

EARLVILLE FARM

Located South of Earlville, IL, On E 13th Road

Section 5 Freedom Township

LaSalle County, Illinois

Real Estate Taxes for 2021 = \$,3899.42 Estimated

80.65 Total Acres, Approximately 79.6 Tillable Acres

Surety Indicates PI of Nearly 142 on Total Acres

3.6 Acres in CRP Paying \$414 Per Acre Until 2030

Leased For 2023

Excellent Class "A" Grain Farm!

Priced at \$1,427,505 / \$17,700 per acre

Soils Include:

Muscatune

Drummer

Plano

Sable

Spaulding



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

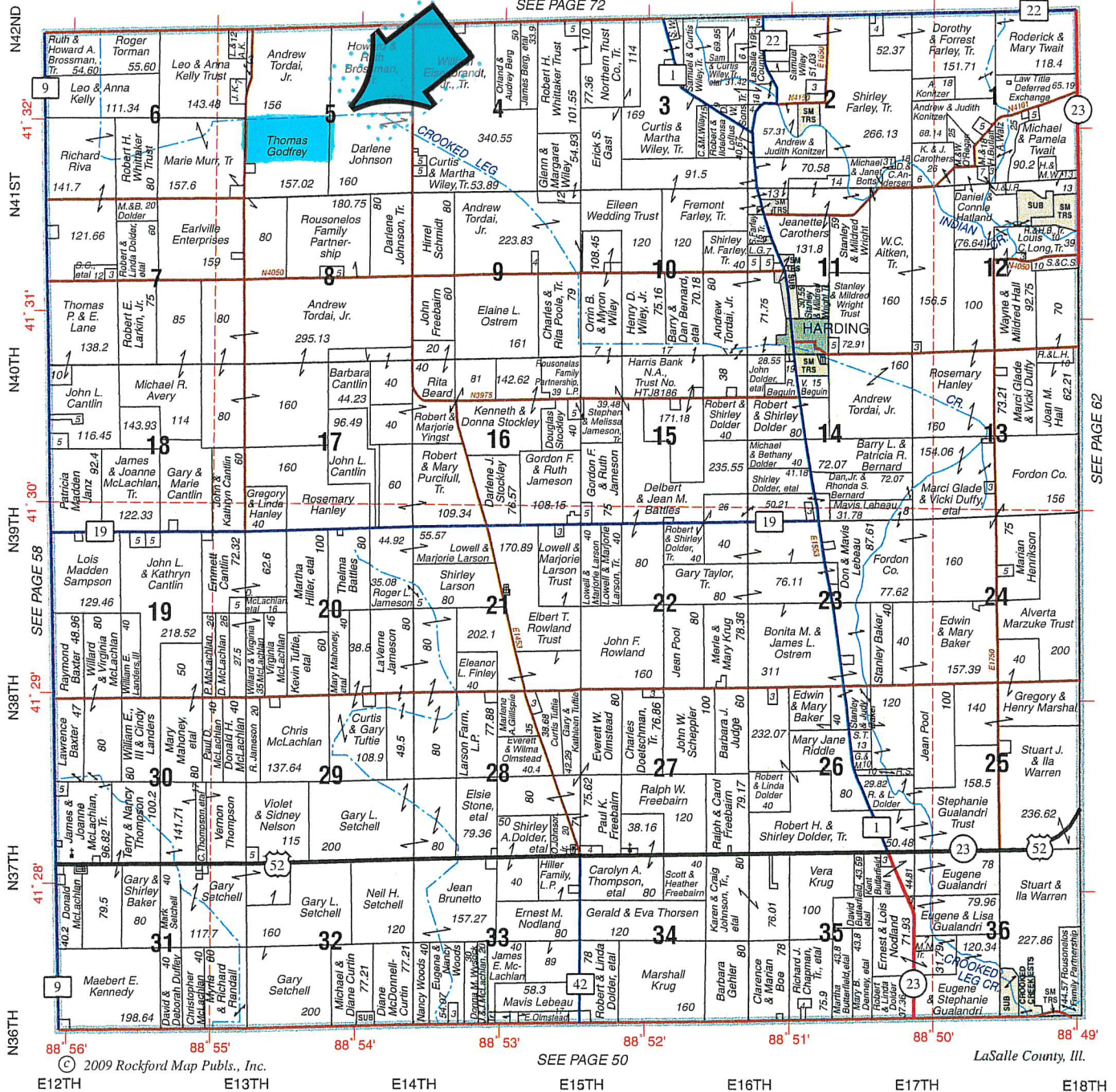
815-284-0298 Fax

815-973-6768 Cell

ericbird2004@yahoo.com

FREEDOM

T.35N.-R.3E.



NBI Services LLC

16425 2300 N. Avenue
Walnut, Illinois 61376
815-875-4537

"Your Local Ag Specialists"

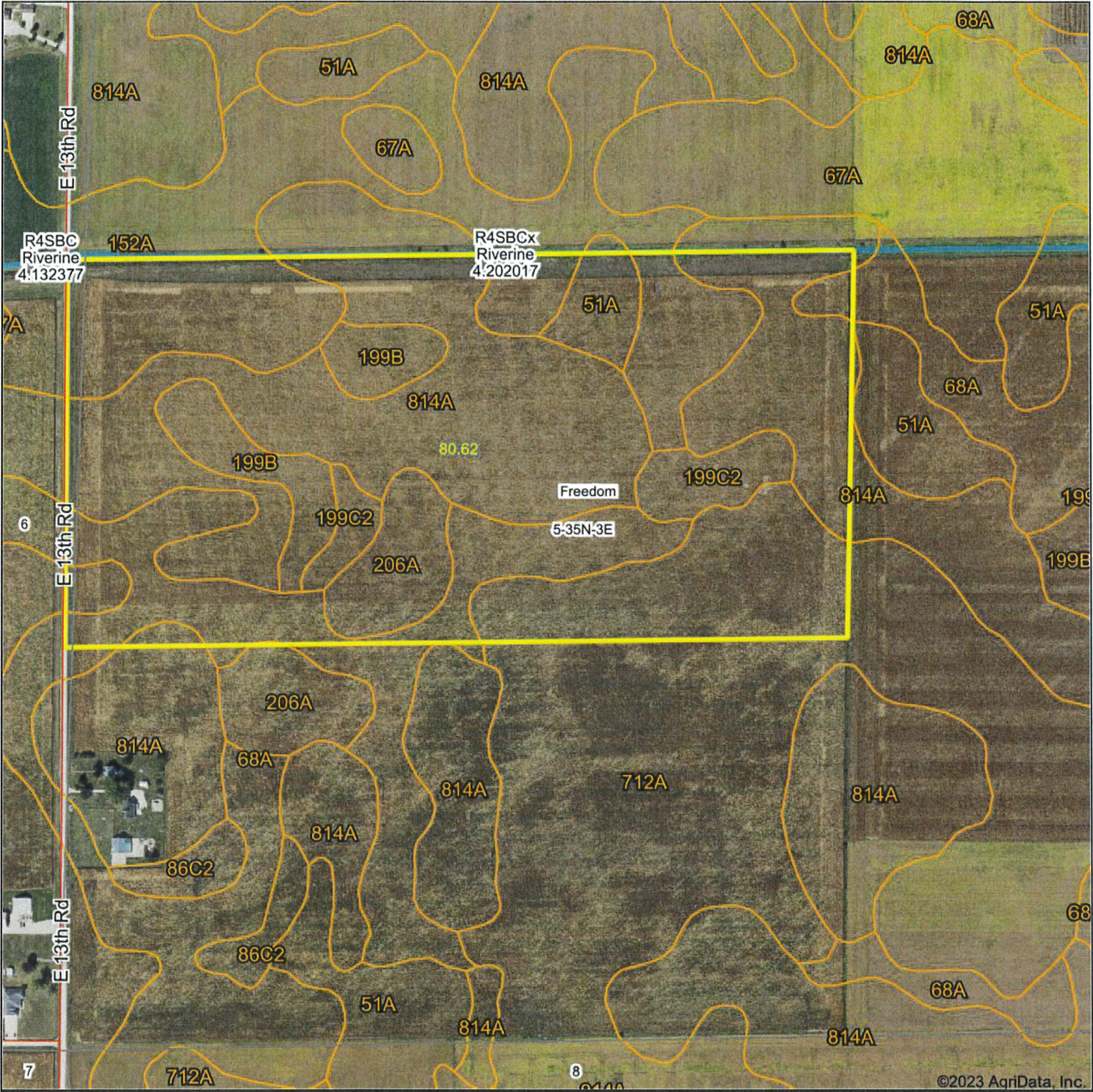
- Professional Farm Management
- Agribusiness Consulting
- GIS Systems and Field Mapping
- Crop Scouting
- Soil Sampling

PARR
INSURANCE LTD.

636 S. Main Street
Princeton, IL 61356
815-875-4464

- Multi Peril Crop Insurance
- Crop Hail Insurance
- Property and Liability Insurance
- Workmen's Compensation Insurance
- Animal Mortality Insurance

Aerial Map



Map Center: 41° 31' 54.74, -88° 54' 27.11

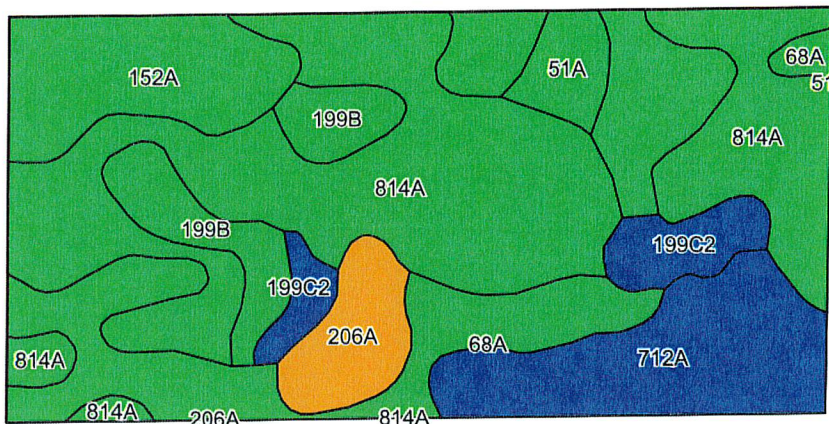
0ft 527ft 1055ft

5-35N-3E
LaSalle County
Illinois



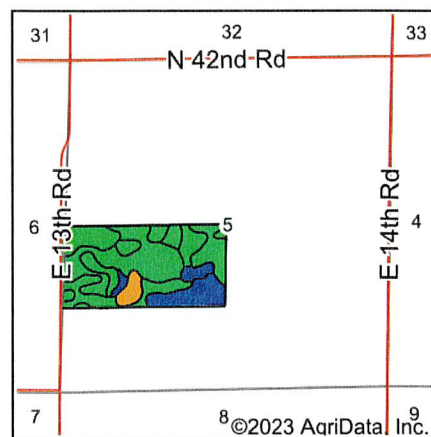
5/14/2023

Soils Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **LaSalle**
 Location: **5-35N-3E**
 Township: **Freedom**
 Acres: **80.62**
 Date: **5/14/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL099, Soil Area Version: 18

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
814A	Muscataune-Buckhart silt loams, 0 to 3 percent slopes	32.21	40.0%		193	62	75	145
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.30	16.5%		195	63	73	144
68A	Sable silty clay loam, 0 to 2 percent slopes	10.90	13.5%		192	63	74	143
712A	Spaulding silty clay loam, 0 to 2 percent slopes	9.63	11.9%		183	58	68	134
**199B	Plano silt loam, 2 to 5 percent slopes	5.20	6.5%		**192	**59	**73	**141
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	3.68	4.6%		**180	**56	**69	**132
206A	Thorp silt loam, 0 to 2 percent slopes	3.67	4.6%		170	55	66	126
51A	Muscataune silt loam, 0 to 2 percent slopes	2.03	2.5%		200	64	75	147
Weighted Average					190.5	61.1	72.9	141.6

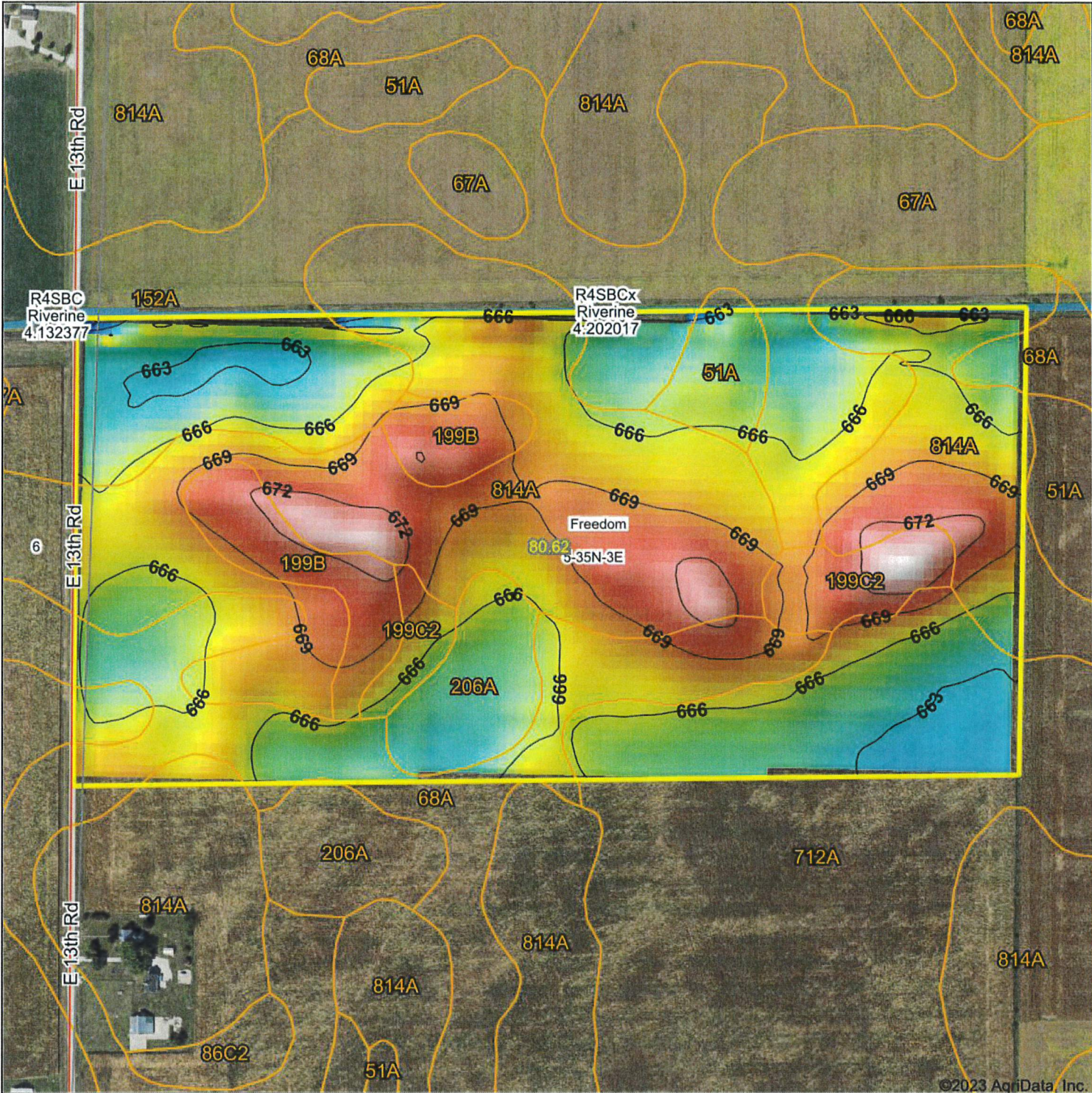
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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.

Topography Hillshade



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Source: USGS 10 meter dem
Interval(ft): 3
Min: 658.4
Max: 674.8
Range: 16.4
Average: 667.0
Standard Deviation: 2.66 ft

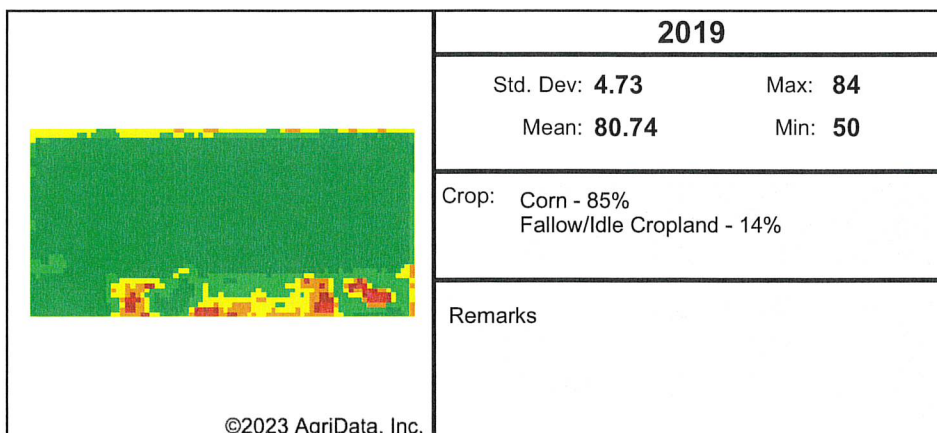
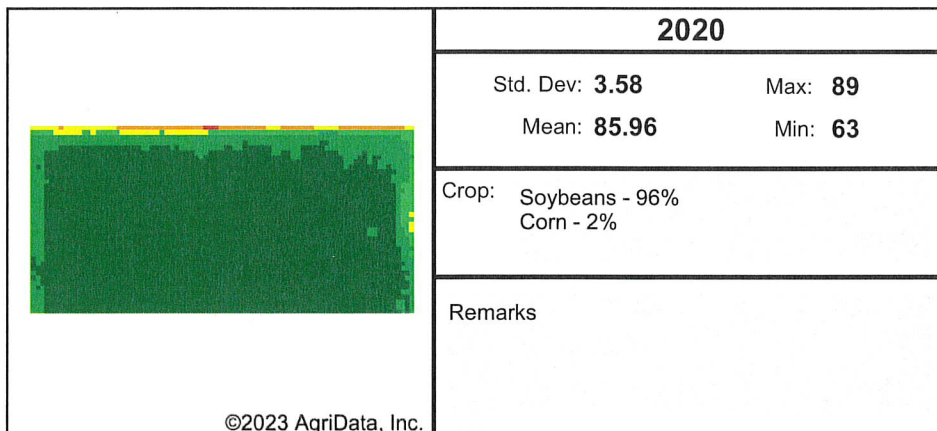
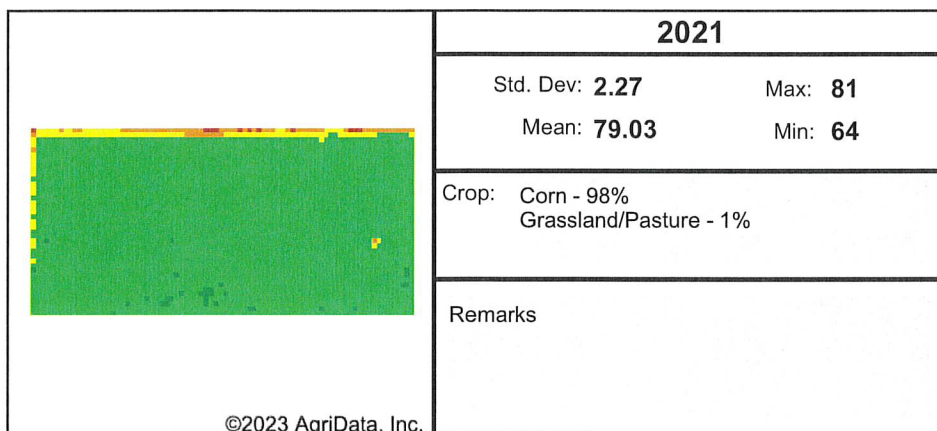
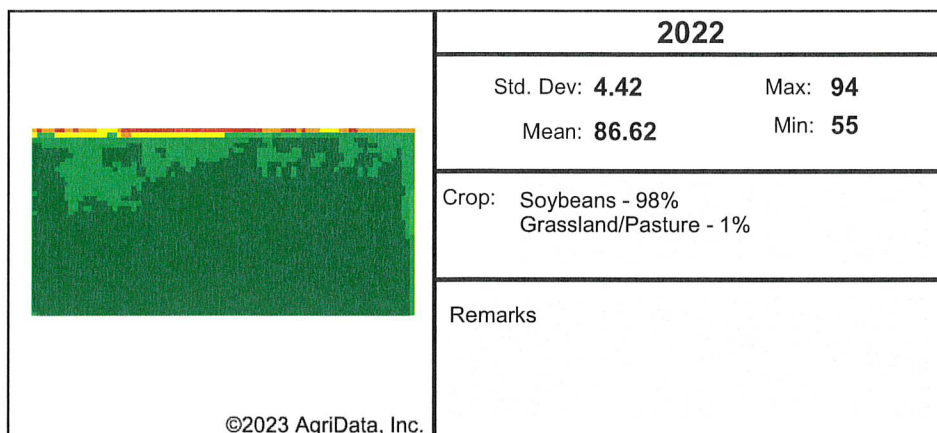


5/14/2023

5-35N-3E
LaSalle County
Illinois

map center: 41° 31' 54.74, -88° 54' 27.11

Max NDVI Multi-year



Client:
Farm:
Field:

Date: 5/14/2023

Acres: 80.62

State: IL

County: LaSalle

Location: 5-35N-3E

Township: Freedom

Map Center: 41° 31' 54.74, -88° 54' 27.11

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: 141.6

Elevation (feet)

Min: 658.4

Max: 674.8

Range: 16.4

Mean: 667.0

Std Dev: 2.7



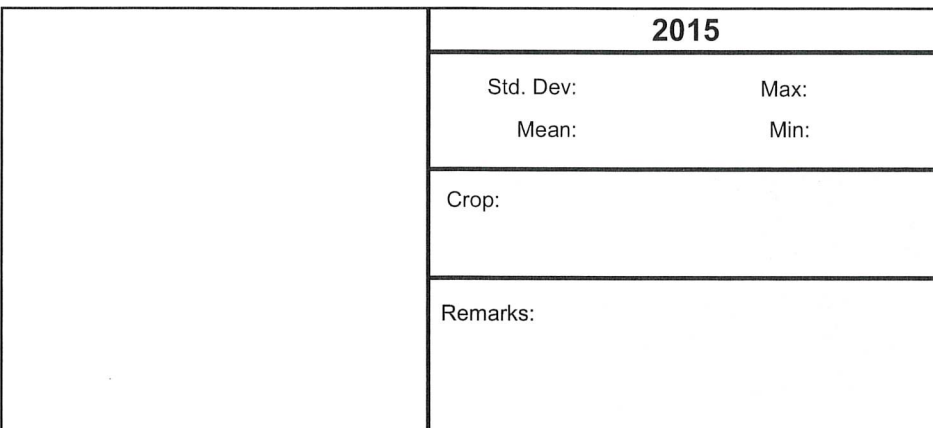
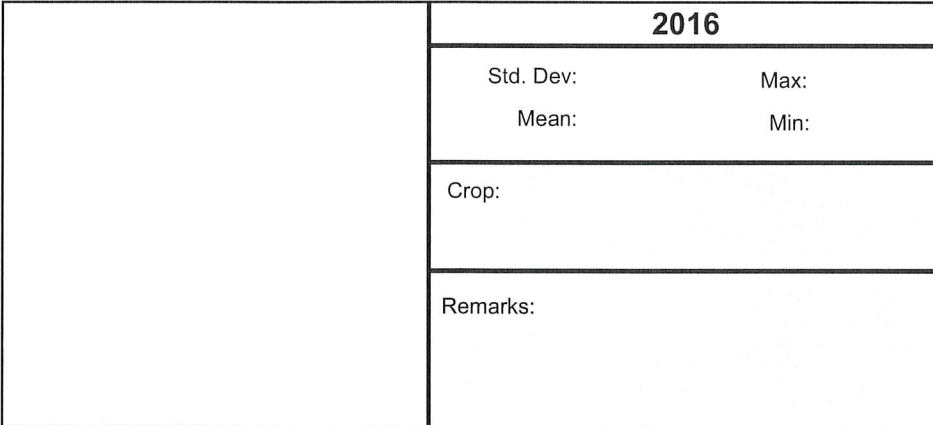
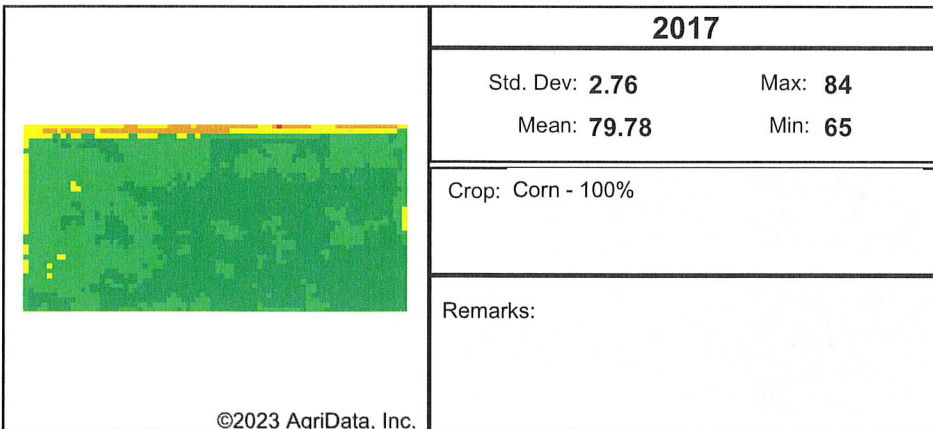
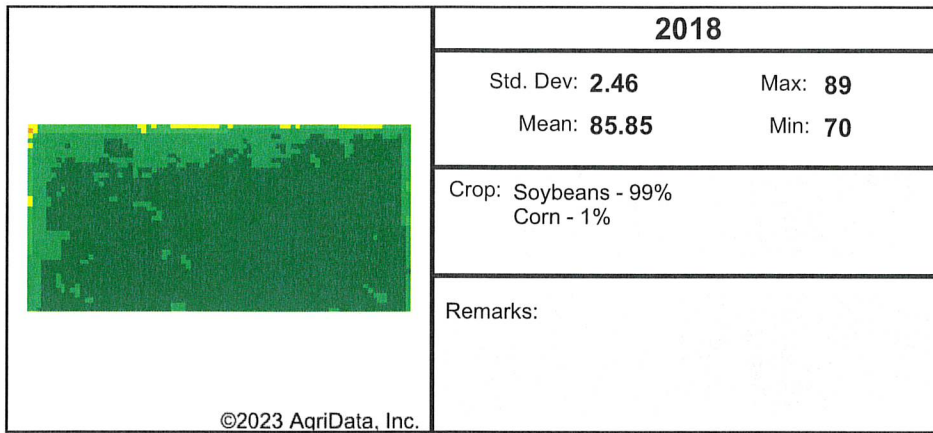
Maps Provided By:



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