

Warren County Property

northwest corner looking south, 6.3.21

road thru timber, 6.3.21



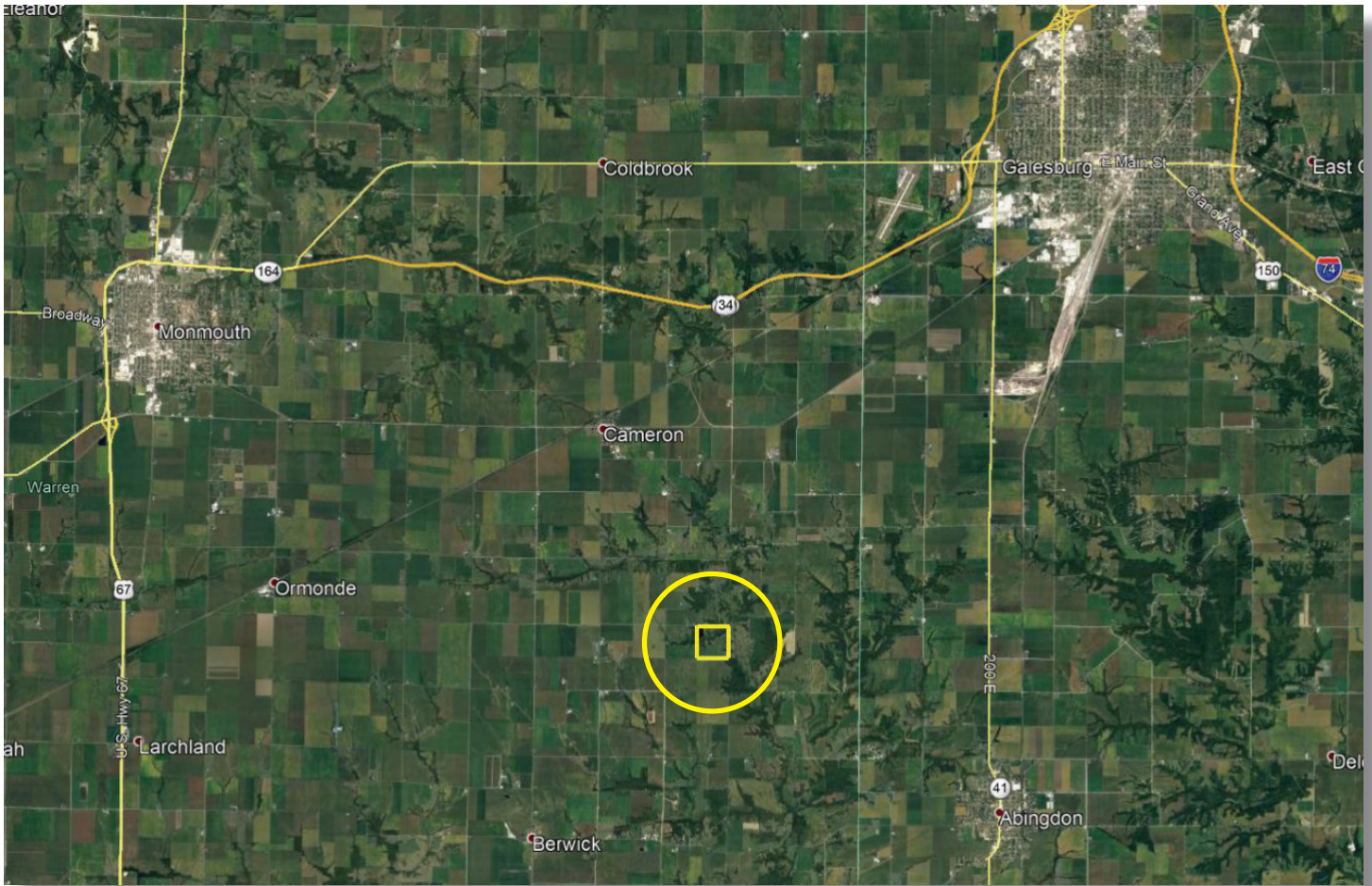
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July 21, 2021

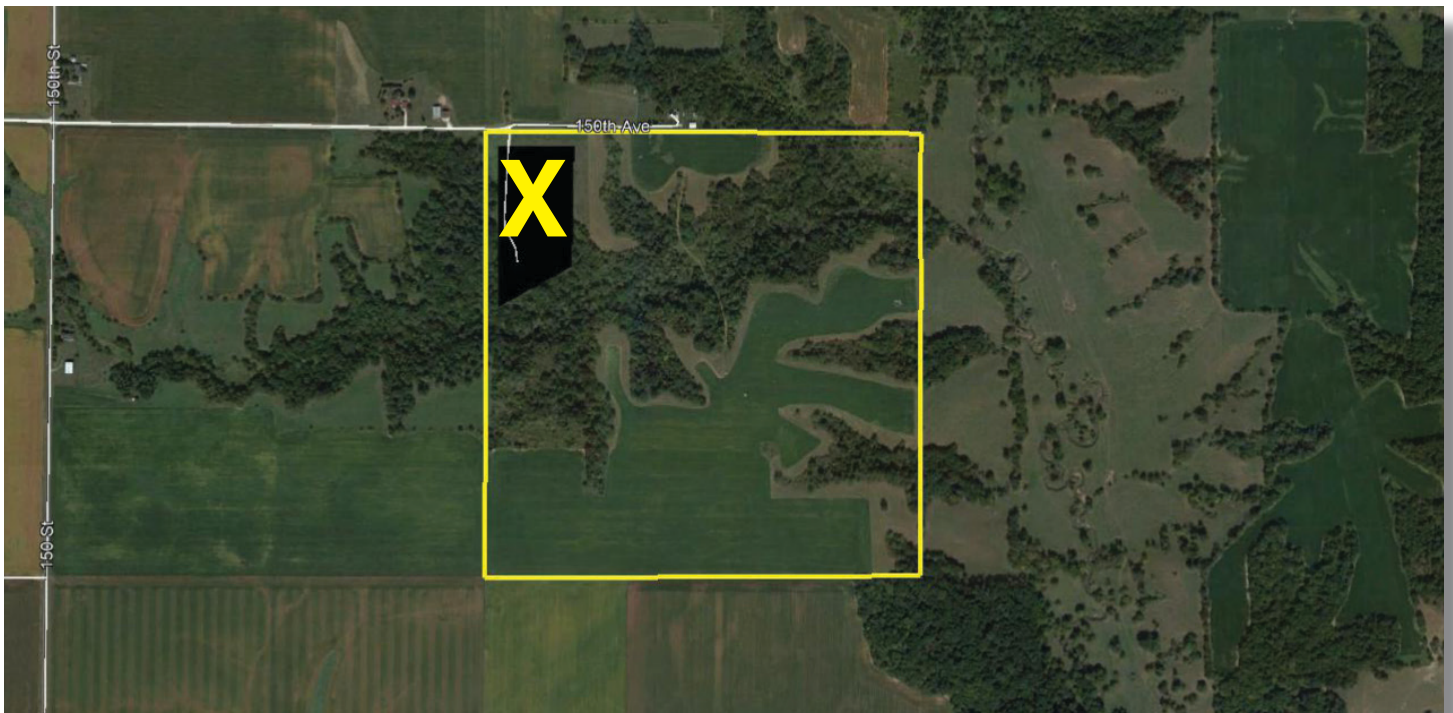


Warren County Property

149.13± tax acres (57.23 tillable acres) | Section 22 | Floyd Township | T.10N.-R.1W. | Warren County Illinois



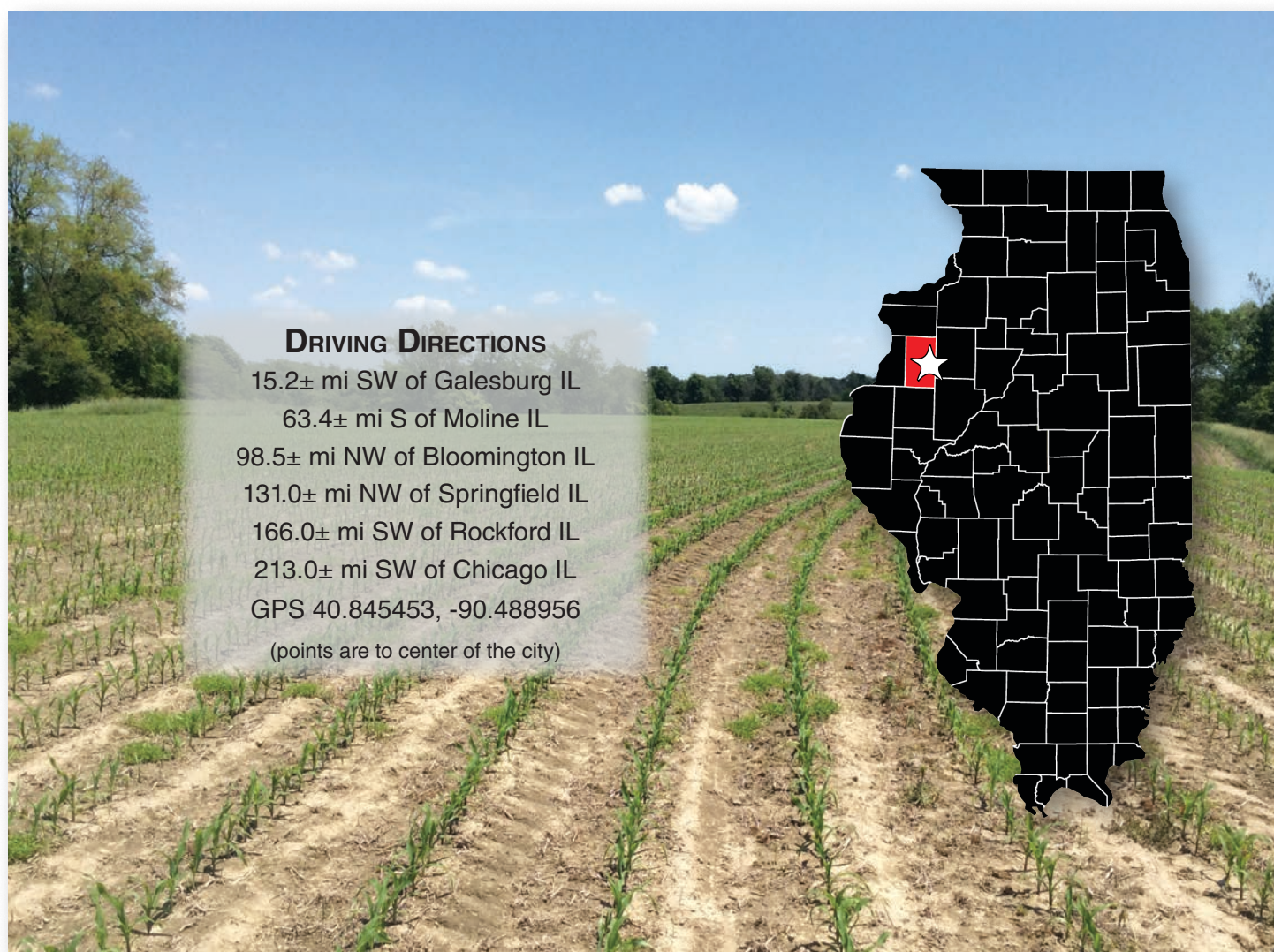
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This property has a lot to offer! A good combination of highly productive tillable land for income and timberland. Hardwoods include oak, hickory, and walnut trees that are home to many turkey and deer. A stream runs through the middle of the timber. Several beautiful building sites available.

If you are looking for a nice combination property, this could be the one!

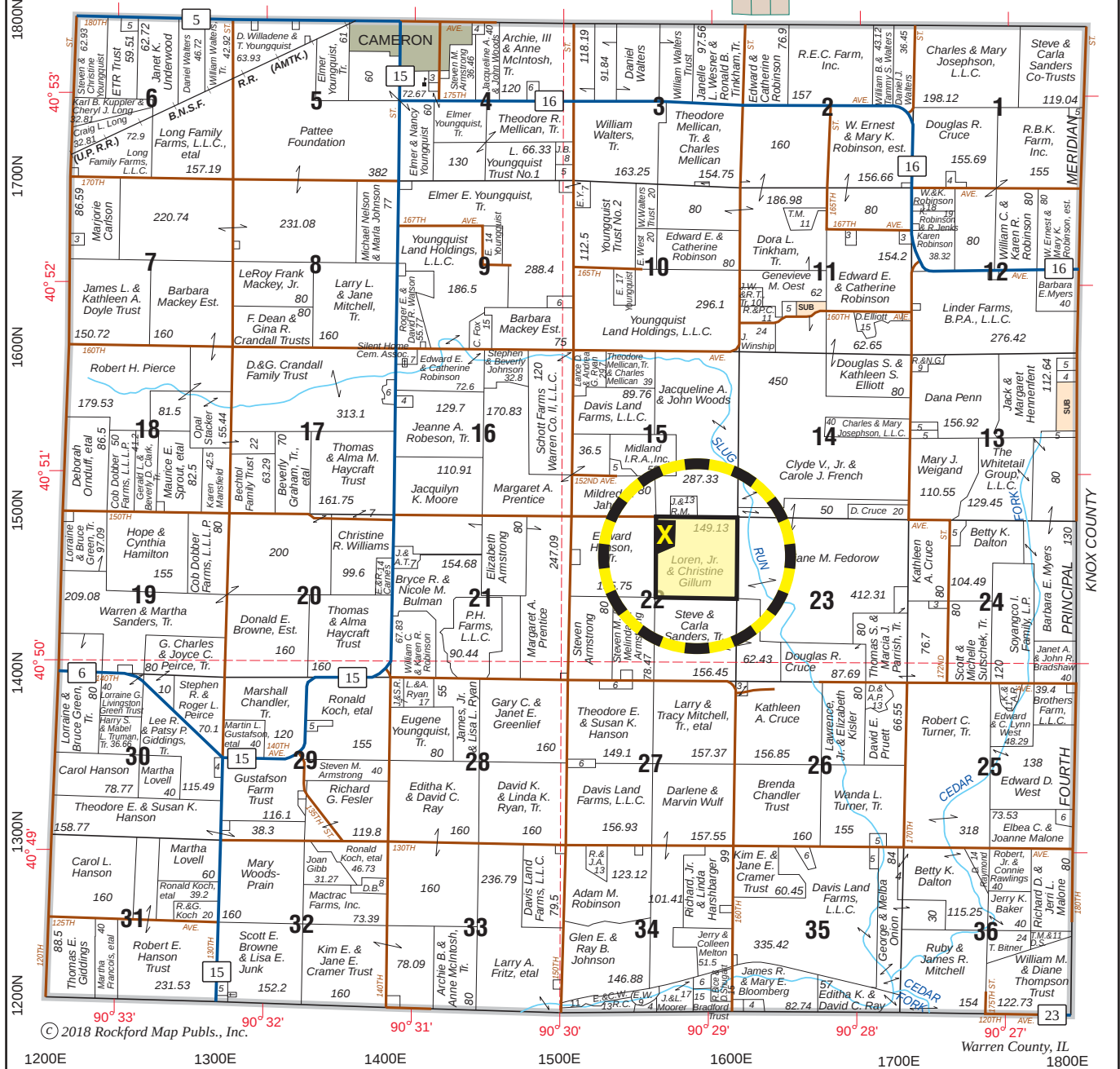
acreage	-	149.13± tax acres (57.23± tillable acres, 20.77± grassland acres, 71.00± wooded acres)
description	-	most of the NE¼ of Section 22, Floyd Township, T.10N.-R.1W., Warren County Illinois
soils	-	Productivity Index - 125.2 (predominantly Rozetta, Muscatune, Clarksdale)
price (eff 7.21.21)	-	\$1,014,084 (\$6,800 per acre) (no recreational tax upon sale)
taxes (2020)	-	\$1,946.80 (\$13.05/ac)
PIN	-	03.022.001.000
buildings	-	none
frontage	-	150 th Avenue

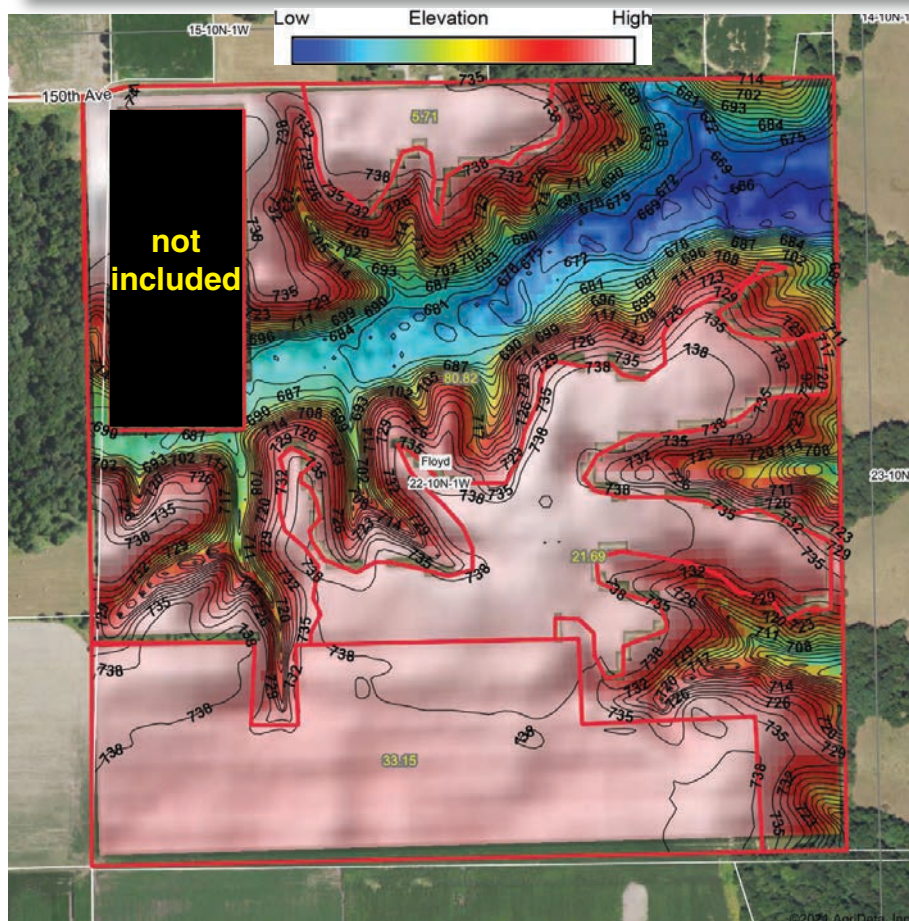
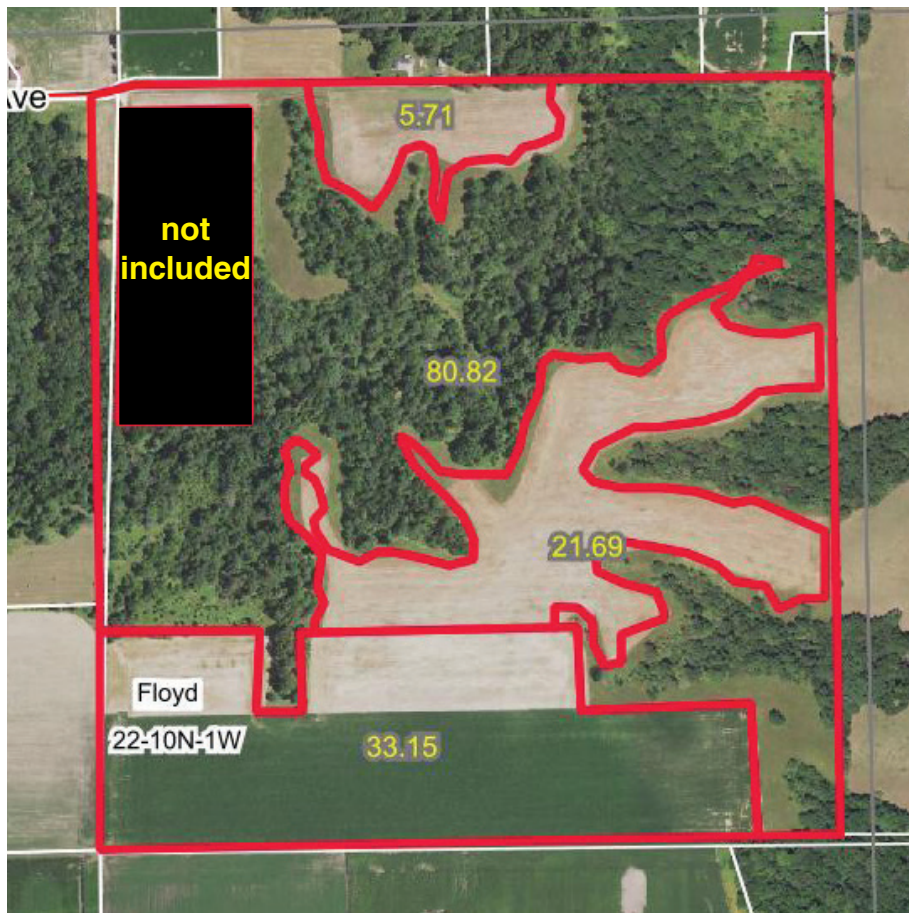


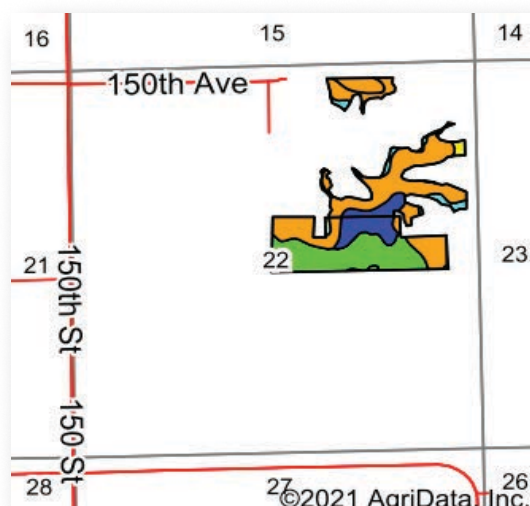
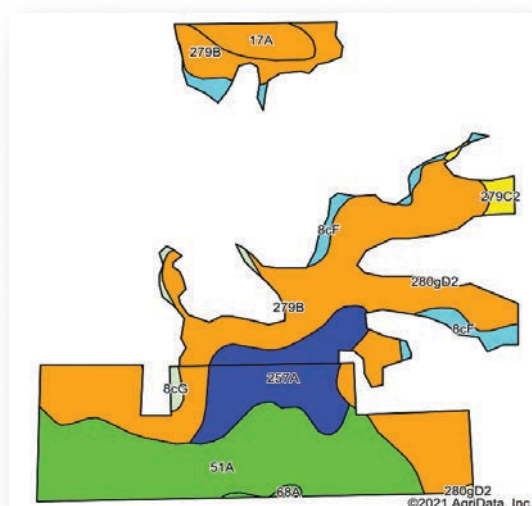
looking east 6.3.21

FLOYD

T.10N.-R.1W.







Area Symbol: IL187, Soil Area Version: 14											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	28.89	47.8%		FAV	**162	**50	**64	**5.22	0.00	**119
51A	Muscatune silt loam, 0 to 2 percent slopes	17.37	28.7%		FAV	200	64	75	0.00	6.02	147
257A	Clarksdale silt loam, 0 to 2 percent slopes	7.70	12.7%		FAV	174	56	69	0.00	5.27	128
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	2.54	4.2%		FAV	**86	**29	**35	**2.85	0.00	**65
17A	Keomah silt loam, 0 to 2 percent slopes	2.23	3.7%		FAV	161	51	65	0.00	5.14	119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	0.74	1.2%		FAV	**153	**47	**60	**4.90	0.00	**112
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	0.61	1.0%		FAV	**58	**20	**24	**1.93	0.00	**44
68A	Sable silty clay loam, 0 to 2 percent slopes	0.27	0.4%		FAV	192	63	74	0.00	5.77	143
**280gD2	Fayette silt loam, glaciaded, 10 to 18 percent slopes, eroded	0.08	0.1%		FAV	**149	**47	**59	**4.69	0.00	**109
Weighted Average						170.2	53.7	66.2	2.70	2.62	125.2

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

^a UNF = unfavorable; FAV = favorable

^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.

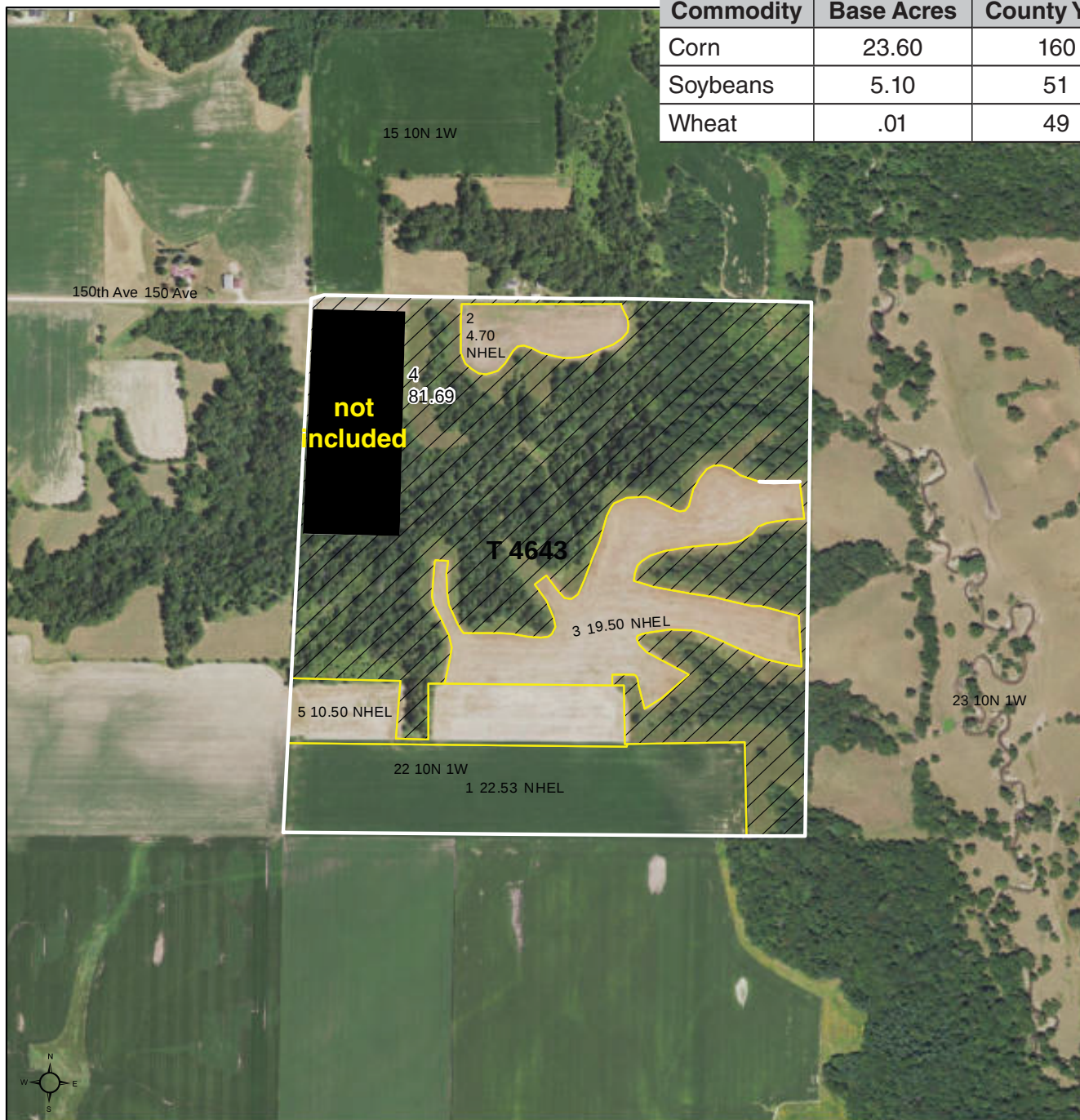


United States
Department of
Agriculture

Warren County, Illinois

FSA Information Farm 5133 | Tract 4643 PLC

Commodity	Base Acres	County Yield
Corn	23.60	160
Soybeans	5.10	51
Wheat	.01	49



street100k_i_il_utm
Common Land Unit
 Cropland
 Non-Cropland
 Tract Boundary
 plss_a_il_WMAS

Wetland Determination Identifiers

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

Tract Cropland Total: 57.23 acres

2021 Program Year
Map Created April 28, 2021

Farm 5133
Tract 4643

IL187_T4643

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