

Larson Farm

NEW
PRICE



looking southeast, 8.26.21



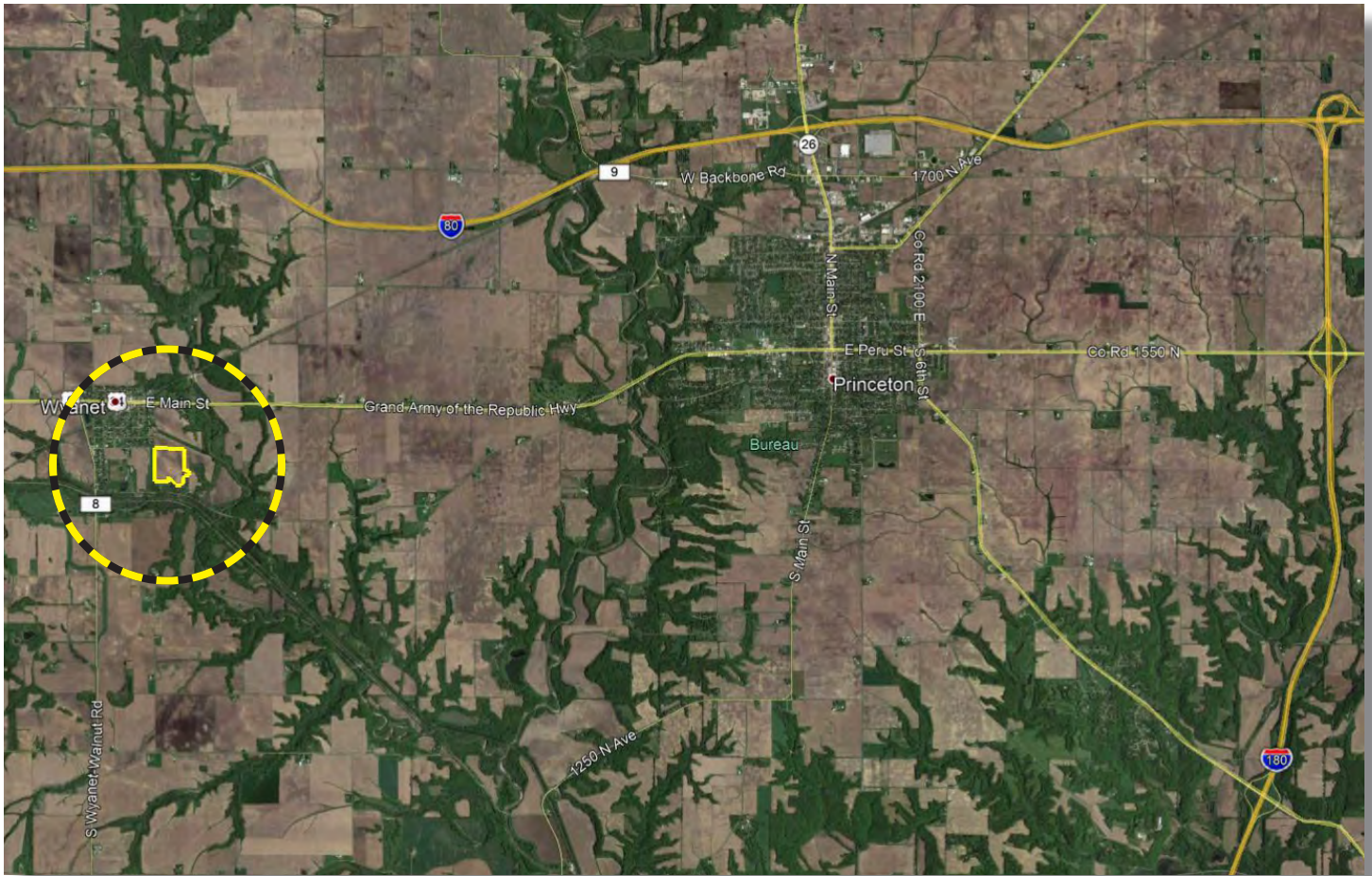
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March 11, 2022



Larson Farm

50.44± tax acres (48.92± tillable acres) | Section 21 | Wyanet Township | T.16N.-R.8E. | Bureau County Illinois



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The Larson Farm is well-located, adjacent to Wyandot Illinois. It is mostly all tillable and lends itself to many opportunities. If you are in the market to invest in a smaller farm, this is the one!

acreage	-	50.44± tax acres (48.92± tillable acres)
description	-	Part of the SE¼ of Section 21, Wyandot Township, T.16N.,-R.8E., Bureau County Illinois
soils	-	Productivity Index - 116.1 (predominantly Waukegan and Joyce)
price	-	\$479,180.00 (\$9,500 per acre) eff 2.8.22
taxes (2020)	-	\$1,332.34 (\$26.41/ac)
PIN	-	15.21.251.005, 15.21.400.025
buildings	-	none
frontage	-	access from 5 th Street

**NEW
PRICE**

FSA Information
Farm 378 | Tract 2810
ARC-CO

Commodity	Base Acres (estimated)	County Yield
Corn	38.67	175
Soybeans	2.21	50
Wheat	3.94	75

DRIVING DIRECTIONS

adjacent to Wyandot IL
6.5± mi W of Princeton IL
55.2± mi SE of Moline IL
81.0± mi SW of Rockford IL
89.0± mi NW of Bloomington IL
118.0± mi SW of Chicago IL
123.0± mi N of Springfield IL
GPS 41.359574, -89.578346
(points are to center of the city)

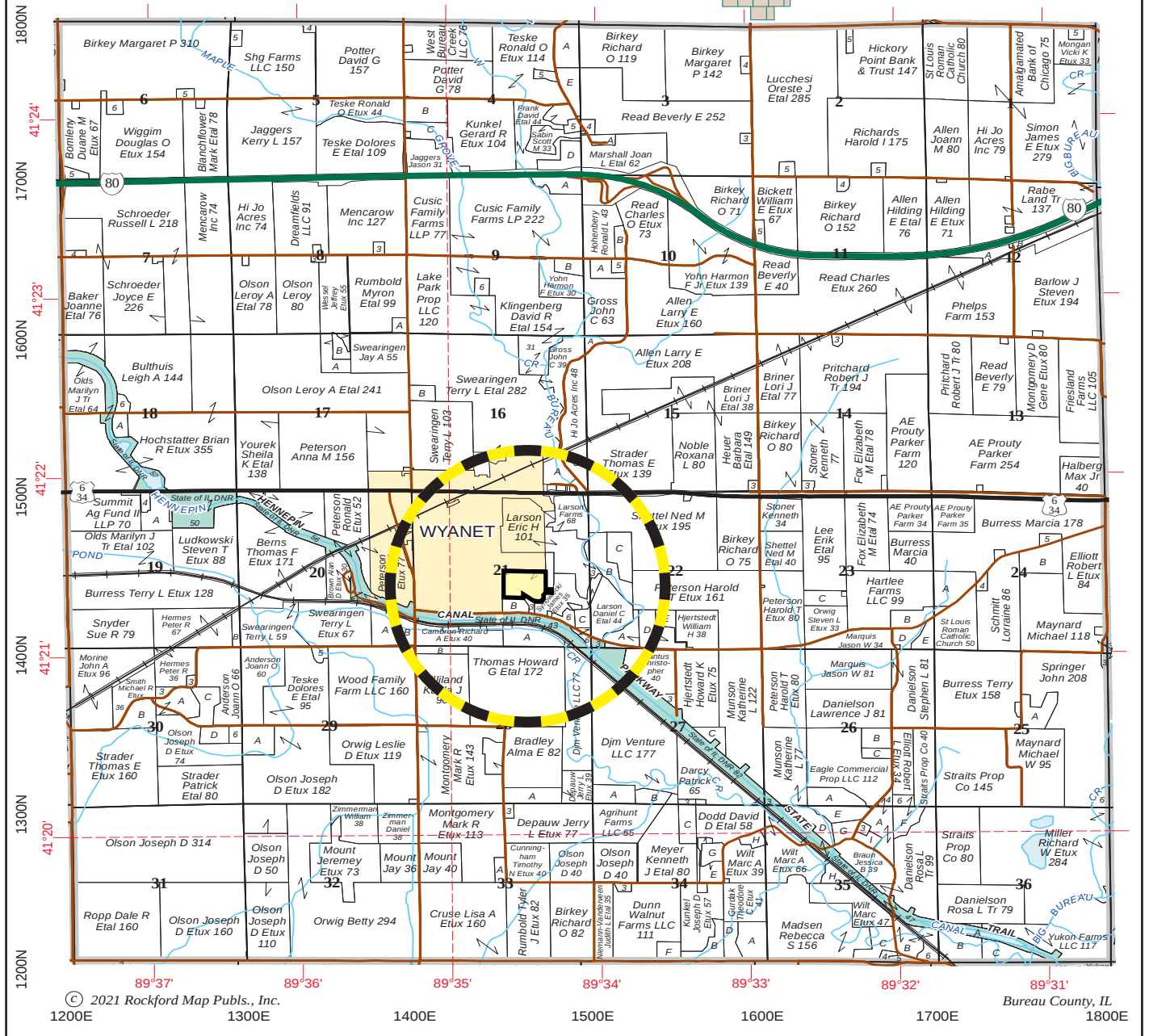


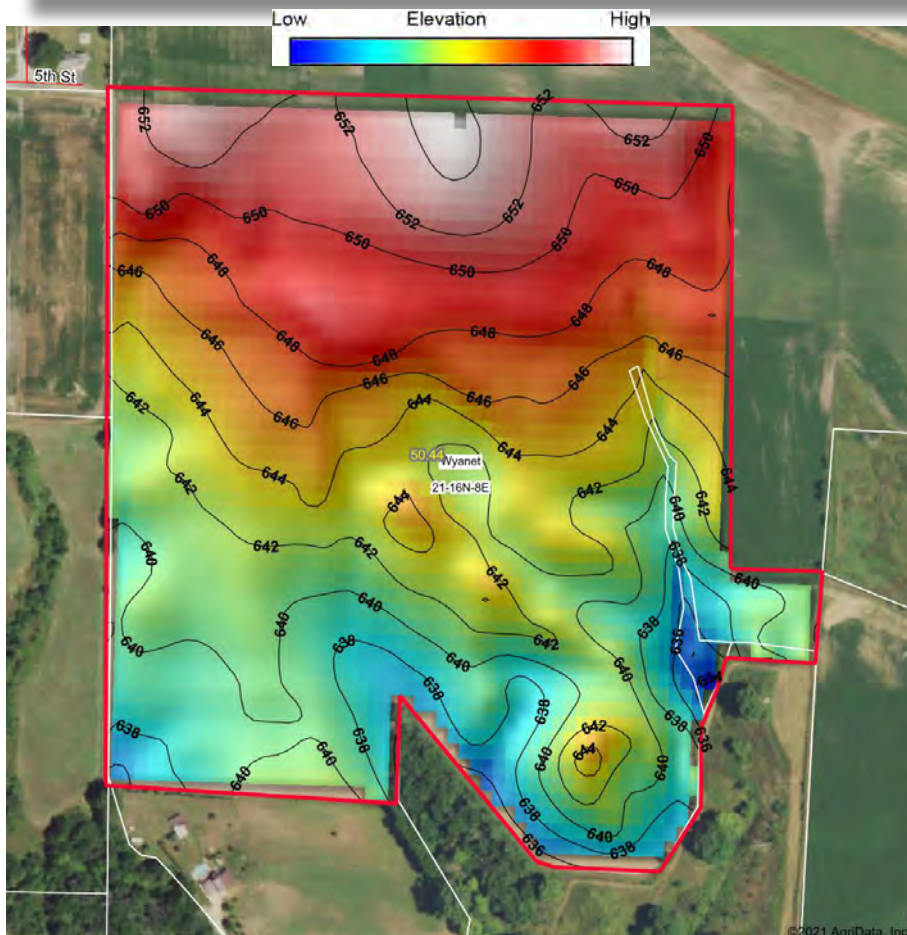
looking south, 8.26.21

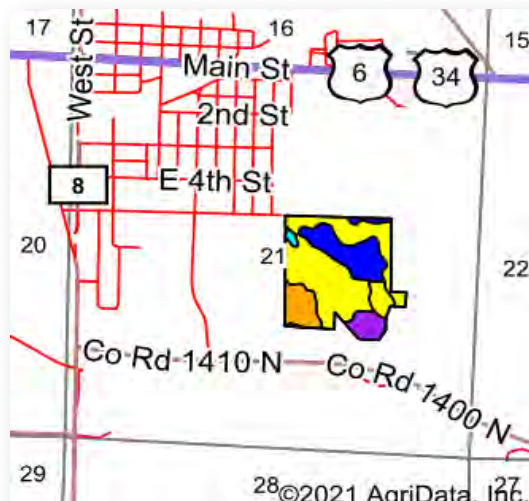
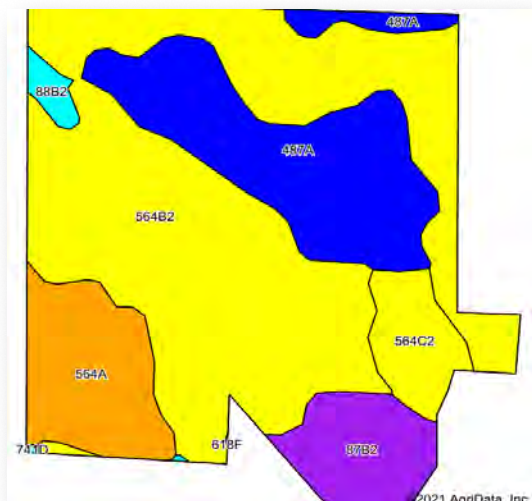


WYANET

T.16N.-R.8E.







Area Symbol: IL011, Soil Area Version: 18

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
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	28.04	55.6%		FAV	**154	**50	**60	**4.17	0.00	**113
487A	Joyce silt loam, 0 to 2 percent slopes	10.29	20.4%		FAV	180	57	70	0.00	5.52	132
564A	Waukegan silt loam, 0 to 2 percent slopes	5.34	10.6%		FAV	162	53	63	4.39	0.00	119
**87B2	Dickinson sandy loam, 2 to 7 percent slopes, eroded	3.61	7.2%		FAV	**135	**44	**53	**3.22	0.00	**99
**564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	2.58	5.1%		FAV	**151	**49	**59	**4.08	0.00	**111
**88B2	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes, eroded	0.58	1.1%		FAV	**113	**39	**48	0.00	**3.81	**87
Weighted Average						158.2	51.1	61.7	3.22	1.17	116.1

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

^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".

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



looking south, 8.26.21



looking east, 8.26.21

Land Brokerage | Farm Management | Land Auctions | Land Consulting

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Accredited Land Consultant | Accredited Farm Manager
Designated Managing Broker | Owner



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Professional Land Specialists