



THE KNUDTSON FARM

669.82 ACRES

SECTIONS 22, 23, 26, 27 - ZUMA TOWNSHIP

ROCK ISLAND COUNTY, IL

41.5331, -90.2385

FARM FOR SALE

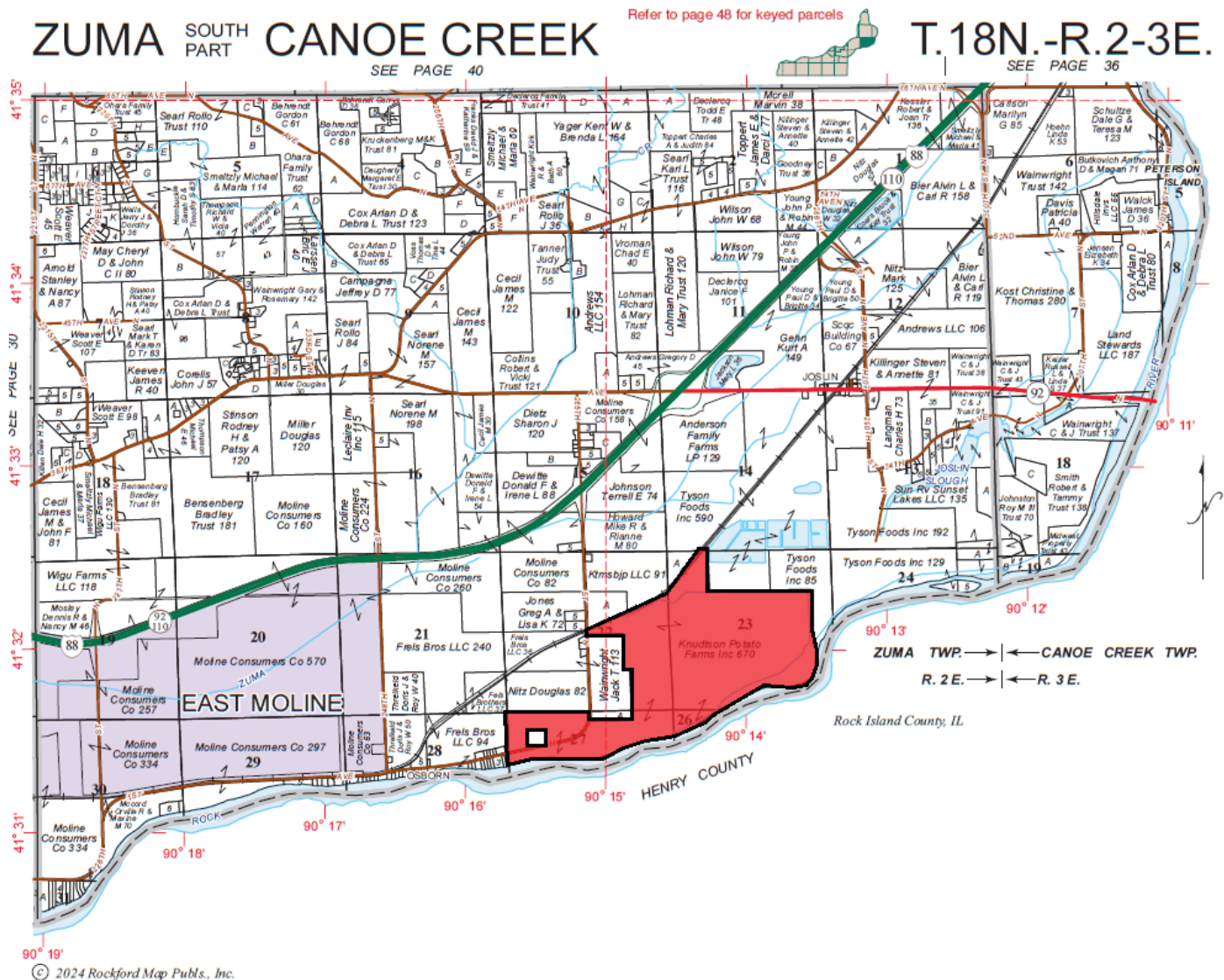
669.82 ACRES - \$10,000/Ac or \$6,698,200 total Asking Price

555.79 FSA Cropland Acres, Highly Productive 132.3 Soil PI

63.28 CRP Acres in filter strips/WRP, \$16,549 CRP Rent; contracts expire '27, '31 & '34

PIN: 10-22-200-007; 2024 RE Tax Pd 2025 - \$26,682.00 (\$39.83/ac)

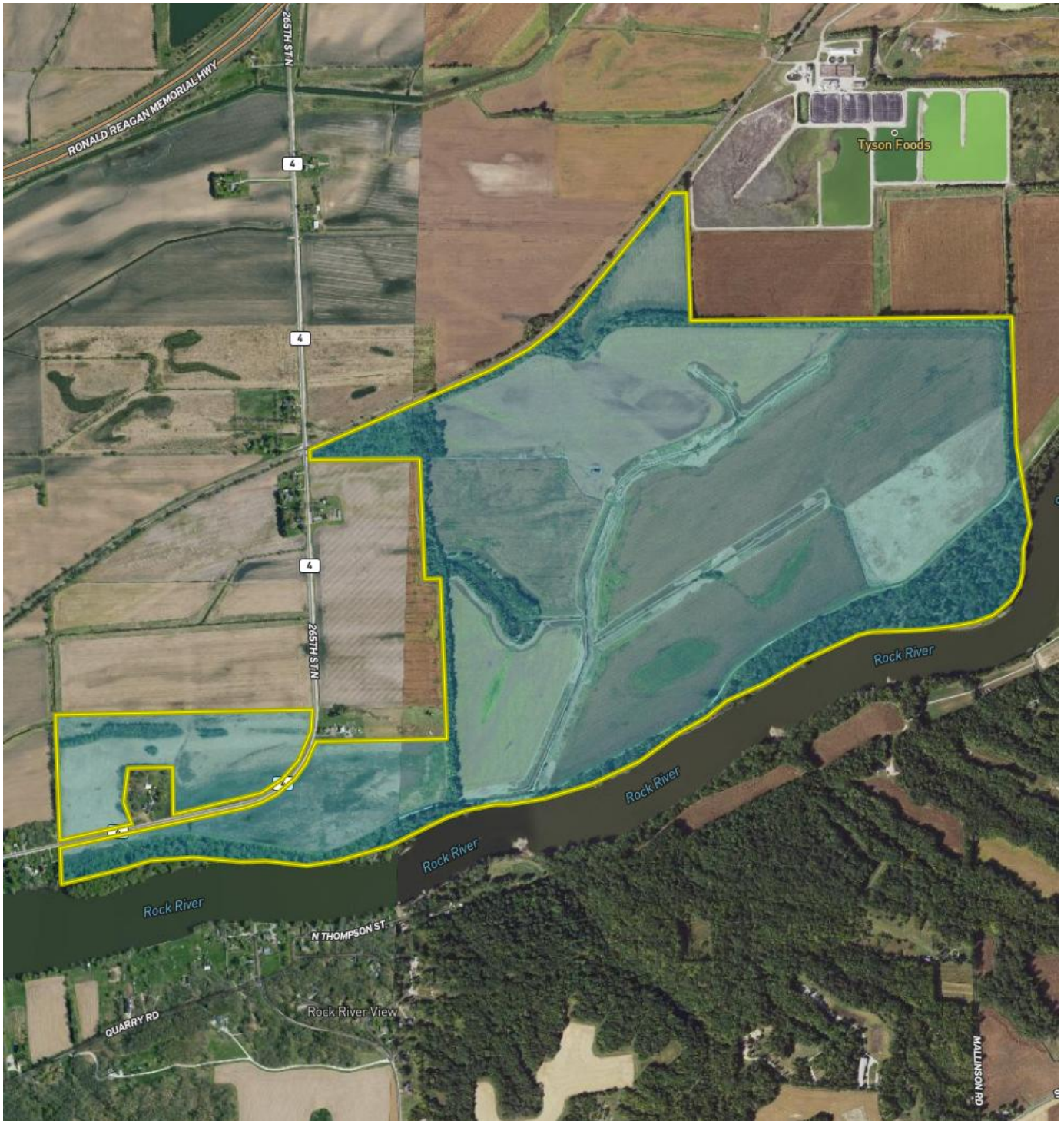
- Excellent opportunity for additional recreational rent with wild game prominent on farm
- Property offered for sale subject to a desired Sale-Leaseback provision; terms negotiable
- Farm lies within the Rock River bottoms floodplain; majority of the farm surrounded by levee maintained by Army Corps of Engineers
- Adjacent to Tyson Foods beef processing facility



Matt Rhodes, Broker

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217-251-7067

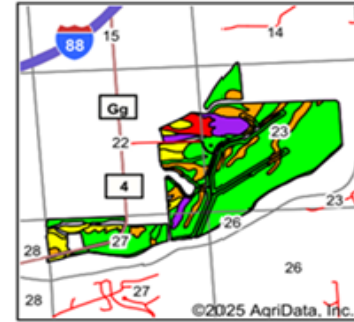
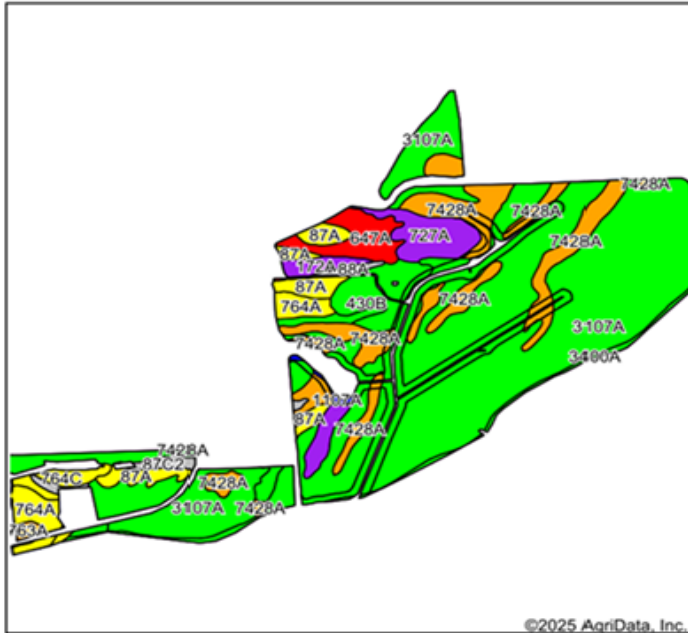


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Soils Map



State: **Illinois**
 County: **Rock Island**
 Location: **22-18N-2E**
 Township: **Zuma**
 Acres: **557.81**

GESWEIN
 FARM & LAND

Maps Provided By:
surety
 CUSTOMIZED ONLINE RAFTING
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Soils data provided by USDA and NRCS.

Area Symbol: IL161, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	352.00	63.3%		**189	**60	**139	63	63	44
7428A	Coffee silt loam, 0 to 2 percent slopes, rarely flooded	72.78	13.0%		181	57	132	89	89	81
**430B	Raddle silt loam, 2 to 5 percent slopes	22.56	4.0%		**187	**58	**137	94	94	83
**87A	Dickinson sandy loam, 0 to 2 percent slopes	20.68	3.7%		**142	**46	**103	71	71	48
**727A	Waukeel loam, 0 to 2 percent slopes	18.15	3.3%		**147	**49	**109	85	85	70
**647A	Lawler loam, 0 to 2 percent slopes	16.72	3.0%		**157	**52	**118	82	82	67
**764A	Coyne fine sandy loam, 0 to 2 percent slopes	16.05	2.9%		**142	**47	**105	86	86	75
**3400A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	8.51	1.5%		**186	**60	**137	74	59	74
**764C	Coyne fine sandy loam, 5 to 10 percent slopes	7.37	1.3%		**138	**46	**102	84	84	72
**3083A	Wabash silty clay, 0 to 2 percent slopes, frequently flooded	6.78	1.2%		**156	**51	**116	44	44	43
**172A	Hoopeston sandy loam, 0 to 2 percent slopes	5.78	1.0%		**147	**48	**109	74	74	53
**88A	Sparta loamy sand, Illinois till plain, 0 to 2 percent slopes	4.16	0.7%		**118	**41	**91	59	59	34
**87C2	Dickinson sandy loam, 5 to 10 percent slopes, eroded	3.19	0.6%		**132	**43	**96	65	65	40
763A	Joslin silt loam, 0 to 2 percent slopes	1.93	0.3%		176	56	130	94	94	86
**1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	1.15	0.2%		**190	**60	**140	20	20	13
Weighted Average					180	57.4	132.3	*n 70.2	*n 70	*n 53.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

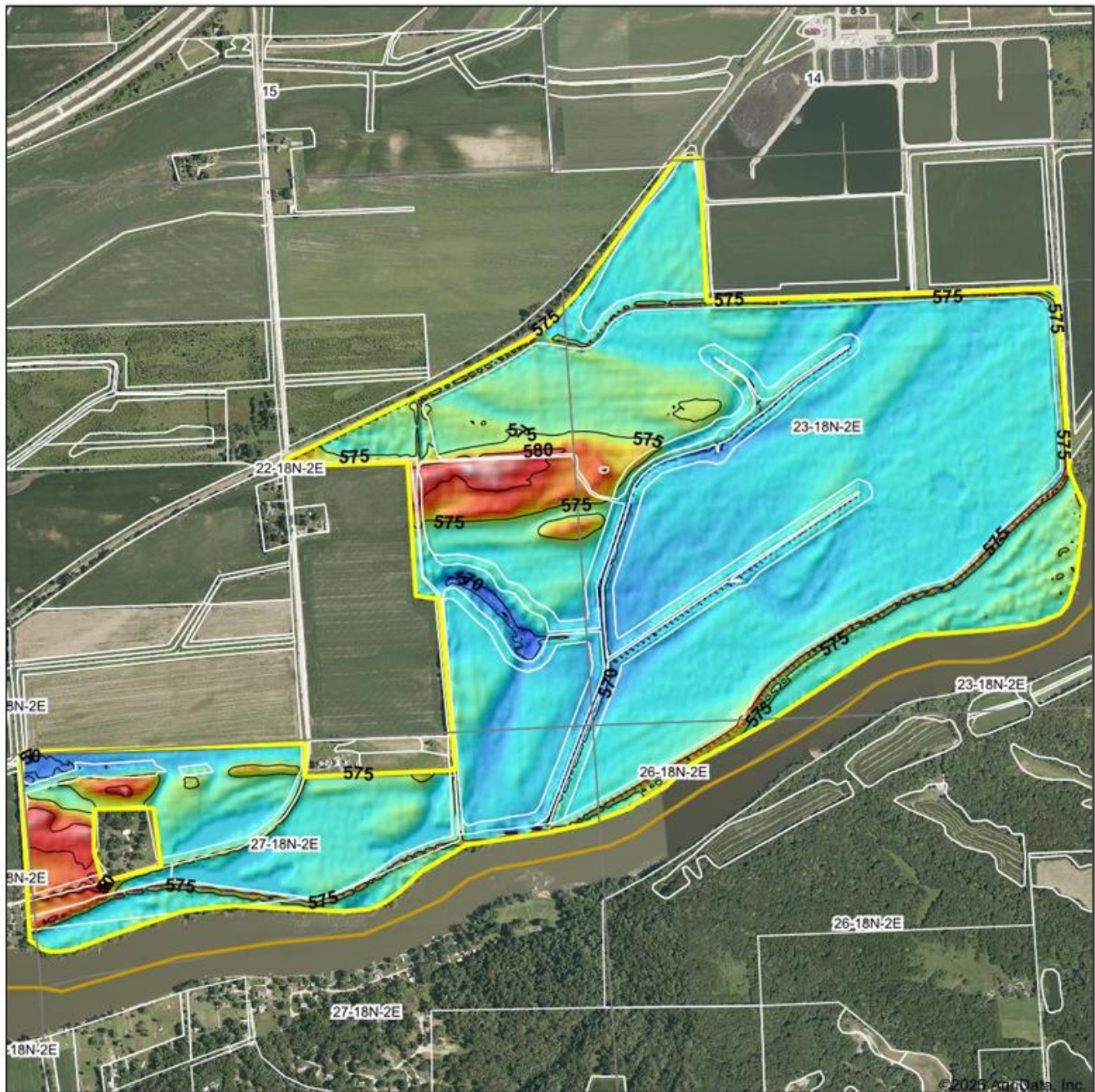
*n: The aggregation method is "Weighted Average using all components"

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Topography Hillshade



Low Elevation High

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Maps Provided By:

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

Source: USGS 10 meter dem

Interval(ft): 5

Min: 567.5

Max: 583.7

Range: 16.2

Average: 573.0

Standard Deviation: 2.26 ft

0ft 1455ft 2911ft



22-18N-2E
Rock Island County
Illinois

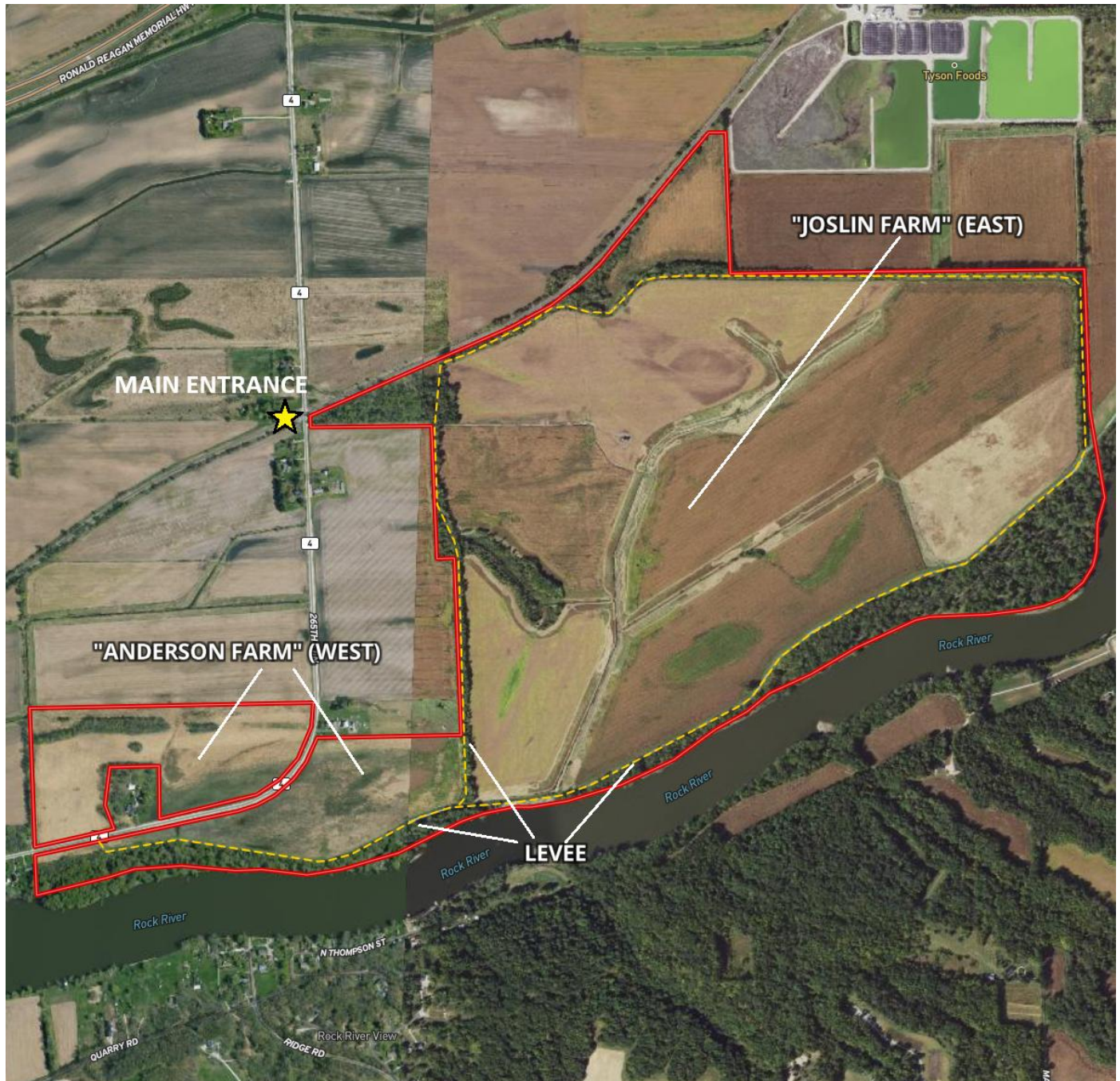
Boundary Center: 41° 31' 57.05, -90° 14' 36

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Located 6 miles northwest of Geneseo, the property has convenient access from County Highway 4 (265th St.) and is just minutes from Moline. Access to the area provided by Interstate 74, 80 & 88 with interchange just 4 miles west of the property.



YIELD INFORMATION

FARM	2024	2023	2022	2021	2020
Anderson*	130.16	123.91	NA	NA	NA
Joslin Corn	199.86	208.29	248.79	230.77	120.37
Joslin Soybeans	81.71	63.14	77.01	66.23	66.03

*The Anderson Farm had been in long-term grass CRP prior to purchase and conversion to tillable acreage by the current owners. Some additional maintenance items are required/suggested on the Anderson Farm including some light tree clearing and tile installation / flood control maintenance.

The Joslin Farm had tile installed throughout the property in 2015 with map following. The main drainage ditches were cleaned in 2024 and are regularly maintained. An electric pump in the drainage ditch outlet is in place on the Joslin Farm with the electrical control box on site.

There are two grain bins onsite that are regularly used by the owners.

SOIL TEST INFORMATION

2023 SOIL TEST (4/5/23)

Anderson Farm: pH – 6.7 ave.; P – 90 lbs/ac ave; K – 270 lbs/ac ave.

2024 SOIL TEST (3/25/24)

Joslin N Triangle: pH – 6.5 ave.; P – 102 lbs/ac ave; K – 374 lbs/ac ave.

Joslin N 82: pH – 6.7 ave.; P – 105 lbs/ac ave; K – 425 lbs/ac ave.

Joslin NE 113: pH – 6.6 ave.; P – 97 lbs/ac ave; K – 379 lbs/ac ave.

Joslin SE 70: pH – 6.8 ave.; P – 139 lbs/ac ave; K – 409 lbs/ac ave.

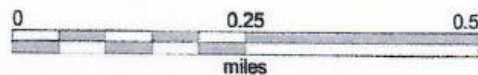
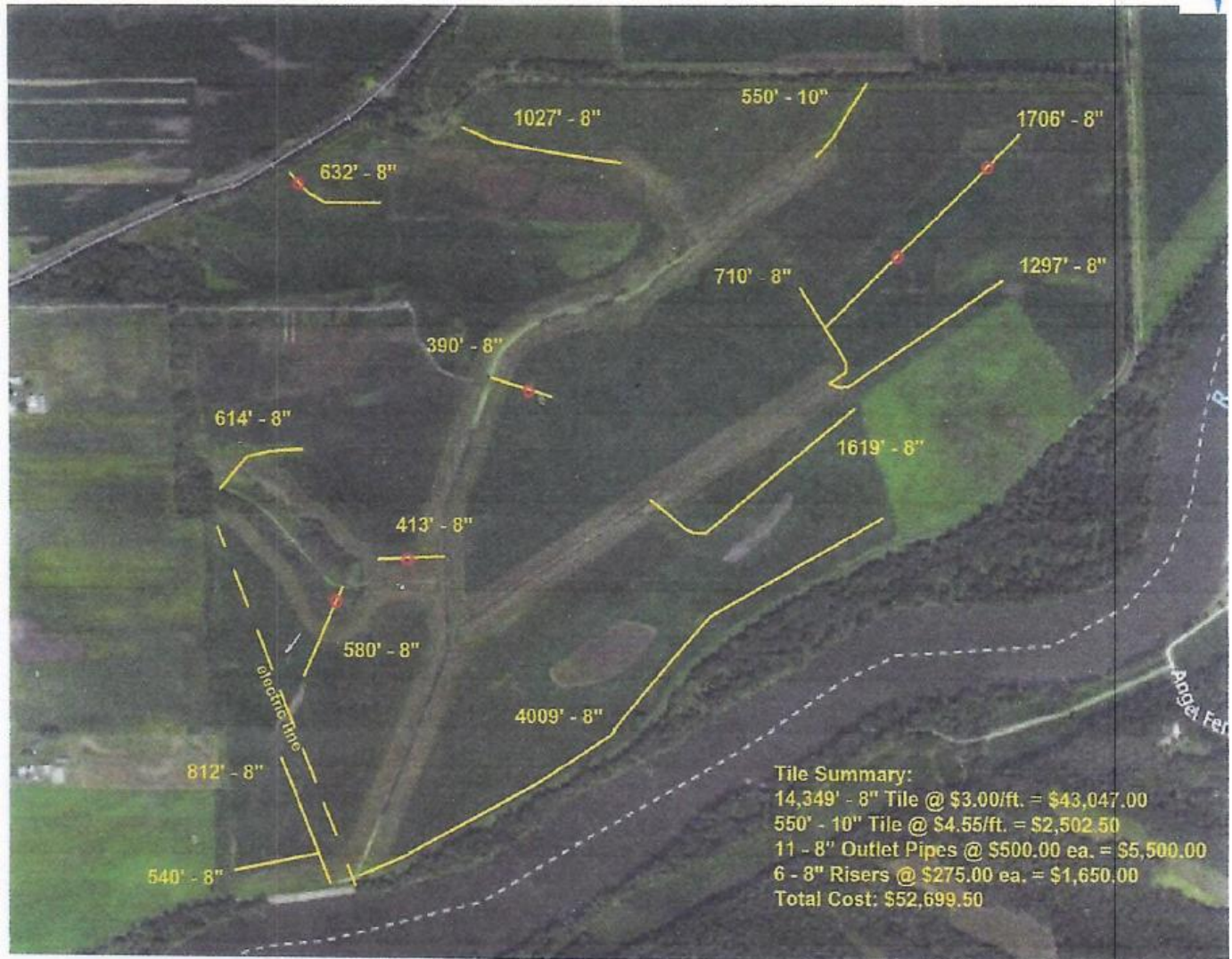
Joslin Center 42: pH – 6.6 ave.; P – 186 lbs/ac ave; K – 448 lbs/ac ave.

Joslin SW 39: pH – 6.6 ave.; P – 107 lbs/ac ave; K – 371 lbs/ac ave.

FSA INFORMATION

The Joslin Farm is Farm 7395 Tract 8901 containing 461.81 Cropland Acres. The CRP acreage for the 2024 Program Year is higher than will be for Year 2025 and beyond. The filter strip widths are being reduced from 100' to 57' and the reduced acreage will be brought into production. Previous referenced CRP acreage accounts for the reduced acreage. The Anderson Farm is Farm 10206 Tract 11082 with 93.98 Cropland Acres. This Farm contains no CRP acreage.

FALL 2015 TILE INSTALLATION



2015 Tile Prelim.
11-11-2015

Done Fall 2015



Henry County, Illinois

W=Wheat, SWR, GR C=Com, Yel, GR
SB, S, B=Soybeans, Com, GR Hay=MixFG, LGM, FG
All=Alfalfa, FG VWW=MixFG, LGM, LS
G=Grass, L, S, FG, GZ *Non-Irrigated unless noted on map

2024 Producer Shares:

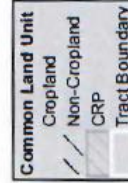
100%
Kendrick Brothers LLC
Farm 7395
Tract 8901



GLU	Acres	HEL	Crop
1	19.09	NHEL	CRP
3	35.7	NHEL	CRP
22	45.29	NHEL	NC
35	42.46	NHEL	CRP
36	6.7	NHEL	CRP
37	40.56	NHEL	CRP
38	10.0	NHEL	CRP
40	25.5	NHEL	CRP
41	10.1	NHEL	CRP
47	83.3	NHEL	CRP
48	116.83	NHEL	CRP
49	71.57	NHEL	CRP

Page Cropland Total: 461.81 acres

Map Created March 09, 2024



Wetland Determination Identifiers
● Restricted Use
▲ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

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Henry County, Illinois

W=Wheat, SWR, GR C=Corn, Yel, GR
SB, S, B=Soybeans, Com, GR Hay=MixFG, LGM, FG
AF=Alfalfa, FG WW=MixFG, LGM, LS
G=Grass, LS, FG, GZ Pasture, Past=MixFG, LGM, GZ

2024 Produce Shares: 100%
Knechtson Brothers LLC

Farm 10206

Tract 11082

2024 Program Year

CLU	Acres	HEL	Crop
1	48.67	NHEL	
2	4.18	NHEL	
3	41.13	NHEL	
4	5.01	UHEL	NC
6	2.47	UHEL	NC
7	0.52	UHEL	NC
8	11.73	UHEL	NC

Page Cropland Total: 93.98 acres



Map Created March 10, 2024



Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

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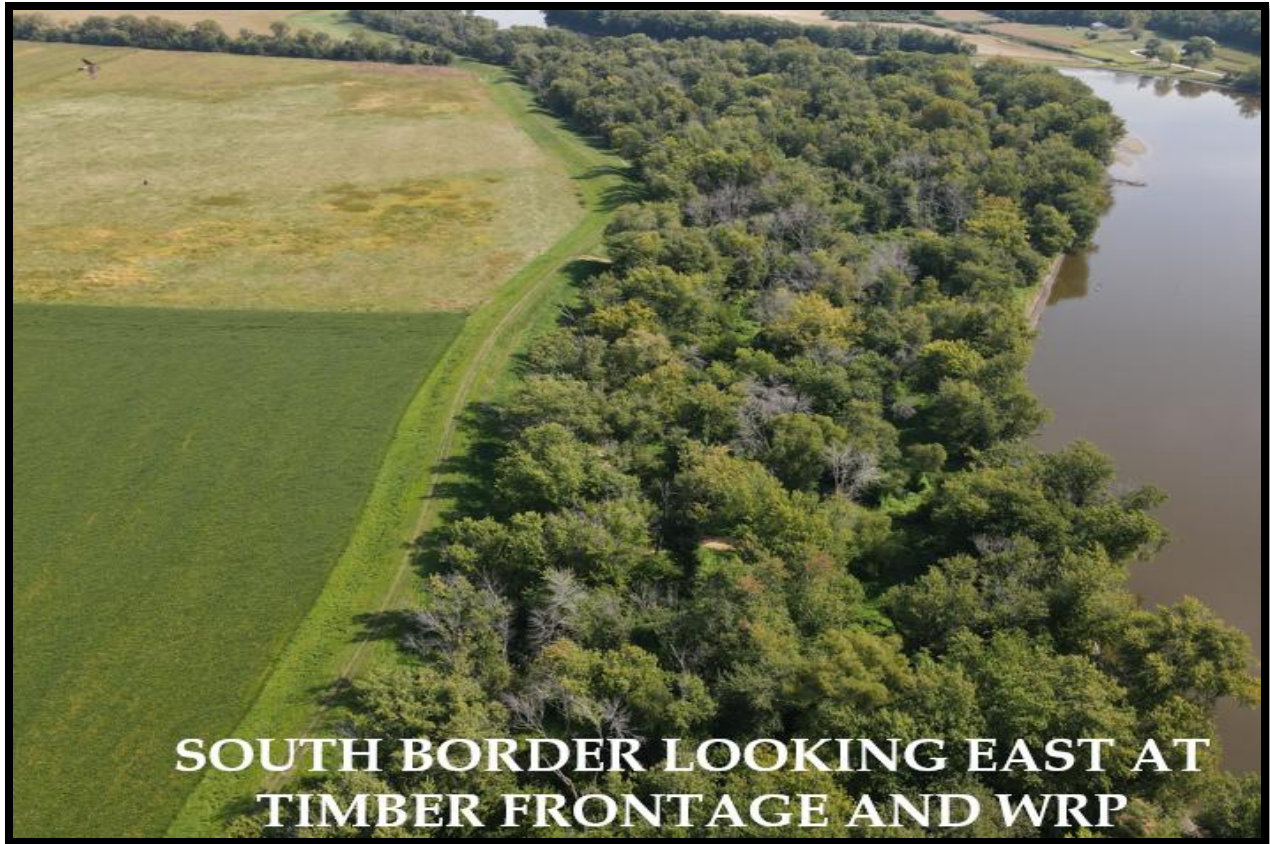


Information provided is believed to be accurate and representative; any lines drawn is for illustration purposes and subject to verification. Property is being sold in as-is condition. No liability for error or omissions is assumed by the seller or their agents. Geswein Farm & Land Realty and Matt Rhodes are the agents for the seller only.

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**SOUTH BORDER
LOOKING NORTHEAST**



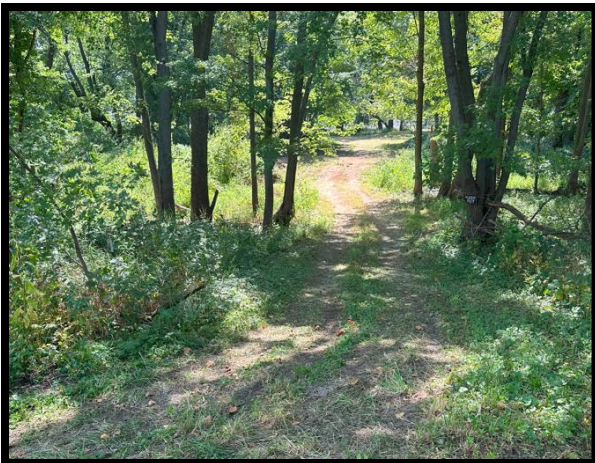
**LOOKING WEST ACROSS
ANDERSON FARM**

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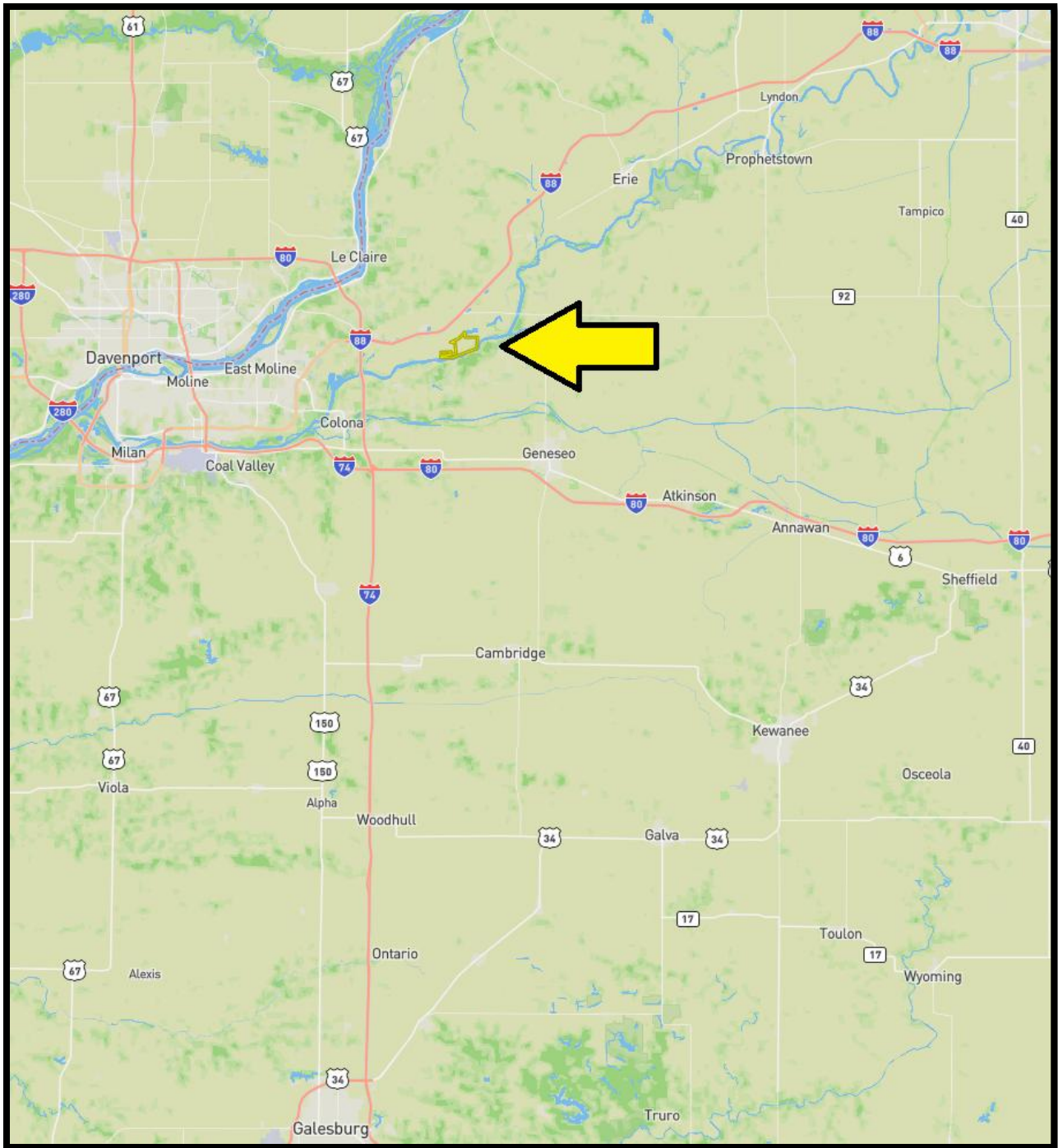


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FARM & LAND

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