# **GRANVILLE FARM**

Located on Route 89 Between 600 N and 700 N Roads

Section 35, Granville Township

Putnam County, Illinois

Real Estate Taxes for 2021 = \$2042.72

39.24 Total Acres, 39.4 FSA Cropland Acres

Subject To A Wind Lease With Sky Yiels Wind, Offering Potential For Substantial Future Income

Excellent Yield History And Fertility Levels, 6 Year Average 231 BPA Corn Yield 63.8 Soybean Yield

Available To Farm In 2023

Great Return Possible!

Priced at \$702,396 / \$17,900 per acre

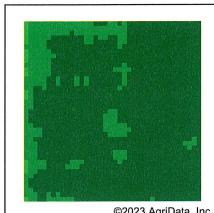
Soils Include: Muscatune Sable Gatlin



## Eric Bird, Managing Broker

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815-288-0998 Phone
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815-973-6768 Cell
ericbird2004@yahoo.com

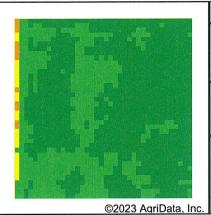
# Max NDVI Multi-year



	2022		
S	td. Dev: <b>1.49</b> Mean: <b>86.42</b>	Max: Min:	
Crop:	Soybeans - 100%		

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Remarks



2021					
Std. Dev: <b>1.64</b>	Max: <b>83</b>				
Mean: <b>80.4</b>	Min: <b>67</b>				
Crop: Corn - 100%					
Remarks	Operation of the state of the s				
Remarks					



2020				
	l. Dev: <b>0.67</b> Mean: <b>86.83</b>	Max: Min:		
Crop:	Soybeans - 100%			
Remark	S			



	2019					
	Std. Dev: <b>0.7</b> Max:	83				
	Mean: <b>81.97</b> Min:	76				
	Crop: Corn - 100%					
	Remarks					
Э.						

Client: Farm: Field:

Date: 2/4/2023 Acres: 39.24

> State: IL County: Putnam Location: 35-32N-1W Township: Granville

Map Center: 41° 12' 3.96, -89° 11' 54.39

ASS High		Value		
		86 - 99		
	MARKET TO SECOND	81 - 85		
		76 - 80		
BIOMAS		71 - 75		
RELATIVE BIO		66 - 70		
		61 - 65		
		51 - 60		
		41 - 50		
		21 - 40		
Low	Š i	1 - 20		
		0 - 0		

#### Soils Weighted Average

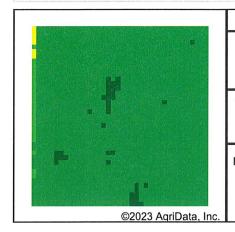
IL B811 PI: 144.8

#### Elevation (feet)

Min: 710.8 Max: 729.0 Range: 18.2 Mean: 720.5 Std Dev: 3.8



# Max NDVI Multi-year



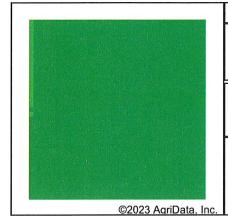
#### 2018

Std. Dev: **1.24** Max: **86** Mean: **84.46** Min: **73** 

Crop: Soybeans - 99%

Developed/Low Intensity - 1%

Remarks:



### 2017

Std. Dev: 0.79

Max: **85** 

Mean: **83.94** 

Min: **77** 

Crop: Corn - 99%

Developed/Low Intensity - 1%

Remarks:

2016

Std. Dev:

Max:

Mean:

Min:

Crop:

Remarks:

2015

Std. Dev:

Max:

Mean:

Min:

Crop:

Remarks:

Client:
Farm:
Field:

Date: 2/4/2023 Acres: 39.24

State: IL
County: Putnam
Location: 35-32N-1W
Township: Granville

Map Center: 41° 12' 3.96, -89° 11' 54.39

_		Value		
High		86 - 99		
S	n l	81 - 85		
BIOMAS		76 - 80		
N O		71 - 75		
	Low KELAIIVE BII	66 - 70		
Ŋ		61 - 65		
A		51 - 60		
ᆸ		41 - 50		
		21 - 40		
ò		1 - 20		
		0 - 0		

#### Soils Weighted Average

IL B811 PI: 144.8

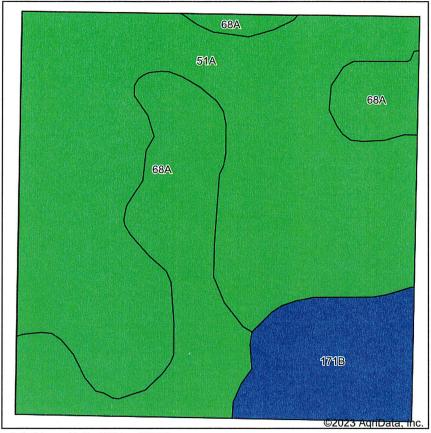
#### Elevation (feet)

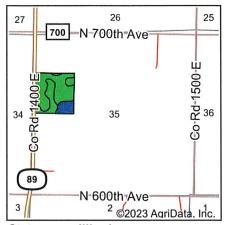
Min: 710.8 Max: 729.0 Range: 18.2 Mean: 720.5

Std Dev: 3.8



## Soils Map





Illinois State: County: **Putnam** Location: 35-32N-1W Township: Granville 39.24 Acres: Date: 2/4/2023





Soils data provided by USDA and NRCS.

SECONOMICS SEC								
Area Sy	Area Symbol: IL155, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
51A	Muscatune silt loam, 0 to 2 percent slopes	24.60	62.7%		200	64	75	147
68A	Sable silty clay loam, 0 to 2 percent slopes	9.76	24.9%		192	63	74	143
**171B	Catlin silt loam, 2 to 5 percent slopes	4.88	12.4%		**185	**58	**72	**137
	Weighted Average			196.1	63	74.4	144.8	

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: <a href="http://soilproductivity.nres.illinois.edu/">http://soilproductivity.nres.illinois.edu/</a>
\*\* 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.

## Aerial Map

