

GENOA TWP FARM

Located Northeast of Sycamore, IL on New Lebanon Rd.

Section 36 Genoa Township

DeKalb County, Illinois

Real Estate Taxes for 2021 = \$5036.86

103.832 total acres, Approximately 98 Tillable Acres

Surety Indicates PI of 130.7 on Total Acres

Priced at \$1,323,858 / \$12,750 per acre

Soils Include:

El Paso
Danabrook
Octagon
Flanagan



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

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815-284-0298 Fax

815-973-6768 Cell

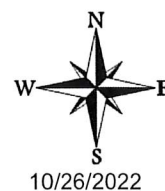
ericbird2004@yahoo.com

Aerial Map



Map Center: 42° 4' 34.56, -88° 35' 23.57

36-42N-5E
DeKalb County
Illinois



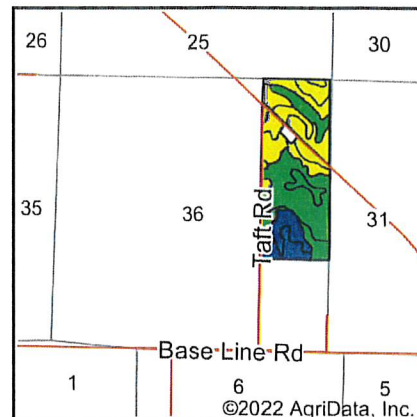
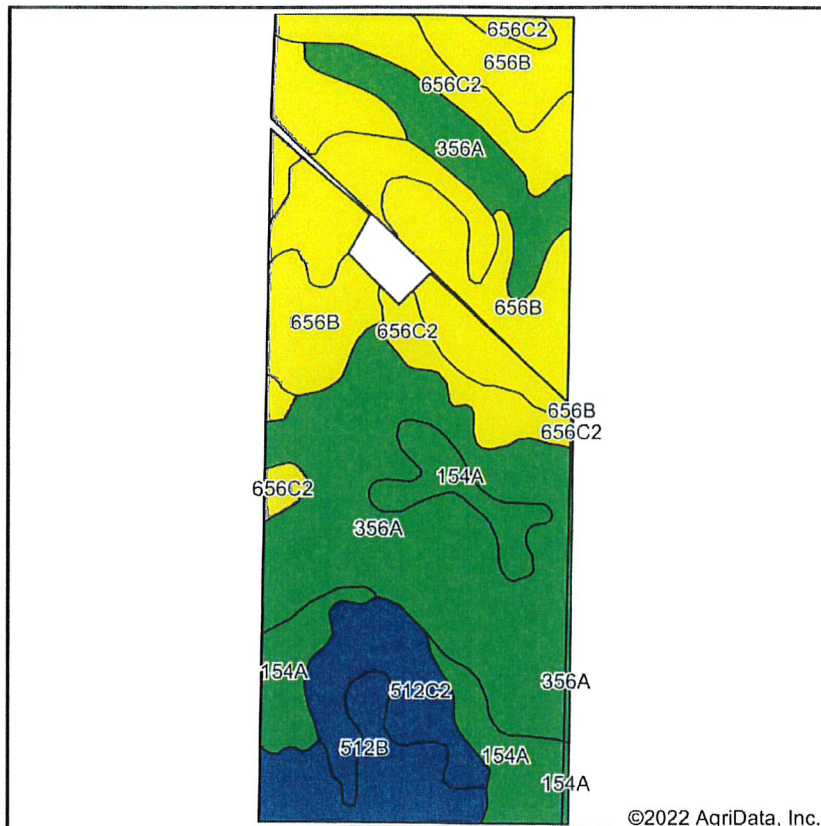
10/26/2022

Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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Soils Map



State: **Illinois**
 County: **DeKalb**
 Location: **36-42N-5E**
 Township: **Genoa**
 Acres: **103.58**
 Date: **4/28/2022**

Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 16
 Area Symbol: IL089, 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
356A	Elpaso silty clay loam, 0 to 2 percent slopes	35.42	34.2%		195	63	66	144
**656B	Octagon silt loam, 2 to 4 percent slopes	23.29	22.5%		**157	**51	**63	**117
**656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	18.03	17.4%		**151	**49	**61	**112
154A	Flanagan silt loam, 0 to 2 percent slopes	11.36	11.0%		194	63	77	144
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	7.54	7.3%		**174	**55	**68	**128
**512B	Danabrook silt loam, 2 to 5 percent slopes	7.25	7.0%		**185	**58	**72	**137
356A	Elpaso silty clay loam, 0 to 2 percent slopes	0.49	0.5%		195	63	66	144
154A	Flanagan silt loam, 0 to 2 percent slopes	0.20	0.2%		194	63	77	144
Weighted Average					176.5	56.9	66.2	130.7

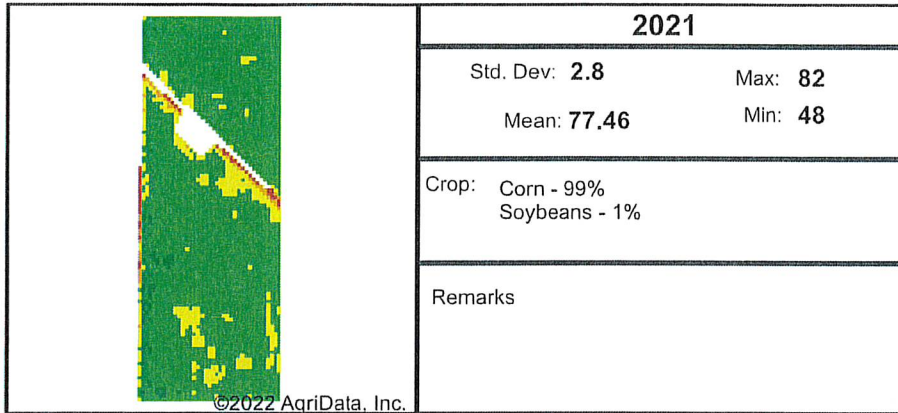
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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: 4/28/2022

Acres: 103.58

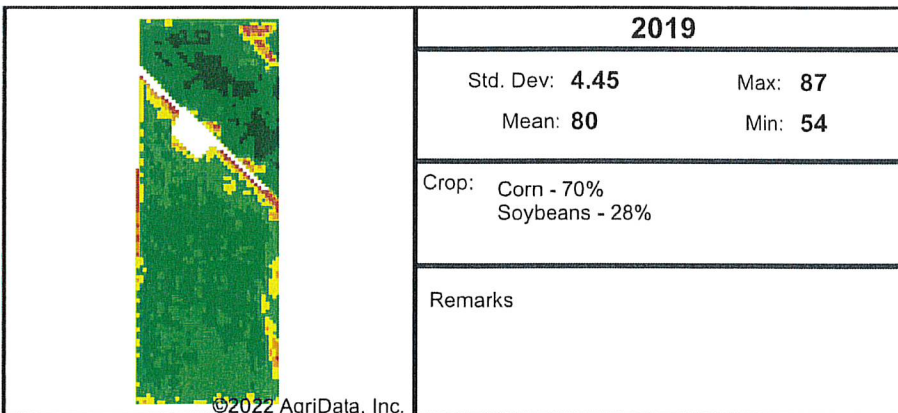
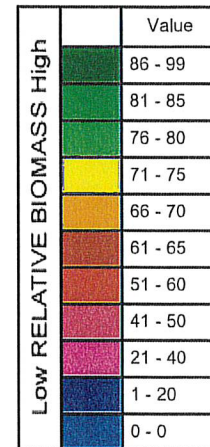
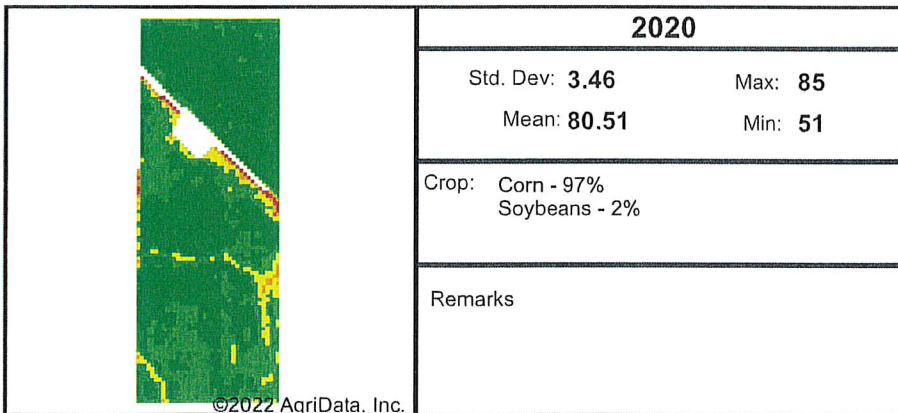
State: IL

County: DeKalb

Location: 36-42N-5E

Township: Genoa

Map Center: 42° 4' 28.57, -88° 35' 29.69



Soils Weighted Average

IL B811 PI: 130.7

Elevation (feet)

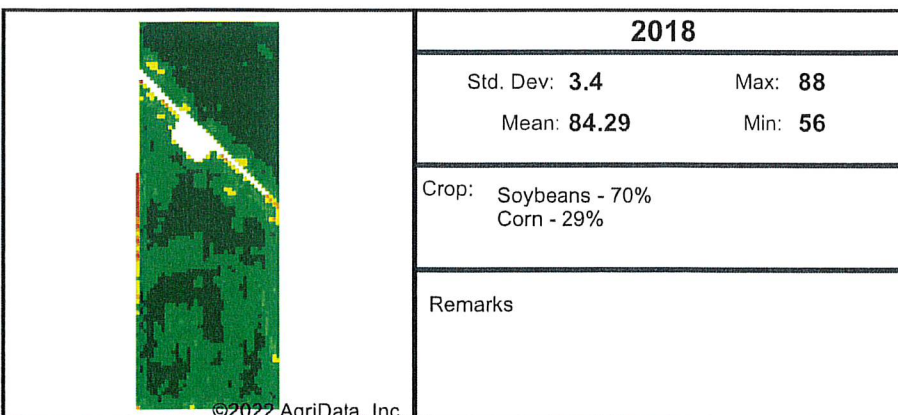
Min: 860.6

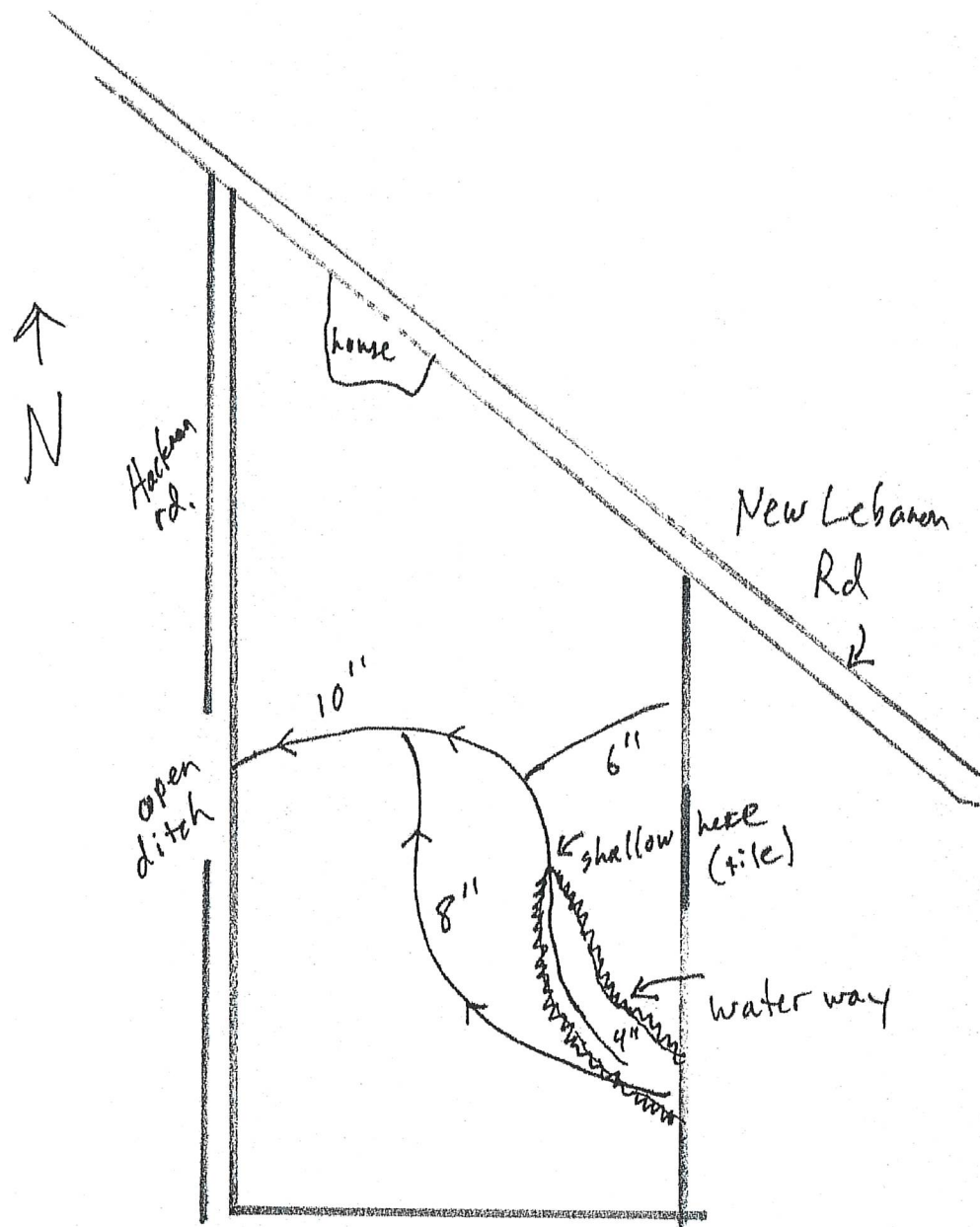
Max: 889.5

Range: 28.9

Mean: 874.5

Std Dev: 6.5






GK farm tile (estimate)

by mk Feb 2022



	
<p align="center">SURVEY/TRACT</p> <p align="center">A DIVISION OF C.E.S., INC.</p> <p align="center">PROFESSIONAL DESIGN FIRM LICENSE NO. 114-01390 1014 WAILE COURT HOUSTON, TEXAS 77068 (813)-962-8771 FAX: (813)-562-0005</p>	
DATE	SCALE
4-04-2002	1" = 200'
<p align="center">BIRD REAL ESTATE</p>	
FILE NUMBER	DEVELOPER
ADAMS-518262	5189-22