

The Vock Farm

Located on Chicago Rd., West of Paw Paw

Near I-39

Section 8, Wyoming Township, Lee County, Illinois

Estimate Real Estate Taxes for 2020 = \$3,929.21

18-08-200-003

Part of 18-08-200-004

136.4808 Surveyed Acres

Surety PI is 131.2

2.92 acres CRP @ \$300 per acre until 2027

1.3 acres of CRP @ \$252.72 per acre until 2022

Priced at \$1,351,560 / \$9,900 per acre

Predominant Soil Types

Elpaso Silty Clay Loam

Saybrook Silt Loam

Caitlin Silt Loam

Wyanet Silt Loam



Eric Bird, Managing Broker

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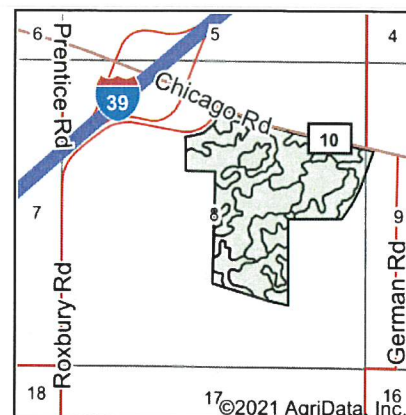
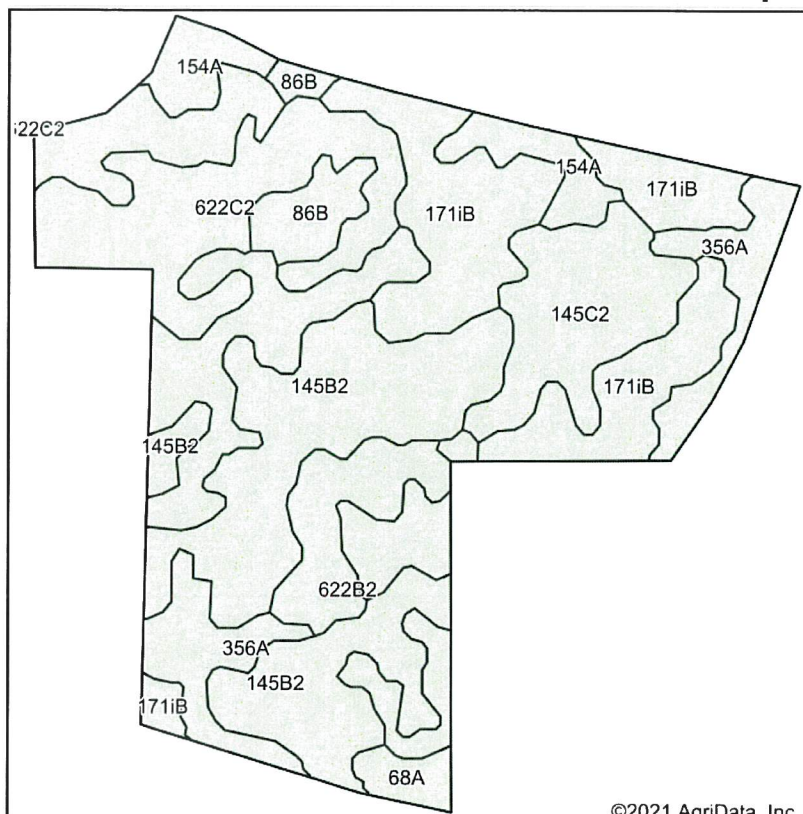
3/20/2021

Maps Provided By

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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Soils Map



State: **Illinois**
 County: **Lee**
 Location: **8-37N-2E**
 Township: **Wyoming**
 Acres: **136**
 Date: **3/20/2021**

Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: IL103, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
356A	Elpaso silty clay loam, 0 to 2 percent slopes	34.16	25.1%	195	63	66	144
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	30.87	22.7%	**170	**54	**66	**125
**171iB	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	23.73	17.4%	**185	**58	**72	**137
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	16.43	12.1%	**150	**49	**60	**112
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	11.64	8.6%	**166	**53	**64	**123
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	6.78	5.0%	**153	**50	**62	**114
154A	Flanagan silt loam, 0 to 2 percent slopes	6.30	4.6%	194	63	77	144
**86B	Osco silt loam, 2 to 5 percent slopes	4.15	3.1%	**189	**59	**74	**140
68A	Sable silty clay loam, 0 to 2 percent slopes	1.94	1.4%	192	63	74	143
Weighted Average				177.3	56.8	66.8	131.2

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:

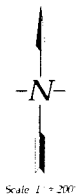
<http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

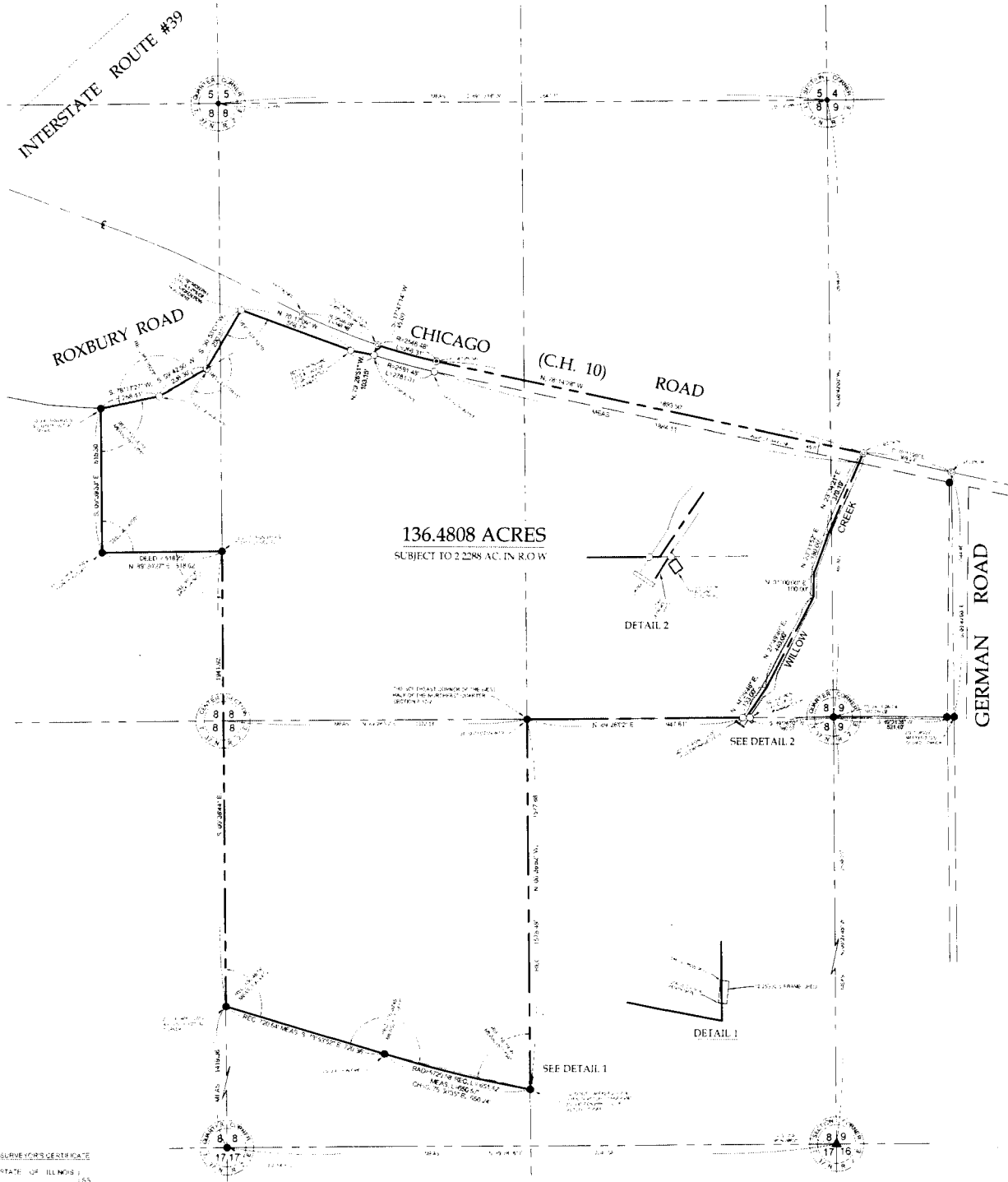
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

BOUNDARY SURVEY



THAT PART OF SECTION 8 AND 9, TOWNSHIP 17 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING DESCRIBED BY COMMENCING AT THE SOUTH-EAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, THENCE SOUTH 89 DEGREES 26 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 540.07 FEET TO A POINT IN THE MIDDLE OF WILLOW CREEK FOR THE POINT OF BEGINNING, THENCE NORTH 34 DEGREES 29 MINUTES 48 SECONDS EAST ALONG SAID MIDDLE OF WILLOW CREEK, A DISTANCE OF 153.01 FEET, THENCE NORTH 17 DEGREES 45 MINUTES 40 SECONDS EAST ALONG SAID MIDDLE OF WILLOW CREEK, A DISTANCE OF 440.0 FEET, THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID MIDDLE OF WILLOW CREEK, A DISTANCE OF 100.0 FEET, THENCE NORTH 20 DEGREES 11 MINUTES 52 SECONDS EAST ALONG SAID MIDDLE OF WILLOW CREEK, A DISTANCE OF 180.0 FEET, THENCE NORTH 23 DEGREES 14 MINUTES 27 SECONDS EAST ALONG SAID MIDDLE OF WILLOW CREEK, A DISTANCE OF 370.19 FEET TO A POINT IN THE CENTERLINE OF CHICAGO ROAD, THENCE NORTH 78 DEGREES 14 MINUTES 28 SECONDS WEST ALONG SAID CENTERLINE OF CHICAGO ROAD, A DISTANCE OF 1893.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2548.48 FEET, THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 366.31 FEET TO A POINT, THENCE SOUTH 17 DEGREES 17 MINUTES 14 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID CHICAGO ROAD, THENCE NORTH 79 DEGREES 26 MINUTES 51 SECONDS WEST, A DISTANCE OF 103.15 FEET, THENCE NORTH 70 DEGREES 17 MINUTES 09 SECONDS WEST, A DISTANCE OF 108.17 FEET, THENCE SOUTH 80 DEGREES 23 MINUTES 01 SECONDS WEST, A DISTANCE OF 120.87 FEET, THENCE SOUTH 59 DEGREES 42 MINUTES 50 SECONDS WEST, A DISTANCE OF 236.30 FEET, THENCE SOUTH 73 DEGREES 17 MINUTES 27 SECONDS WEST, A DISTANCE OF 258.41 FEET, THENCE SOUTH 00 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 615.30 FEET, THENCE NORTH 89 DEGREES 20 MINUTES 27 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 518.62 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, THENCE SOUTH 20 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1381.92 FEET TO THE CENTERLINE OF CHICAGO ROAD, THENCE NORTH 78 DEGREES 14 MINUTES 28 SECONDS WEST ALONG SAID CENTERLINE OF CHICAGO ROAD, A DISTANCE OF 1893.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5729.84 FEET, THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 630.57 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, WHOSE CHORD BEARS SOUTH 76 DEGREES 30 MINUTES 35 SECONDS EAST, A DISTANCE OF 650.24 FEET, THENCE NORTH 00 DEGREES 36 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 1577.88 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER, THENCE NORTH 89 DEGREES 26 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1474.51 FEET TO THE POINT OF BEGINNING, ALL LOCATED IN THE TOWNSHIP OF WYOMING, LEE COUNTY, ILLINOIS.



136.4808 ACRES
SUBJECT TO 2.288 AC. IN R.O.W.

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF KENDALL

THIS IS TO CERTIFY TO THE CLIENT, JUDITH A. BROWNE, AS TRUSTEE THAT RONALD D. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, IN AFFORESAID COUNTY AND STATE, HAVE COMPLETED A BOUNDARY SURVEY ON THE GROUND OF THE PROPERTY HEREIN DESCRIBED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY AND THAT THE PLAT HEREON PRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THIS SURVEY DOES NOT CONSTITUTE A RECORD TITLE SEARCH AND ALL EASEMENTS AND OR SETBACKS SHOWN ARE OTHER THOSE DESIGNATED ON THE RECORDED SUBDIVISION MAP OR THOSE PROVIDED TO US BY OTHER DOCUMENTATION. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE OF PUBLIC UTILITIES OR STORM WATER RUNOFF EITHER ON OR OFF FROM THE SITE. THE FINAL FIELD WORK WAS COMPLETED ON THE 30th DAY OF DECEMBER, 2020.

OVER UNDER MY HAND AND SEAL AT PLANO, ILLINOIS THIS 4th DAY OF JANUARY, 2021 A.D.

Ronald D. Bauer
ILLINOIS PROFESSIONAL LAND SURVEYOR #0352
REG. STATE OF ILL. REG. RES. 11-30-2022

REFER TO A CURRENT TITLE INSURANCE POLICY FOR EASEMENTS NOT PROVIDED. THIS DRAWING IS THE PROPERTY OF RB & ASSOCIATES CONSULTING, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN SET FORTH WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF RB & ASSOCIATES CONSULTING, INC. THIS DRAWING IS NOT CONSIDERED TO BE ORIGINAL UNLESS THE SURVEYOR'S SEAL IS IMMEDIATELY SEEN OR DISPLAYED TO YOU.

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