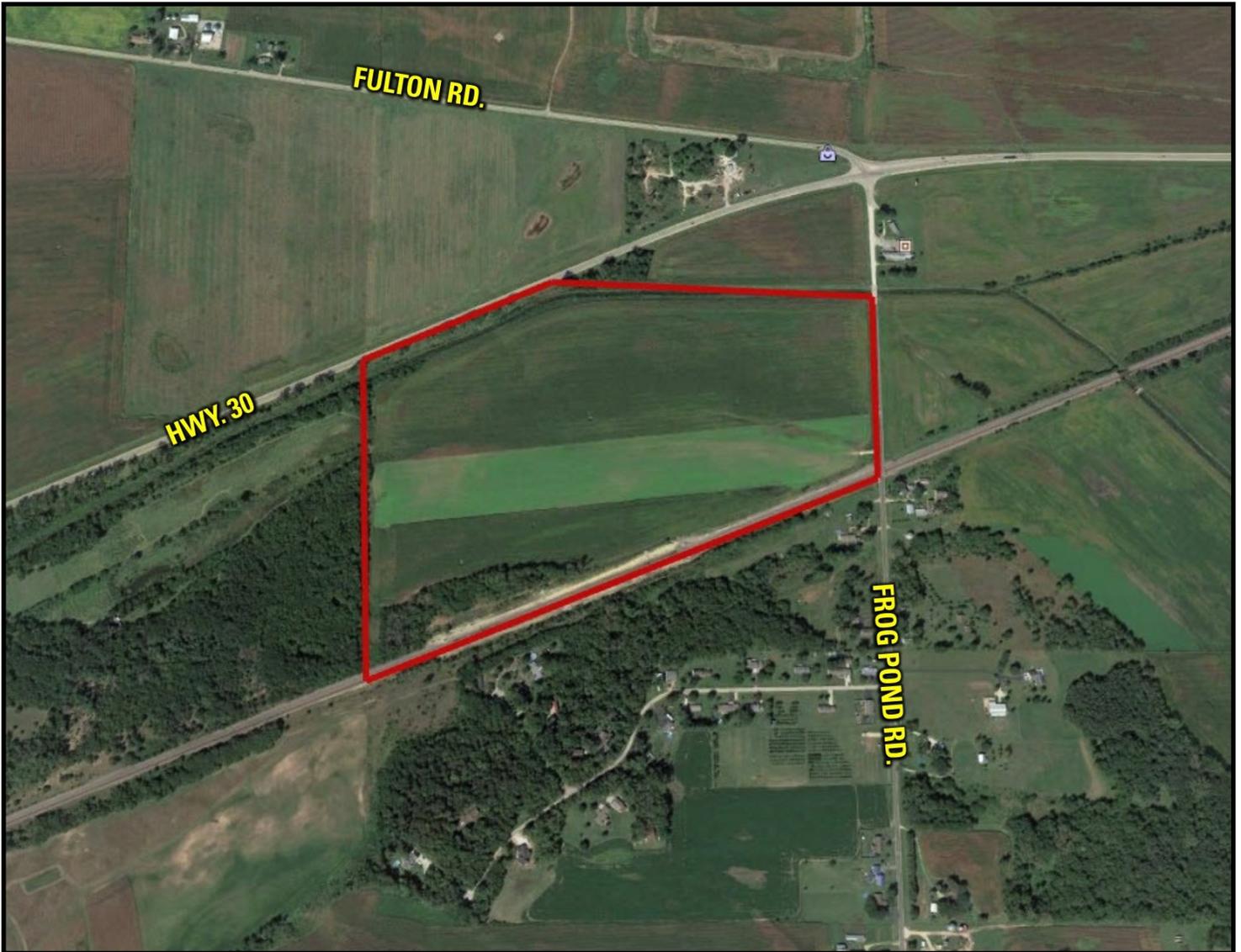


# LAND FOR SALE

LISTING #14602

**80 ACRES M/L**  
WHITESIDE 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

[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

80 a., MOL, lying between US Hwy. 30 and the Union Pacific Railway in the Northeast 1/4 of Section 35, Township 22 North, Range 3 East of the 4th P.M., Whiteside Co., IL

**COMMENTS & BUILDING INFORMATION:**

Peoples Company is proud to present a major land portfolio to the market. This land portfolio consists of 975 acres split up into 6 different tracts located just West of Morrison, Illinois and just East of Clinton, Iowa. This portfolio includes something for everyone, building sites to traditional farmland investment. The tracts are being offered with proposed property boundaries but the final sale of each individual tract or tracts can be adjusted to accommodate a buyers needs or preferences.

The **Ranch** farm consists of 80 acres m/l with 73.61 FSA tillable acres carrying a Productivity Index of 117.7 PI. The balance of the property consists of trees in the Southwest corner of the farm. Primary soils include high producing Dickinson and Medway loams. Several grain markets located nearby including ADM in Clinton Iowa. Property is located just East of Fulton on Highway 30 in Section 35 of Fulton Township.

**LEASE/FSA INFORMATION:**

**TO CONTACT LISTING AGENT:**

Call: **Douglas R. Yegge**  
Cell: 563.320.9900  
Office: 563.659.8185  
Doug@PeoplesCompany.com

Call: **Alan McNeil**  
Cell: 563.321-1125  
Office: 563.659.8185  
Alan@PeoplesCompany.com

**Ranch, 80 Acres M/L, Whiteside County, IL**

<b>TOTAL ACRES:</b>	<b>80</b>
<b>PRICE:</b>	<b>\$592,000</b>
<b>Price Per Acre:</b>	\$7,400
<b>Owner:</b>	Holesinger
<b>Operator:</b>	Holesinger
<b>County &amp; State:</b>	Whiteside Co., IL
<b>Location:</b>	2 East of Fulton, IL
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	117.7 P.I.
<b>Taxable Acres:</b>	76.79
<b>Net RE Taxes:</b>	\$1,053.32
<b>Taxes Payable In:</b>	2018-2019
<b>Topography:</b>	Level

**F.S.A. INFORMATION:**

<b>Farmland:</b>	77.95
<b>Crop Acres:</b>	73.61
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	61.9
<b>Corn Yield:</b>	149
<b>Soybean Base:</b>	11.7
<b>Soybean Yield:</b>	28

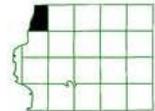
**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	80
<b>Tillable Acres:</b>	73.61
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	2
<b>Waterways:</b>	
<b>Timber/Waste:</b>	4.39
<b>Pasture:</b>	

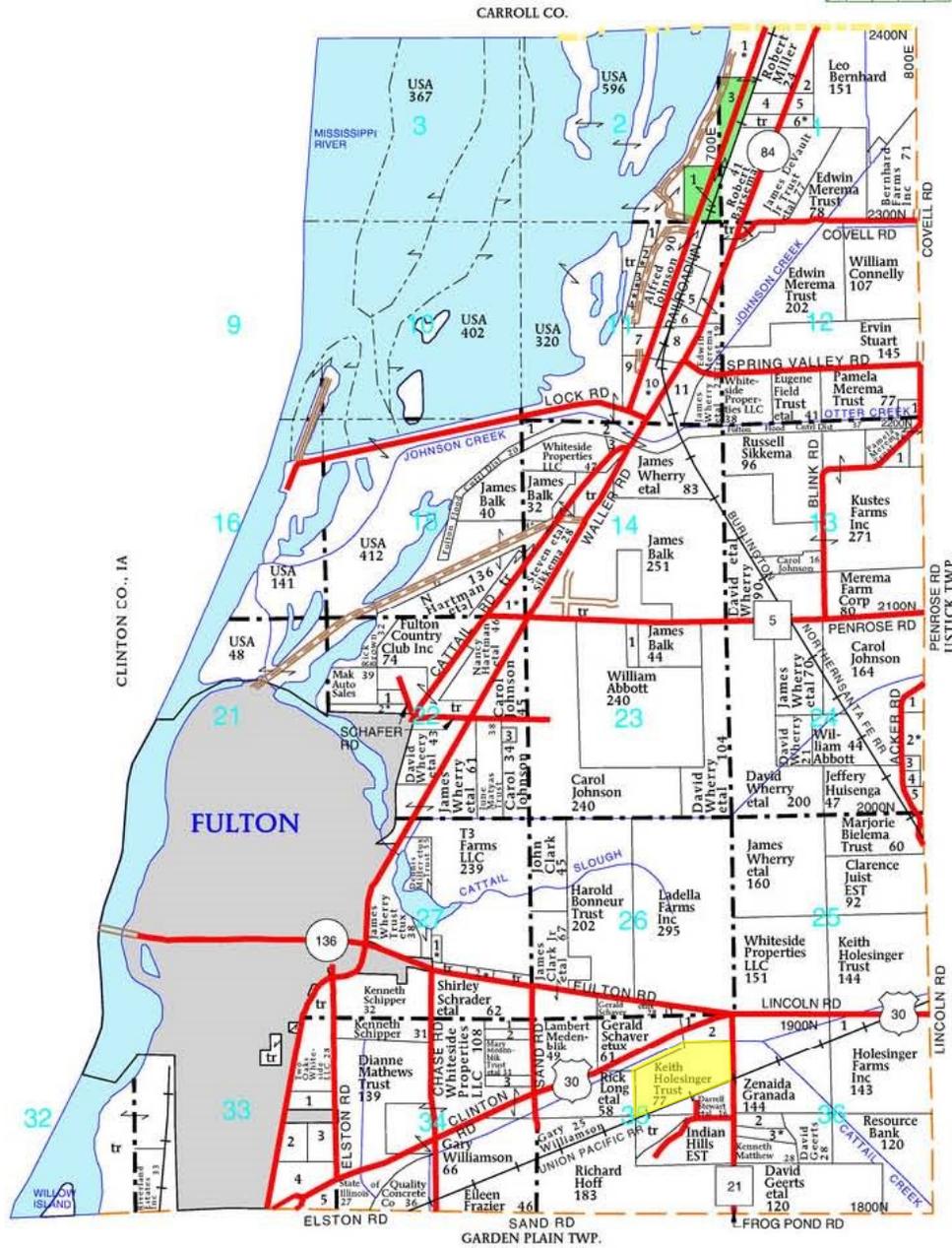
T-22-N

# FULTON PLAT

(Landowners)



R-3-E



### FULTON TOWNSHIP

#### SECTION 1

- Hutto, Byron 22
- McKenzie, Jay 8
- State of Illinois 20
- Walston Jr, Francis 10
- Oberheim, Gary 13
- Morgan, Larry 5

#### SECTION 2

- State of Illinois 21

#### SECTION 11

- Neukirch, Frances 5
- Iburg, Jeffrey 5
- Greve, Floyd 5

- Haley, Michael 6
- McGrogan, Jack 14
- McKenzie, Jay 14
- Fosdick, Jeremy 23
- Edfors, Scott 10
- Schafer Fisheries Inc 11
- Rasche, Simon 8
- Schafer Fisheries Inc 15

#### SECTION 2

- State of Illinois 21

#### SECTION 11

- Neukirch, Frances 5
- Iburg, Jeffrey 5
- Greve, Floyd 5

#### SECTION 13

- Richmond, Priscilla 5
- Widener, Mark 5

#### SECTION 14

- USA 10
- Fulton Flood Cntrl Dist 25
- Balk, James 7
- Hartman, N 8

#### SECTION 15

- Sikkema, Steven 12

#### SECTION 22

- McFleets LLC 5
- Driscoll Jr, James 10
- American Tower Corp 6

#### SECTION 23

- Parker, Paul 10

#### SECTION 24

- Wendling Quarries 10
- Rustic Trust, Ronald 9
- Hanson Trust, Yvonne 5
- Kelley, Dennis 5
- Hayen Trust, Gregory 7

#### SECTION 26

- Bramm, Gordon 7

#### SECTION 27

- Zajcek, Bernard 6
- Addington, Betty 6

#### SECTION 33

- Stoecker Trust, Brent 5

- Sloan Implement Co Inc 16
- Mathews Trust, Dianne 13
- Agri King Inc 10
- Peterson Trust, Allen 14

#### SECTION 34

- Loncar, Danny 5
- Haring, Harvey 10
- Cilia, Pico 10

#### SECTION 35

- Bramm, Gordon 5
- Bonneur Trust, Harold 15

#### SECTION 36

- VanKampen, John 10
- Walker, Mark 14
- Walker, Mark 10

# Aerial Map - Total Acres per Whiteside Co. FSA



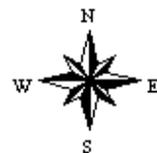
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Map Center: 41° 51' 9.65, -90° 7' 0.32



**35-22N-3E**  
**Whiteside County**  
**Illinois**



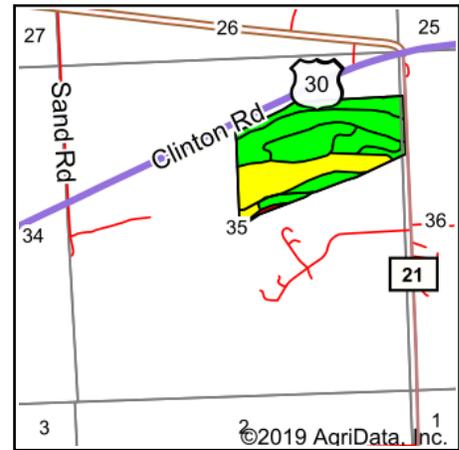
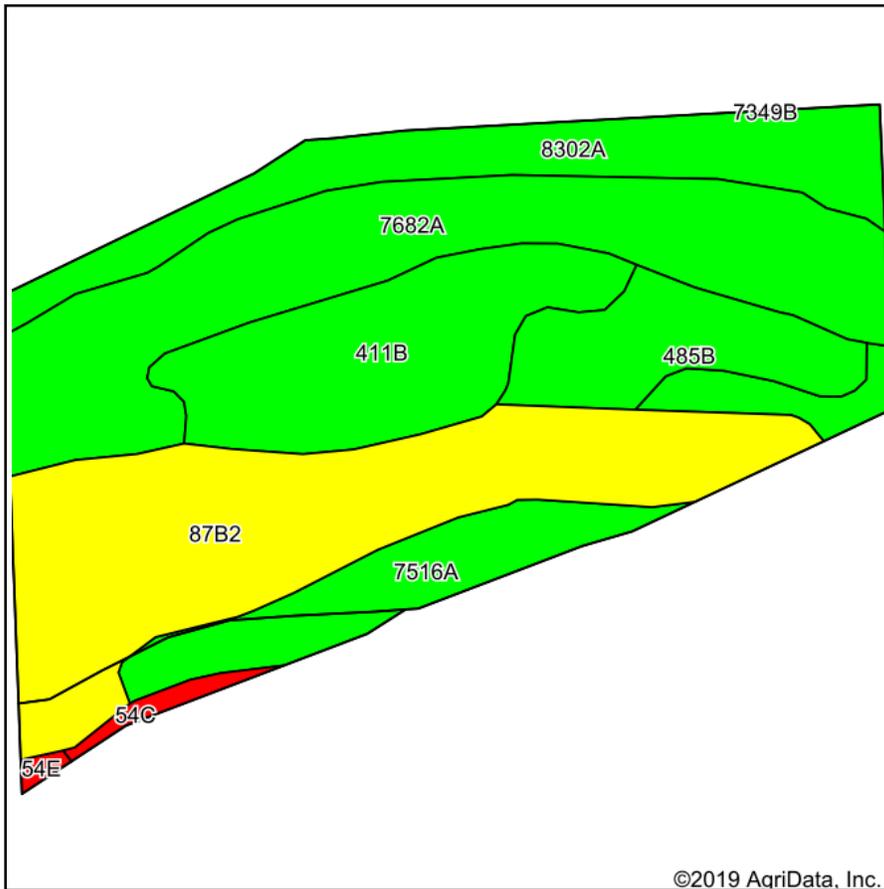
7/12/2019



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

# Soils Map - Total Acres per Whiteside Co. FSA



State: **Illinois**  
 County: **Whiteside**  
 Location: **35-22N-3E**  
 Township: **Fulton**  
 Acres: **77.95**  
 Date: **7/12/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL195, Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	Il. 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
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	21.60	27.7%		**135	**44	**53	**70	**3.22	**99
7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	19.60	25.1%		176	57	69	85	5.64	131
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	11.91	15.3%		154	50	61	75	0.00	114
**411B	Ashdale silt loam, 2 to 5 percent slopes	11.39	14.6%		**168	**53	**67	**92	**5.22	**124
7516A	Faxon silty clay loam, 0 to 2 percent slopes, rarely flooded	6.44	8.3%		154	51	59	82	0.00	115
**485B	Richwood silt loam, 2 to 5 percent slopes	6.11	7.8%		**184	**56	**70	**101	**6.45	**135
**54C	Plainfield sand, 6 to 12 percent slopes	0.67	0.9%		**96	**33	**39	**47	0.00	**74
**54E	Plainfield sand, 12 to 20 percent slopes	0.23	0.3%		**86	**30	**35	**42	0.00	**66
<b>Weighted Average</b>					<b>158</b>	<b>50.9</b>	<b>61.9</b>	<b>80.9</b>	<b>3.58</b>	<b>116.8</b>

**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

**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.

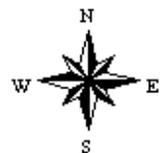
# Aerial Map - Tillable Acres



Map Center: 41° 51' 15.37, -90° 6' 59.41



**35-22N-3E**  
**Whiteside County**  
**Illinois**

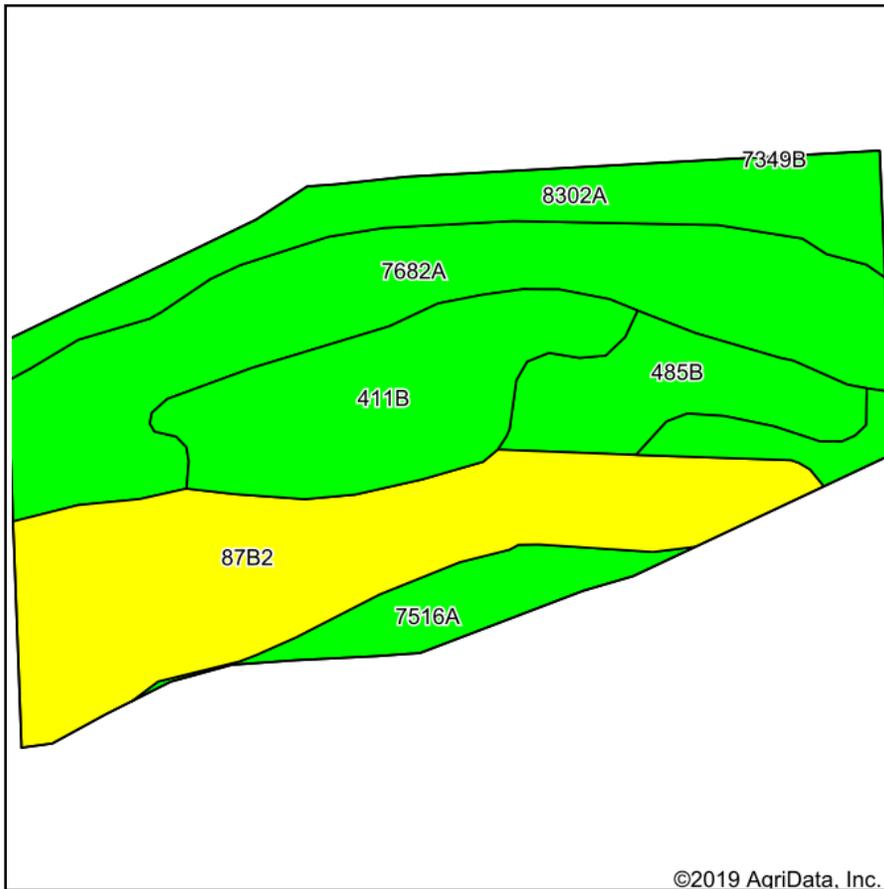


7/12/2019



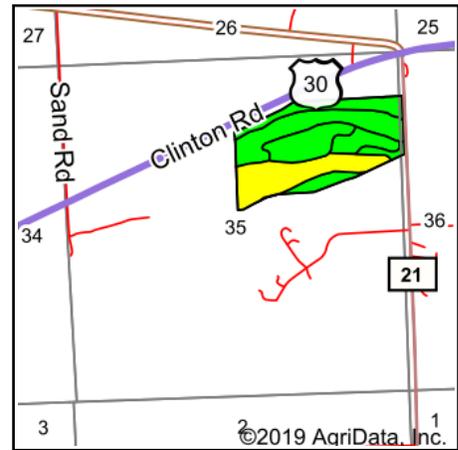
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Illinois**  
 County: **Whiteside**  
 Location: **35-22N-3E**  
 Township: **Fulton**  
 Acres: **73.61**  
 Date: **7/12/2019**



Maps Provided By:



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Area Symbol: IL195, Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	Il. 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
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	20.43	27.8%		**135	**44	**53	**70	**3.22	**99
7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	19.60	26.6%		176	57	69	85	5.64	131
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	11.91	16.2%		154	50	61	75	0.00	114
**411B	Ashdale silt loam, 2 to 5 percent slopes	11.39	15.5%		**168	**53	**67	**92	**5.22	**124
**485B	Richwood silt loam, 2 to 5 percent slopes	6.11	8.3%		**184	**56	**70	**101	**6.45	**135
7516A	Faxon silty clay loam, 0 to 2 percent slopes, rarely flooded	4.17	5.7%		154	51	59	82	0.00	115
<b>Weighted Average</b>					<b>159.2</b>	<b>51.2</b>	<b>62.5</b>	<b>81.5</b>	<b>3.74</b>	<b>117.7</b>

**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

**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.

**Abbreviated 156 Farm Record**

**Tract 2274 Continued ...**

Soybeans	19.10	0.00	0	28
<b>TOTAL</b>	<b>137.50</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 2275  
**Description** : Fulton T22N R3E Sec 35  
**FSA Physical Location** : ILLINOIS/WHITESIDE  
**ANSI Physical Location** : ILLINOIS/WHITESIDE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : EILEEN R HOLESINGER FAMILY TRUST, KEITH A HOLESINGER FAMILY TRUST  
**Other Producers** : None  
**Recon ID** : 17-195-2017-159

*RANCH*

**Tract Land Data**

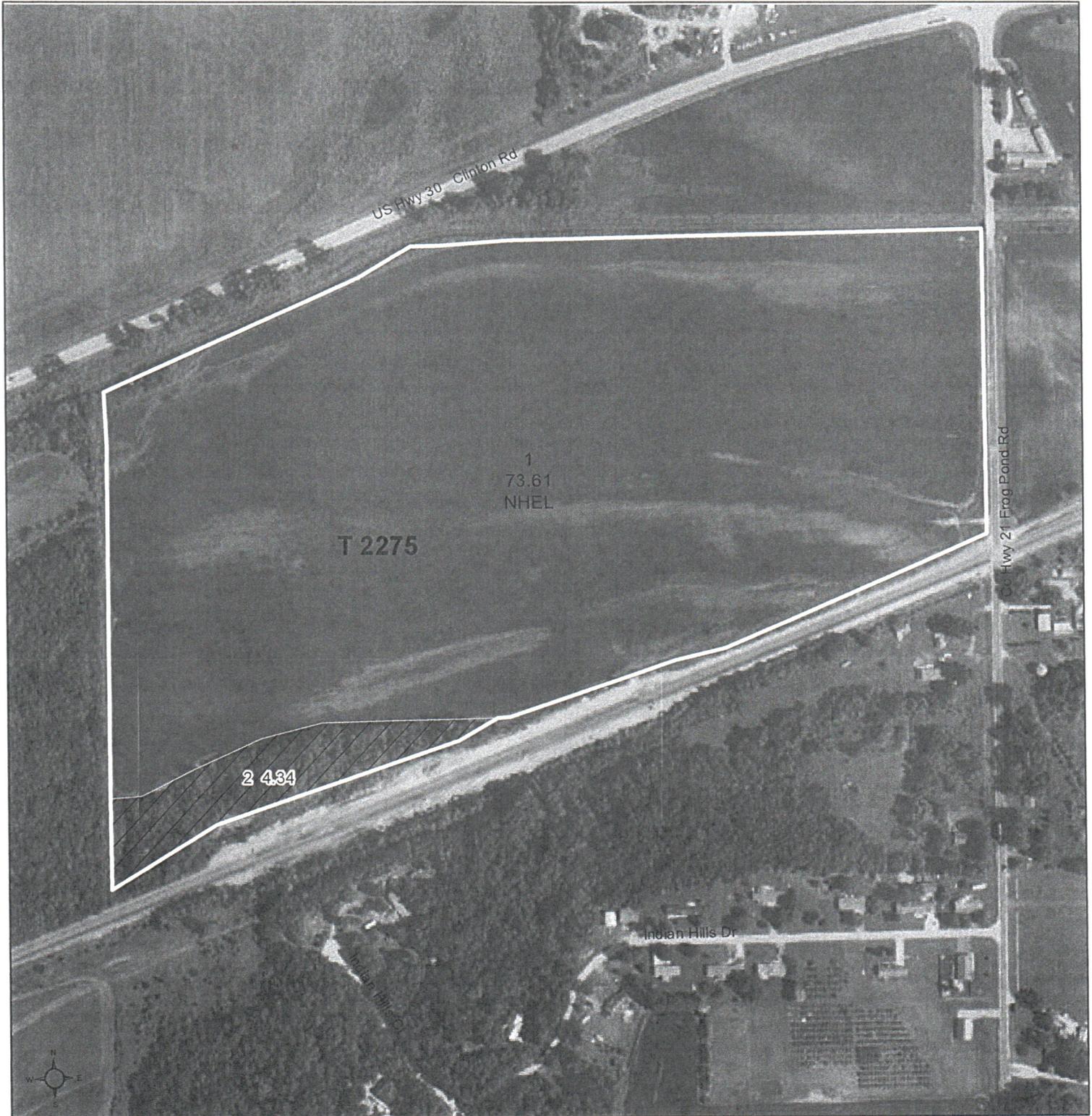
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.95	73.61	73.61	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	73.61	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	61.90	0.00	0	149
Soybeans	11.70	0.00	0	28
<b>TOTAL</b>	<b>73.60</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 4213  
**Description** : Garden Plain T21N R3E Sec 10  
**FSA Physical Location** : ILLINOIS/WHITESIDE  
**ANSI Physical Location** : ILLINOIS/WHITESIDE  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : HOLESINGER FARMS INC  
**Other Producers** : None  
**Recon ID** : 17-195-2017-159



**Common Land Unit**

- Non-Cropland
- Cropland

Tract Boundary



2019 Program Year

Map Created December 10, 2018

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

**Farm 8679**  
**Tract 2275**

**Tract Cropland Total: 73.61 acres**

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**FULTON RD.**

**HWY. 30**

**FROG POND RD.**

