



Cradduck Farm



looking south, 5.23.23



looking northeast, 5.23.23

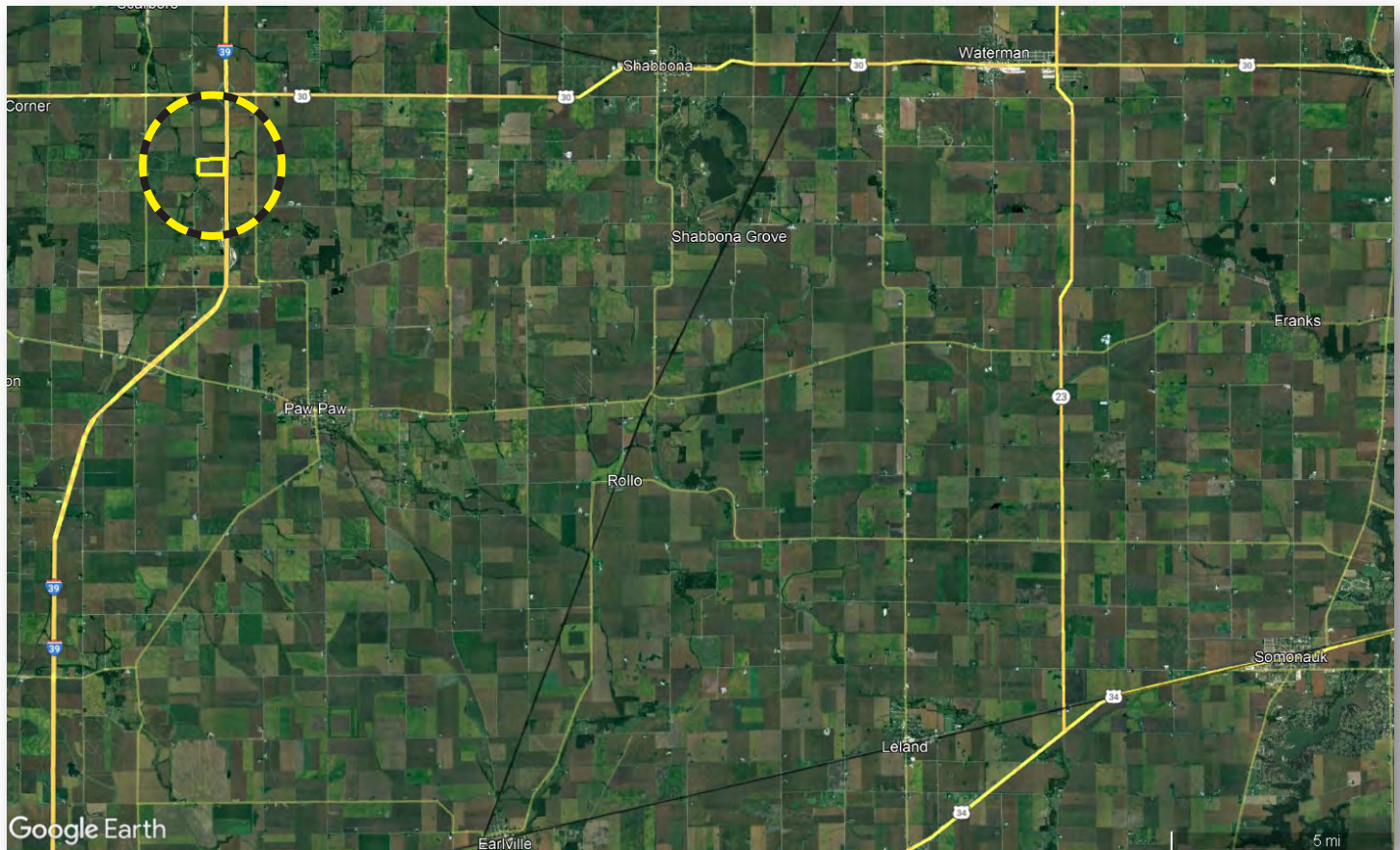


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Cradduck Farm

69.017± survey acres (67.42± tillable acres) | Section 28 | Willow Creek Township | T.38N.-R.2E. | Lee County IL



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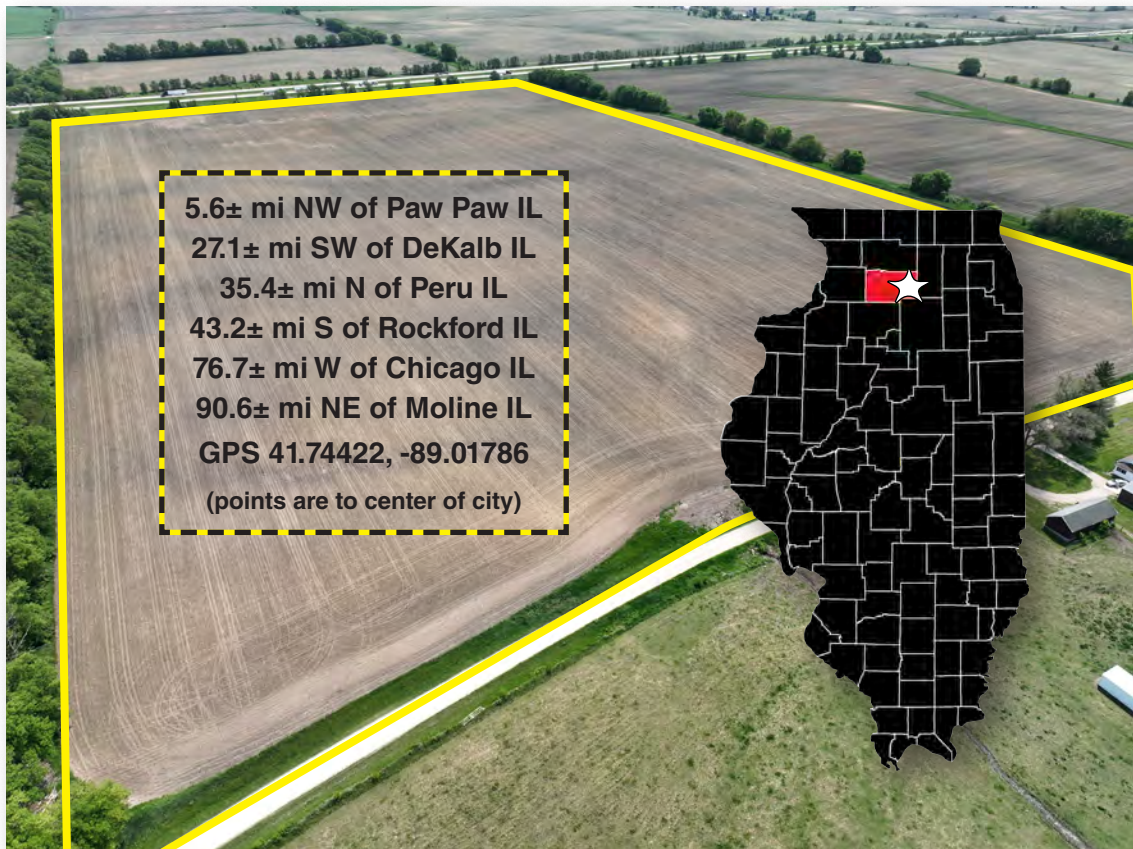


Boundaries and acreages are approximate.

**69 acres of quality, productive soils well located
adjacent to I-39 and just south of Rt. 30,
Willow Creek Township, Lee County, Illinois.**

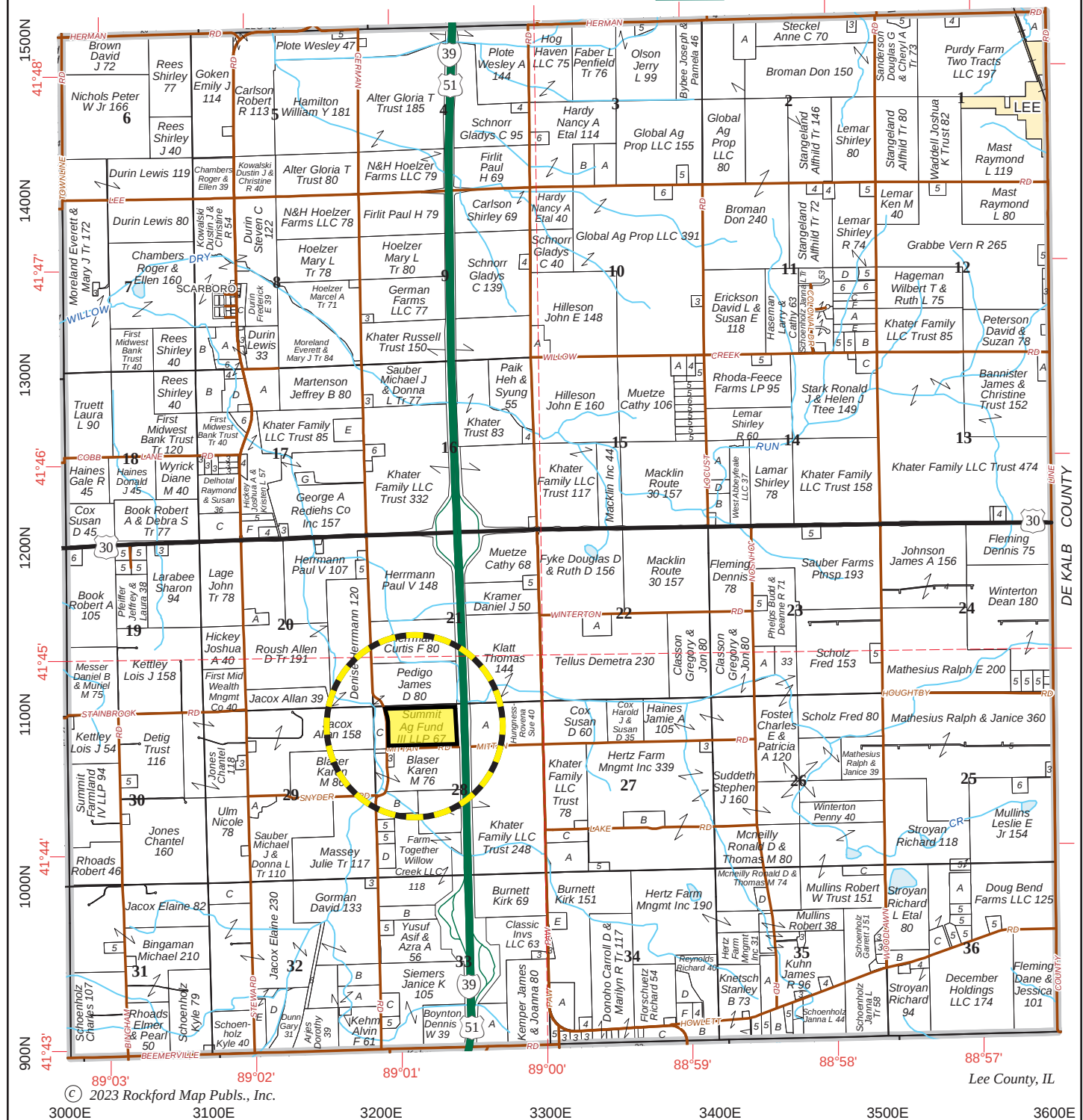
acreage	-	69.017± surveyed acres (67.42± tillable acres)
description	-	Most of the N½ of the NW¼ of Section 28, Willow Creek Township, T.38N.-R.2E., Lee County Illinois
soils	-	Productivity Index - 133.4 (predominantly Catlin, Wyanet, Flanagan, Blackberry)
price	-	\$962,787.00 (\$13,950/ac)
taxes (2022)	-	\$3,232.80 (\$46.84/ac)
buildings	-	none
zoning	-	agriculture
PIN	-	21.12.28.100.002
frontage	-	I-39, German Road, Mittan Road

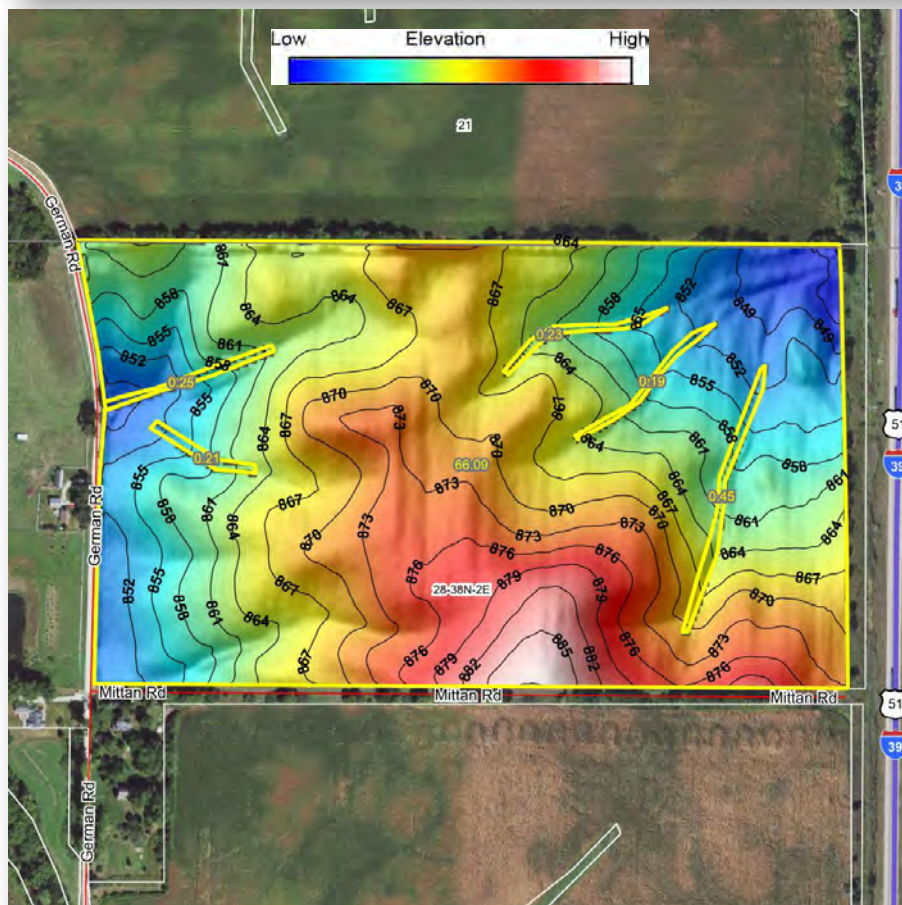
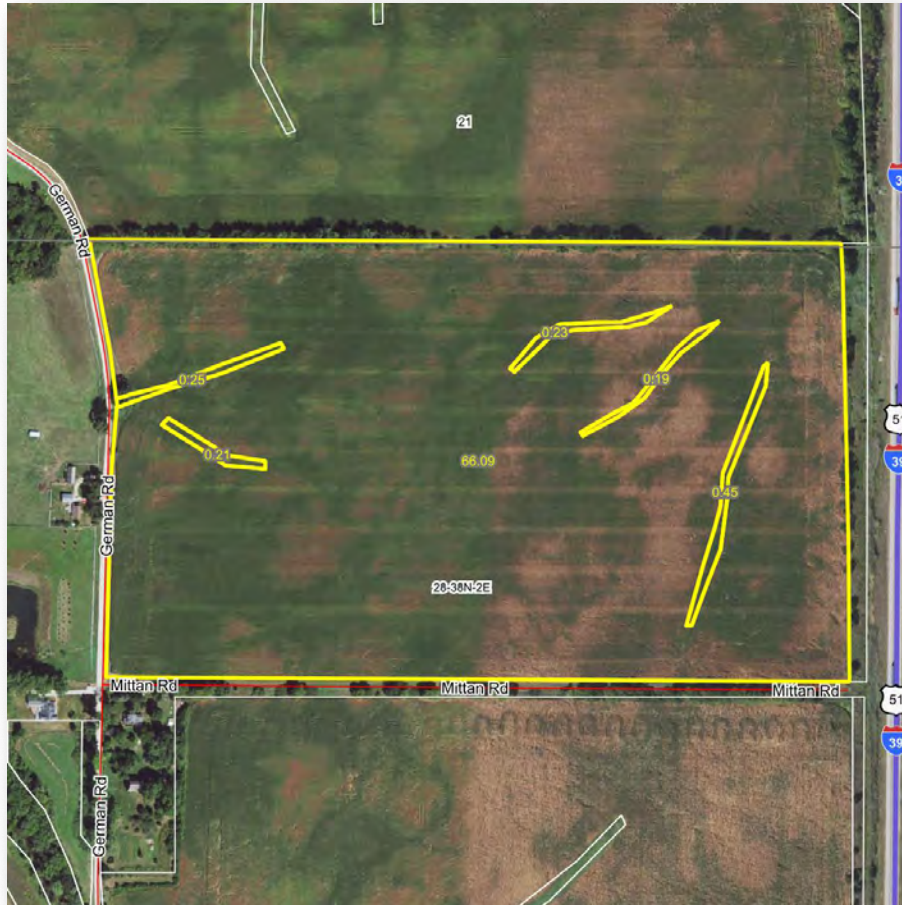
FSA Information		
Farm 9385 Tract 2725		
ARC-CO		
Commodity	Base Acres	County Yield
Corn	50.56	180
Soybeans	16.85	51



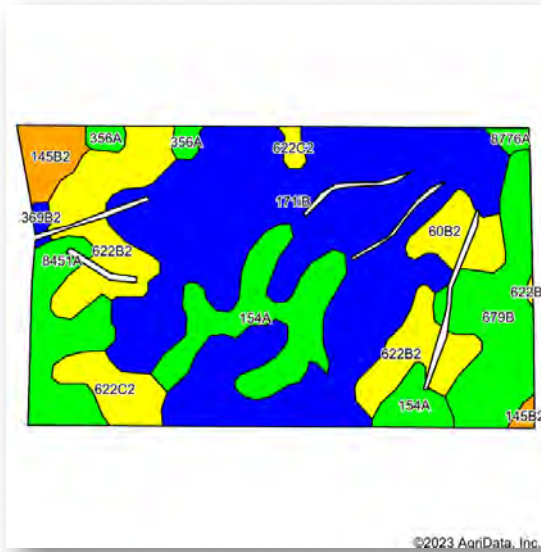
looking southeast, 5.23.23

T.38N.-R.2E.





Boundaries and acreages are approximate.



Area Symbol: IL103, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**171IB	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	31.16	47.1%		FAV	**185	**58	**72	**6.70	0.00	**137
**622B2	Wyandot silt loam, 2 to 5 percent slopes, eroded	8.31	12.6%		FAV	**153	**50	**62	**5.01	0.00	**114
154A	Flanagan silt loam, 0 to 2 percent slopes	7.36	11.1%		FAV	194	63	77	0.00	5.90	144
**679B	Blackberry silt loam, 2 to 5 percent slopes	6.73	10.2%		FAV	**192	**59	**73	**6.96	0.00	**141
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	4.42	6.7%		FAV	190	61	73	0.00	5.77	140
**622C2	Wyandot silt loam, 5 to 10 percent slopes, eroded	2.58	3.9%		FAV	**150	**49	**60	**4.90	0.00	**112
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	2.14	3.2%		FAV	**151	**49	**60	**4.77	0.00	**112
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	1.95	3.0%		FAV	**170	**54	**66	**5.96	0.00	**125
356A	El Paso silty clay loam, 0 to 2 percent slopes	0.81	1.2%		FAV	195	63	66	0.00	5.77	144
8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	0.37	0.6%		FAV	185	61	69	0.00	5.52	138
**369B2	Waupeca silt loam, 2 to 5 percent slopes, eroded	0.26	0.4%		FAV	**180	**56	**70	**6.56	0.00	**132
Weighted Average						180.2	57.2	70.3	5.04	1.14	133.4

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

^a UNF = unfavorable; FAV = favorable

^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

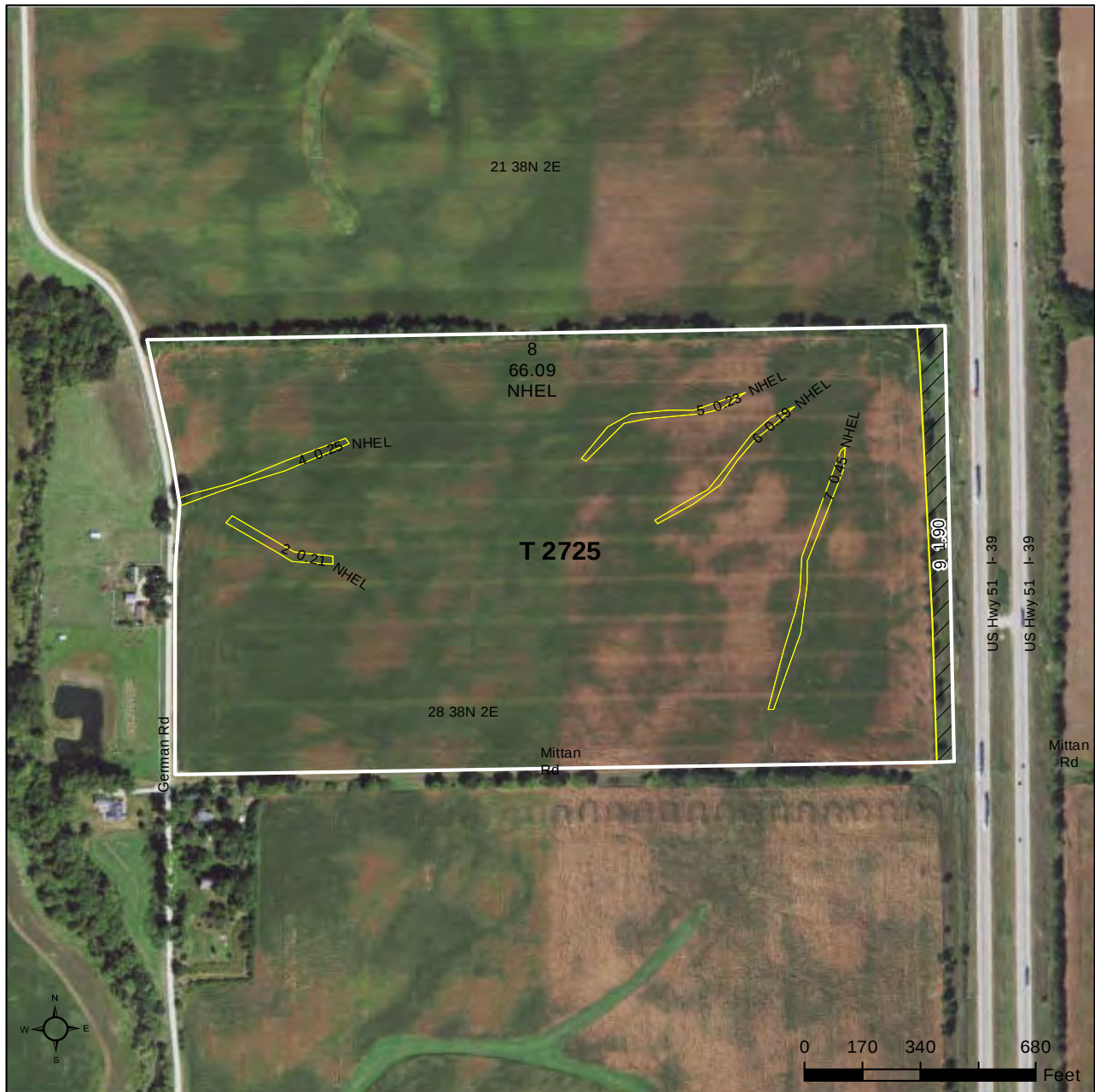


5.23.23



United States
Department of
Agriculture

Lee County, Illinois



Common Land Unit

Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 67.42 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

2023 Program Year

Map Created December 07, 2022

Farm **9385**

Tract **2725**

Professional Land Specialists

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