

POPLAR GROVE FARM

Located Directly East of Poplar Grove, IL on IL Route 173

Section 19 Poplar Grove Township

Boone County, Illinois

Real Estate Taxes for 2021 = \$3,325.18

61.85 Total Acres, Approximately 54 Tillable Acres

Surety Indicates PI of 126 on Tillable Acres

Open For 2023

Great Return Possible

Priced at \$750,000 / \$12,179 per acre

Soils Include:

St Charles

Drummer

Martinsville

Virgil

Flagg

Kendall



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

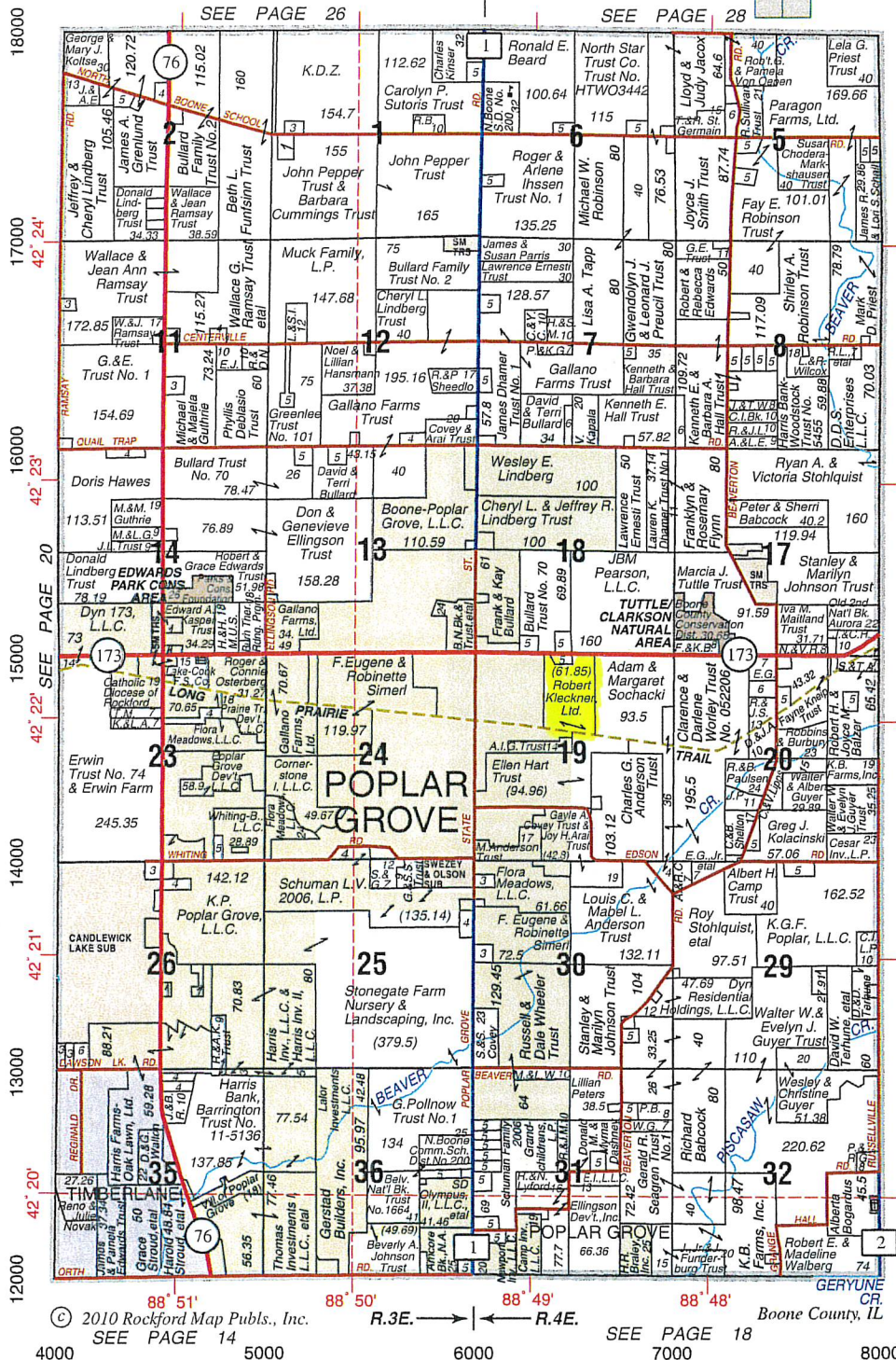
815-284-0298 Fax

815-973-6768 Cell

ericbird2004@yahoo.com

POPLAR GROVE

T.45N.-R.3-4E.



Poplar Grove State Bank

"The Bank That Backs The Community"

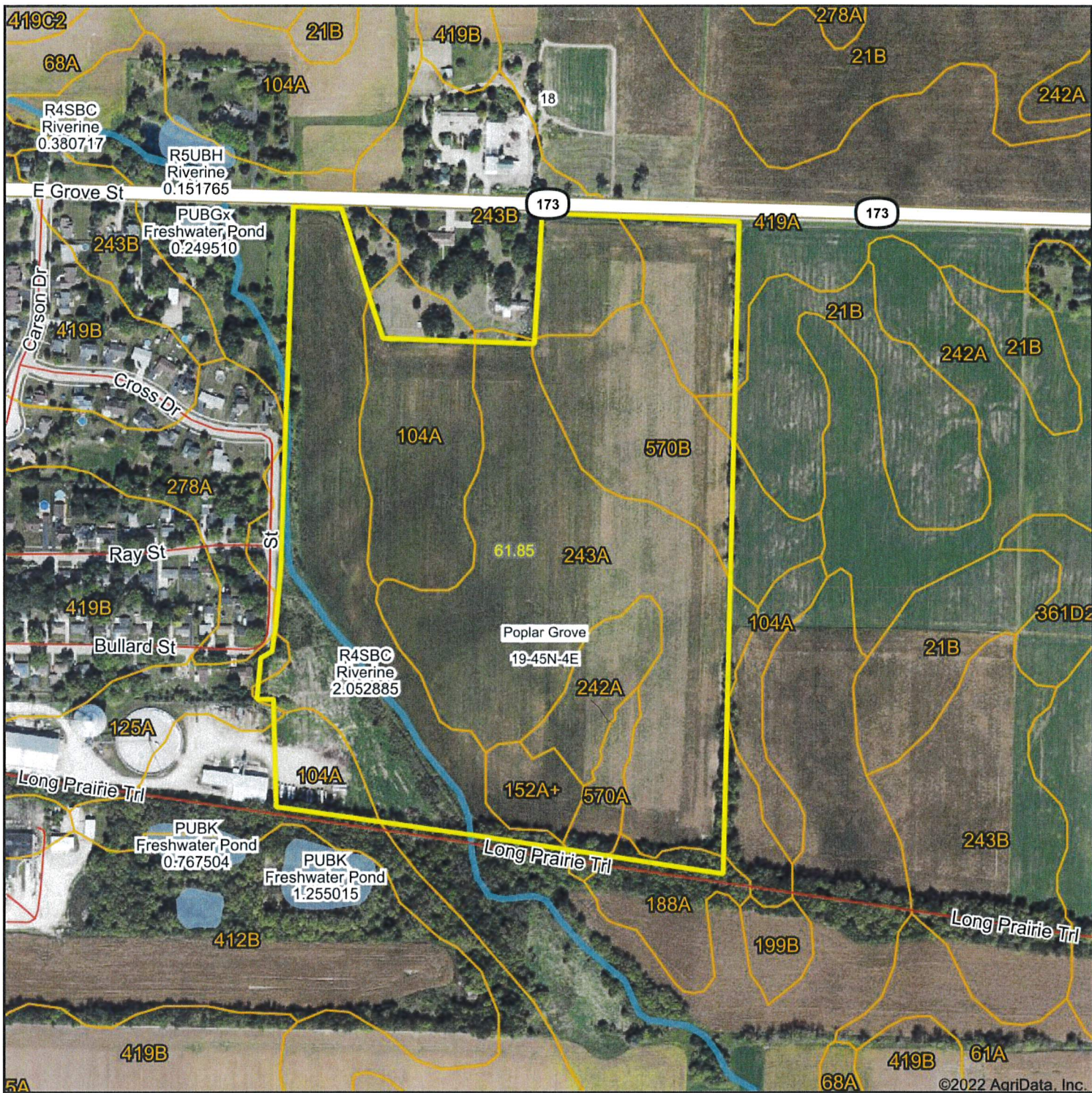
109 N. STATE STREET, P.O. BOX 280
POPLAR GROVE, ILLINOIS 61065-0280

13565 ROUTE 76
POPLAR GROVE, ILLINOIS 61065

www.poplargo.statebank.com

Phone: (815) 765-3333

Aerial Map



Map Center: 42° 22' 6.37, -88° 48' 46.16

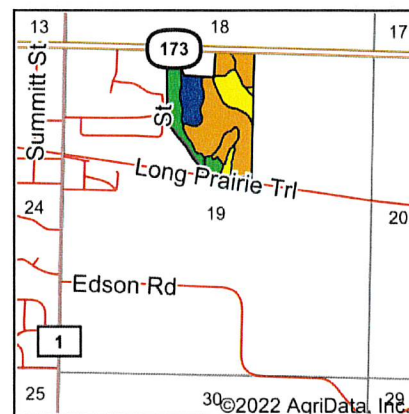
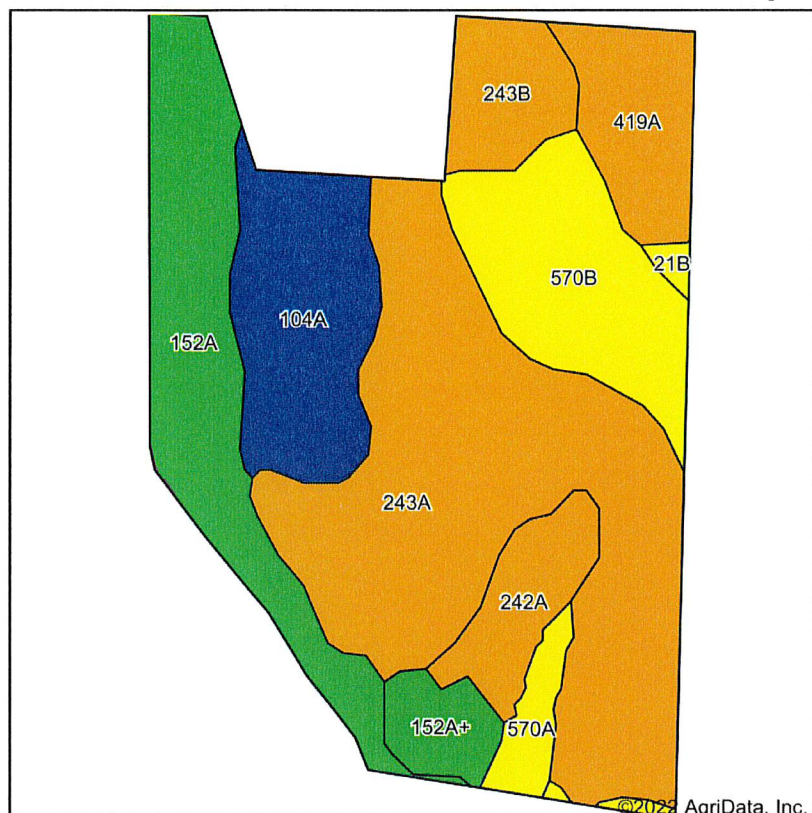
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19-45N-4E
Boone County
Illinois



9/6/2022

Soils Map



State: **Illinois**
 County: **Boone**
 Location: **19-45N-4E**
 Township: **Poplar Grove**
 Acres: **53.96**
 Date: **9/6/2022**

Maps Provided By:



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Area Symbol: IL007, Soil Area Version: 15								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
243A	St. Charles silt loam, 0 to 2 percent slopes	19.76	36.6%		168	52	65	122
152A	Drummer silty clay loam, 0 to 2 percent slopes	8.88	16.5%		195	63	73	144
**570B	Martinsville silt loam, 2 to 4 percent slopes	6.58	12.2%		**153	**49	**62	**113
104A	Virgil silt loam, 0 to 2 percent slopes	6.49	12.0%		182	56	70	132
419A	Flagg silt loam, 0 to 2 percent slopes	3.57	6.6%		162	52	63	119
242A	Kendall silt loam, 0 to 2 percent slopes	2.70	5.0%		172	53	66	125
**243B	St. Charles silt loam, 2 to 5 percent slopes	2.65	4.9%		**166	**51	**64	**121
152A+	Drummer silt loam, 0 to 2 percent slopes, overwash	1.64	3.0%		195	63	73	144
570A	Martinsville silt loam, 0 to 2 percent slopes	1.24	2.3%		155	49	63	114
**21B	Pecatonica silt loam, 2 to 5 percent slopes	0.25	0.5%		**152	**49	**59	**112
188A	Beardstown loam, 0 to 2 percent slopes	0.20	0.4%		152	50	63	114
Weighted Average					172.4	54.2	66.6	126

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

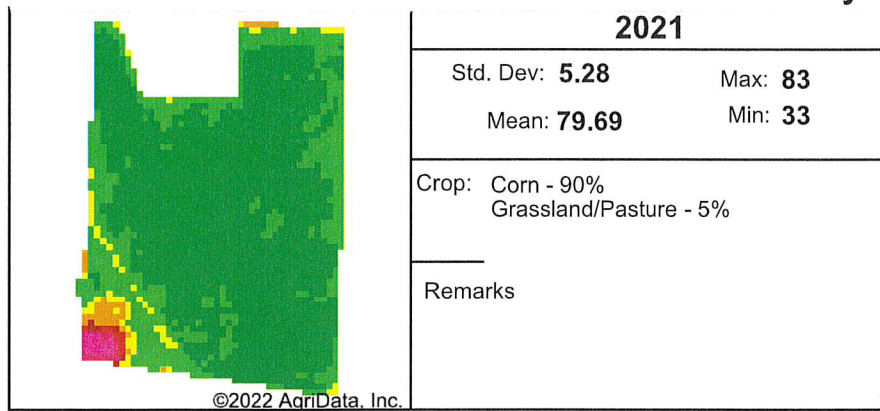
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

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

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

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

Max NDVI Multi-year



Client:

Farm:

Field:

Date: 9/6/2022

Acres: 61.85

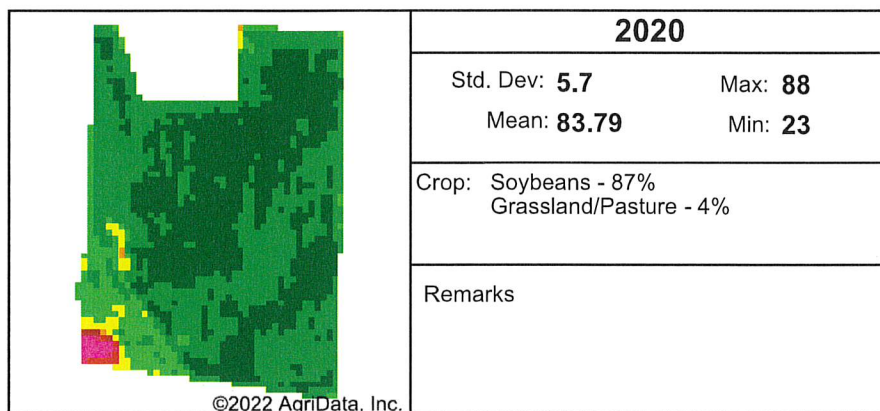
State: IL

County: Boone

Location: 19-45N-4E

Township: Poplar Grove

Map Center: 42° 22' 6.37, -88° 48' 46.16



Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

Soils Weighted Average

IL B811 PI: 127.8

Elevation (feet)

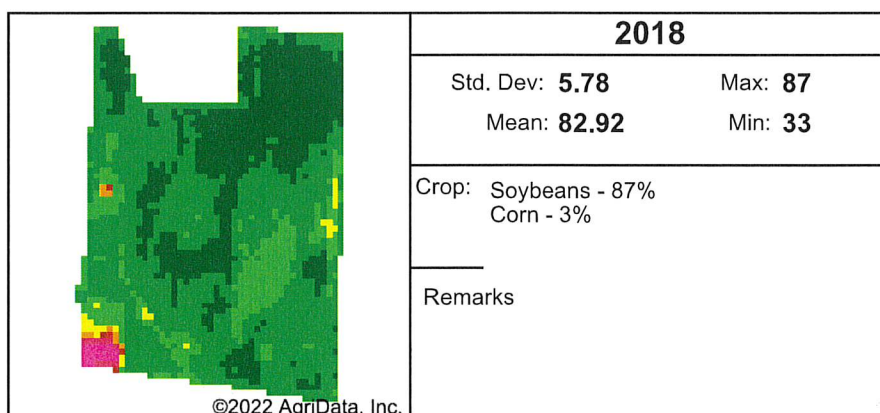
Min: 865.0

Max: 912.9

Range: 47.9

Mean: 885.2

Std Dev: 10.7



Maps Provided By:



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