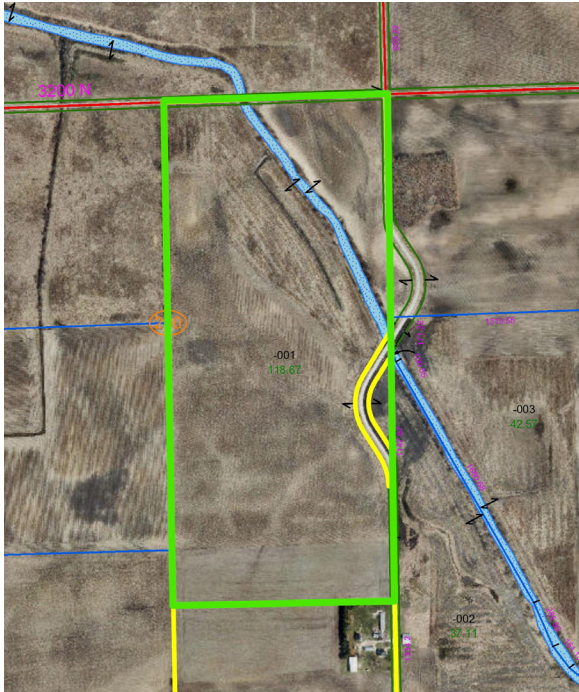


# LAND FOR SALE

## MR. LANDMAN

DUBY FARM



### LOCATION

The Duby Farm is located NE of Beaverville on County Road 2700 E just north of County Road 3100 N (west side of the road).

### LEGAL DESCRIPTION (WHOLE PARCEL)

PART OF THE NE1/4 NE1/4; SE1/4 NE1/4;  
PART OF THE NE1/4 SE1/4 OF SECTION 29,  
TOWNSHIP 29 NORTH, 11 WEST, IROQUOIS  
COUNTY, ILLINOIS

### LISTING PRICE

88.34 acres X \$7,700 = \$680,218 \*

*\*The parcel will be surveyed after going under contract. Parcel price will be adjusted accordingly to the number of surveyed acres.*

## DUBY FARM

### 88.34 +/- Acres

### Beaverville Township

### Iroquois County, Illinois

66.98 tillable acres \*

2.76 non-tillable acres

18.60 CRP acres (\$205/acre until 2026)

*\*The parcel will be surveyed after going under contract.  
Approximate property lines will start at the northern edge of the farmstead  
on the eastern portion.*

### REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2019 Assessed Value	2020 Taxes Payable
06-29-200-001	118.06 *	\$48,443 *	\$3,391.22 *

*\*The current assessed value and taxes reflect the entire 118.06 acres in this parcel.  
These numbers will change after the survey and being reassessed in 2022.*

### YIELD HISTORY

	CORN	SOYBEANS
2020	173	44
2019	161	42
2018	196	58
2017	154	64
2016	202	

### CONTACTS

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



A small map of the United States with a red box highlighting the Northeast region, indicating the location of the study area.

T.28-29N.-R.12-11-10W.



T.  
29  
V.  
↓  
↑  
T.  
28  
V.

*\*Reproduced with permission of Rockford Map Publishers*



# 4 Year Crop History



Owner/Operator:

Date: 9/30/2021

Address:

Farm Name:

Address:

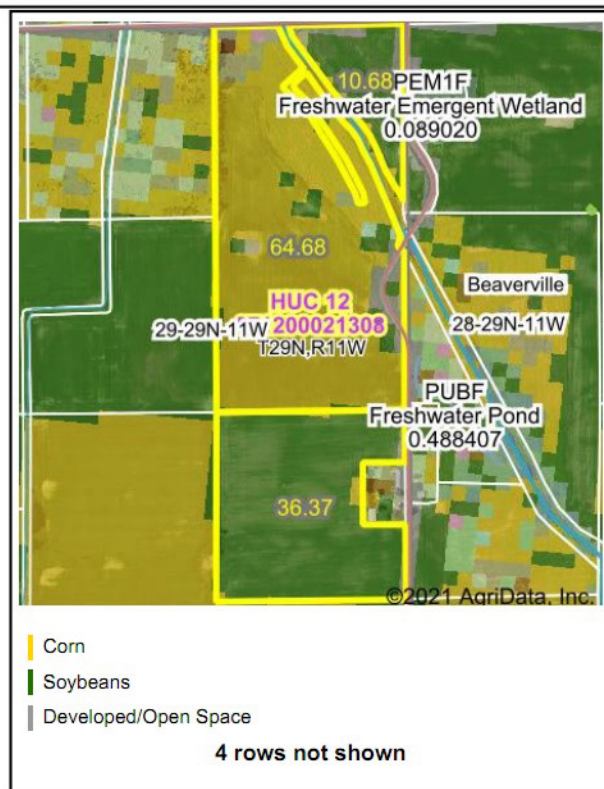
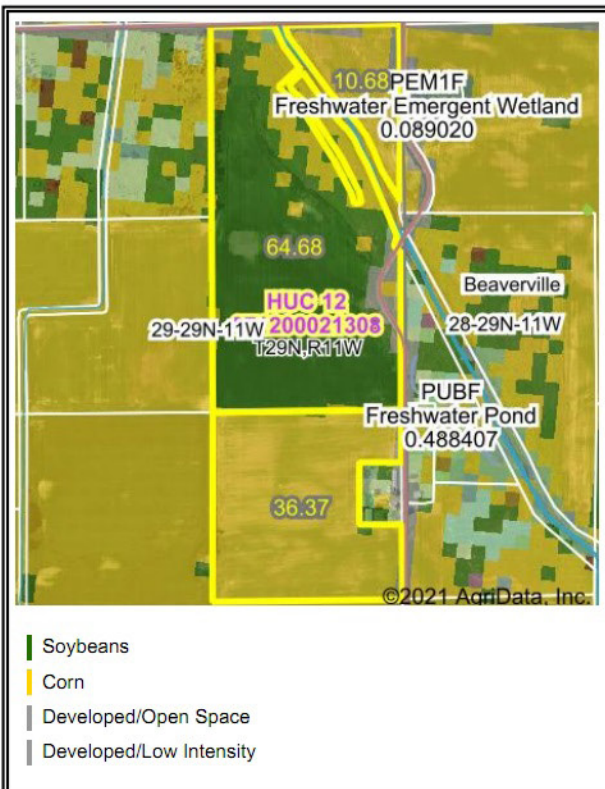
Field ID:

Phone:

Acct. #:

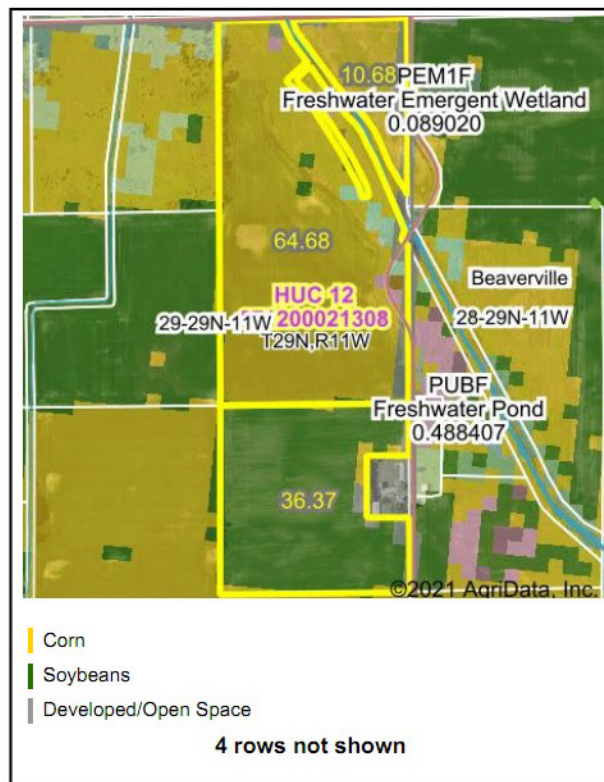
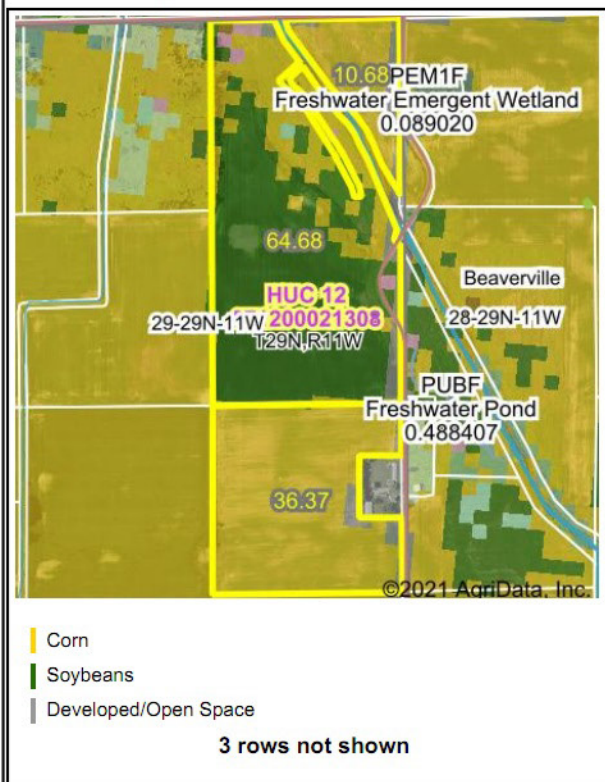
Crop Year: 2020

Crop Year: 2019



Crop Year: 2018

Crop Year: 2017



Map Center: 40° 58' 21.7, -87° 37' 5.02

State: IL

County: Iroquois

Legal: 28-29N-11W

Twnshp: Beaverville



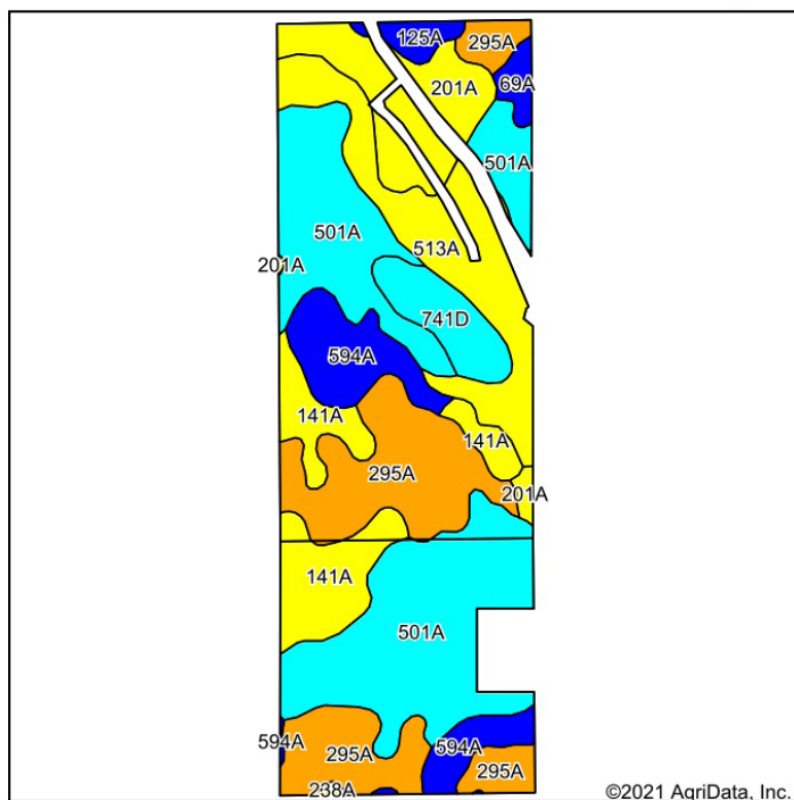
Maps Provided By



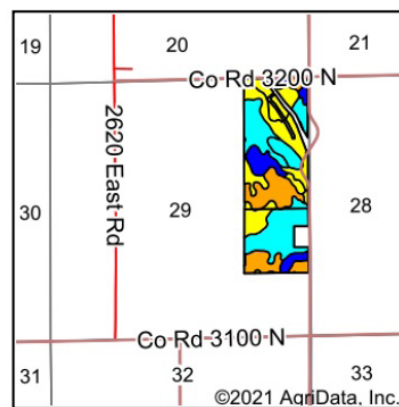
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer. Watershed Boundary Dataset provided by USDA-NRCS

## Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Iroquois**  
 Location: **28-29N-11W**  
 Township: **Beaverville**  
 Acres: **111.73**  
 Date: **9/30/2021**



Maps Provided By



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
501A	Morocco loamy fine sand, 0 to 2 percent slopes	36.92	33.0%		FAV	112	39	50	59	0	0.00	4.39	87
295A	Mokena silt loam, 0 to 2 percent slopes	22.86	20.5%		FAV	172	54	66	88	0	0.00	4.89	126
513A	Granby fine sandy loam, 0 to 2 percent slopes	13.93	12.5%		FAV	139	50	60	68	0	0.00	4.39	108
141A	Wesley fine sandy loam, 0 to 2 percent slopes	11.63	10.4%		FAV	152	49	59	78	0	0.00	4.77	113
201A	Gilford fine sandy loam, 0 to 2 percent slopes	9.32	8.3%		FAV	148	49	59	73	0	0.00	4.52	110
594A	Reddick clay loam, 0 to 2 percent slopes	9.13	8.2%		FAV	177	56	66	89	0	0.00	5.14	130
**741D	Oakville fine sand, 6 to 12 percent slopes	4.95	4.4%		FAV	**104	**37	**46	**51	0	0.00	**3.53	**80
125A	Selma loam, 0 to 2 percent slopes	1.53	1.4%		FAV	176	57	70	90	0	0.00	6.38	129
69A	Milford silty clay loam, 0 to 2 percent slopes	1.32	1.2%		FAV	171	57	68	88	0	0.00	5.52	128
238A	Rantoul silty clay, 0 to 2 percent slopes	0.14	0.1%		FAV	144	49	56	64	0	0.00	4.14	109
Weighted Average						141.4	47.1	57.8	72.1	*-	0.00	4.61	106.5

**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

<sup>a</sup> UNF = unfavorable; FAV = favorable

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

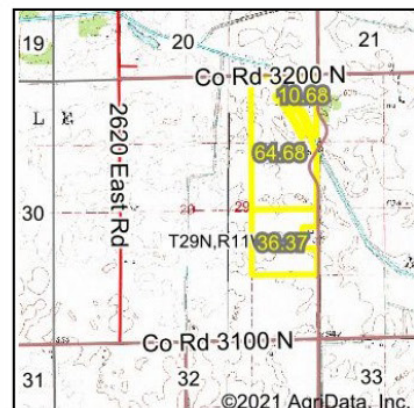
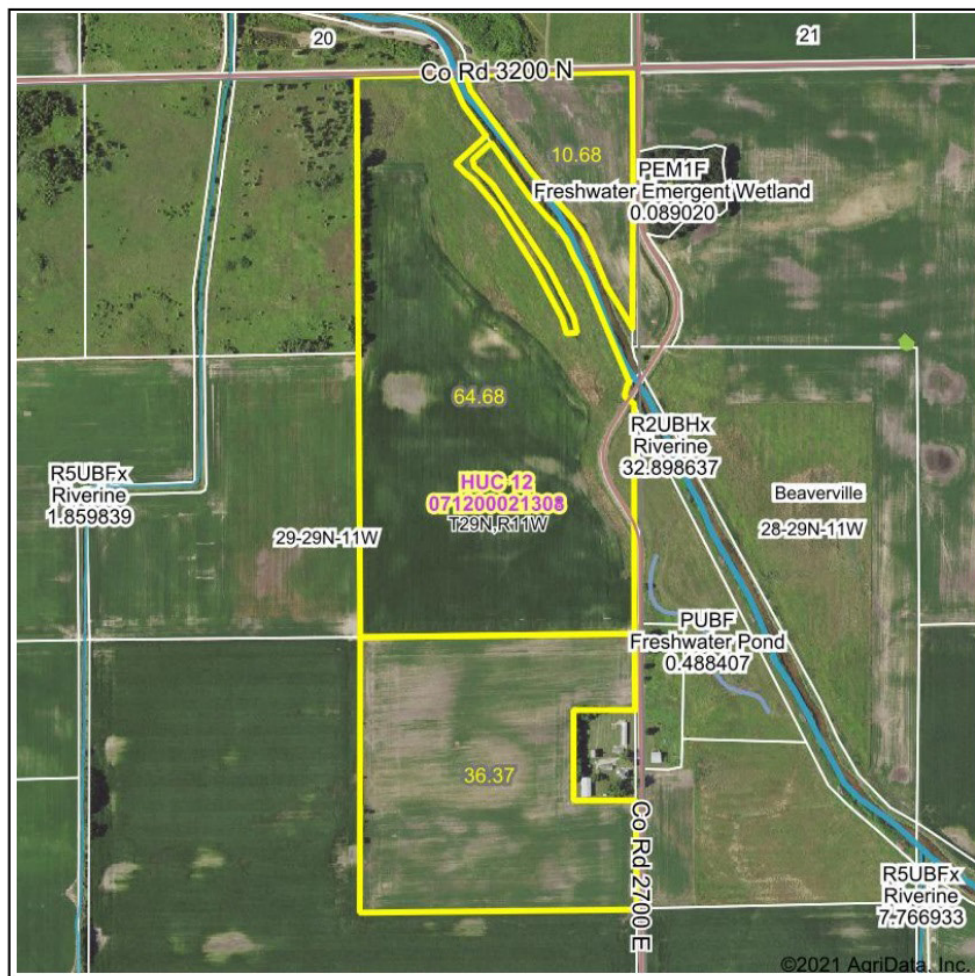
<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".



## Wetlands Map



State: **Illinois**  
 Location: **28-29N-11W**  
 County: **Iroquois**  
 Township: **Beaverville**  
 Date: **9/30/2021**

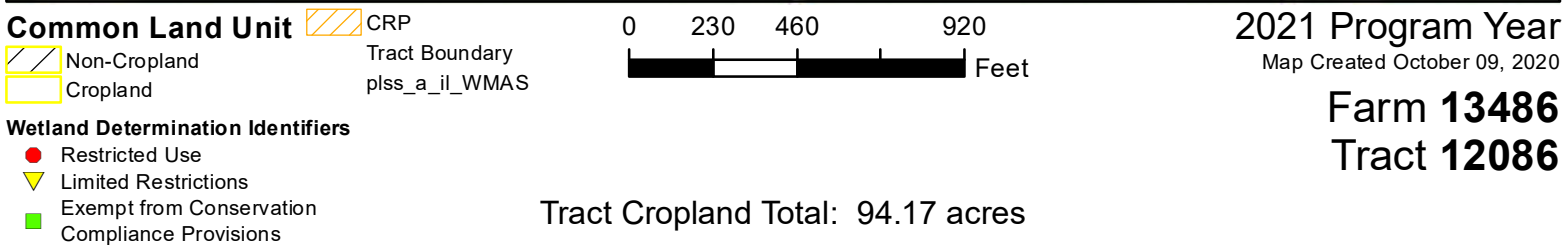


0ft 948ft 1897ft

Classification Code	Type	Acres
R2UBHx	Riverine	0.03
Total Acres		0.03

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





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