



**PROPERTY
SERVICES**

LAND LISTING

80.00± Acres – Iroquois County, IL



LOCATION

Legal: S25, T26N, R14W

Onarga Township, Iroquois County, IL

ROBERT J. WARMBIR
Managing Broker
License #471.021140

815.693.4063
rob@rwpropertyservice.com
rwpropertyservice.com



LAND LISTING

Iroquois County, IL

CONTACT US TODAY!

Asking Price

\$880,000

Price per Acre

\$11,000

Taxes

2021 payable in 2022

\$3,341.44

estimated as half of total parcel

PIN

West ½ of 24-25-300-001

Total Acres

80.00± (estimated)

Tillable Acres

75.84 (estimated)

CRP Acres

75.84 (estimated)

CRP Payment

\$316.08/ac

CRP Expiration

9/30/2025

The farm will be surveyed and sold based on surveyed acres.



The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omission is assumed by the seller or brokerage company. All sketches, boundaries, and dimensions in this brochure are approximate. All acreages are approximate and have been estimated.



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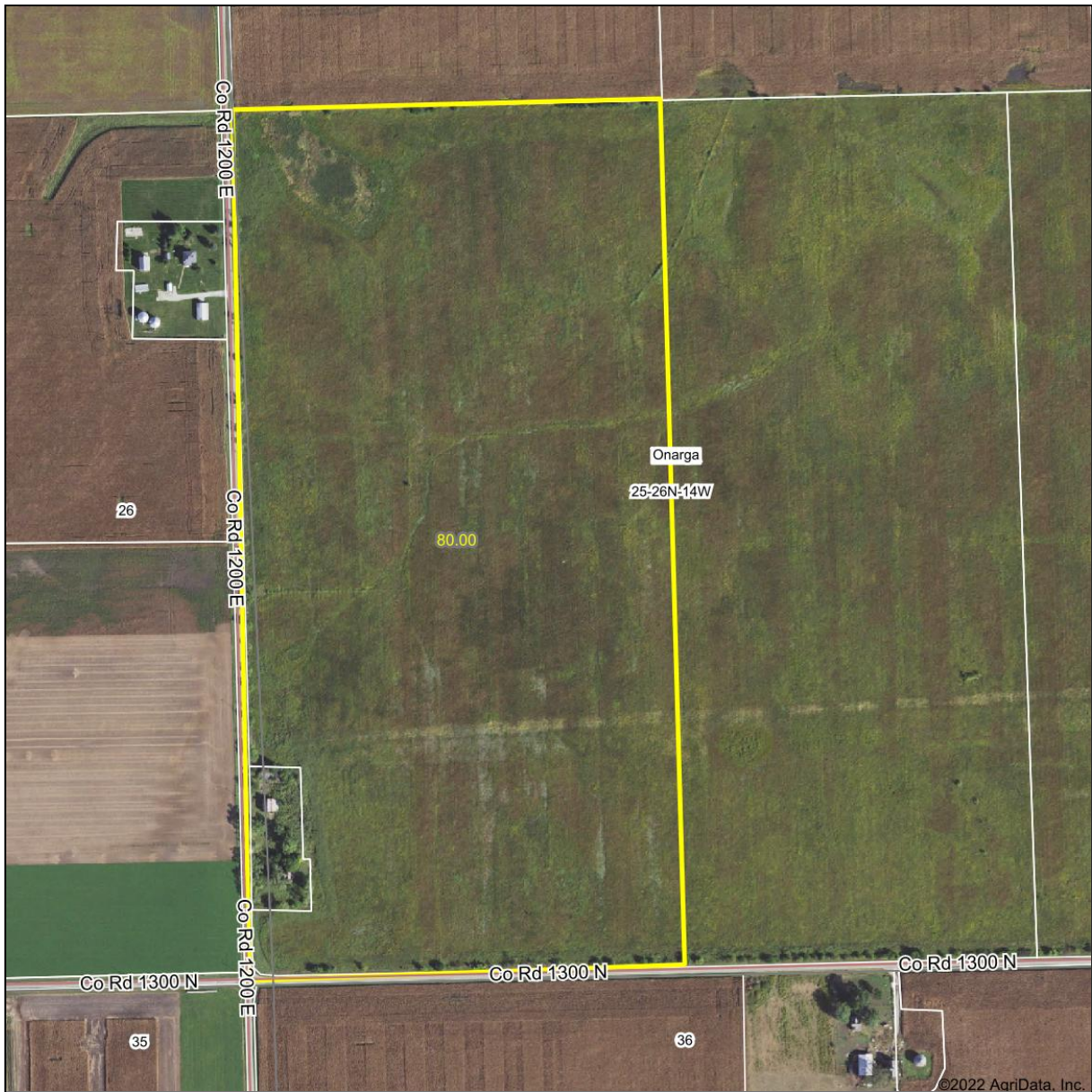


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Aerial Map



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Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING
www.AgrIDataInc.com

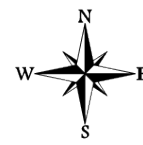
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 41' 59.72, -87° 53' 42.05

**25-26N-14W
Iroquois County
Illinois**

0ft 473ft 947ft

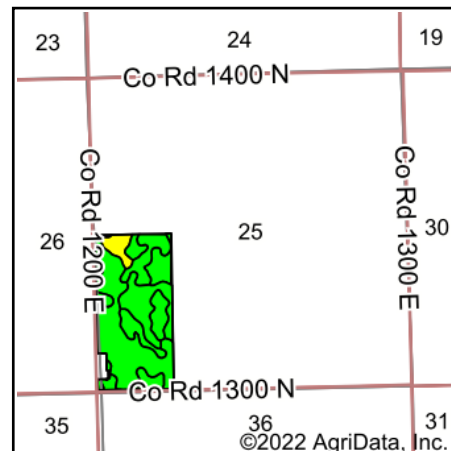
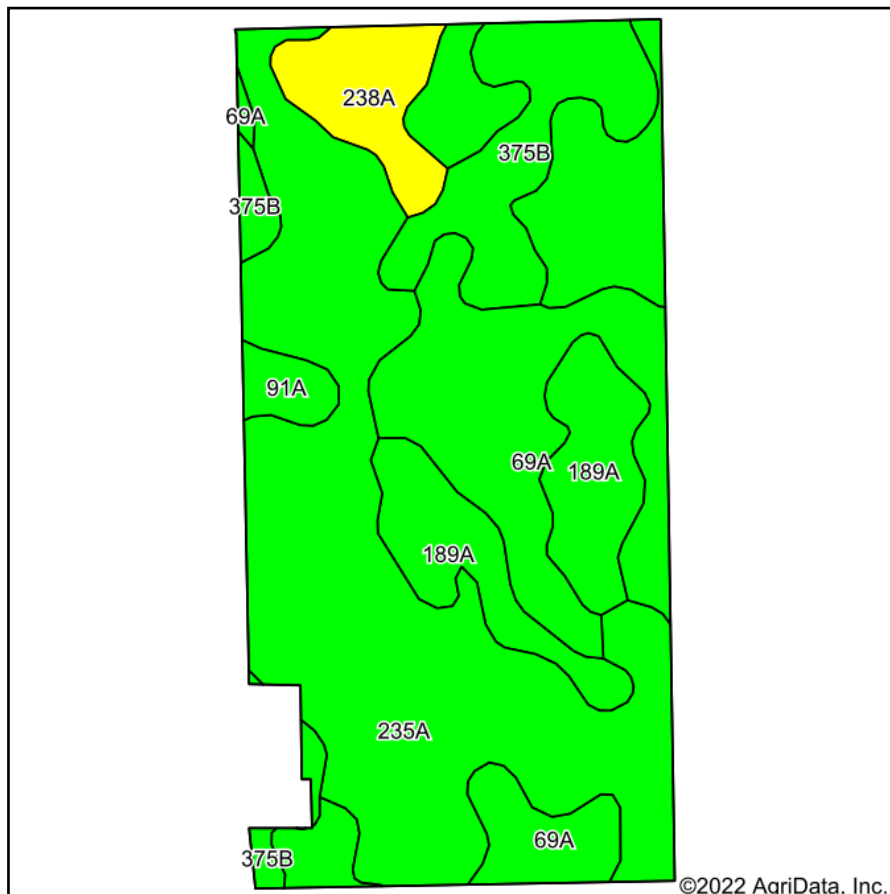


10/18/2022

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Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **25-26N-14W**
 Township: **Onarga**
 Acres: **75.84**
 Date: **10/18/2022**



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-leg ume ^e hay, T/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	37.95	50.0%		FAV	162	54	64	82	0	0.00	4.77	121
69A	Milford silty clay loam, 0 to 2 percent slopes	15.71	20.7%		FAV	171	57	68	88	0	0.00	5.52	128
189A	Martinton silt loam, 0 to 2 percent slopes	8.67	11.4%		FAV	173	57	70	88	0	0.00	5.39	130
**375B	Rutland silty clay loam, 2 to 5 percent slopes	8.31	11.0%		FAV	**178	**57	**70	**96	0	0.00	**5.46	**132
238A	Rantoul silty clay, 0 to 2 percent slopes	3.95	5.2%		FAV	144	49	56	64	0	0.00	4.14	109
91A	Swygert silty clay loam, 0 to 2 percent slopes	1.25	1.6%		UNF	158	52	63	79	0	0.00	4.52	118
Weighted Average						165.9	55	65.7	84.5	*-	0.00	5.03	124

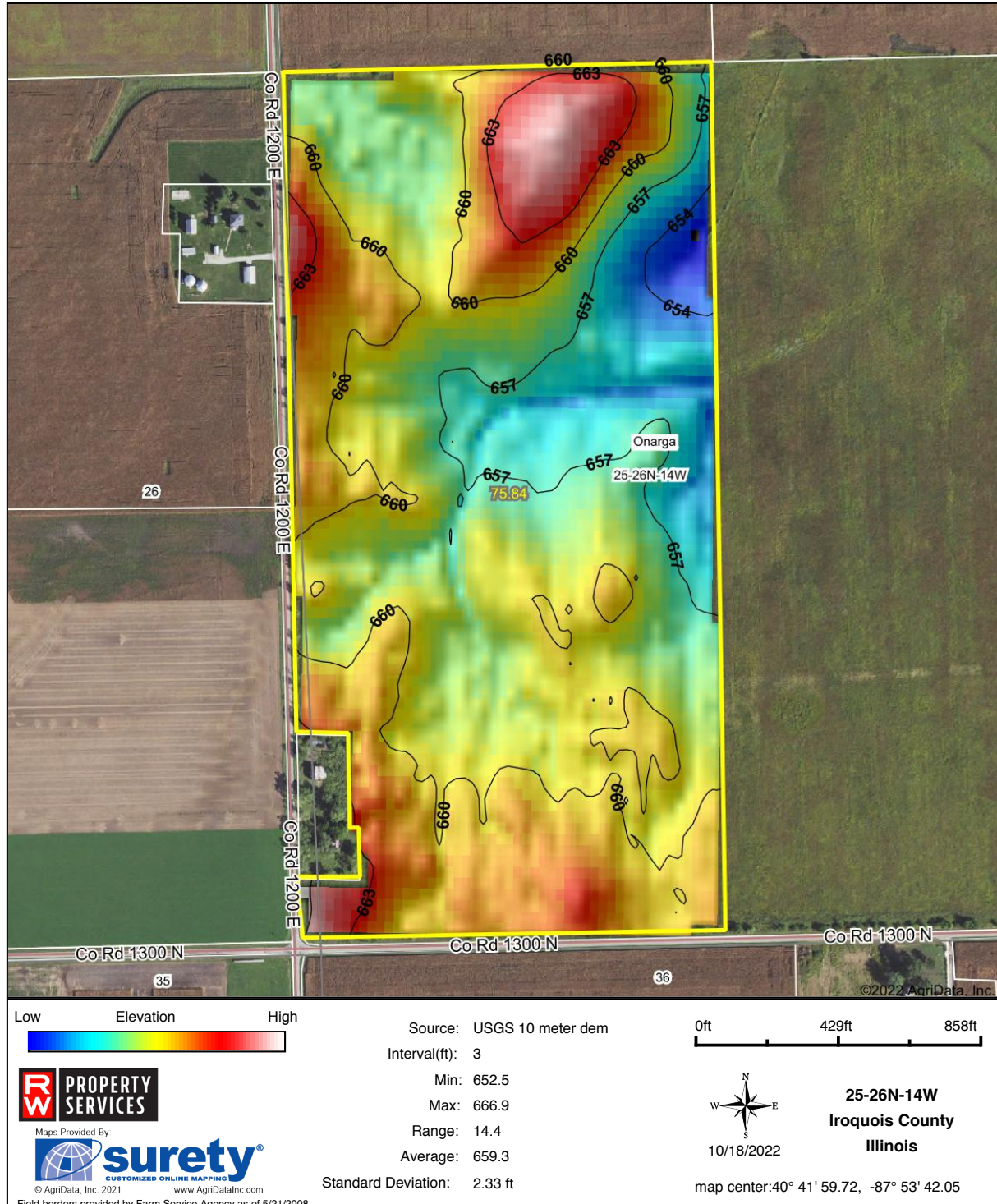


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Topography Hillshade



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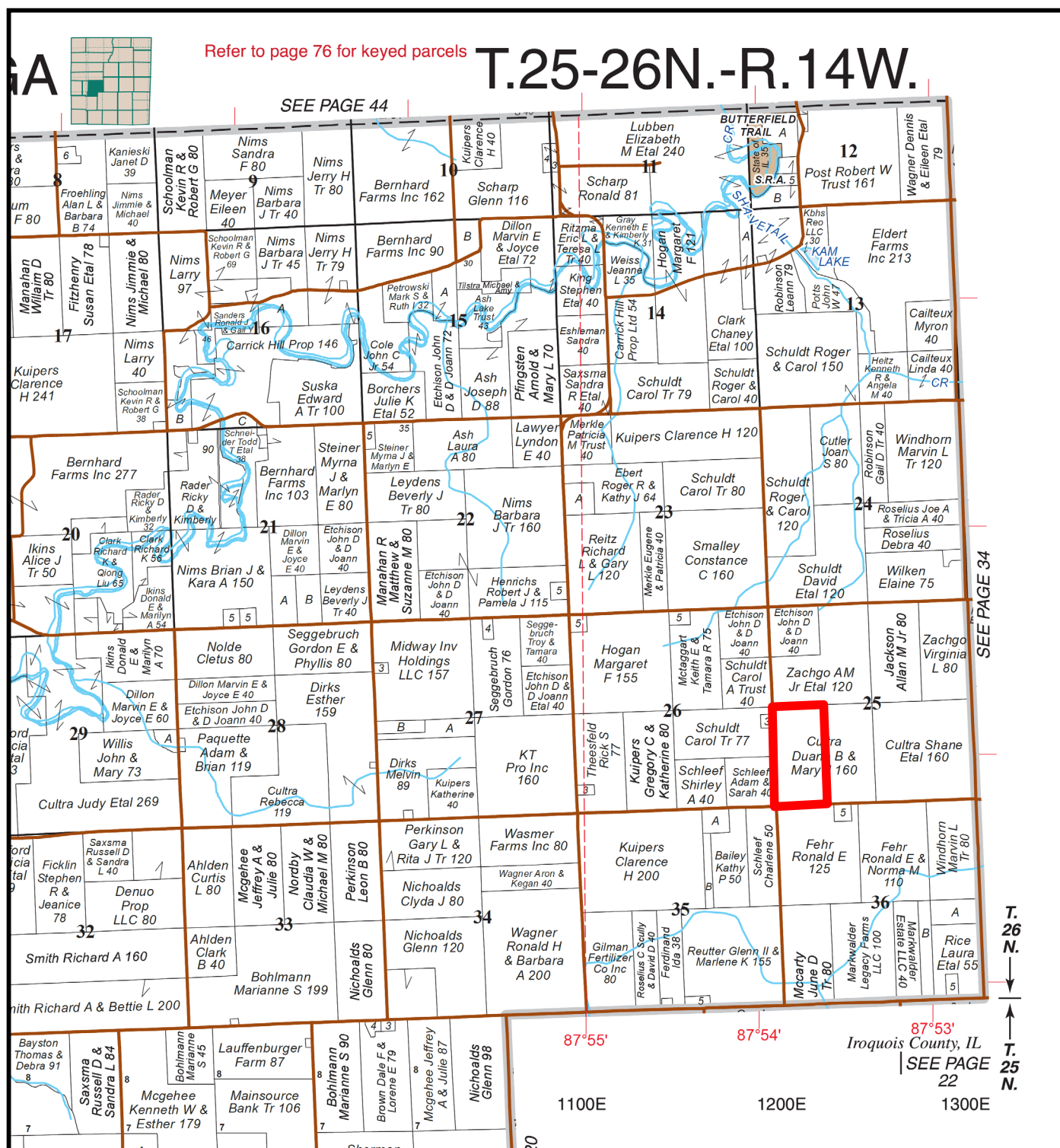
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