

LAND FOR SALE

MR. LANDMAN

EIGHNER FARM



EIGHNER FARM

77.62 +/- Acres

Pigeon Grove Township

Iroquois County, Illinois

DCP Cropland 75.6 acres

Effective DCP Cropland 65.6 acres

CRP Cropland 10.00 acres

*annual payment of \$1,800 until 2035

LOCATION

The Eighner Farm is located NW of Rankin at the corner of 900 E & 1000 N.

ABBREVIATED LEGAL DESCRIPTION

The West Half of the Southwest Quarter of Section 28, Township 24 North, Range 14 West of the Second principal Meridian, Iroquois County, Illinois.

LISTING PRICE

77.62 acres x \$6,850/AC = \$531,697

LEASE/POSSESSION

The farm is open for the 2021 crop year.

REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2019 Assessed Value	2019 Taxes Payable
38-28-300-001	77.62 acres	\$16,680	\$1,448.62

YIELD HISTORY

	CORN	SOYBEANS
2020	121	56
2019*	68	26
2018	123	56
2017	148	65
2016	188	58

CONTACTS

Jon Fisher "Mr. Landman"
Designated Managing Broker
Phone: 217-202-0924
Email: jonfisher1991@gmail.com
www.illinoisfarmground.com



PIGEON GROVE

SEE PAGE 20

T.24N.-R.14W.

Refer to page 74 for keyed parcels



Topography Contours



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 697.5

Max: 714.6

Range: 17.1

Average: 704.4

Standard Deviation: 2.79 ft

0ft 423ft 846ft

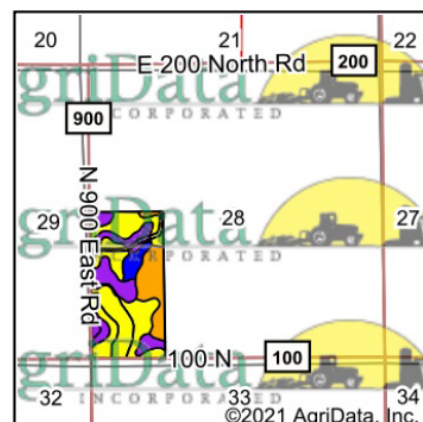
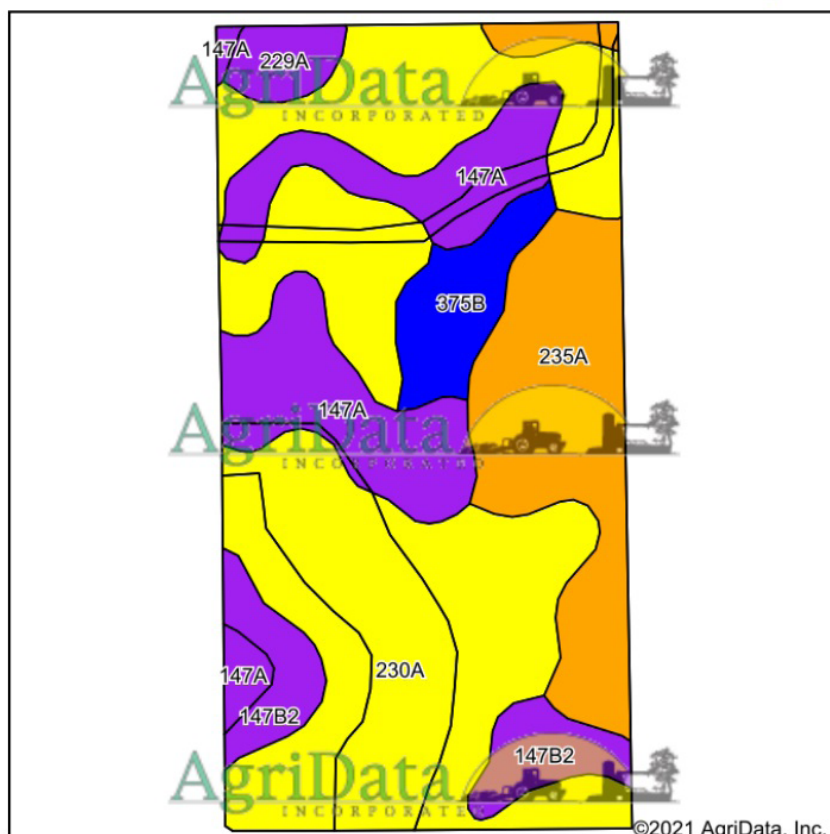


3/20/2021

28-24N-14W
Iroquois County
Illinois

Map Center: 40° 30' 2.43, -87° 56' 58.79

Soils Map



State: Illinois
 County: Iroquois
 Location: 28-24N-14W
 Township: Pigeon Grove
 Acres: 77.62
 Date: 3/20/2021



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
230A	Rowe silty clay loam, 0 to 2 percent slopes	39.81	51.3%		FAV	148	49	59	70	0	0.00	4.26	111
147A	Clarence silty clay loam, 0 to 2 percent slopes	13.65	17.6%		UNF	140	49	59	65	0	0.00	4.39	107
235A	Bryce silty clay, 0 to 2 percent slopes	13.42	17.3%		FAV	162	54	64	82	0	0.00	4.77	121
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	5.03	6.5%		UNF	**130	**46	**55	**60	0	0.00	**4.08	**100
**375B	Rutland silty clay loam, 2 to 5 percent slopes	3.94	5.1%		FAV	**178	**57	**70	**96	0	0.00	**5.46	**132
229A	Monee silty clay loam, 0 to 2 percent slopes	1.77	2.3%		FAV	133	44	55	64	0	0.00	4.01	99
Weighted Average						149	50	60.1	71.7	*-	0.00	4.41	112.1

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

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

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

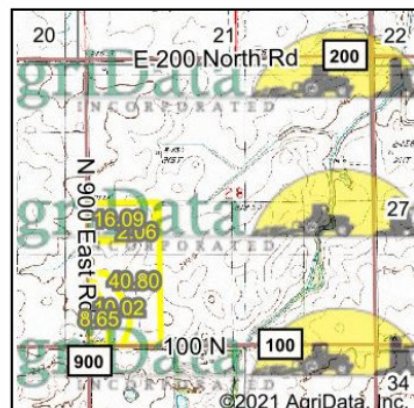
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume 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.

Wetlands Map



State: **Illinois**
 Location: **28-24N-14W**
 County: **Iroquois**
 Township: **Pigeon Grove**
 Date: **3/20/2021**



0ft 659ft 1319ft

Classification Code	Type	Acres
R4SBC	Riverine	0.97
PEM1Af	Freshwater Emergent Wetland	0.56
Total Acres		1.53

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

4 Year Crop History



Owner/Operator:

Date: 3/20/2021

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

Crop Year: 2020

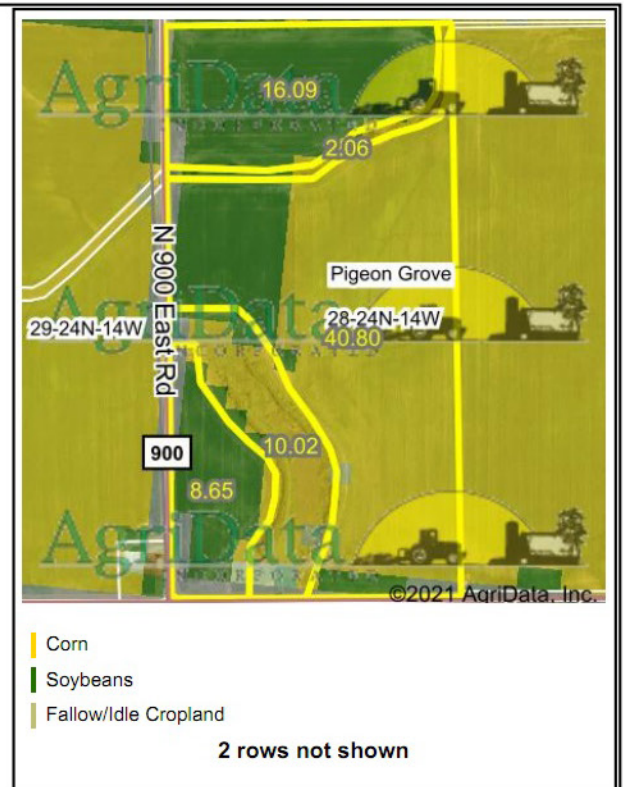
Crop Year: 2019



Crop Year: 2018

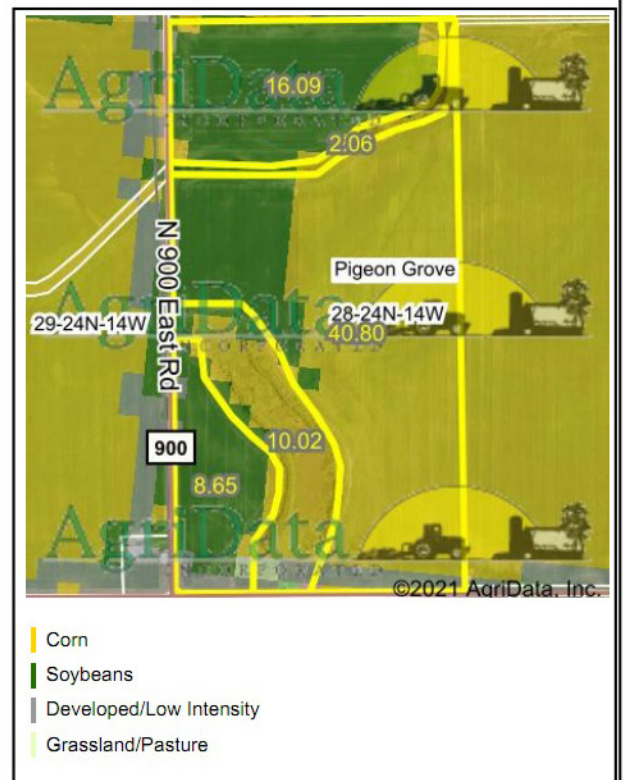


2 rows not shown



2 rows not shown

Crop Year: 2017



Map Center: 40° 30' 2.43, -87° 56' 58.79

State: IL

County: Iroquois

Legal: 28-24N-14W

Twtnshp: Pigeon Grove

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By



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