



**NUGENT
CURTIS**
REAL ESTATE, LLC

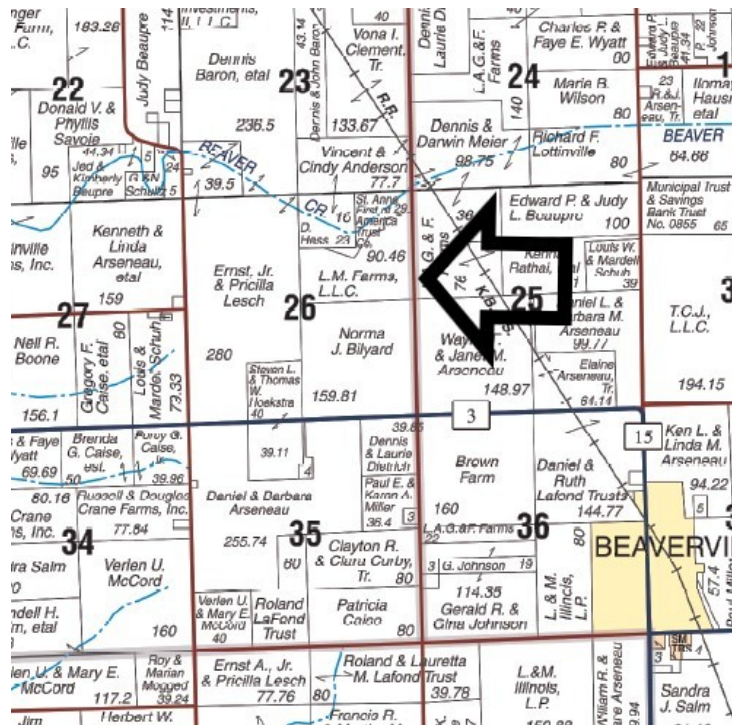


91.54 Acres

Section 26, Papineau Township

Agricultural Land For Sale

SECTION 26, PAPINEAU TOWNSHIP, IROQUOIS COUNTY, IL



OFFERING SUMMARY

Sale Price: \$677,500

Tillable: \$7,000 Per Acre

Timber: \$2,500 Per Acre

PROPERTY OVERVIEW

91.54 Acre parcel.

75 Acres of tillable farmland.

15 Acres of timber.

1.54 acres with 3 bedroom home.

Cropland P.I. is 110.7.

HOME PRICED AT \$115,000

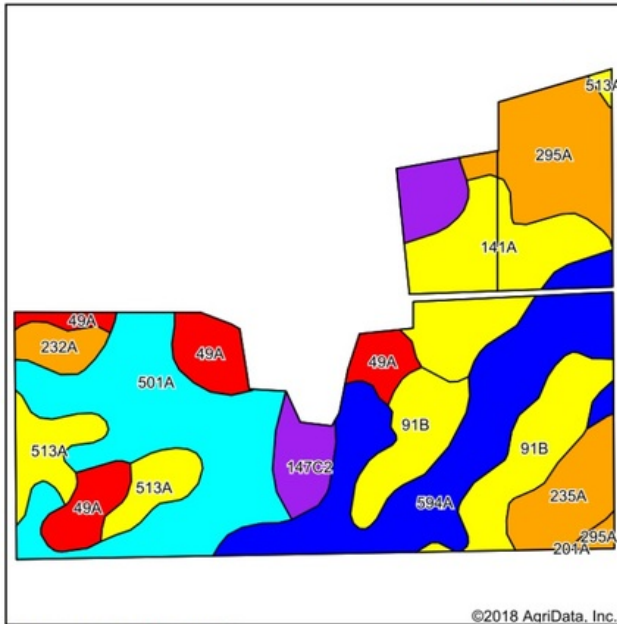
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Soils Map

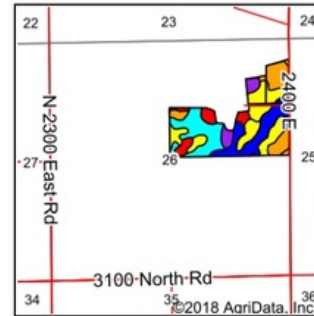
LAND FOR SALE SECTION 26, PAPINEAU TOWNSHIP

Soils Map



Soils data provided by USDA and NRCS.

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State: Illinois
County: Iroquois
Location: 26-29N-12W
Township: Papineau
Acres: 78.3
Date: 11/15/2018



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL075, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
501A	Morocco loamy fine sand, 0 to 2 percent slopes	15.90	20.3%		FAV	112	39	87
594A	Reddick clay loam, 0 to 2 percent slopes	15.06	19.2%		FAV	177	56	130
141A	Wesley fine sandy loam, 0 to 2 percent slopes	9.33	11.9%		FAV	152	49	113
**91B	Swygert silty clay loam, 2 to 4 percent slopes	9.25	11.8%		UNF	**156	**51	**117
295A	Mokena silt loam, 0 to 2 percent slopes	7.37	9.4%		FAV	172	54	126
49A	Watseka loamy fine sand, 0 to 2 percent slopes	6.54	8.4%		FAV	122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	4.83	6.2%		FAV	139	50	108
**147C2	Clarence silty clay loam, 4 to 6 percent slopes, eroded	4.43	5.7%		UNF	**130	**46	**100
235A	Bryce silty clay, 0 to 2 percent slopes	3.93	5.0%		FAV	162	54	121
232A	Ashkum silty clay loam, 0 to 2 percent slopes	1.66	2.1%		FAV	170	56	127
Weighted Average						147.4	48.6	110.7

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

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

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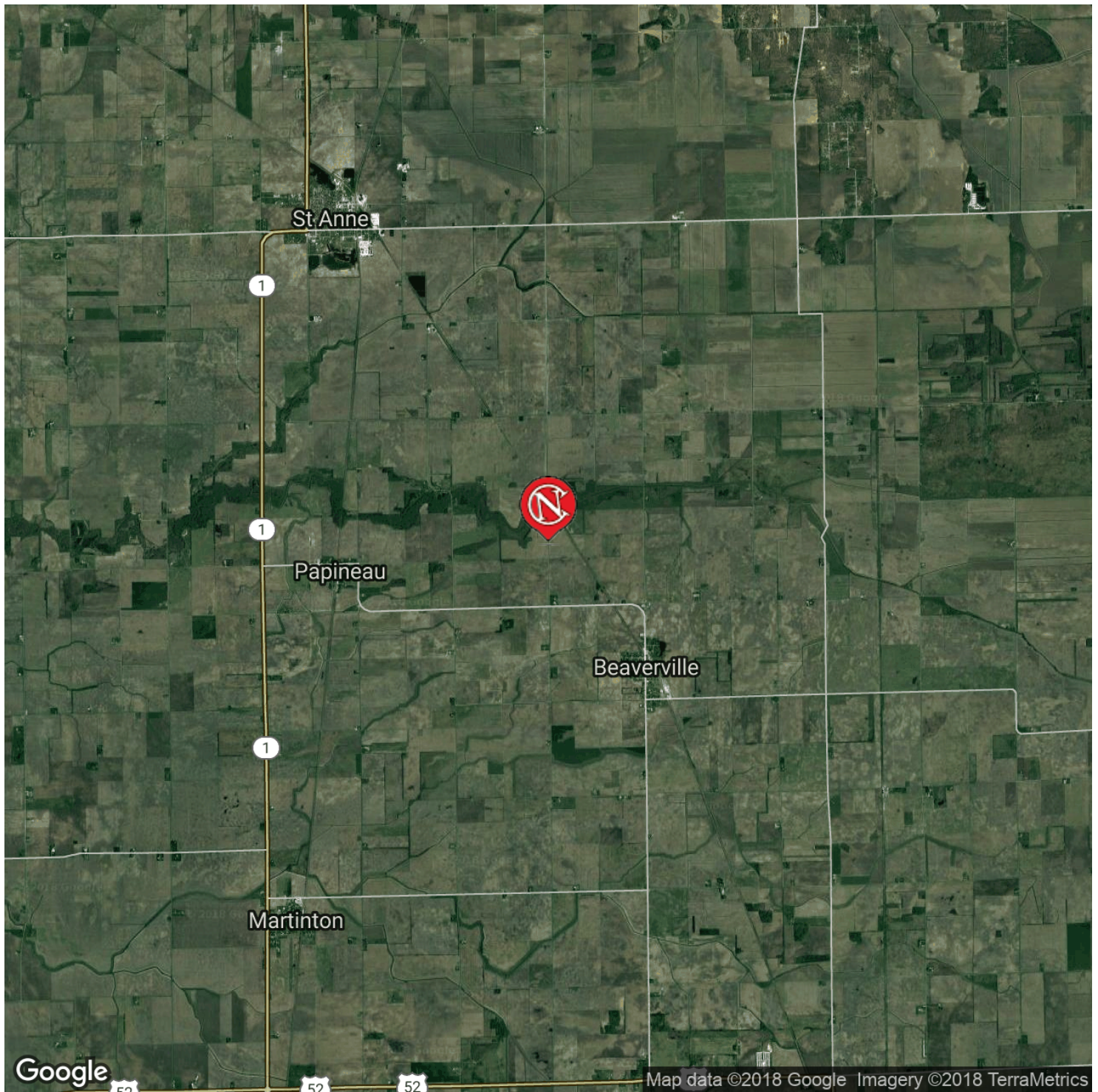
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Location Maps

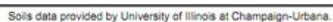
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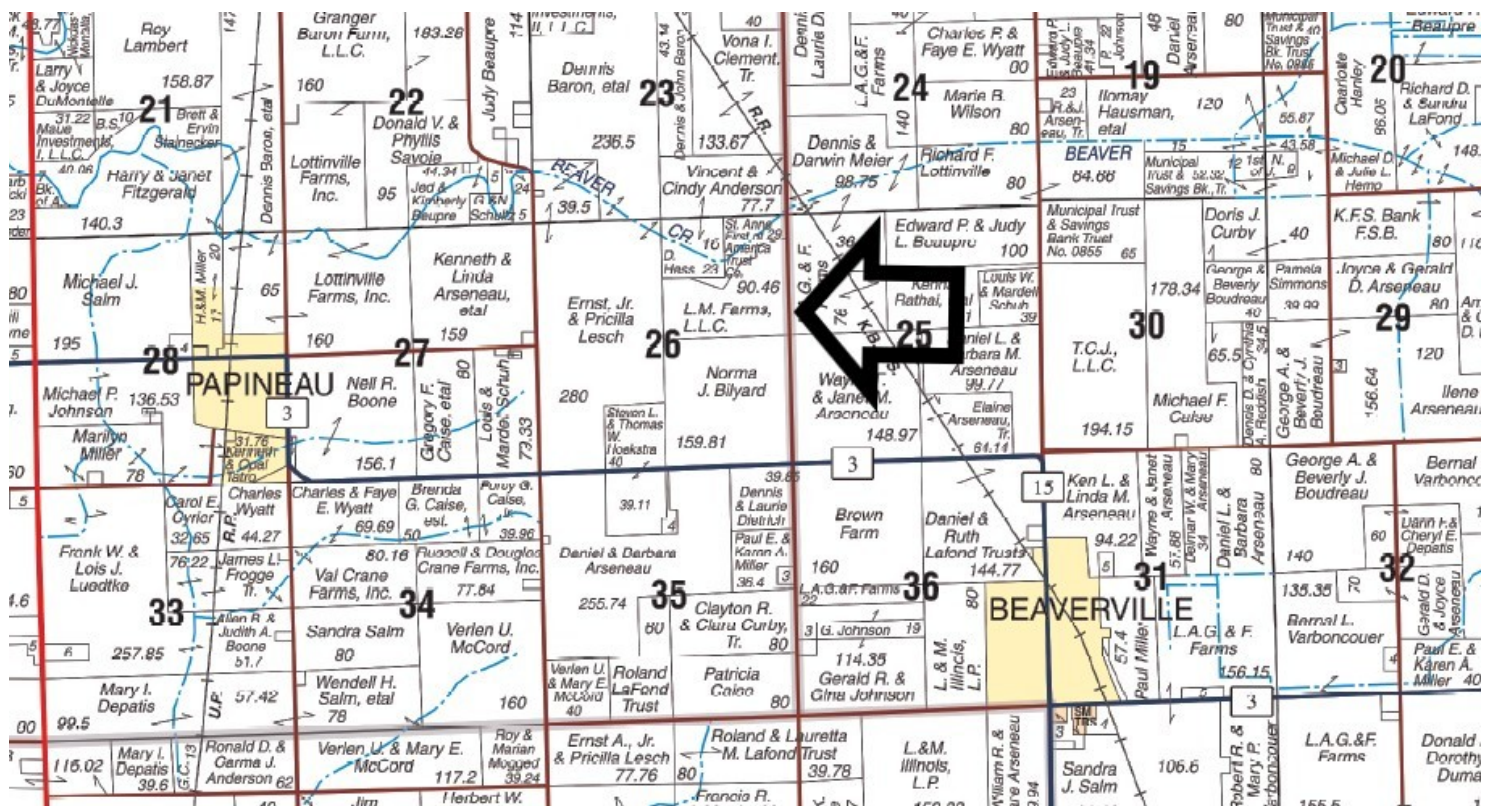


OverView Map



Plat Book

LAND FOR SALE SECTION 26, PAPINEAU TOWNSHIP



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Aerial Map

