

Property: 75 Acres – Stark County, IL

Location:

75/A more or less of the NW ½ of the NW ¼ of Sect. 14 T-14-N R-7-E in Stark Co. IL



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Maquoketa, IA 52060

Total Acres: 75

Till. Acres: 73

Production Index (PI): 134

Ask - Gross: \$ 1,135,650.

Per Acre Price: \$ 15,142.

Income:

	73	(Tillable Acres)
	X 400.	(Current Farm Lease – Expires March 2026)
- Cash Rent:	\$ 29,200.	

Gross Rent: \$ 29,200.

R.E. Taxes (Est.): \$ 3,292. (Est. \$43.90 per Acre average)

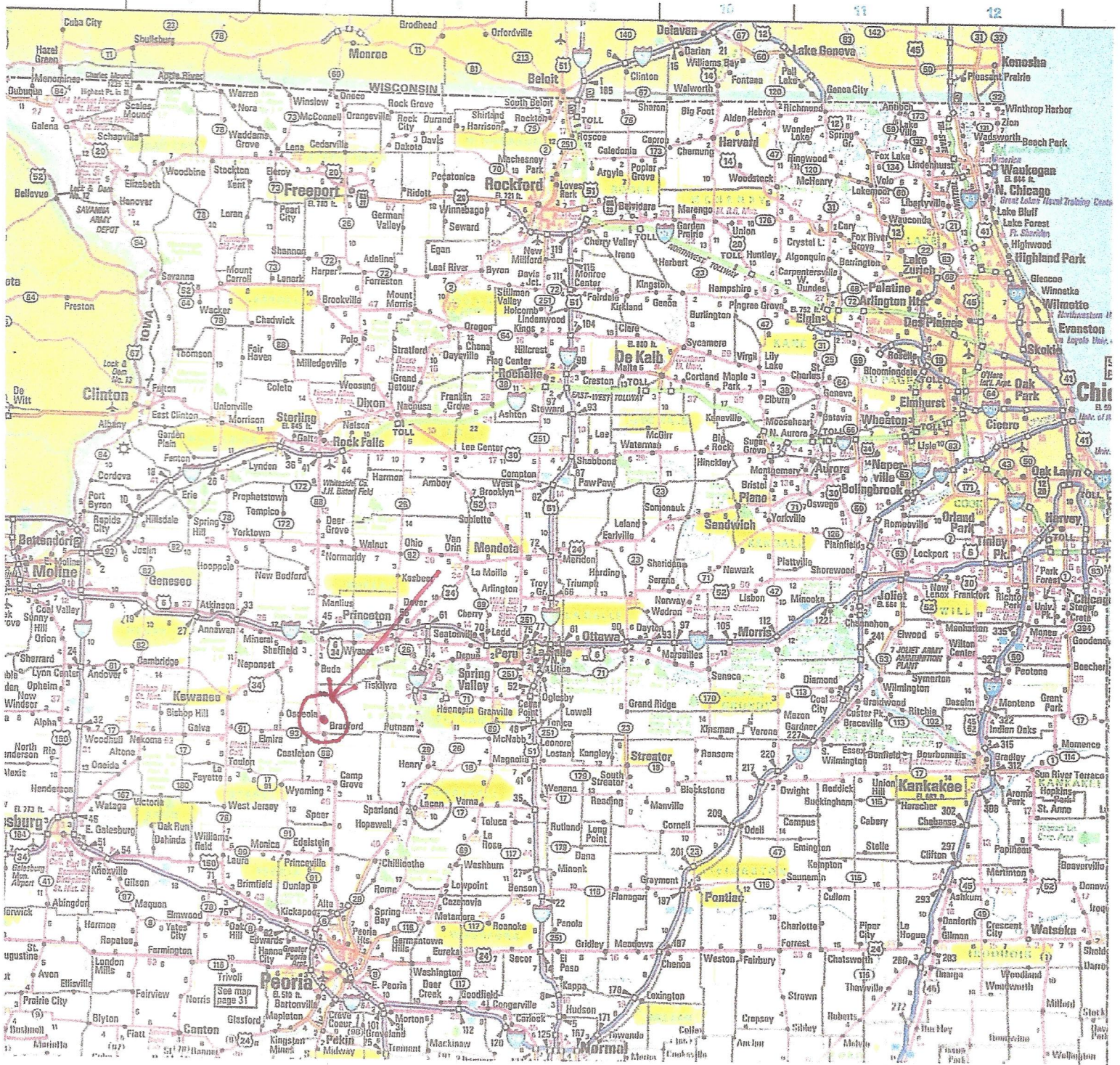
Net Return (After Tax): \$ 25,908.

Return Hypothetical: 2.28% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- No Buildings
- Farm is Pattern Tiled
- 70% of Farm is 140+ P.I.
- 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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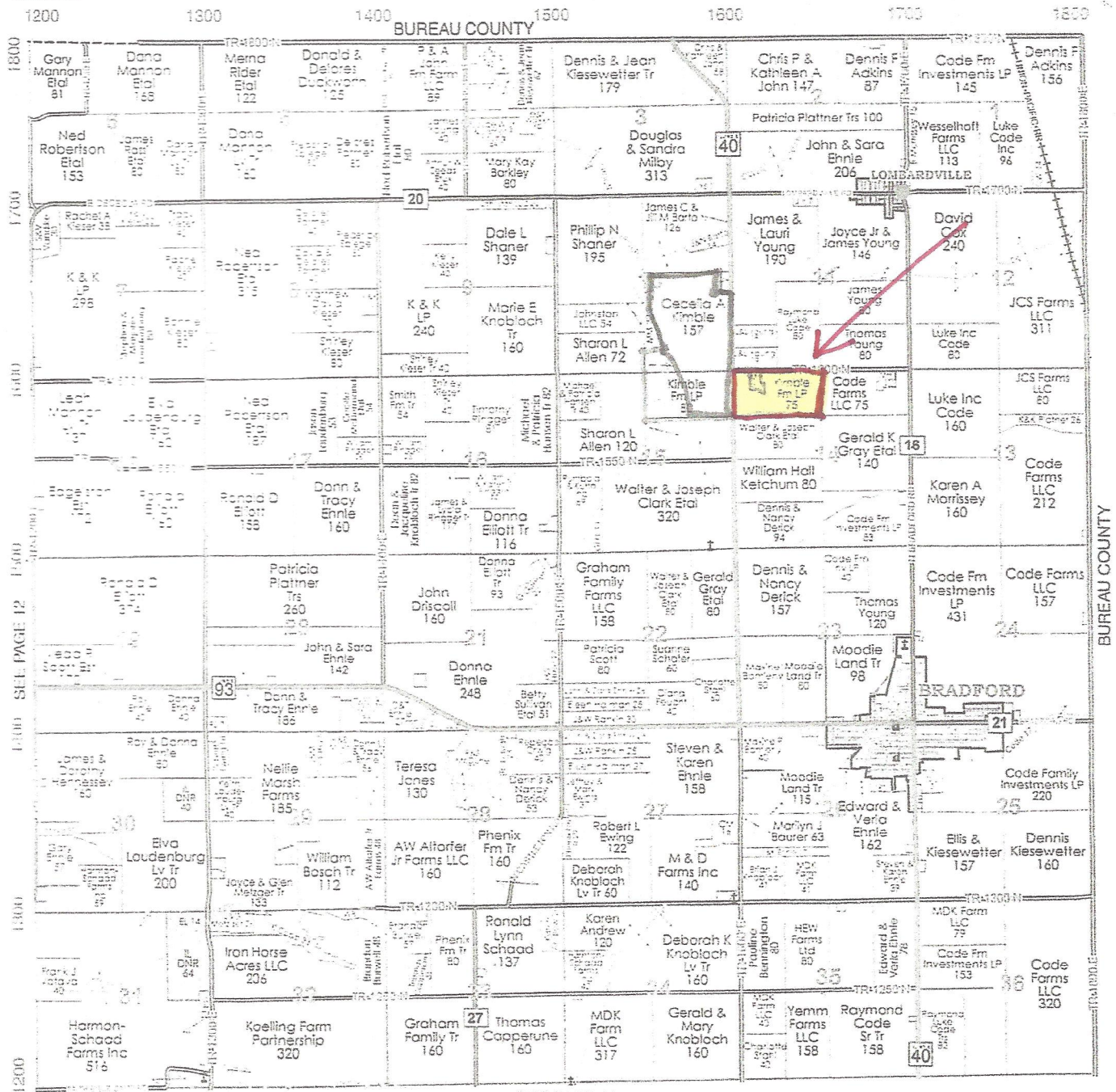
Maquoketa, IA 52060



Osceola

Township 14N - Range 7E

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75/A E. of Hwy 40

Aerial Map



Map Center: 41° 12' 17.72, -89° 40' 18.87

0ft 507ft 1014ft



Maps Provided By



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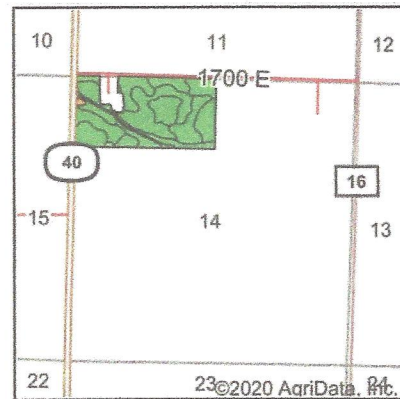
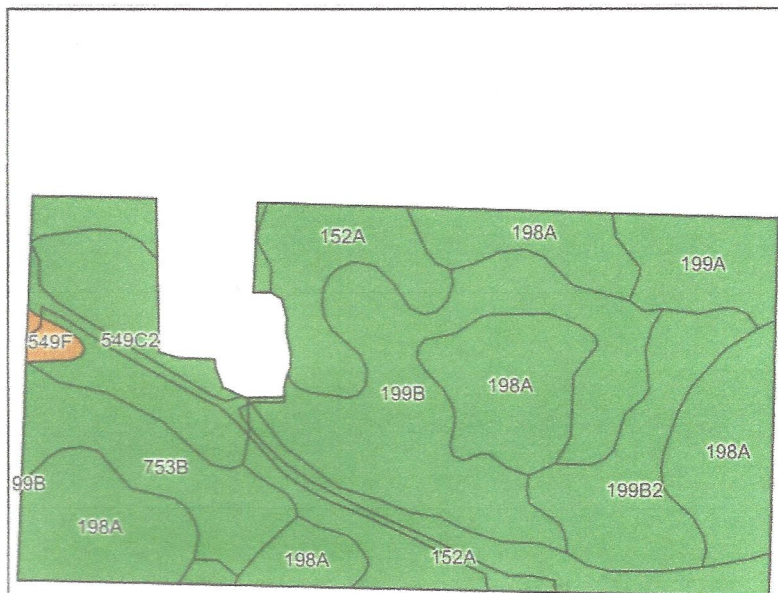
14-14N-7E
Stark County
Illinois



7/21/2020

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

Soils Map



State: **Illinois**
County: **Stark**
Location: **14-14N-7E**
Township: **Osceola**
Acres: **75.03**
Date: **7/21/2020**



Maps Provided By



Soils data provided by USDA and NRCS.

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Area Symbol: IL175, Soil Area Version: 12

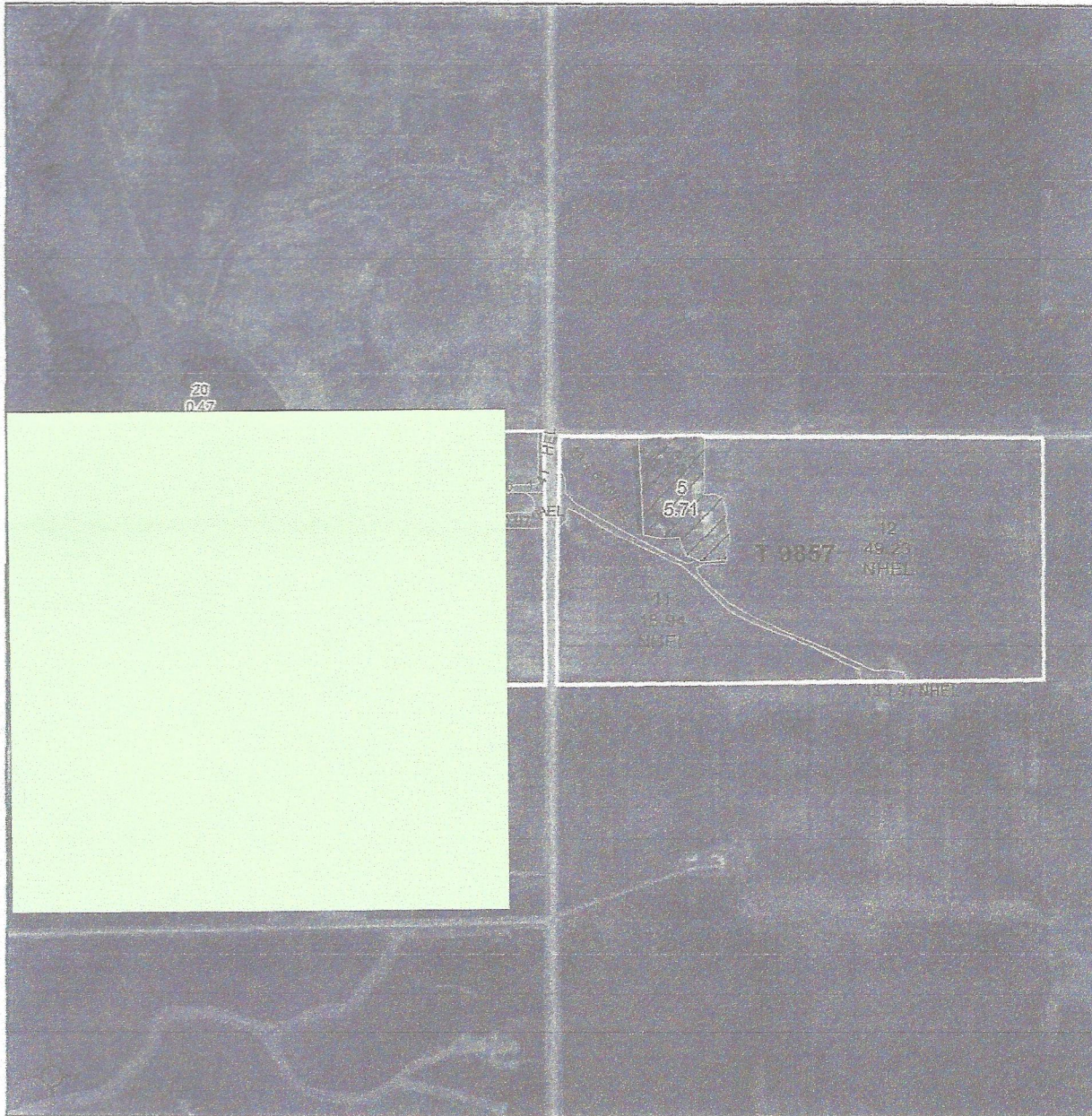
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	21.38	28.5%		FAV	197	61	74	94	0	0.00	5.77	143
**199B	Plano silt loam, 2 to 5 percent slopes	16.32	21.8%		FAV	**192	**59	**73	**102	0	**6.95	0.00	**141
152A	Drummer silty clay loam, 0 to 2 percent slopes	12.86	17.1%		FAV	195	63	73	100	0	0.00	5.64	144
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	7.18	9.6%		UNF	**130	**42	**52	**68	0	**3.28	0.00	**96
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	6.84	9.1%		FAV	**184	**57	**70	**98	0	**6.67	0.00	**135
**753B	Massbach silt loam, 2 to 5 percent slopes	5.83	7.8%		FAV	**149	**49	**59	**77	0	**3.85	0.00	**110
199A	Plano silt loam, 0 to 2 percent slopes	4.03	5.4%		FAV	194	60	74	103	0	7.02	0.00	142
**549F	Marseilles silt loam, 13 to 35 percent slopes	0.59	0.8%		UNF	**98	**32	**39	**51	0	**2.48	0.00	**73
Weighted Average						183.3	57.5	69.7	93.5	*	3.13	2.61	134.3

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



United States
Department of
Agriculture

Marshall County, Illinois



Common Land Unit CRP
 Non-Cropland
 Cropland
 Tract Boundary

Wetland Determination
 Restricted
 Limited
 Exempt from Conservation Compliance Provisions

Kimble Family LP

Tract Cropland Total: 149.88 acres

2016 Program Year
 Map Created January 20, 2016

Farm 3863
Tract 9857

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Google Earth

feet
meters

1000

500

75/A East Side of IL 40 (Pattern-tiled)