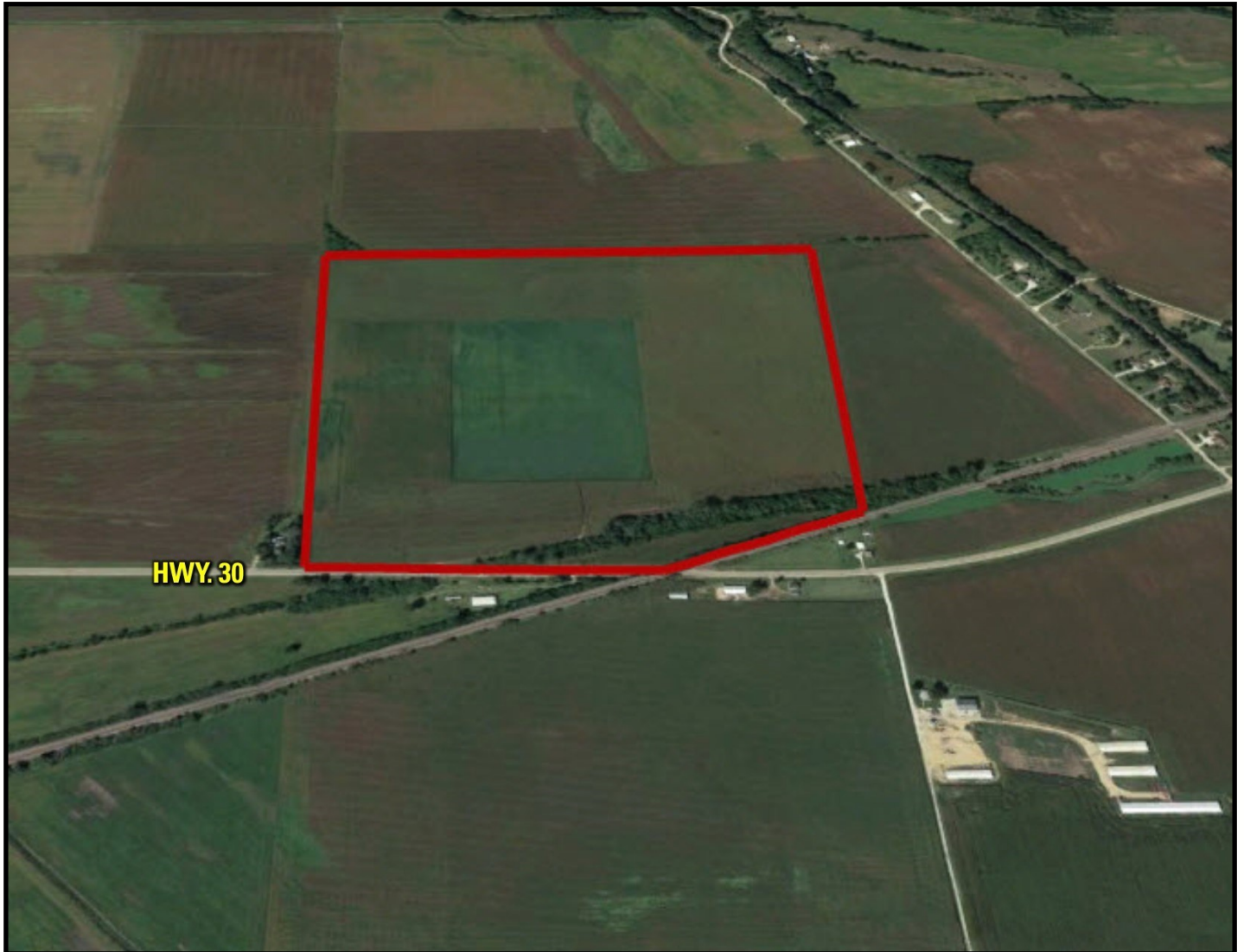


# LAND FOR SALE

LISTING #14598

**147 ACRES M/L**  
WHITESIDE COUNTY, ILLINOIS



**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

**ALAN MCNEIL**

C: 563-321-1125

O: 563-659-8185

Alan@PeoplesCompany.com

[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

147 a., MOL, Southeast 1/4 of Section 25, excluding land south of the Union Pacific Railway, all in Township 22 North, Range 3, East of the 4th P.M., Whiteside Co., IL

**COMMENTS & BUILDING INFORMATION:**

Peoples Company is proud to present a major land portfolio to the market. This land portfolio consists of 975 acres split up into 6 different tracts located just West of Morrison, Illinois and just East of Clinton, Iowa. This portfolio includes something for everyone, building sites to traditional farmland investment. The tracts are being offered with proposed property boundaries but the final sale of each individual tract or tracts can be adjusted to accommodate a buyers needs or preferences. The "DeVine Farm" consists of 147 acres m/l with 140.3 FSA fillable acres carrying a Productivity Index of 125 PI. The balance of the property consists of a creek running through the Southeast corner of the farm. Primary soils include high producing Blackoar and Sawmill Silt loams. Several grain markets located nearby including ADM in Clinton Iowa. Property is located just East of Fulton on Highway 30 in Section 25 of Fulton Township.

**LEASE/FSA INFORMATION:**

**TO CONTACT LISTING AGENT:**

Call: **Douglas R. Yegge**  
Cell: 563.320.9900  
Office: 563.659.8185  
Doug@PeoplesCompany.com

Call: **Alan McNeil**  
Cell: 563.321-1125  
Office: 563.659.8185  
Alan@PeoplesCompany.com

[Yeggemcneilland.com](http://Yeggemcneilland.com)

**DeVine Farm, 147 Acres M/L, Whiteside County, IL**

<b>TOTAL ACRES:</b>	<b>147</b>
<b>PRICE:</b>	<b>\$1,278,900</b>
<b>Price Per Acre:</b>	\$8,700
<b>Owner:</b>	Holesinger
<b>Operator:</b>	Holesinger
<b>County &amp; State:</b>	Whiteside Co., IL
<b>Location:</b>	2 miles East of Fulton, IL
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	125 P.I.
<b>Taxable Acres:</b>	143.68
<b>Net RE Taxes:</b>	\$2,874.72
<b>Taxes Payable In:</b>	2018-2019
<b>Topography:</b>	Level

**F.S.A. INFORMATION:**

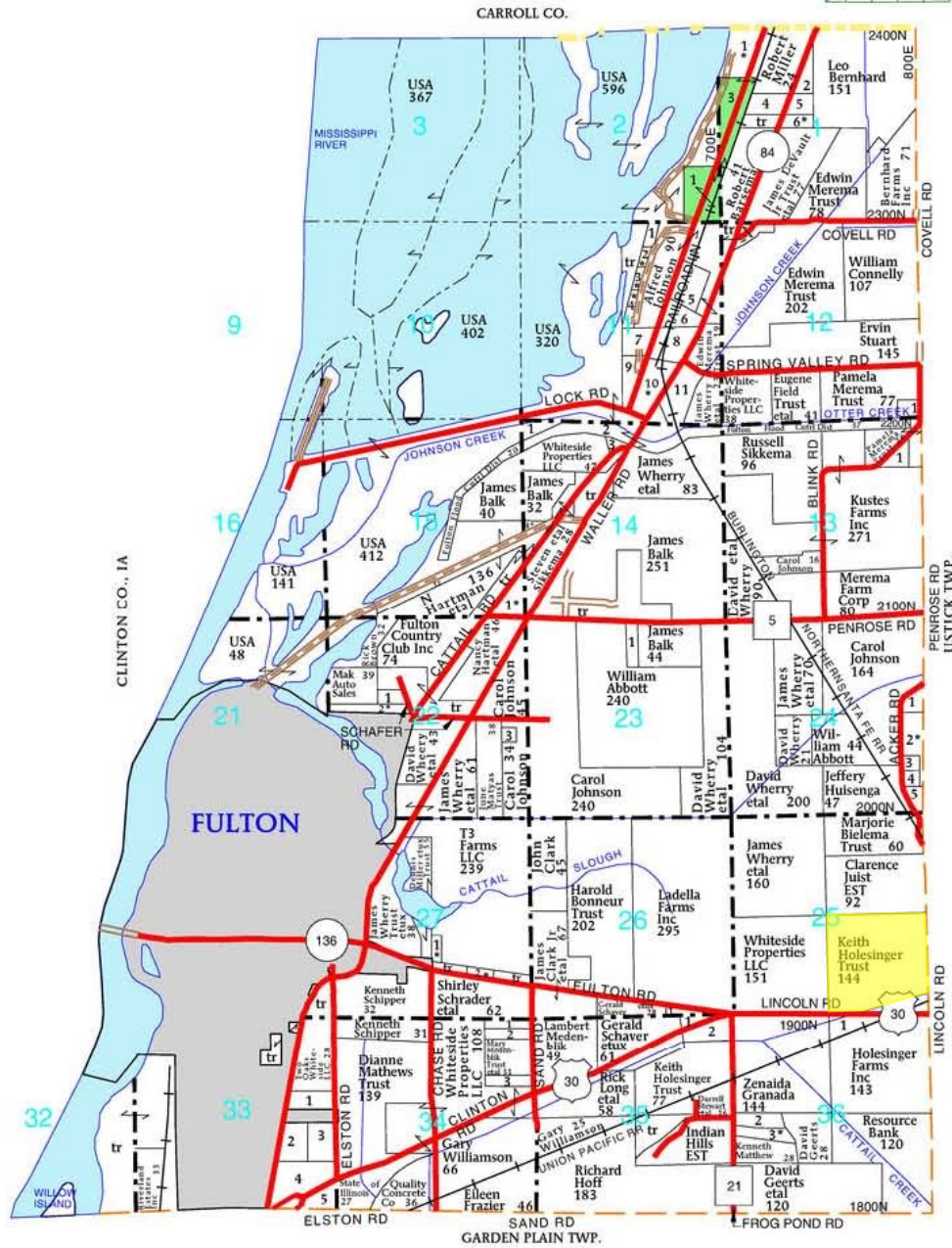
<b>Farmland:</b>	146.82
<b>Crop Acres:</b>	140.43
<b>Effective DCP Cropland</b>	
<b>CRP Acres:</b>	
<b>Corn Base:</b>	116.03
<b>Corn Yield:</b>	176
<b>Soybean Base:</b>	24.4
<b>Soybean Yield:</b>	28

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	147
<b>Tillable Acres:</b>	140.43
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1.0
<b>Waterways:</b>	
<b>Timber/Waste:</b>	5.57
<b>Pasture:</b>	

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742



**FULTON TOWNSHIP**

**SECTION 1**

1. Hutto, Byron 22
2. McKenzie, Jay 8
3. State of Illinois 20
4. Walston Jr, Francis 10
5. Oberheim, Gary 13
6. Morgan, Larry 5

**SECTION 2**

1. State of Illinois 21

**SECTION 11**

1. Neukirch, Frances 5
2. Iburg, Jeffrey 5
3. Greve, Floyd 5

4. Haley, Michael 6
5. McGrogan, Jack 14
6. McKenzie, Jay 14
7. Fosdick, Jeremy 23
8. Edfors, Scott 10
9. Schafer Fisheries Inc 11
10. Rasche, Simon 8
11. Schafer Fisheries Inc 15

**SECTION 12**

1. Richmond, Priscilla 5

**SECTION 13**

1. Widener, Mark 5

**SECTION 14**

1. USA 10
2. Fulton Flood Cntrl Dist 25
3. Balk, James 7
4. Hartman, N 8

**SECTION 15**

1. Sikkema, Steven 12

**SECTION 22**

1. McFleets LLC 5
2. Driscoll Jr, James 10
3. American Tower Corp 6

**SECTION 23**

1. Parker, Paul 10

**SECTION 24**

1. Wendling Quarries 10
2. Rustic Trust, Ronald 9
3. Hanson Trust, Yvonne 5
4. Kelley, Dennis 5
5. Hayen Trust, Gregory 7

**SECTION 26**

1. Bramm, Gordon 7

**SECTION 27**

1. Zajcek, Bernard 6
2. Addington, Betty 6

**SECTION 33**

1. Stoecker Trust, Brent 5

2. Sloan Implement Co Inc 16
3. Mathews Trust, Dianne 13
4. Agri King Inc 10
5. Peterson Trust, Allen 14

**SECTION 34**

1. Loncar, Danny 5
2. Haring, Harvey 10
3. Cilia, Pico 10

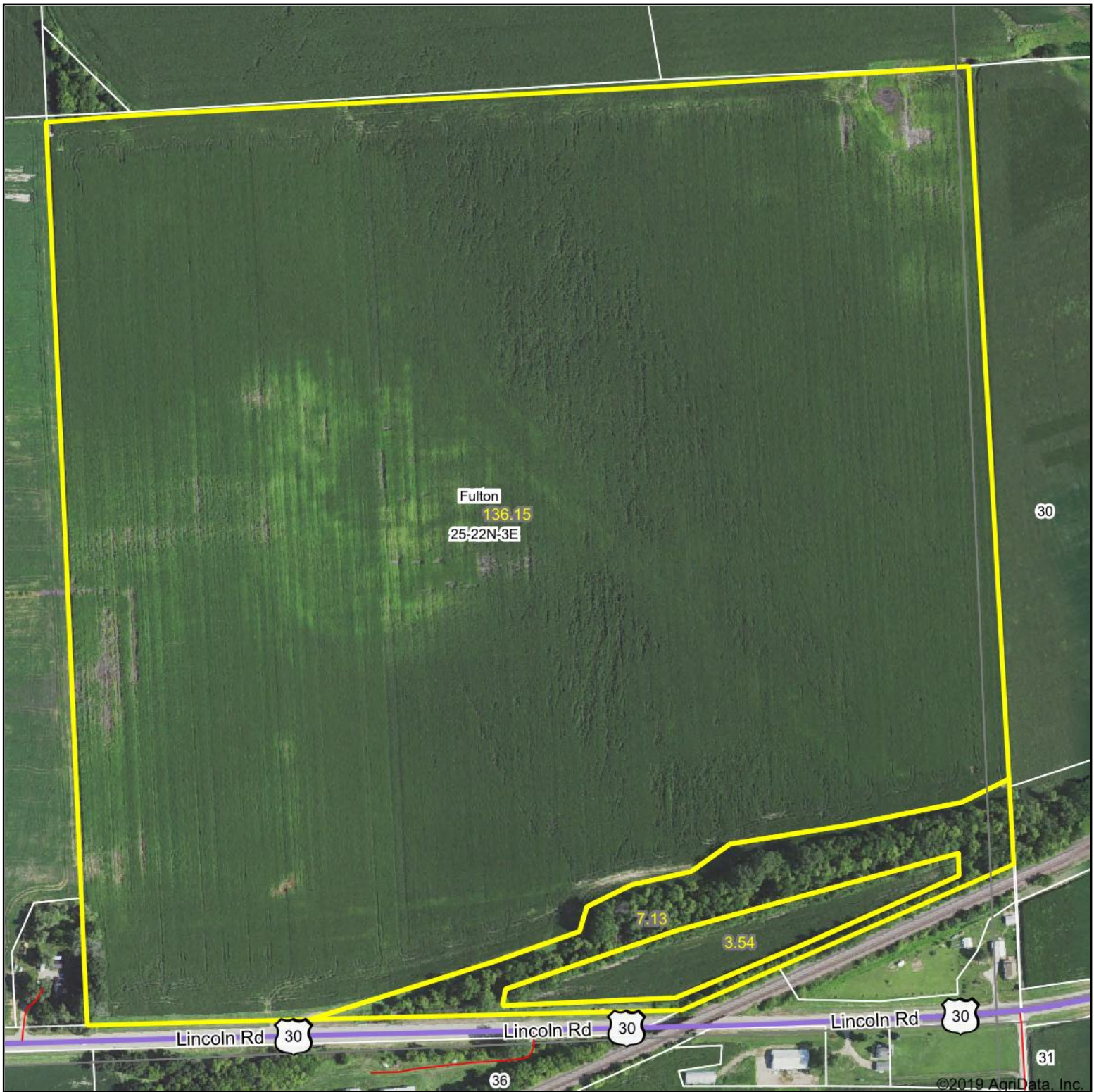
**SECTION 35**

1. Bramm, Gordon 5
2. Bonneur Trust, Harold 15

**SECTION 36**

1. VanKampen, John 10
2. Walker, Mark 14
3. Walker, Mark 10

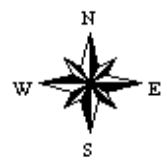
# Aerial Map - Total Acres per Whiteside Co. FSA



Map Center: 41° 51' 43.34, -90° 5' 50.47



**25-22N-3E**  
**Whiteside County**  
**Illinois**

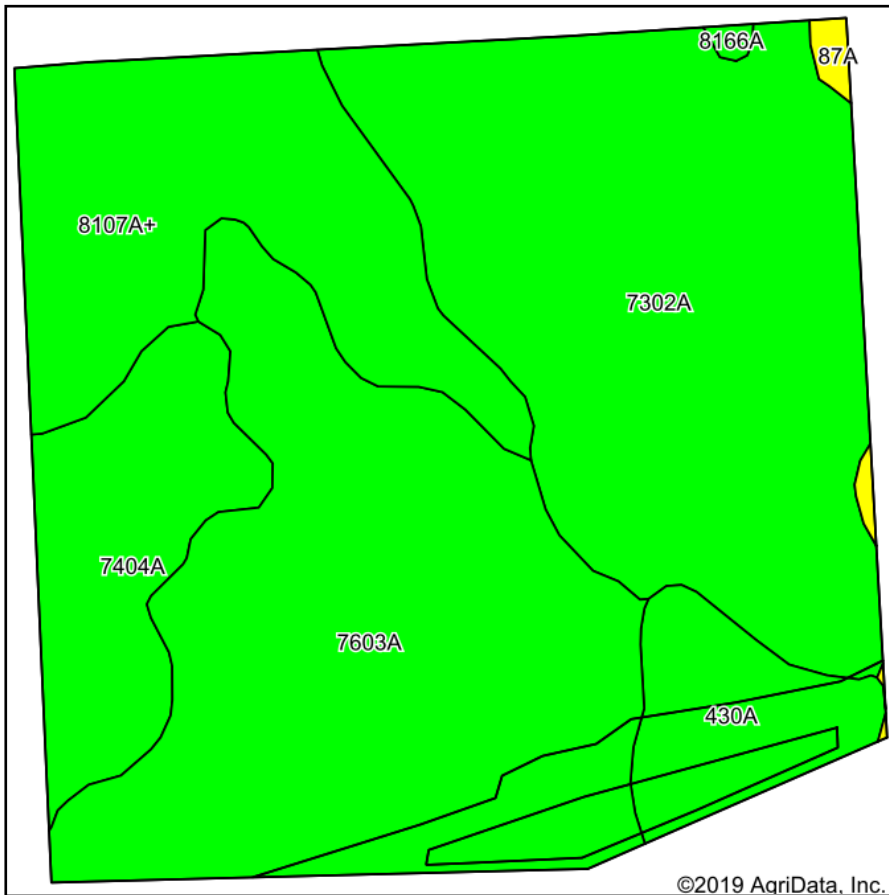


7/12/2019

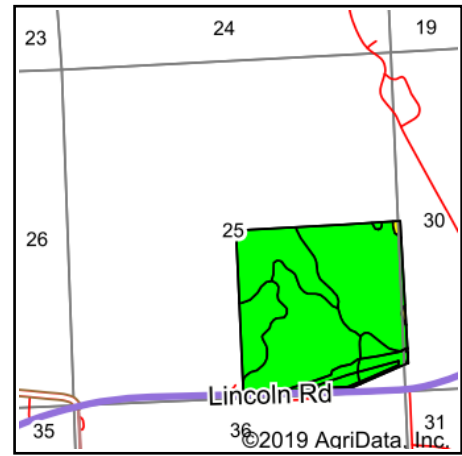


Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

# Soils Map - Total Acres per Whiteside Co., FSA



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Whiteside**  
 Location: **25-22N-3E**  
 Township: **Fulton**  
 Acres: **146.82**  
 Date: **7/12/2019**



Maps Provided By:



Area Symbol: IL195. Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Alfalfa <sup>d</sup> hay, T/A	Crop productivity index for optimum management
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	50.33	34.3%		154	50	61	75	0.00	114
7603A	Blackoar silt loam, 0 to 2 percent slopes, rarely flooded	48.72	33.2%		178	57	66	88	0.00	131
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	24.36	16.6%		189	60	71	98	0.00	139
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	14.05	9.6%		158	52	61	75	0.00	118
430A	Raddle silt loam, 0 to 2 percent slopes	8.24	5.6%		189	59	73	97	6.52	138
87A	Dickinson sandy loam, 0 to 2 percent slopes	0.84	0.6%		142	46	56	74	3.39	104
8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	0.28	0.2%		177	60	74	93	0.00	133
<b>Weighted Average</b>					<b>170.1</b>	<b>54.7</b>	<b>65</b>	<b>84.4</b>	<b>0.39</b>	<b>125.5</b>

**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

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

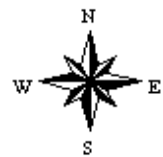
# Aerial Map - Tillable Acres



Map Center: 41° 51' 42.67, -90° 5' 46.88



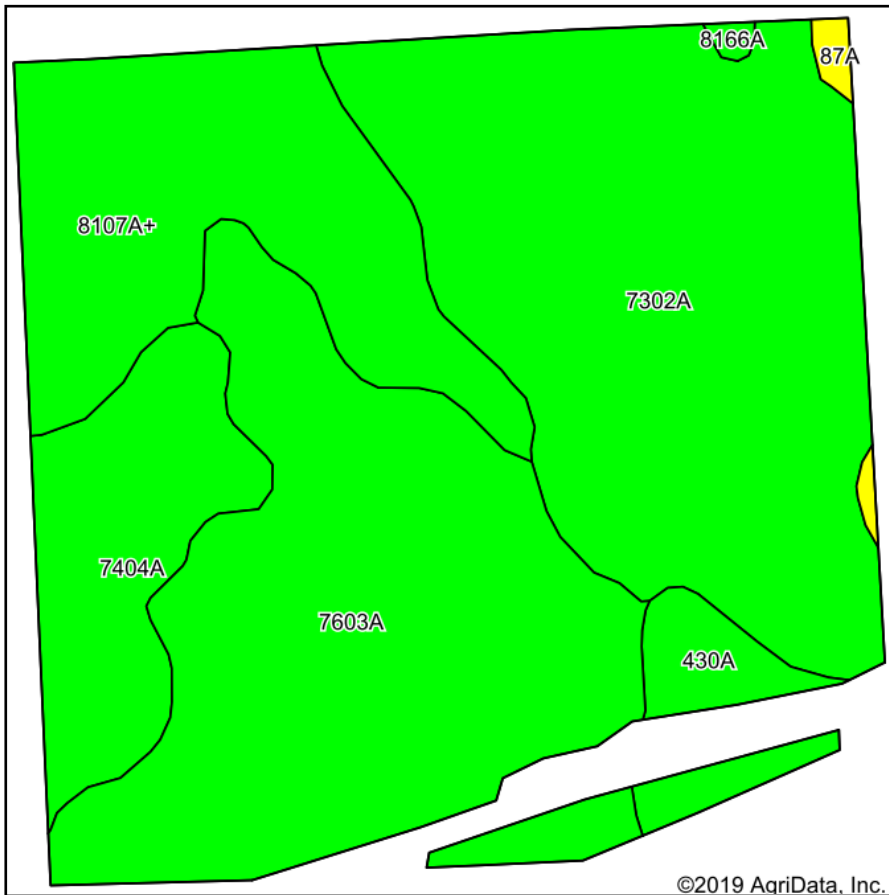
**25-22N-3E**  
**Whiteside County**  
**Illinois**



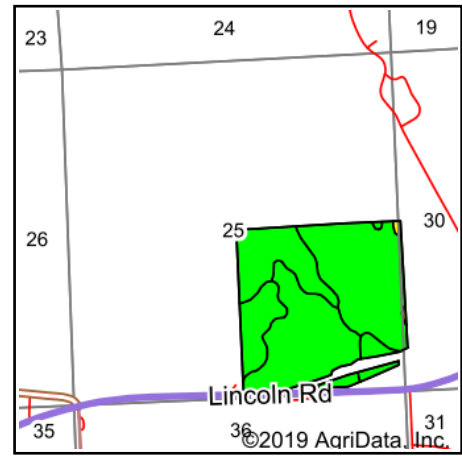
7/12/2019



# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Whiteside**  
 Location: **25-22N-3E**  
 Township: **Fulton**  
 Acres: **140.43**  
 Date: **7/12/2019**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: IL195. Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Alfalfa <sup>d</sup> hay, T/A	Crop productivity index for optimum management
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	50.75	36.1%		154	50	61	75	0.00	114
7603A	Blackoar silt loam, 0 to 2 percent slopes, rarely flooded	45.24	32.2%		178	57	66	88	0.00	131
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	24.59	17.5%		189	60	71	98	0.00	139
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	14.05	10.0%		158	52	61	75	0.00	118
430A	Raddle silt loam, 0 to 2 percent slopes	4.69	3.3%		189	59	73	97	6.52	138
87A	Dickinson sandy loam, 0 to 2 percent slopes	0.80	0.6%		142	46	56	74	3.39	104
8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	0.31	0.2%		177	60	74	93	0.00	133
<b>Weighted Average</b>					<b>169.4</b>	<b>54.5</b>	<b>64.8</b>	<b>84</b>	<b>0.24</b>	<b>125</b>

**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

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\*c: Using Capabilities Class Dominant Condition Aggregation Method

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



**HWY. 30**