amount of shade. This tract also has high tensile perimeter and cross fencing w/ waterers in every pen.

Morton Show Barn – 150'x 60'

(10) Pens – Each pen with waterers

Enclosed rooms including office, feed room, wash bay, clipping room & bathroom

Heated concrete floor w/ drains

Air Conditioned w/ (3) separate units

Individual shutoffs to heat/cool the offices, show pens, etc.

(5) Overhead doors

Several outdoor runs, each w/ waterers

Morton Cow Barn – 135'x 72'

(2) Large pens w/ waterers

(8) Calving pens w/ waterers

Outside alleys can be turned in to additional calving pens

Enclosed rooms including office, bathroom and embryo/AI room

Heated concrete floor w/ drains

Cupola w/ exhaust fans

(6) Overhead doors

Small & large outside pens, each w/ waterers

Each barn has its own drilled well w/ water lines going to all pens

Well-maintained gravel road provides access to show barn, cow barn & all pens

Access is along the north side by 150th Ave. N & along the west side by 277th St. N.

This tract consists of nearly 100% improved pastureland divided into multiple paddocks, all w/ waterers.

High tensile perimeter & cross fences

Morton Livestock Barn – 150'x 72'

Large pens w/ runs extending out to the east (barn open to east)

Concrete floor w/ drains

Several pens/runs outside, each w/ waterer

Well maintained gravel road running around perimeter of pens

Well maintained gravel road provides access to all pens located on this piece

Drilled well 5 provides water to all pens/paddocks located on this piece

A large portion of this tract has been row cropped in past years

Access is along the south side by 136th Ave. N.

TOTAL ACRES:	204.1
PRICE:	\$1,650,000
Price Per Acre:	\$8,084
Owner:	Anderson
Operator:	N/A
County & State:	Rock Island Co., IL
Location:	Cordova
Possession Date:	To be agreed
Drainage Info:	Natural
Average Productivity:	114.8 PI
Taxable Acres:	204.1 Est.
Net RE Taxes:	\$12,654 Est.
Taxes Payable In:	2017
Topography:	Level to Gentle Roll
F.S.A. Information	N/A

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	204.1
Tillable Acres:	N/A
CRP Acres:	N/A
Buildings:	6
Roads:	4.1
Waterways:	N/A
Timber:	N/A
Pasture:	194

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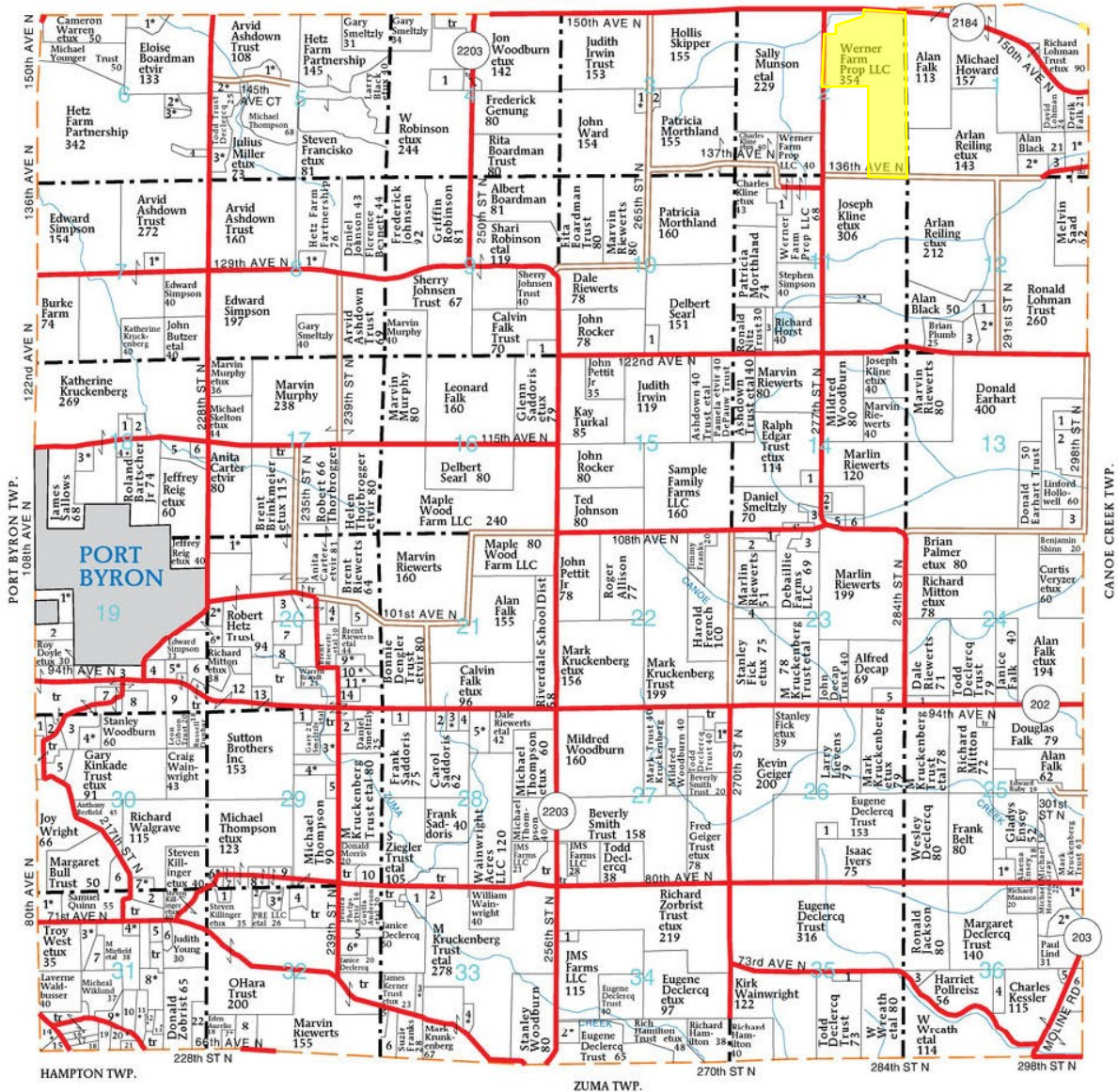
T-19-N

COE PLAT

(Landowners)

CORDOVA TWP.

R-2-E

**COE TOWNSHIP****SECTION 1**

1. Wiatt, Jeffrey 19
2. Black, Alan 13
3. Batterson, Steven 5

SECTION 3

1. Oleson, Erik 6
2. Morthland, Richard 5

SECTION 4

1. Bobs Blacktop Inc 15

SECTION 5

1. Brandt, Barbara 9
2. VanDerwerff, Kirk 8
3. Ingalls, Kevin 8

SECTION 6

1. Boardman, Jillian 12
2. McCaine, Janelle 6
3. Simmons, Jason 5
4. Hawkins, Jason 5

SECTION 7

1. Hetz, Roger 7

SECTION 8

1. Knapp, Roger 6

SECTION 9

1. Carls, Deke 10

SECTION 10

1. Simayitis, Matthew 7

SECTION 11

1. Werner Trust, William 15

2. Kline, Charles 10

3. Carls, Larry 7

SECTION 12

1. Stahl, Ronald 5
2. Wirt Jr, Richard 16
3. Runkle, Anthony 11

SECTION 13

1. Snyder, Steven 12
2. Nelson, William 28
3. Seams, LaVern 10

SECTION 14

1. Botkin, Sarah 5
2. Brown, Julie 5
3. Arnold, Kevin 5
4. Hume, Kim 5

SECTION 15

1. Goss Jr, Robert 5
2. Enders, Wilfred 5

SECTION 16

1. Sallows, James 8
2. Sallows, Stephen 9
3. Enright, Dustin 10
4. Lanza, Karen 5
5. Schutts, Jill 15
6. Wassell, Kelly 5

SECTION 17

1. Klavon, Gary 13
2. DeBaillie Jr, Richard 20
3. First Un Methodist Church 8
4. Cewe, James 10

SECTION 18

1. Sallows, James 8
2. Sallows, Stephen 9
3. Enright, Dustin 10
4. Lanza, Karen 5
5. Schutts, Jill 15
6. Wassell, Kelly 5

SECTION 19

1. Klavon, Gary 13
2. DeBaillie Jr, Richard 20
3. First Un Methodist Church 8
4. Cewe, James 10

5. Garza, Michael 8

6. Wainwright, Donetta 10

7. Woodburn, Bonnie 6

8. Patz, Thomas 5

9. Gibson Trust, Leon 12

SECTION 20

1. Carter, Anita 20
2. Belser, Chris 5
3. Hedeon, Charles 13
4. Blythe, Philip 6
5. Hart, Gale 5
6. Jones, Jeffrey 8
7. Clear Channel Radio 13
8. Schwenneker, William 9
9. Klavon, Dale 10
10. Stagg, David 7
11. Francis, John 9
12. Mitton, William 20
13. Brockmann, William 10
14. Laleman, Lon 6

SECTION 21

1. Smeltzly Trust, Daniel 6
2. Smeltzly, Gerald 11
3. Garcia, Daniel 10
4. Howell, Dane 10
5. Decap Trust, John 8

SECTION 22

1. Churchwell, Robert 6

SECTION 23

1. Churchwell, Robert 6

SECTION 24

1. Churchwell, Robert 6

SECTION 25

1. Ensey Const 8

SECTION 26

1. Hemm, Nicholas 8

SECTION 27

1. Heckler, James 7

SECTION 28

1. Sadorris, Michael 5
2. Enloe, Barry 5
3. Sundvall, Jerry 5
4. Wenninger, Jamie 5
5. Krajinovich, L 18

SECTION 29

1. Clark, Daniel 5
2. Clark, Kimberly 5
3. Vickers, Donald 17
4. Lockaby, Scott 10
5. Grymonprez, Timothy 10
6. VanAcker Trust, James 5
7. Molumby, Matthew 5
8. Searl, Delbert 9
9. Wagner, C 10
10. Wainwright Acres LLC 20

SECTION 30

1. Peterson, Michael 7
2. Kindelsperger, Aron 5
3. Montlieth, Robert 19

SECTION 31

1. Orr, Gary 19
2. Walgrave, Richard 21
3. Adams, Robert 8
4. Bull, Frank 5
5. Claus, Joseph 5
6. Young, Rory 5
7. Griffin, Mark 8
8. Gannon, Anne 19
9. Stearns, Reginald 12
10. Zobrist, Donald 12
11. Mosher, Scott 13
12. Papenhausen, James 5
13. Alexander, Bryan 5
14. Kahl, Barry 13
15. Evans, Anna 8
16. Mardsen, Tammy 5
17. Graham Trust, Christy 5
18. Lightner, Jodie 5
19. Stearns, Reginald 7
20. Webb, Darryl 9
21. Brackevell, Leonard 5
22. Dedobbelaere, JoAnn 15

SECTION 32

1. Gabel, Randall 5
2. Wallace Trust, Rose 6
3. Guthrie, Mark 5
4. Baldwin Jr, Timothy 8
5. Johnson, Ray 10
6. Senh, Amy 10
7. Meiers, Dennis 5
8. Smeltzly, Michael 20

SECTION 33

1. Davis, Terry 12
2. Biehler, Lanny 5
3. Johnson Trust, Ronald 7
4. Bridge 5
5. Sommers, Reed 5
6. Neely, Norman 14

SECTION 34

1. Bussert, Michael 5
2. Declercq, Eugene 7

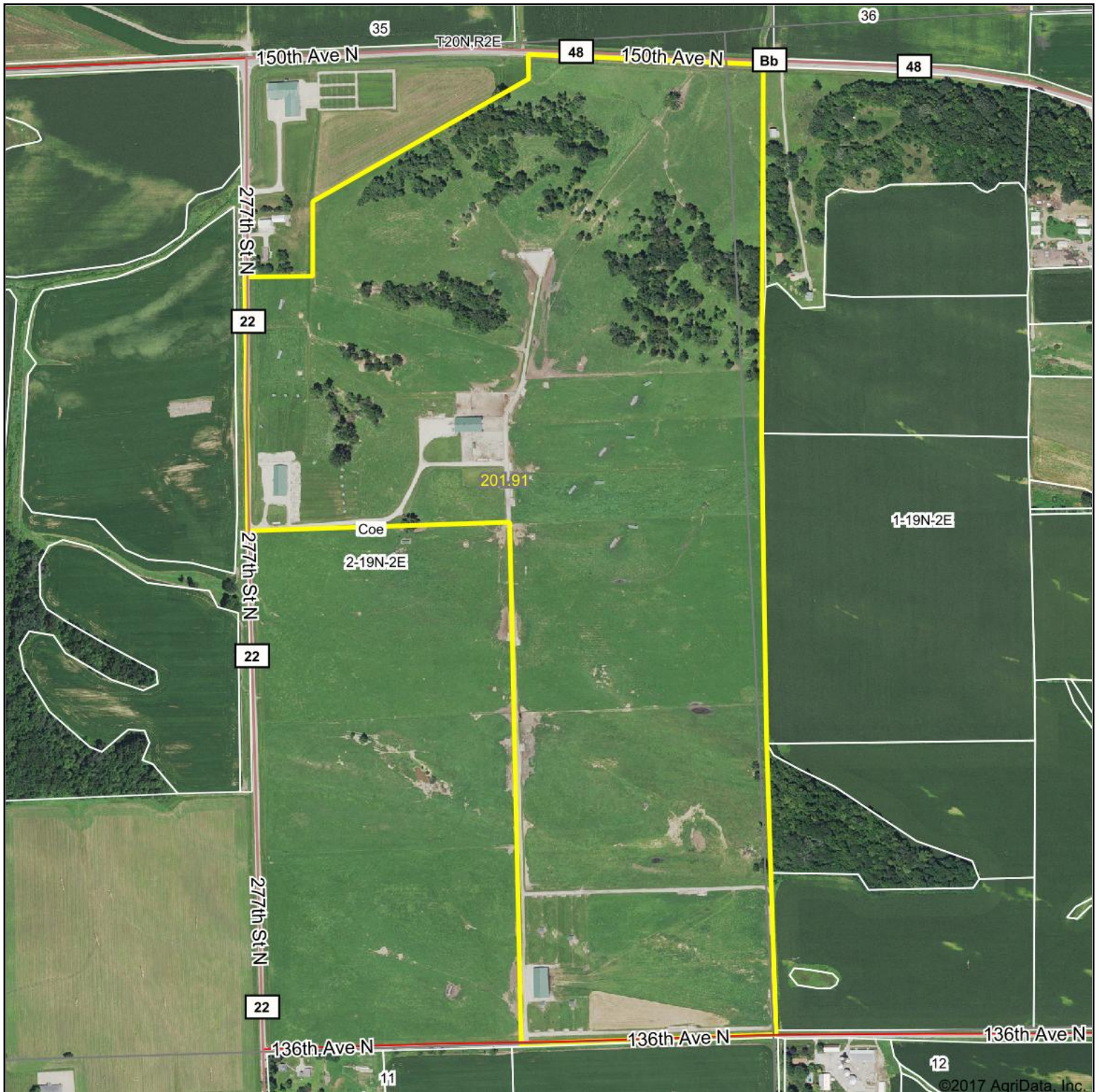
SECTION 35

1. Declercq, Todd 5

SECTION 36

1. Hutton, Robert 10
2. Flachs, Roy 15
3. Pribe, Danny 6
4. Polreis, Anthony 10
5. Riedel, Jerry 5
6. Smeltzly, Gary 13

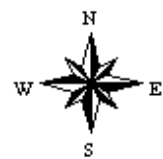
Aerial Map



map center: 41° 39' 50.52, -90° 13' 57.87

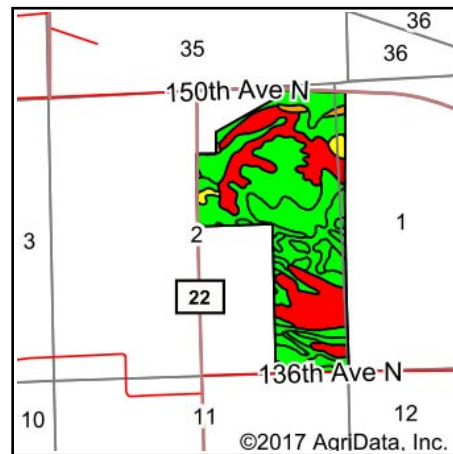
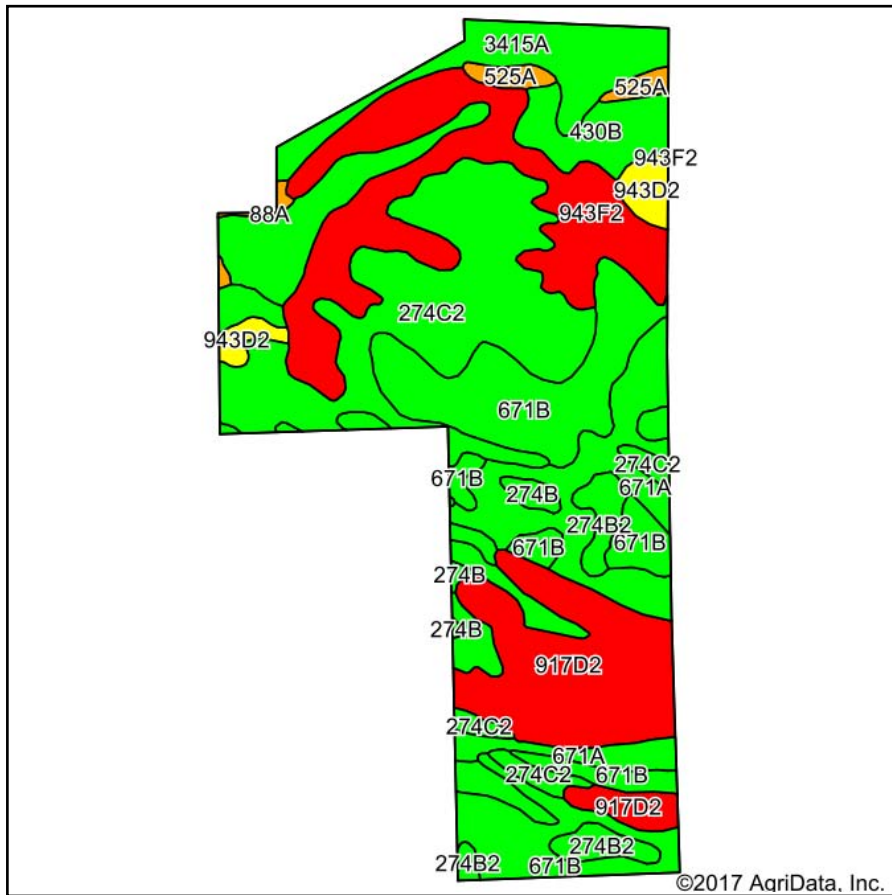


2-19N-2E
Rock Island County
Illinois



10/27/2017

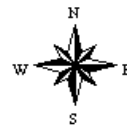
Soils Map



State: **Illinois**
County: **Rock Island**
Location: **2-19N-2E**
Township: **Coe**
Acres: **201.91**
Date: **10/27/2017**



Maps Provided By



Area Symbol: IL161, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Alfalfa hay, T/A	Crop productivity index for optimum management
**671B	Biggsville silt loam, 2 to 5 percent slopes	44.83	22.2%		**193	**60	**70	**101	0.00	**141
**274C2	Seaton silt loam, 5 to 10 percent slopes, eroded	41.48	20.5%		**154	**47	**60	**79	**4.20	**112
**943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	32.56	16.1%		**107	**34	**41	**53	**2.78	**78
**917D2	Oakville-Tell complex, 10 to 18 percent slopes, eroded	25.77	12.8%		**111	**37	**45	**55	0.00	**85
671A	Biggsville silt loam, 0 to 2 percent slopes	23.38	11.6%		195	61	71	102	0.00	142
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	13.66	6.8%		180	57	66	89	0.00	131
**430B	Raddle silt loam, 2 to 5 percent slopes	6.93	3.4%		**187	**58	**72	**96	**6.45	**137
**274B2	Seaton silt loam, 2 to 5 percent slopes, eroded	5.15	2.6%		**158	**48	**61	**81	**4.29	**114
**943D2	Seaton-Timula silt loams, 10 to 18 percent slopes, eroded	3.65	1.8%		**144	**45	**55	**71	**3.75	**105
525A	Joslin loam, bedrock substratum, 0 to 2 percent slopes	2.43	1.2%		129	40	58	75	3.88	95
**274B	Seaton silt loam, 2 to 5 percent slopes	1.45	0.7%		**164	**50	**63	**84	**4.47	**119
88A	Sparta loamy sand, Illinois till plain, 0 to 2 percent slopes	0.62	0.3%		119	41	50	58	0.00	92
Weighted Average					156.8	49.1	59.2	80.4	1.79	114.8

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

b Soils in the southern region were not rated for oats and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa 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.

















150TH AVE. N.

250TH ST. N.

277TH AVE. N.

204.1 AC.



CORDOVA

150TH AVE. N.

204.1 AC.

284TH ST. N.

HWY 202

HILLSDALE

HWY 84

HWY 30