

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 Yields 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

1688 Brandywine Lane

Dixon, IL 61021

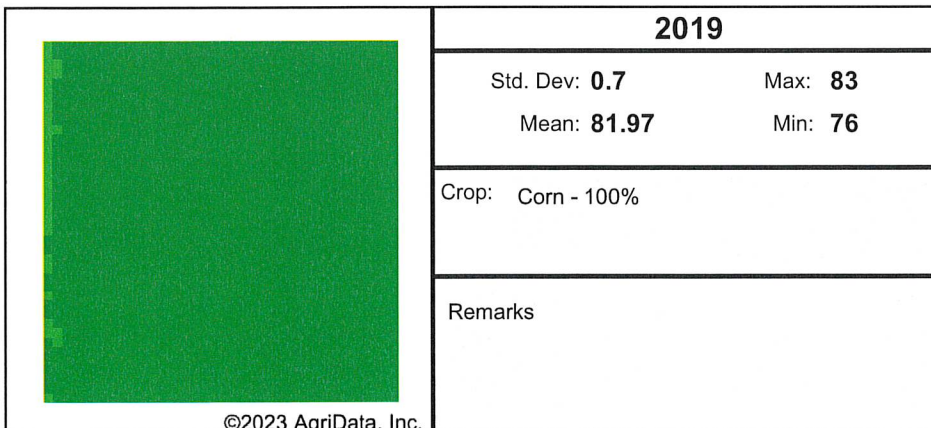
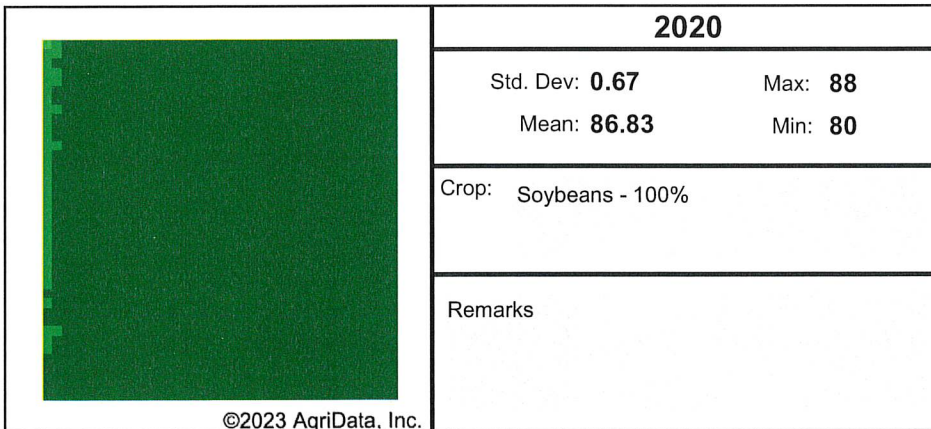
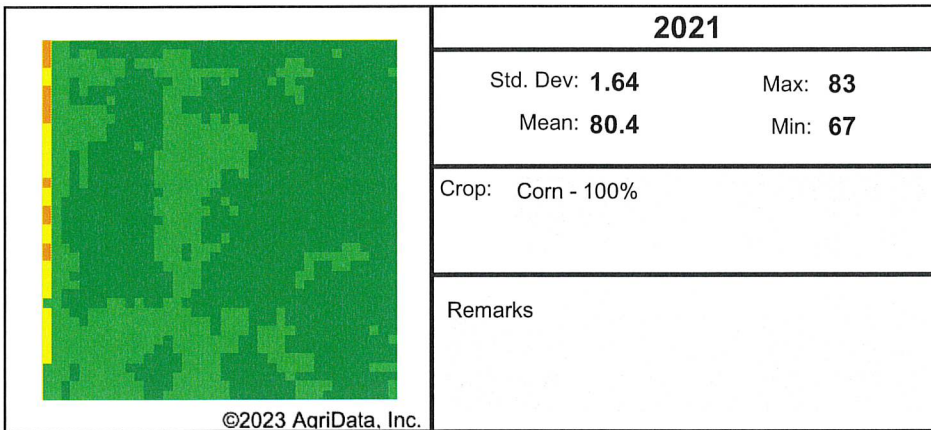
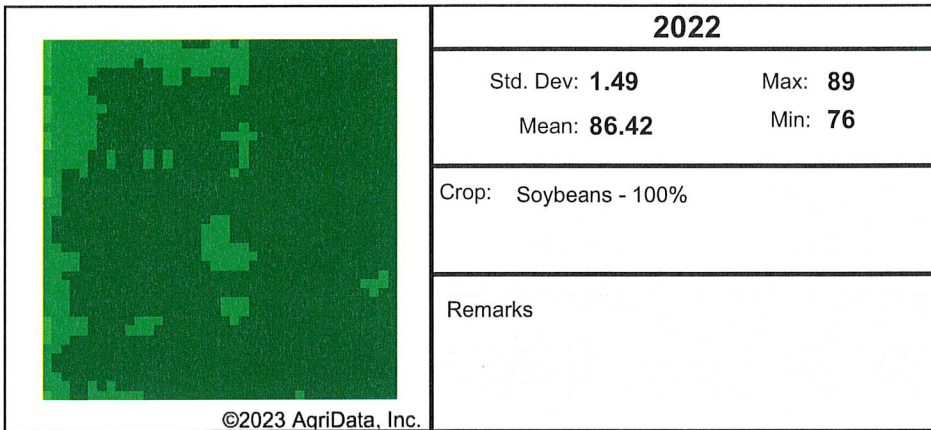
815-288-0998 Phone

815-284-0298 Fax

815-973-6768 Cell

ericbird2004@yahoo.com

Max NDVI Multi-year



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

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: 144.8

Elevation (feet)

Min: 710.8

Max: 729.0

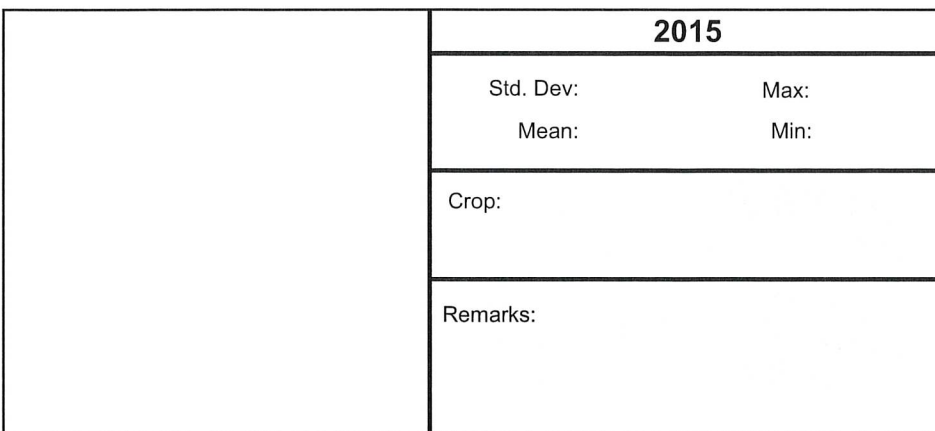
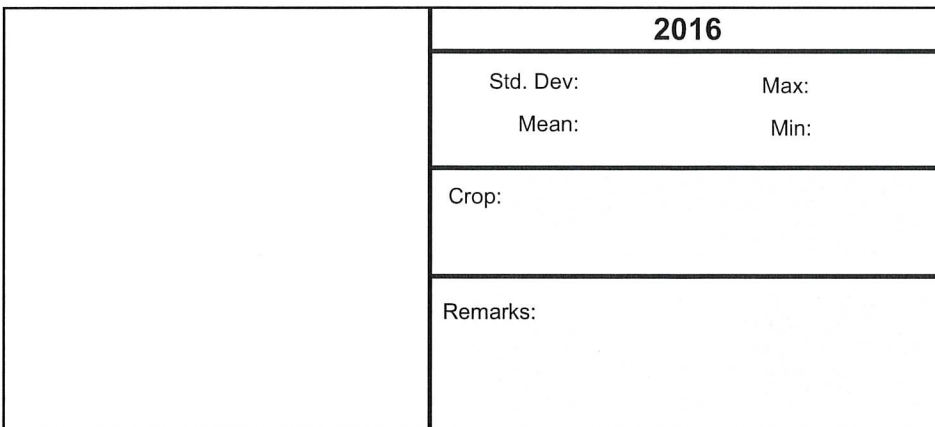
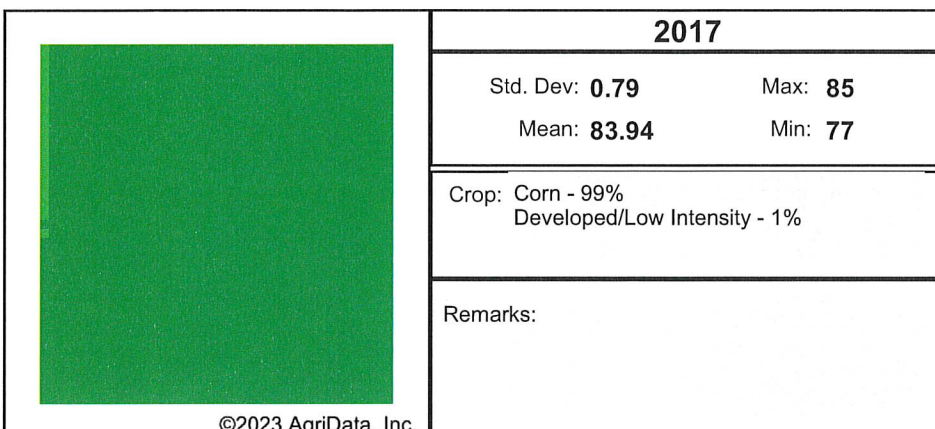
Range: 18.2

Mean: 720.5

Std Dev: 3.8

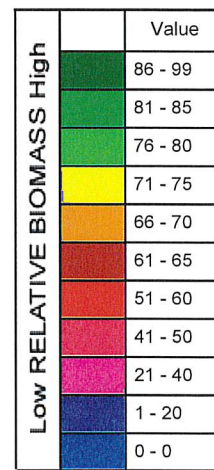


Max NDVI Multi-year



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



Soils Weighted Average

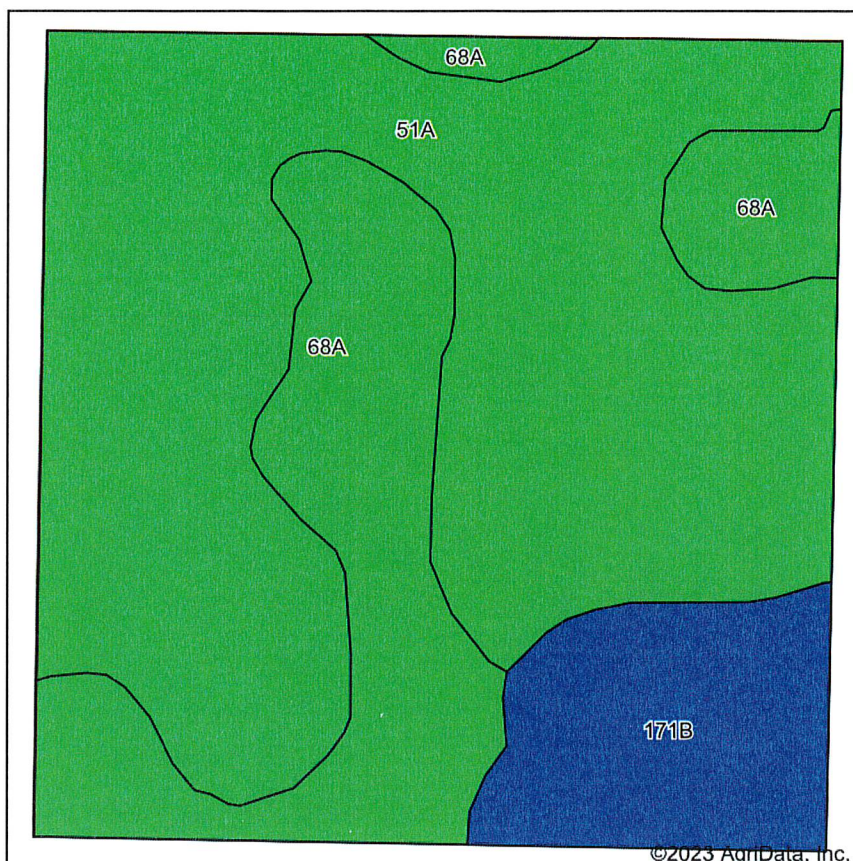
IL B811 PI: 144.8

Elevation (feet)

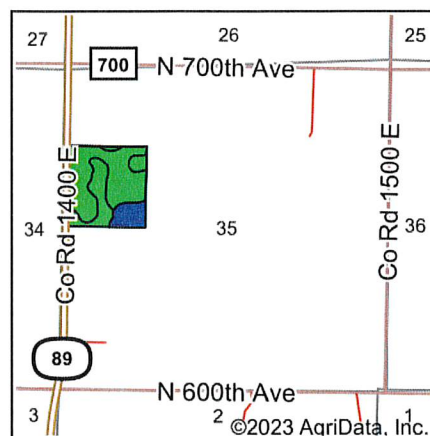
Min: 710.8
 Max: 729.0
 Range: 18.2
 Mean: 720.5
 Std Dev: 3.8



Soils Map

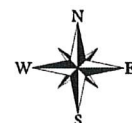


Soils data provided by USDA and NRCS.



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

Maps Provided By:



Area Symbol: IL155, Soil Area Version: 17

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
51A	Muscatine 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: <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.

Aerial Map



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



35-32N-1W
Putnam County
Illinois