

Property: 153 Acres – Bureau County, Illinois

Location:

- 153/A more or less, of the SE ¼ of Sect. 19 T-14-N R-8-E Bureau Co. IL



David Huneke

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P.O. Box 700

Maquoketa, IA 52060

Total Acres: 153

Till. Acres: 146

Production Index (PI): 135.3

Ask - Gross: \$ 2,335,000.

Per Acre Price: \$ 15,255.

Income:

	146	(Tillable Acres)
	X 400.	(Current Farm Lease - Expires March 2026)
- Cash Rent:	\$ 58,400.	
- Wind Turbine:	\$ 12,000. +/-	

Gross Rent: \$ 70,400.

R.E. Taxes (Est.): \$ 5,504. (Est. \$35.94 per Acre Ave.)

Net Return (After Tax): \$ 64,896.

Return Hypothetical: 2.7% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- No Buildings
- 100% Pattern Tiled
- Hard Surface on 2 sides
- Nice laying, very productive farm
- Wind Turbine Income discuss with Listing Broker
- Current Farm Lease: \$400 per tillable Acre – Expires March 2026

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.

Iowa Farm Land Brokers

David Hueneker

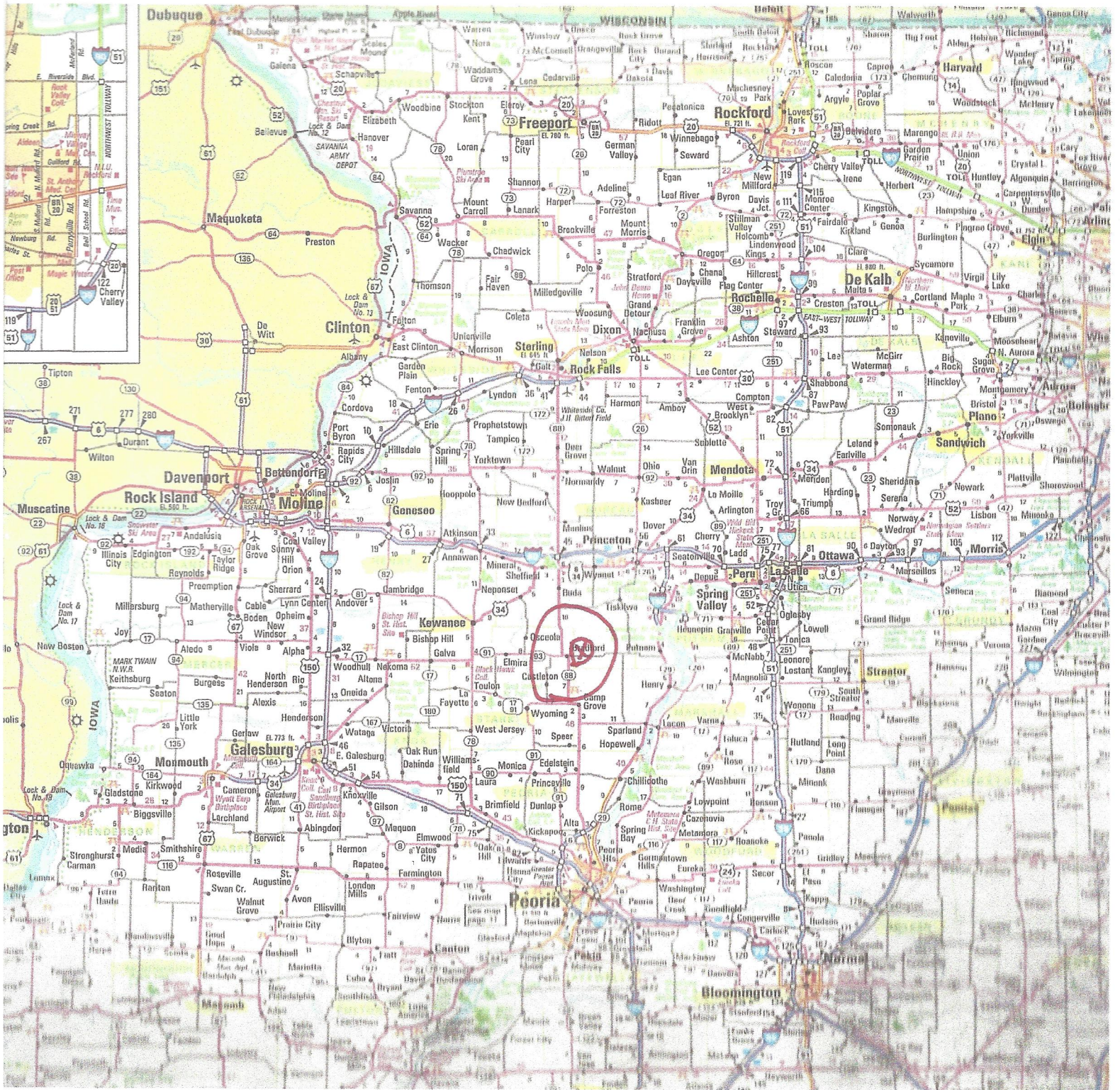
Midwest Farmland

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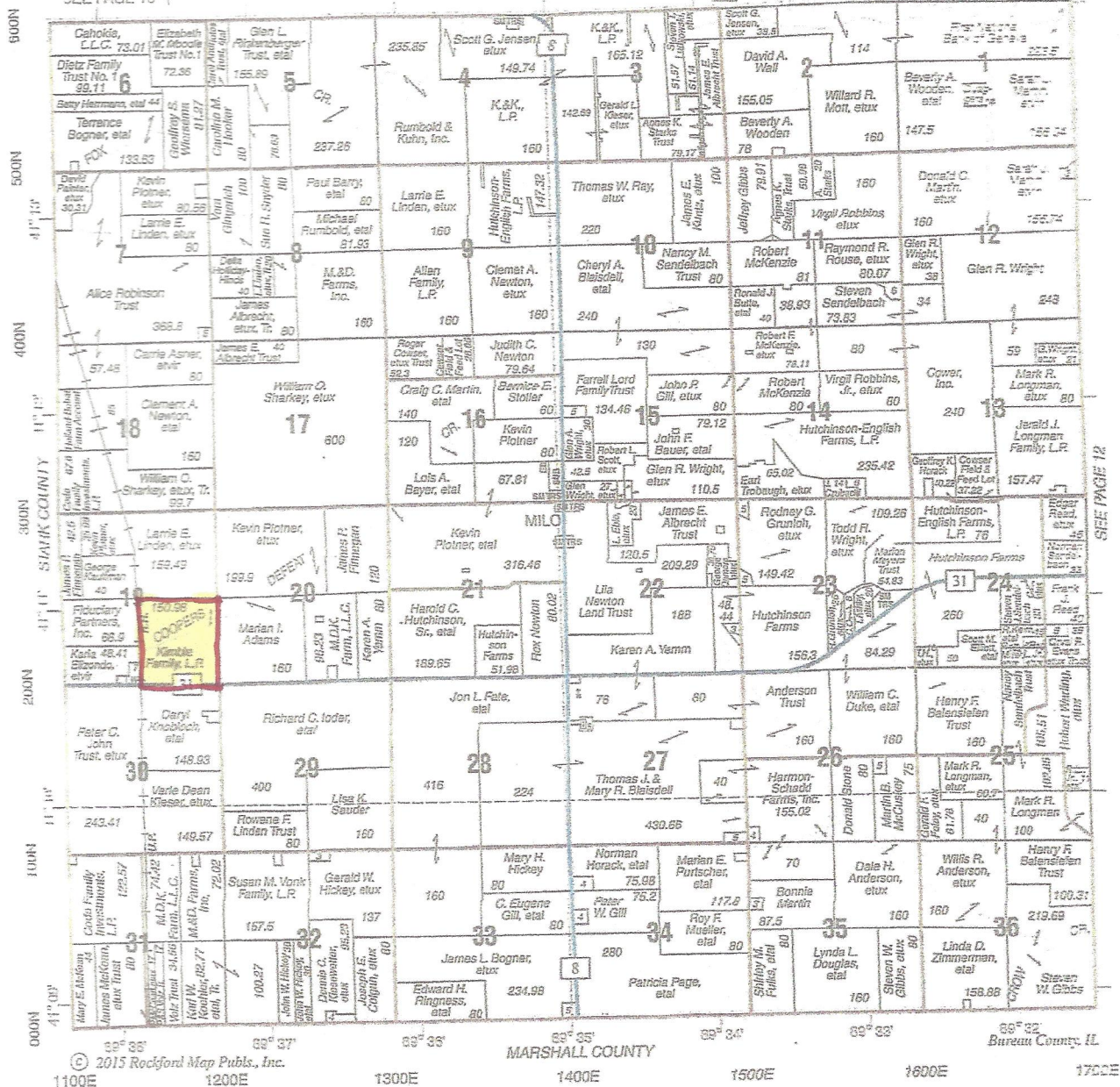


MILO

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T.14N.-R.8E.



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Aerial Map



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ap center: 41° 10' 49.31, -89° 37' 31.82

19-14N-8E
Bureau County
Illinois

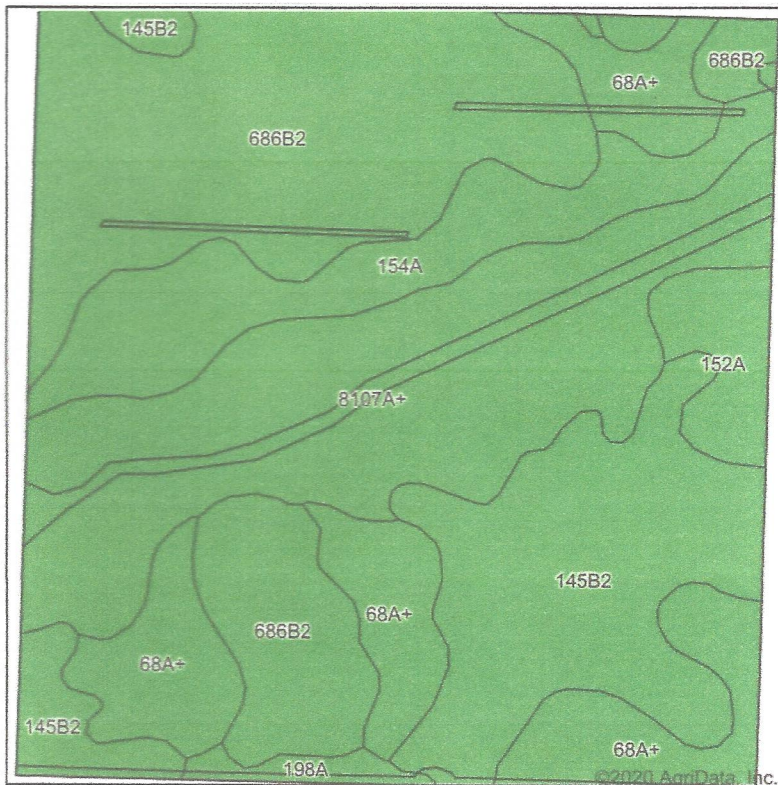
0ft 623ft 1247ft



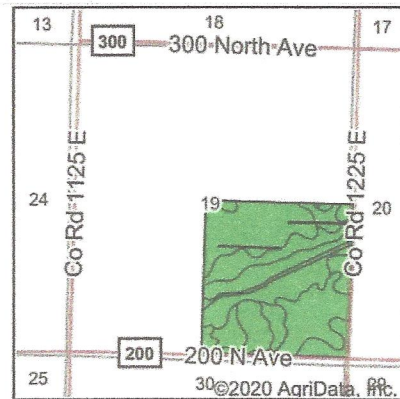
2/9/2017

1. Data provided by FSA Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **19-14N-8E**
 Township: **Milo**
 Acres: **151.82**
 Date: **9/9/2020**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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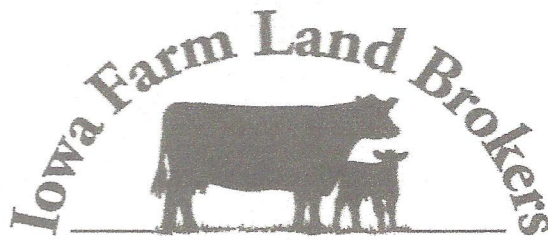


Area Symbol: IL011, Soil Area Version: 18

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-legume ^e hay, T/A	Crop productivity index for optimum management
**686B2	Parkway silt loam, 2 to 5 percent slopes, eroded	43.86	28.9%		FAV	**177	**56	**69	**93	0	**6.43	0.00	**131
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	35.96	23.7%		FAV	189	60	71	98	0	0.00	5.77	139
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	28.52	18.8%		FAV	**170	**54	**66	**90	0	**5.96	0.00	**125
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	22.55	14.9%		FAV	192	63	74	99	0	0.00	5.77	143
154A	Flanagan silt loam, 0 to 2 percent slopes	14.74	9.7%		FAV	194	63	77	102	0	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	4.61	3.0%		FAV	195	63	73	100	0	0.00	5.64	144
198A	Elburn silt loam, 0 to 2 percent slopes	1.58	1.0%		FAV	197	61	74	94	0	0.00	5.77	143
Weighted Average						183.2	58.6	70.6	95.6	*-	2.98	3.03	135.3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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153 Kimble Farm (aka Shallow Brook)

Tile map is enclosed and below are the particulars:

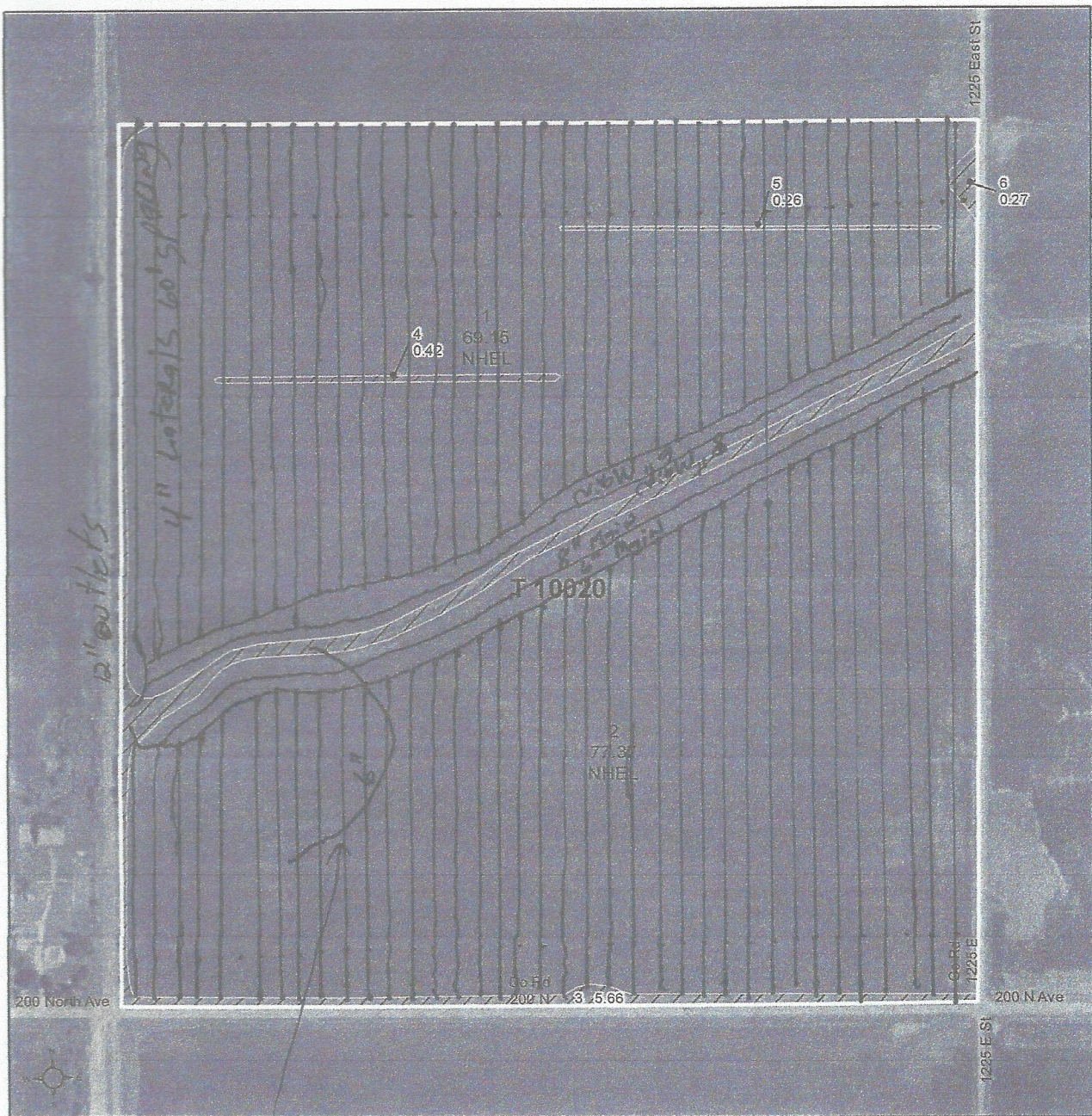
- 4" laterals on 60 ft. spacing
- 2-8" and 2-6" mains run from the N/E to the S/W part of the Farm to
- 12" outlets in the S/W corner of the Farm
- 1 short loop of extra 6" tile in the S/W corner installed to get water out of a low area

153/A Bureau Co.
East of Bradford



United States
Department of
Agriculture

Marshall County, Illinois



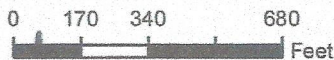
Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary



2017 Program Year

Map Created December 08, 2016

Farm 4083

Tract 10020

Tract Cropland Total: 146.52 acres

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