

LAND FOR SALE

LISTING #15705

146 ACRES M/L
WHITESIDE COUNTY, IL



DOUGLAS R. YEGGE

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ALAN MCNEIL

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O: 563-659-8185

Alan@PeoplesCompany.com

YEGGEMCNEILLAND.COM

563-659-8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

Part of the East 1/2 of Section 7,
 Township 21 North, Range 4 East of the
 4th P.M., Whiteside Co., IL.

146 Acres M/L, Whiteside County, Illinois

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present this nice laying, high quality farm in Whiteside County, Illinois, with a high Productivity Index of 127.3. The easement to the property makes the farm 100% tillable. A great tenant is available. The farm is well tiled and ready to go!

LEASE/FSA INFORMATION:

Open for the 2022 crop year.

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

Yeggemcneilland.com

TOTAL ACRES:	146
PRICE:	\$1,264,817
Price Per Acre:	\$8,663.13
Owner:	Woodstock Apartments LLC
Operator:	Holesinger
County & State:	Whiteside Co., IL
Location:	4 miles East of Fulton, IL
Possession Date:	March 1, 2022
Drainage Info:	Tile & Natural
Average Productivity:	127.3 PI
Taxable Acres:	145.99
Net RE Taxes:	RE Taxes: \$3,866.48 Drainage Taxes: \$1,317.44
Taxes Payable In:	2020
Topography:	Level to gently rolling

F.S.A. INFORMATION:

Farmland:	144.67
Crop Acres:	139.69
Effective DCP Cropland	139.69
CRP Acres:	
Corn Base:	135.83
Corn Yield:	181
Soybean Base:	2.6
Soybean Yield:	45

APPROXIMATE BREAKDOWN OF ACRES:

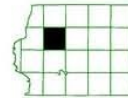
Total Acres:	146
Tillable Acres:	139.69
CRP Acres:	
Farmstead:	
Easement:	2.74
Waterways:	3.57
Timber:	
Pasture:	

563-659-8185

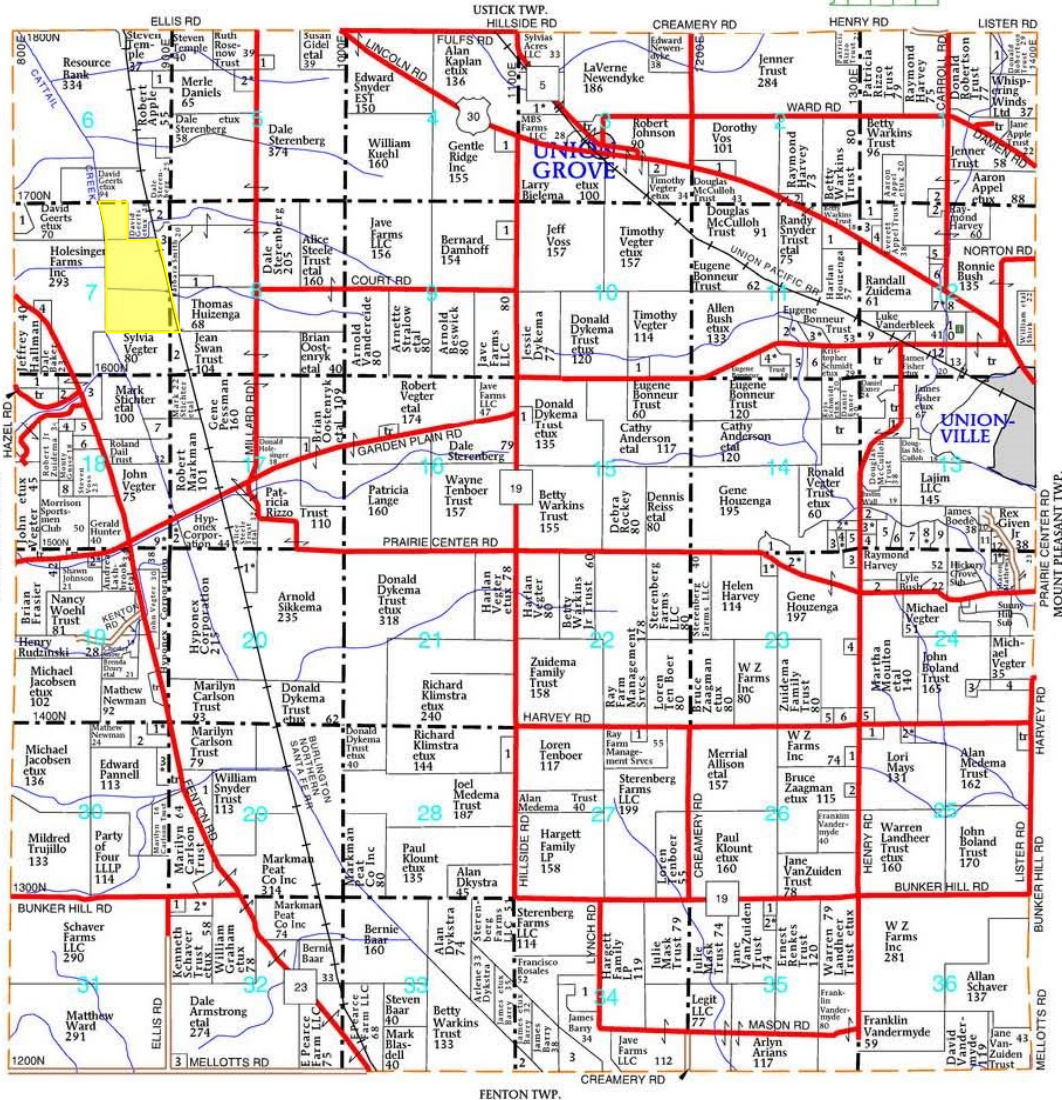
700 6th Ave
 DeWitt, Iowa 52742

T-21-N

UNION GROVE PLAT



R-4-E



UNION GROVE

TOWNSHIP

SECTION 1

1. Stange, Carl 10

SECTION 2

1. Huizenga, Clifford 5

SECTION 3

1. Bealer, Phillip 13

SECTION 4

1. Spangler, Lanny 5

SECTION 5

1. Bull, Sarah 33

SECTION 6

1. Vegter, Timothy 5

SECTION 7

1. VanZuiden, Robert 5

SECTION 8

1. Jones, Dale 5

SECTION 9

1. Daniels, Merle 12

SECTION 10

1. Daniels, Merle 9

SECTION 11

1. Huizenga, Arnold 12

SECTION 12

1. Wiersema, Michael 9

SECTION 13

1. Smith, Barbara 9

SECTION 14

1. Elzenga, Ricky 6

SECTION 15

1. Huizenga, Thomas 6

SECTION 16

1. Vegter, Sylvia 13

SECTION 17

1. Reed, Keith 6

SECTION 18

1. Renkes, Randall 6

SECTION 11

1. Houzenga, Ronald 15

SECTION 12

1. Neitzer, Ronald 10

SECTION 13

1. Norton, Charles 6

SECTION 14

1. Kitts, Charles 6

SECTION 15

1. VanderSchaaf, John 23

SECTION 16

1. Dewitte, Gary 10

SECTION 17

1. Warkins Trust, Betty 7

SECTION 18

1. Seaman, Michael 8

SECTION 19

1. Rock River Lumber & Grain 8

SECTION 20

1. Morrison Ag LLC 6

SECTION 21

1. Groenewold, Roxanne 7

SECTION 22

1. Dickey Jr, John 7

SECTION 23

1. Ishmael, Doug 9

SECTION 24

1. Endress, Robert 5

SECTION 25

1. Bright, Patricia 10

SECTION 26

1. Harvey Trust, Iona 10

SECTION 27

1. State of Illinois 5

SECTION 28

1. Pape, Jayne 6

SECTION 29

1. Weets, Jeffery 5

SECTION 30

1. Steines, Stanley 5

SECTION 31

1. Bloede, James 5

SECTION 32

1. Wilkens, Ronald 5

SECTION 33

1. Wilkens, Ronald 6

SECTION 34

1. Beswick, Donald 10

SECTION 35

1. Murney, Edward 7

SECTION 36

1. Noble, Bradley 7

SECTION 11

1. Lund, Robert 6

SECTION 12

1. Milnes, Chad 15

SECTION 13

1. Szabo, Anthony 5

SECTION 14

1. Greenwalt, Ira 5

SECTION 15

1. Whorley, Edward 5

SECTION 16

1. Sullivan, Jonathan 13

SECTION 17

1. Stralow, Erwin 5

SECTION 18

1. Linke IV, Clarence 5

SECTION 19

1. Findley, Scott 5

SECTION 20

1. Wiersema, Michael 10

SECTION 21

1. Houzenga, Douglas 5

SECTION 22

1. Oostenryk, Brian 11

SECTION 23

1. Stichter, Mark 8

SECTION 24

1. Wikoff, Roger 10

SECTION 25

1. Johnson, Richard 5

SECTION 26

1. Baker, Dale 15

SECTION 27

1. Whistler, Maxine 8

SECTION 28

1. Gooley, Mary 7

SECTION 29

1. Gooley, Kenneth 7

SECTION 30

1. Markman, Robert 10

SECTION 31

1. Gusse, Esther 10

SECTION 32

1. Stichter, Mark 13

SECTION 33

1. Morrison Sportmon Club 13

SECTION 34

1. Swanson, Mary 6

SECTION 20

1. Steele Trust, Alice 12

SECTION 23

1. Neidigh, Jeffrey 5

SECTION 26

1. Ottens, Kelby 7

SECTION 27

1. Vail, Calvin 5

SECTION 28

1. Crown Castle GT Co LLC 6

SECTION 29

1. Stoecker, Charlotte 5

SECTION 30

1. Oudekerk, Michael 12

SECTION 31

1. Susie, Norma 5

SECTION 32

1. Jensen, Lyle 6

SECTION 33

1. Hamilton, Larry 5

SECTION 34

1. Shank, Ronald 5

SECTION 35

1. Illinois One Partners 7

SECTION 36

1. House, Brian 6

SECTION 37

1. Venhuizen, Brad 5

SECTION 38

1. Gravert, Alan 5

SECTION 39

1. Barry, Leona 5

SECTION 40

1. Peters, Christopher 5

SECTION 41

1. Stoecker, Lynn 10

SECTION 42

1. Snyder, Curtis 36

SECTION 43

1. Vargan, Daniel 5

SECTION 44

1. Vargan, Daniel 15

SECTION 3

1. Schaver Trust, Kenneth 11

SECTION 32

1. Meyer, Ruth 5

SECTION 33

1. Cowan, Richard 15

SECTION 34

1. Walters, John 5

SECTION 35

1. Milton Bush Family Farms LLC 30

SECTION 36

1. Warkins Trust, Betty 12

SECTION 37

1. Milton Bush Family Farms LLC 33

SECTION 38

1. Pruis, Richard 5

SECTION 39

1. Klount, Paul 7

SECTION 40

1. Klount, Paul 7

SECTION 41

1. Klount, Paul 7

SECTION 42

1. Klount, Paul 7

SECTION 43

1. Klount, Paul 7

SECTION 44

1. Klount, Paul 7

SECTION 45

1. Klount, Paul 7

SECTION 46

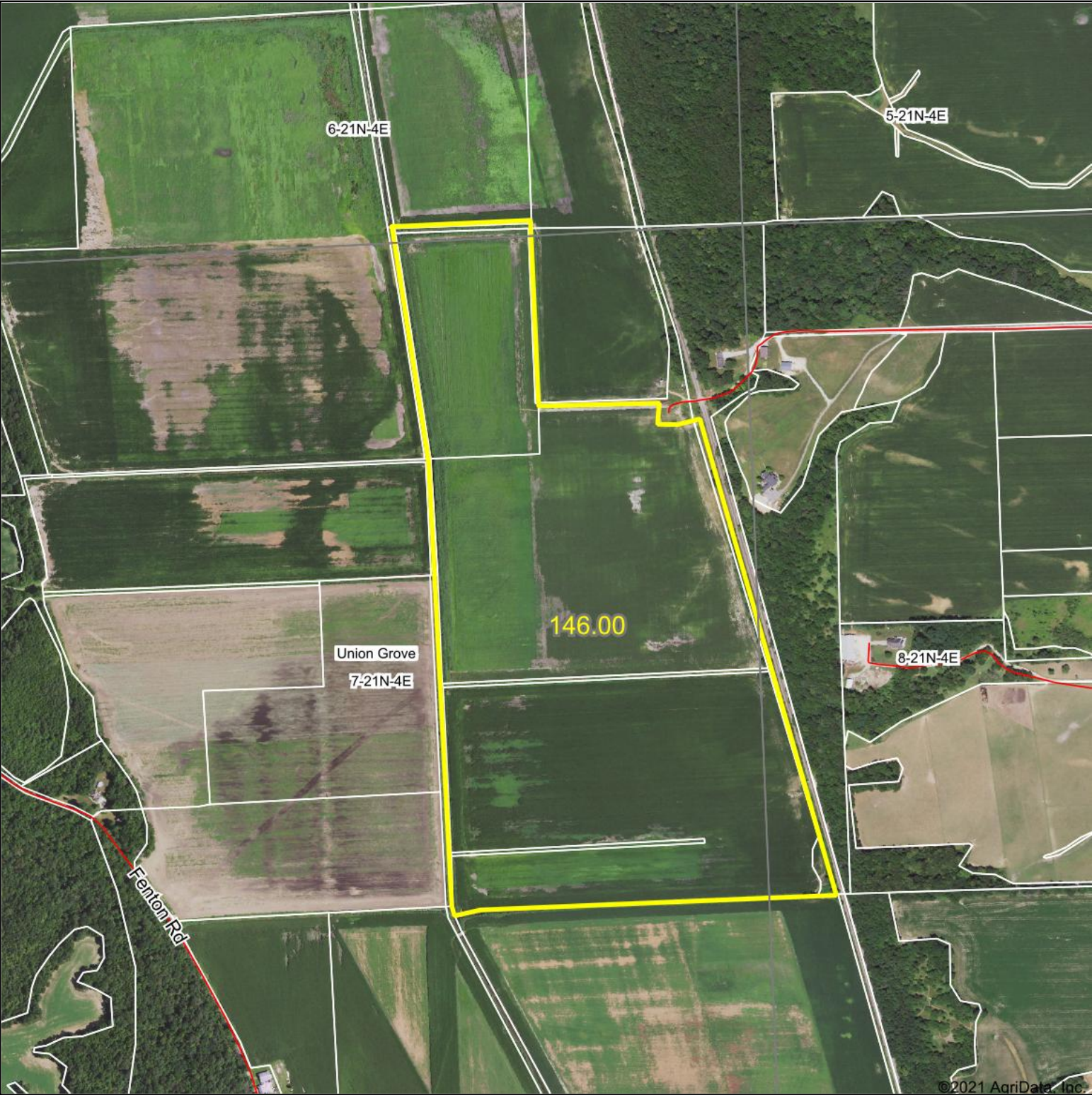
1. Klount, Paul 7




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Aerial Map - Total Acres






Map Center: 41° 49' 28.64, -90° 4' 46.53

0ft 911ft 1822ft



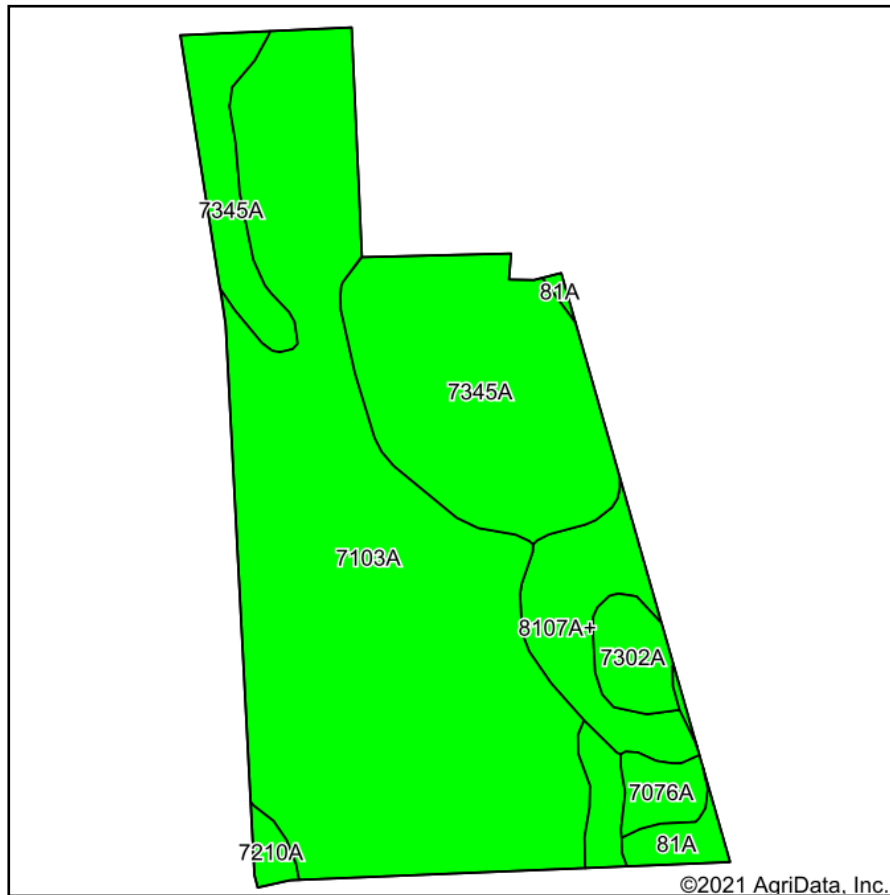
8/27/2021

7-21N-4E
Whiteside County
Illinois

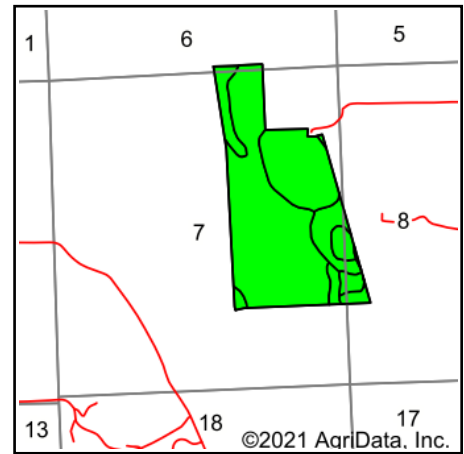
Maps Provided By:

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

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Whiteside**
 Location: **7-21N-4E**
 Township: **Union Grove**
 Acres: **146**
 Date: **8/27/2021**

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Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL195, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Alfalfa ^d hay, T/A	Crop productivity index for optimum management
7103A	Houghton muck, 0 to 2 percent slopes, rarely flooded	85.45	58.5%		175	57	0	0	0.00	130
7345A	Elvers silt loam, 0 to 2 percent slopes, rarely flooded	39.50	27.1%		161	51	61	79	0.00	118
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	10.28	7.0%		189	60	71	98	0.00	139
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	4.02	2.8%		154	50	61	75	0.00	114
7076A	Otter silt loam, 0 to 2 percent slopes, rarely flooded	2.83	1.9%		186	61	71	93	0.00	139
81A	Littleton silt loam, 0 to 2 percent slopes	2.65	1.8%		194	61	74	100	0.00	142
7210A	Lena muck, 0 to 2 percent slopes, rarely flooded	1.27	0.9%		170	55	0	0	0.00	126
Weighted Average					172.1	55.5	25.9	34	0.00	127.3

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/>

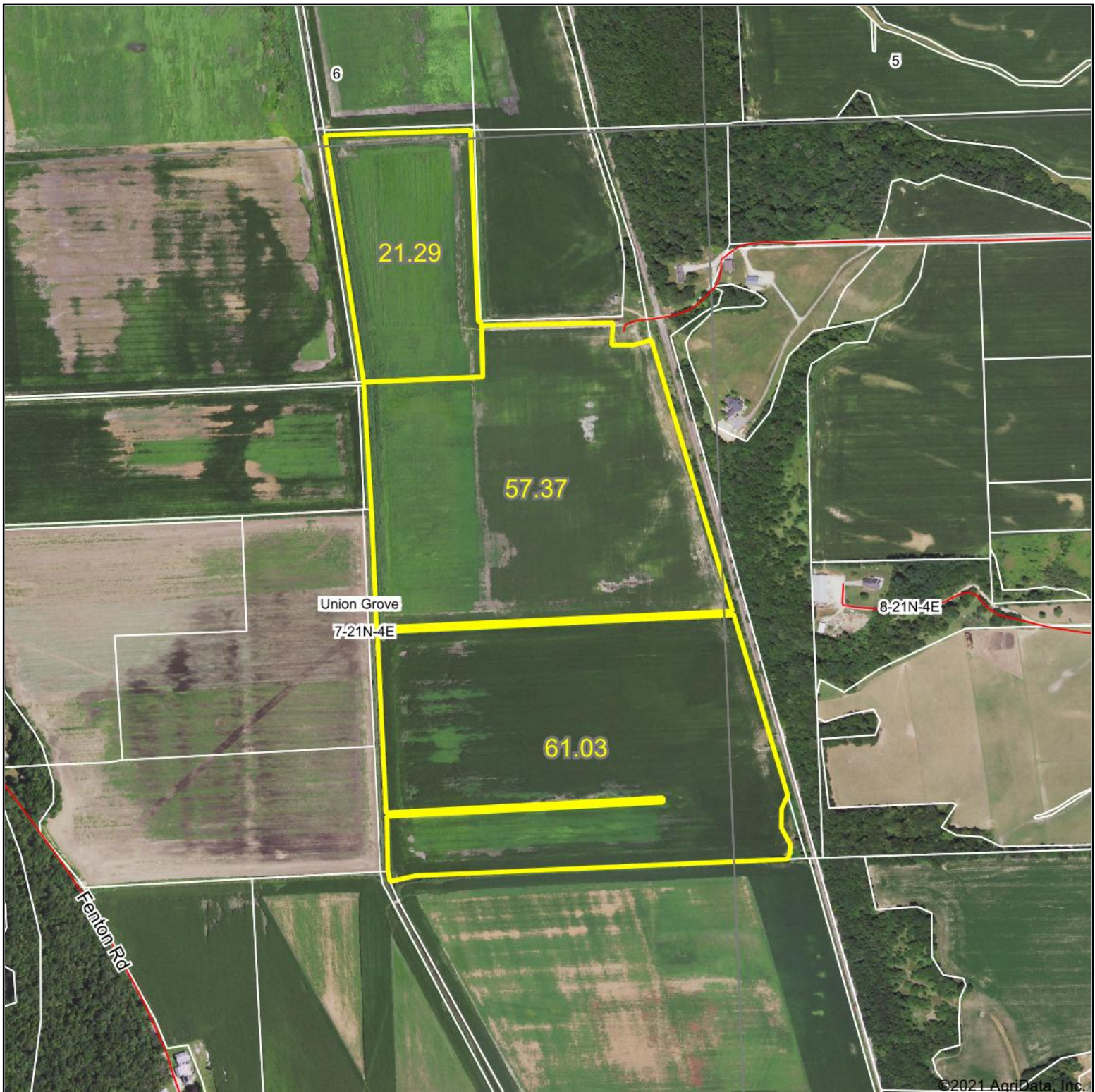
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^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".

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

Aerial Map - Tillable Acres



Map Center: 41° 49' 24.91, -90° 4' 42.64

0ft 830ft 1660ft

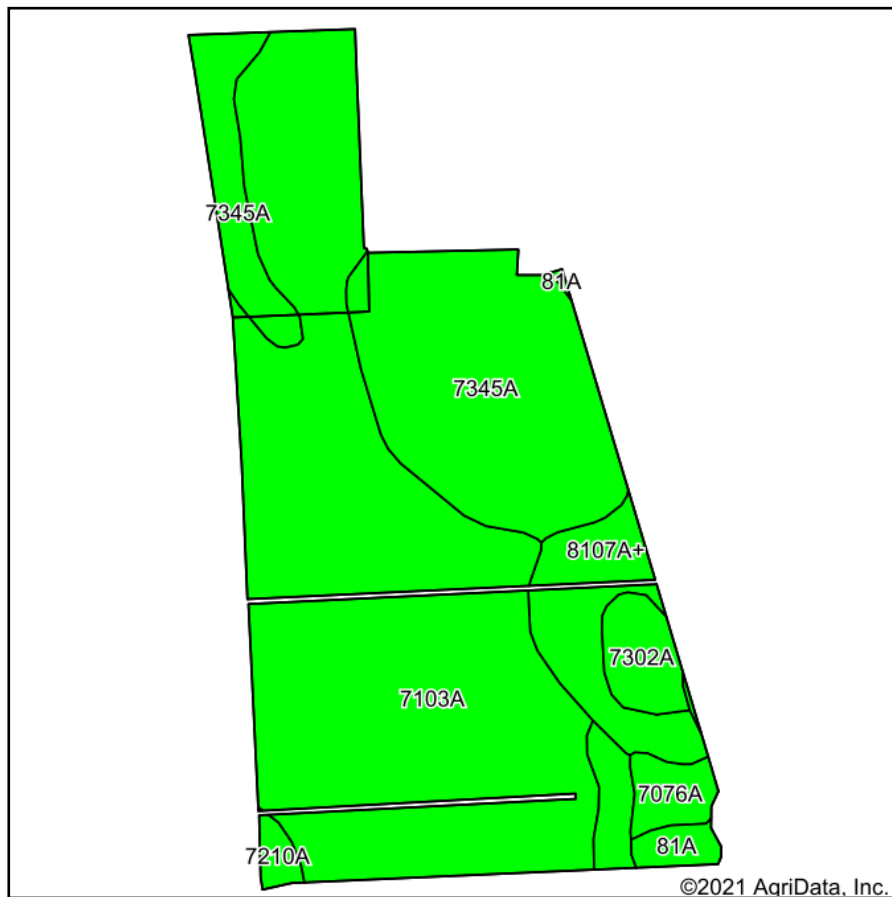
7-21N-4E
Whiteside County
Illinois



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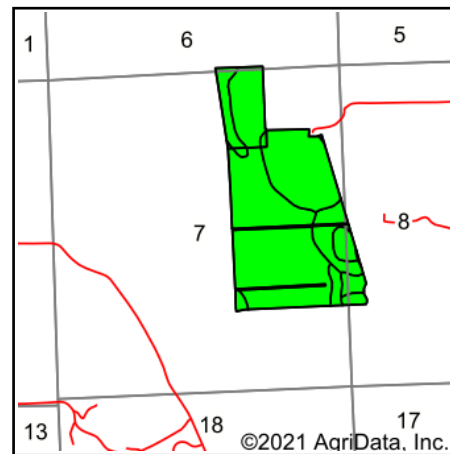
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Whiteside**
 Location: **7-21N-4E**
 Township: **Union Grove**
 Acres: **139.69**
 Date: **8/27/2021**

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Area Symbol: IL195, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Alfalfa d hay, T/A	Crop productivity index for optimum management
7103A	Houghton muck, 0 to 2 percent slopes, rarely flooded	82.34	58.9%		175	57	0	0	0.00	130
7345A	Elvers silt loam, 0 to 2 percent slopes, rarely flooded	37.99	27.2%		161	51	61	79	0.00	118
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.67	6.9%		189	60	71	98	0.00	139
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	3.94	2.8%		154	50	61	75	0.00	114
7076A	Otter silt loam, 0 to 2 percent slopes, rarely flooded	2.77	2.0%		186	61	71	93	0.00	139
81A	Littleton silt loam, 0 to 2 percent slopes	1.83	1.3%		194	61	74	100	0.00	142
7210A	Lena muck, 0 to 2 percent slopes, rarely flooded	1.15	0.8%		170	55	0	0	0.00	126
Weighted Average					172	55.5	25.6	33.5	0.00	127.2

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

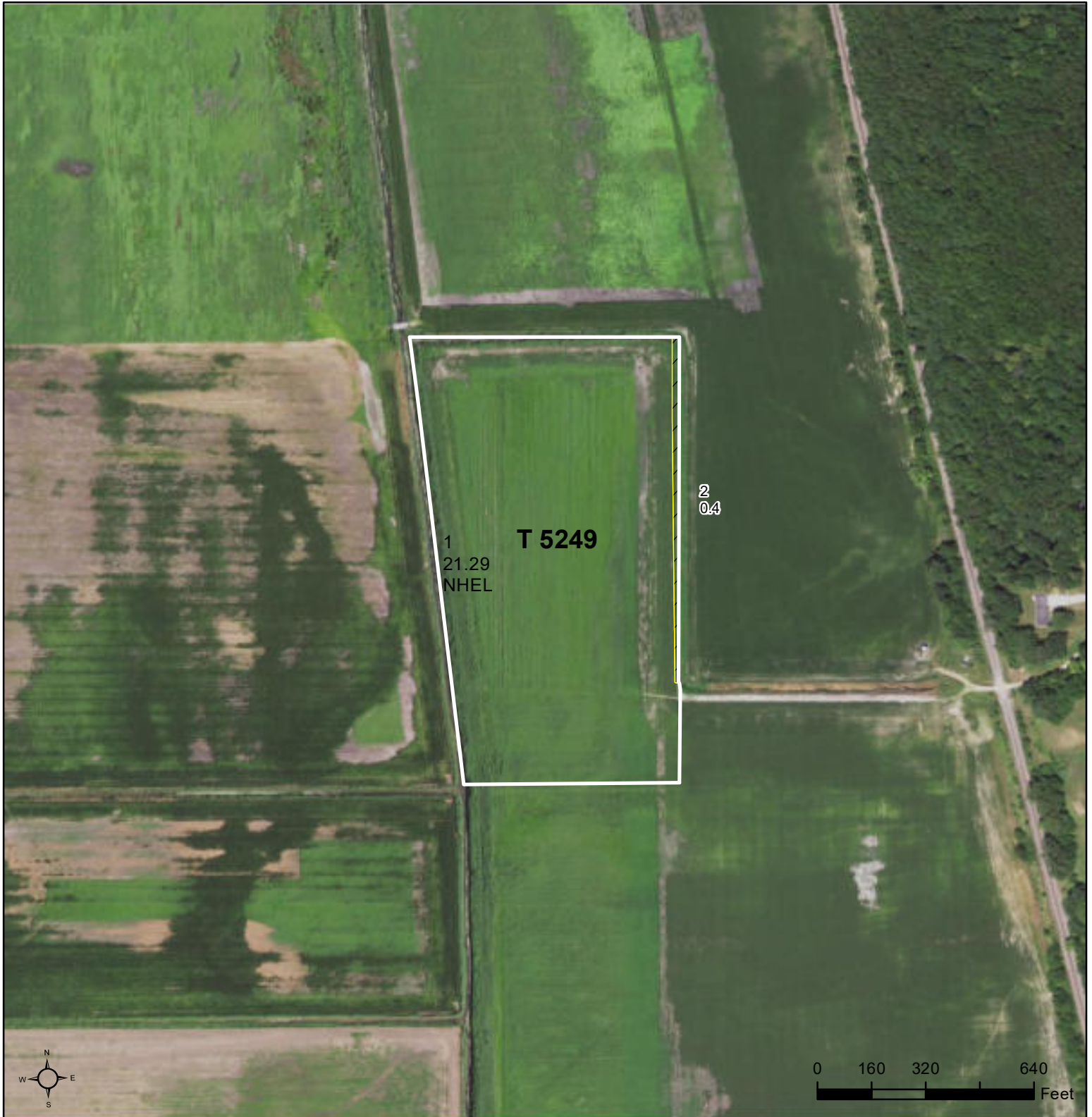
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d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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



Common Land Unit

Tract Boundary

2021 Program Year

Map Created March 10, 2021

Farm **9276**

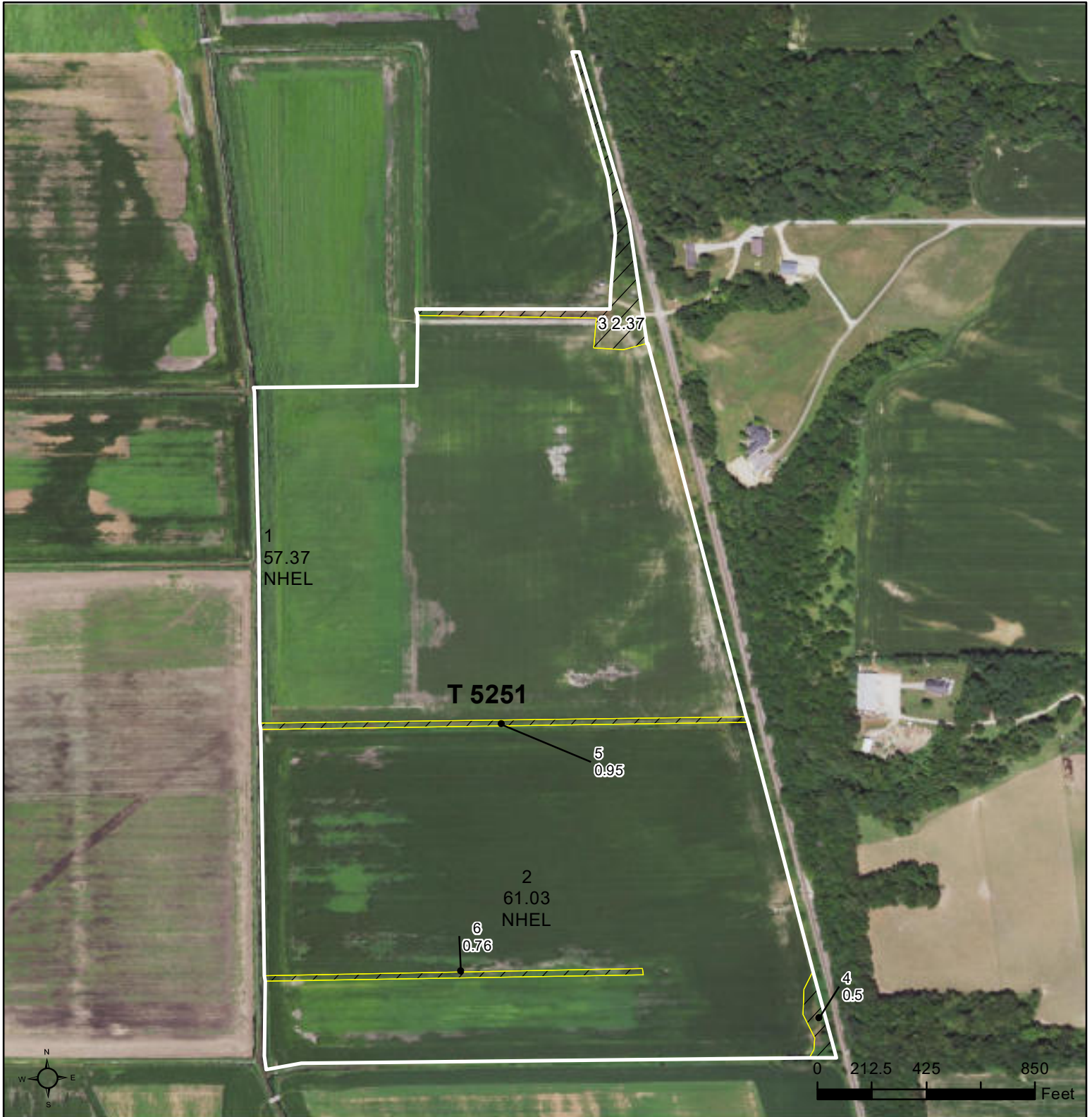
Tract **5249**

Wetland Determination

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



Tract Cropland Total: 21.29 acres

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Common Land Unit

Tract Boundary

-  Non-Cropland
-  Cropland

Wetland Determination

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

Tract Cropland Total: 118.40 acres

2021 Program Year

Map Created March 19, 2021

Farm 9276

Tract 5251

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Abbreviated 156 Farm Record

Tract 5249 Continued ...

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
21.69	21.29	21.29	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	21.29	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.60	0.00	181
Soybeans	0.30	0.00	45

TOTAL 20.90 0.00

NOTES

Tract Number : 5251

Description : Union Grove T21N R4E Sec 7

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 : Wetland determinations not complete

WL Violations : None

Owners : WOODSTOCK APARTMENTS LLC

Other Producers : None

Recon ID : 17-195-2017-159

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
122.98	118.40	118.40	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	118.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	115.23	0.00	181
Soybeans	2.30	0.00	45

TOTAL 117.53 0.00

NOTES

Field Summary:

3,302' - 10" Tile

1,729' - 6" Tile

71,018' - 4" Tile

3 - 10" Outlet Pipes With Rat Guards,

Flap Gates, and Backflow

Prevention Valves

1 - 10" Riser

4 - 6" Risers

14,565' - 4" Tile
On 40' Spacings

56,453' - 4" Tile
On 40' Spacings

10"
10"

10 10"

10"

6" 0 6"

0 6" 0