

LAND FOR SALE

LISTING #14600

122 ACRES M/L
WHITESIDE COUNTY, ILLINOIS



DOUGLAS R. YEGGE

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O: 563-659-8185

Doug@PeoplesCompany.com

ALAN MCNEIL

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O: 563-659-8185

Alan@PeoplesCompany.com

YEGGEMCNEILLAND.COM

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

122.15 acres MOL, Prt of the West 3/4 of Section 7, Township 21 N, Range 4, East of the 4th P.M., Whiteside Co., IL. See Policy for exact legal description.

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 "Peat Bottoms Farm" consists of 122 acres m/l with 119.86 FSA tillable acres carrying a Productivity Index of 124.3 Pl. Primary soils include high producing Houghton muck and Elvers Silt loams. Several grain markets located nearby including ADM in Clinton Iowa. Property is located just West of Morrison on Fenton Rd. in Section 7 of Union Grove Township.

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

Peat Bottoms, 122 Acres M/L, Whiteside County, IL

TOTAL ACRES:	122
PRICE:	\$915,000
Price Per Acre:	\$7,500
Owner:	Holesinger
Operator:	Holesinger
County & State:	Whiteside Co., IL
Location:	4 miles West of Morrison, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	124.3 P.I.
Taxable Acres:	120.56
Net RE Taxes:	\$2,712.98
Taxes Payable In:	2018-2019
Topography:	Level

F.S.A. INFORMATION: ESTIMATED

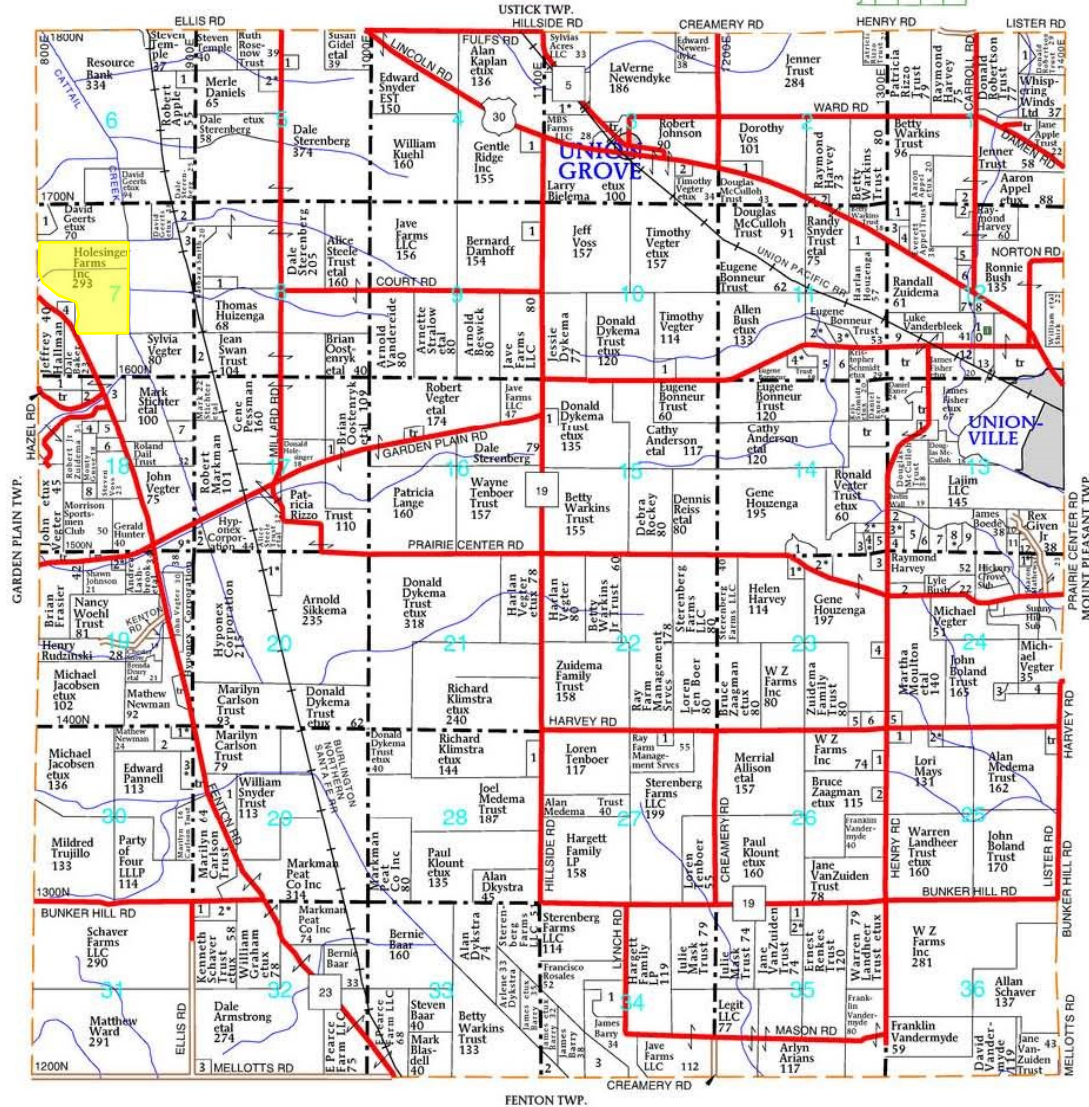
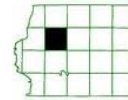
Farmland:	122.15 est.
Crop Acres:	119.86 est.
Effective DCP Cropland	
CRP Acres:	
Corn Base:	119.86 est.
Corn Yield:	149
Soybean Base:	
Soybean Yield:	

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	122
Tillable Acres:	119.86
CRP Acres:	
Farmstead:	
Roads:	2.14
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742



UNION GROVE TOWNSHIP

SECTION 1

1. Stange, Carl 10
2. Huizenga, Clifford 5

SECTION 2

1. Bealer, Phillip 13
2. Spangler, Lanny 5

SECTION 3

1. Bull, Sarah 33
2. Vegter, Timothy 5

SECTION 4

1. VanZuiden, Robert 5

SECTION 5

1. Jones, Dale 5
2. Daniels, Merle 12

SECTION 6

1. Daniels, Merle 9

SECTION 7

1. Huizenga, Arnold 12
2. Wiersma, Michael 9
3. Smith, Barbara 9
4. Elzenga, Ricky 6

SECTION 8

1. Huizenga, Thomas 6
2. Vegter, Sylvia 13

SECTION 9

1. Reed, Keith 6

SECTION 10

1. Renkes, Randall 6

SECTION 11

1. Houzenga, Ronald 15
2. Neltzer, Ronald 10
3. Norton, Charles 6
4. Kitts, Charles 6

SECTION 12

1. VanderSchaaf, John 23
2. Dewitte, Gary 10

SECTION 13

1. Warkins Trust, Betty 7
2. Seaman, Michael 8
3. Rock River Lumber & Grain 8

SECTION 14

1. Houzenga, Ag LLC 6
2. Groenewold, Roxanne 7

SECTION 15

1. Dickey Jr, John 7
2. Ishmael, Doug 9
3. Endress, Robert 5
4. Bright, Patricia 10
5. Harvey Trust, Iona 10
6. State of Illinois 5
7. Pape, Jayne 6
8. Weets, Jeffery 5

SECTION 16

1. Steines, Stanley 5
2. Bloede, James 5
3. Wilkens, Ronald 5
4. Wilkens, Ronald 6
5. Beswick, Donald 10
6. Murney, Edward 7
7. Noble, Bradley 7

SECTION 17

1. Oostenryk, Brian 11
2. Stichter, Mark 8

SECTION 18

1. Wikoff, Roger 10
2. Johnson, Richard 5
3. Baker, Dale 15
4. Whistler, Maxine 8
5. Gooley, Mary 7
6. Gooley, Kenneth 7
7. Markman, Robert 10
8. Gusse, Esther 10
9. Stichter, Mark 13

SECTION 19

1. Morrison Sportsmen Club 13
2. Swanson, Mary 6

SECTION 20

1. Steele Trust, Alice 12
2. Milnes, Chad 15
3. Szabo, Anthony 5
4. Greenwalt, Ira 5
5. Whorley, Edward 5

SECTION 21

1. Sullivan, Jonathan 13
2. Stralow, Erwin 5
3. Linke IV, Clarence 5
4. Findley, Scott 5
5. Wiersma, Michael 10

SECTION 22

1. Houzenga, Douglas 5

SECTION 23

1. Oostenryk, Brian 11
2. Stichter, Mark 8

SECTION 24

1. Wikoff, Roger 10
2. Johnson, Richard 5
3. Baker, Dale 15
4. Whistler, Maxine 8
5. Gooley, Mary 7
6. Gooley, Kenneth 7
7. Markman, Robert 10
8. Gusse, Esther 10
9. Stichter, Mark 13

SECTION 25

1. Morrison Sportsmen Club 13
2. Swanson, Mary 6

SECTION 26

1. Wikoff, Roger 10
2. Johnson, Richard 5
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6. Gooley, Kenneth 7
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8. Gusse, Esther 10
9. Stichter, Mark 13

SECTION 27

1. Wikoff, Roger 10
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4. Whistler, Maxine 8
5. Gooley, Mary 7
6. Gooley, Kenneth 7
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8. Gusse, Esther 10
9. Stichter, Mark 13

SECTION 28

1. Wikoff, Roger 10
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6. Gooley, Kenneth 7
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8. Gusse, Esther 10
9. Stichter, Mark 13

SECTION 29

1. Wikoff, Roger 10
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4. Whistler, Maxine 8
5. Gooley, Mary 7
6. Gooley, Kenneth 7
7. Markman, Robert 10
8. Gusse, Esther 10
9. Stichter, Mark 13

SECTION 30

1. Wikoff, Roger 10
2. Johnson, Richard 5
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4. Whistler, Maxine 8
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6. Gooley, Kenneth 7
7. Markman, Robert 10
8. Gusse, Esther 10
9. Stichter, Mark 13

SECTION 31

1. Steele Trust, Alice 12
2. Milnes, Chad 15
3. Szabo, Anthony 5
4. Greenwalt, Ira 5
5. Whorley, Edward 5

SECTION 32

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 33

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 34

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 35

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

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1. Neidigh, Jeffrey 5
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SECTION 37

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 38

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 39

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 40

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 41

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 42

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 43

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 44

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 45

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 46

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 47

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 48

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

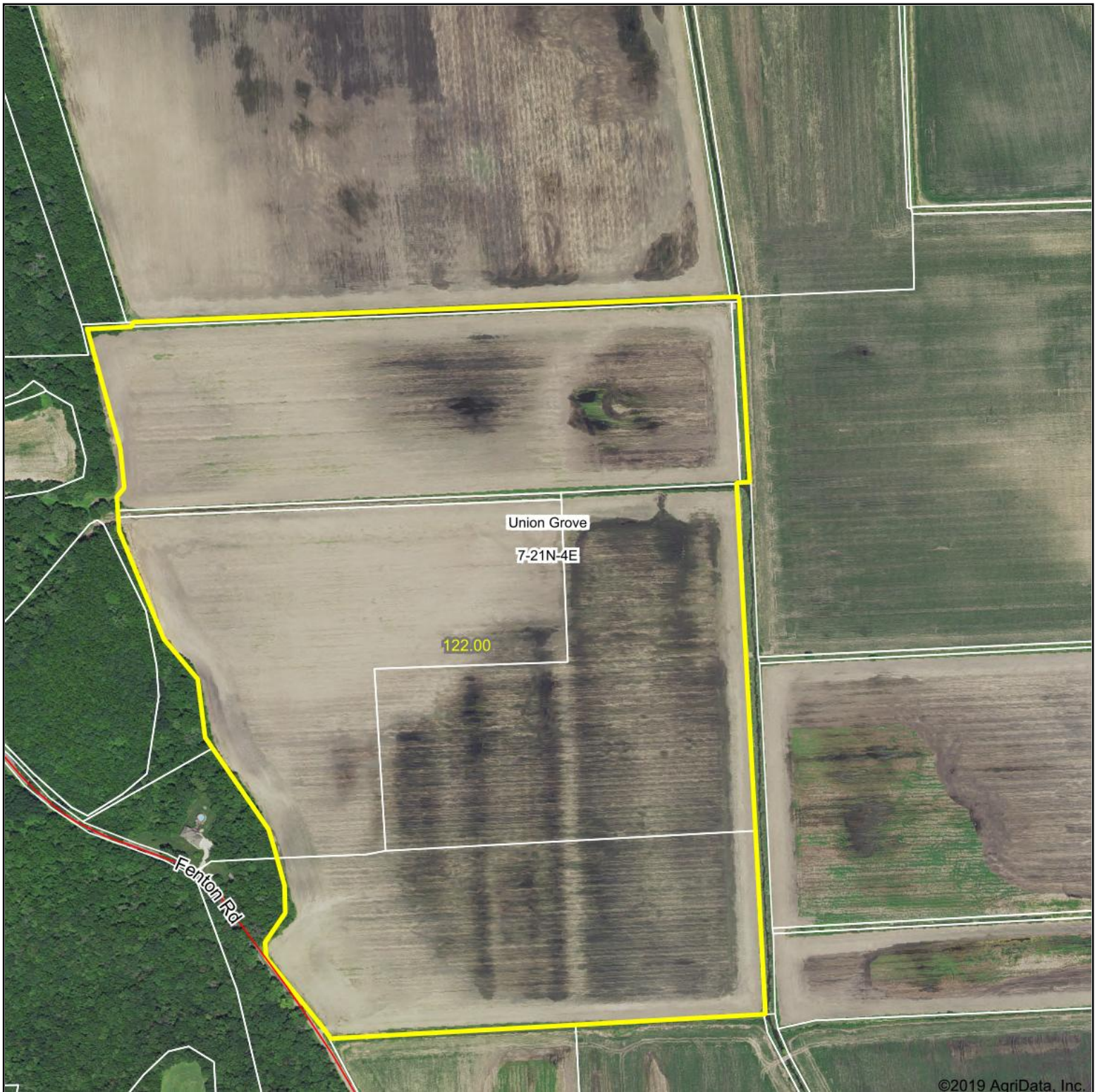
SECTION 49

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

SECTION 50

1. Neidigh, Jeffrey 5
2. Ottens, Kelby 7
3. Vail, Calvin 5
4. Crown Castle GT Co LLC 6

Aerial Map - Peat Bottoms Farm - Total Acres



Map Center: 41° 49' 25.19, -90° 5' 4.82

0ft 568ft 1135ft

7-21N-4E
Whiteside County
Illinois

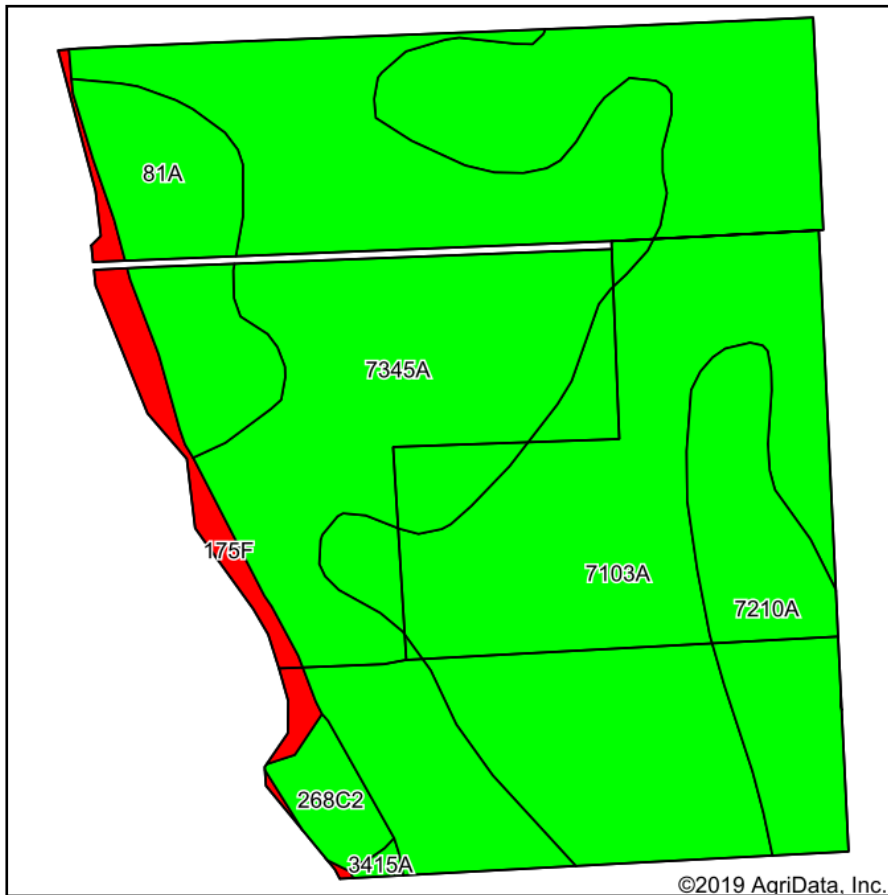


7/17/2019

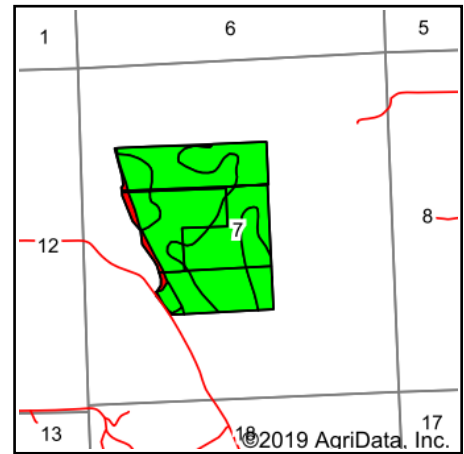
Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map - Estimated Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Whiteside**
 Location: **7-21N-4E**
 Township: **Union Grove**
 Acres: **119.86**
 Date: **7/24/2019**

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Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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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	Alfalfa hay, T/A	Crop productivity index for optimum management
7103A	Houghton muck, 0 to 2 percent slopes, rarely flooded	49.72	41.5%		175	57	0	0	0.00	130
7345A	Elvers silt loam, 0 to 2 percent slopes, rarely flooded	43.99	36.7%		161	51	61	79	0.00	118
7210A	Lena muck, 0 to 2 percent slopes, rarely flooded	11.22	9.4%		170	55	0	0	0.00	126
81A	Littleton silt loam, 0 to 2 percent slopes	9.04	7.5%		194	61	74	100	0.00	142
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	3.33	2.8%		**93	**31	**38	**48	**2.31	**70
**268C2	Mt. Carroll silt loam, 5 to 10 percent slopes, eroded	2.21	1.8%		**170	**53	**65	**86	**5.72	**125
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	0.25	0.2%		180	57	66	89	0.00	131
**943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	0.10	0.1%		**107	**34	**41	**53	**2.78	**78
Weighted Average					168.4	54.1	30.4	39.7	0.17	124.3

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

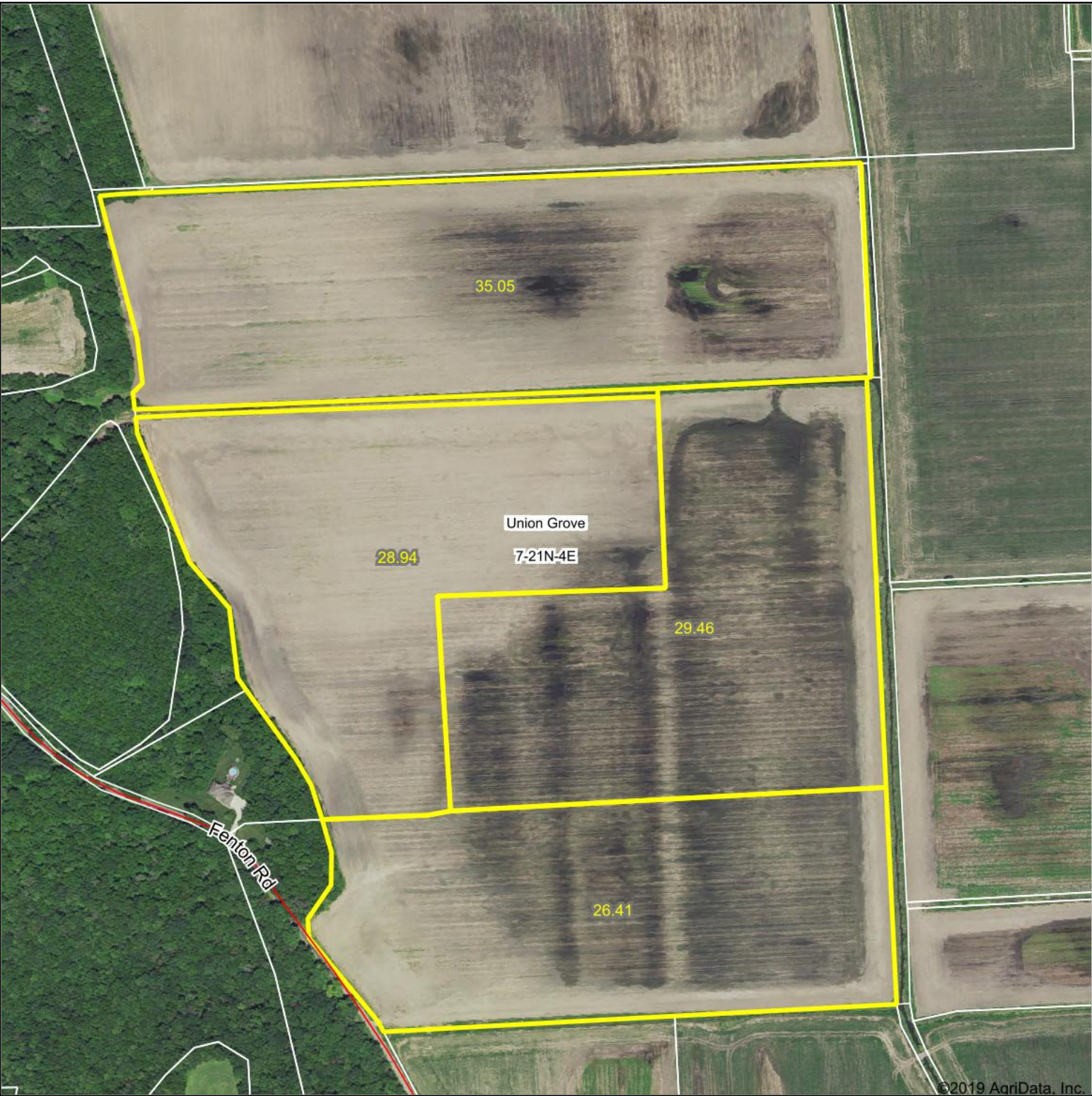
b Soils in the southern region were not rated for oats and are shown with a zero "0".


d 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 - Estimated Tillable Acres



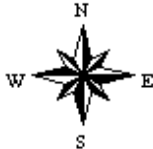


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Map Center: 41° 49' 22.4, -90° 5' 8.86


7-21N-4E
Whiteside County
Illinois

0ft 482ft 965ft



7/24/2019

Maps Provided By:

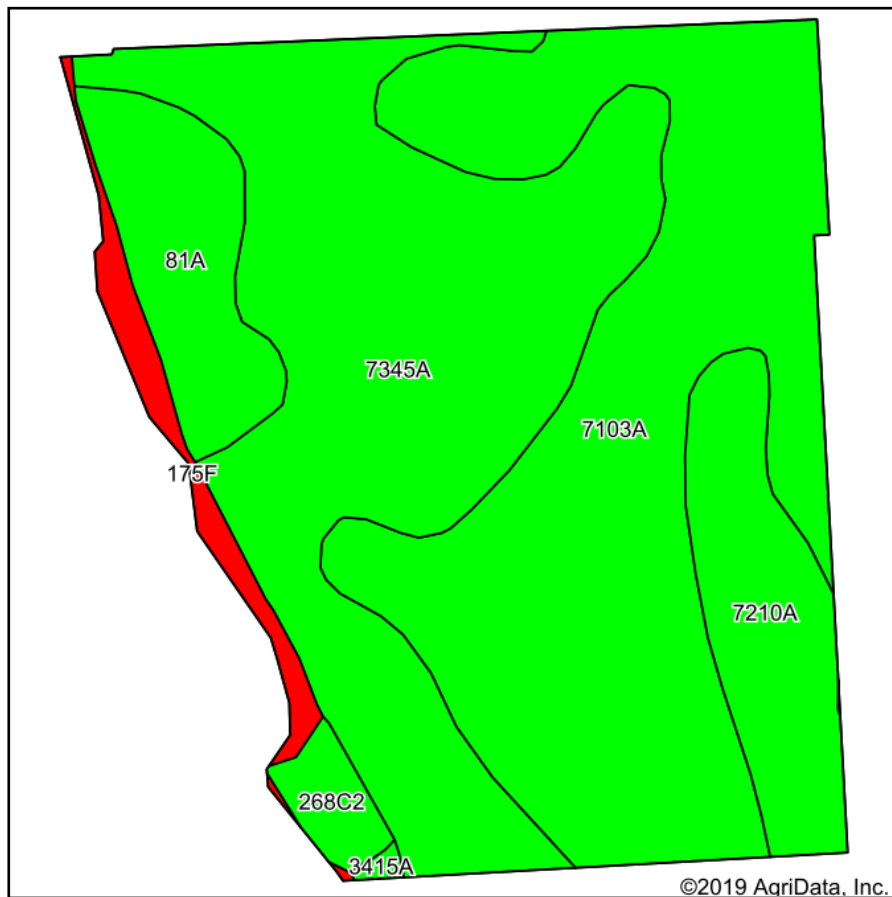


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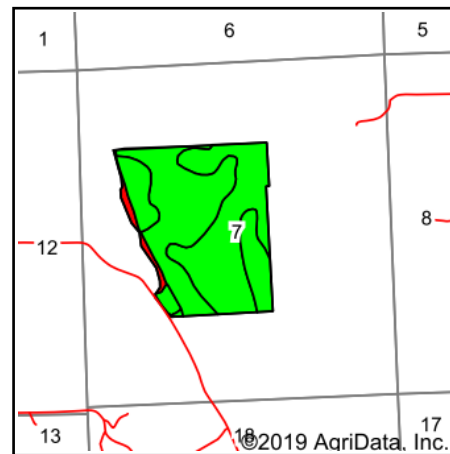
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map - Peat Bottoms Farm - Total Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Whiteside**
 Location: **7-21N-4E**
 Township: **Union Grove**
 Acres: **122**
 Date: **7/17/2019**



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	Alfalfa ^d Hay, T/A	Crop productivity index for optimum management
7103A	Houghton muck, 0 to 2 percent slopes, rarely flooded	50.34	41.3%		175	57	0	0	0.00	130
7345A	Elvers silt loam, 0 to 2 percent slopes, rarely flooded	45.20	37.0%		161	51	61	79	0.00	118
7210A	Lena muck, 0 to 2 percent slopes, rarely flooded	11.28	9.2%		170	55	0	0	0.00	126
81A	Littleton silt loam, 0 to 2 percent slopes	9.22	7.6%		194	61	74	100	0.00	142
**175F	Lamont fine sandy loam, 18 to 35 percent slopes	3.40	2.8%		**93	**31	**38	**48	**2.31	**70
**268C2	Mt. Carroll silt loam, 5 to 10 percent slopes, eroded	2.21	1.8%		**170	**53	**65	**86	**5.72	**125
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	0.26	0.2%		180	57	66	89	0.00	131
**943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	0.09	0.1%		**107	**34	**41	**53	**2.78	**78
Weighted Average					168.4	54.1	30.6	40	0.17	124.3

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

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

^d 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.



FENTON RD.

Abbreviated 156 Farm Record

Tract Number : 5251

Description : Union Grove T21N R4E Sec 7

FSA Physical Location : ILLINOIS/WHITESIDE

ANSI Physical Location : ILLINOIS/WHITESIDE

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : HOLESINGER FARMS INC

Other Producers : None

Recon ID : 17-195-2017-159

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
122.98	118.40	118.40	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	118.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	115.23	0.00	0	149
Soybeans	2.30	0.00	0	28
TOTAL	117.53	0.00		

NOTES

Tract Number : 6774

Description : Union Grove T21N R4E Sec 7

FSA Physical Location : ILLINOIS/WHITESIDE

ANSI Physical Location : ILLINOIS/WHITESIDE

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : HOLESINGER FARMS INC

Other Producers : None

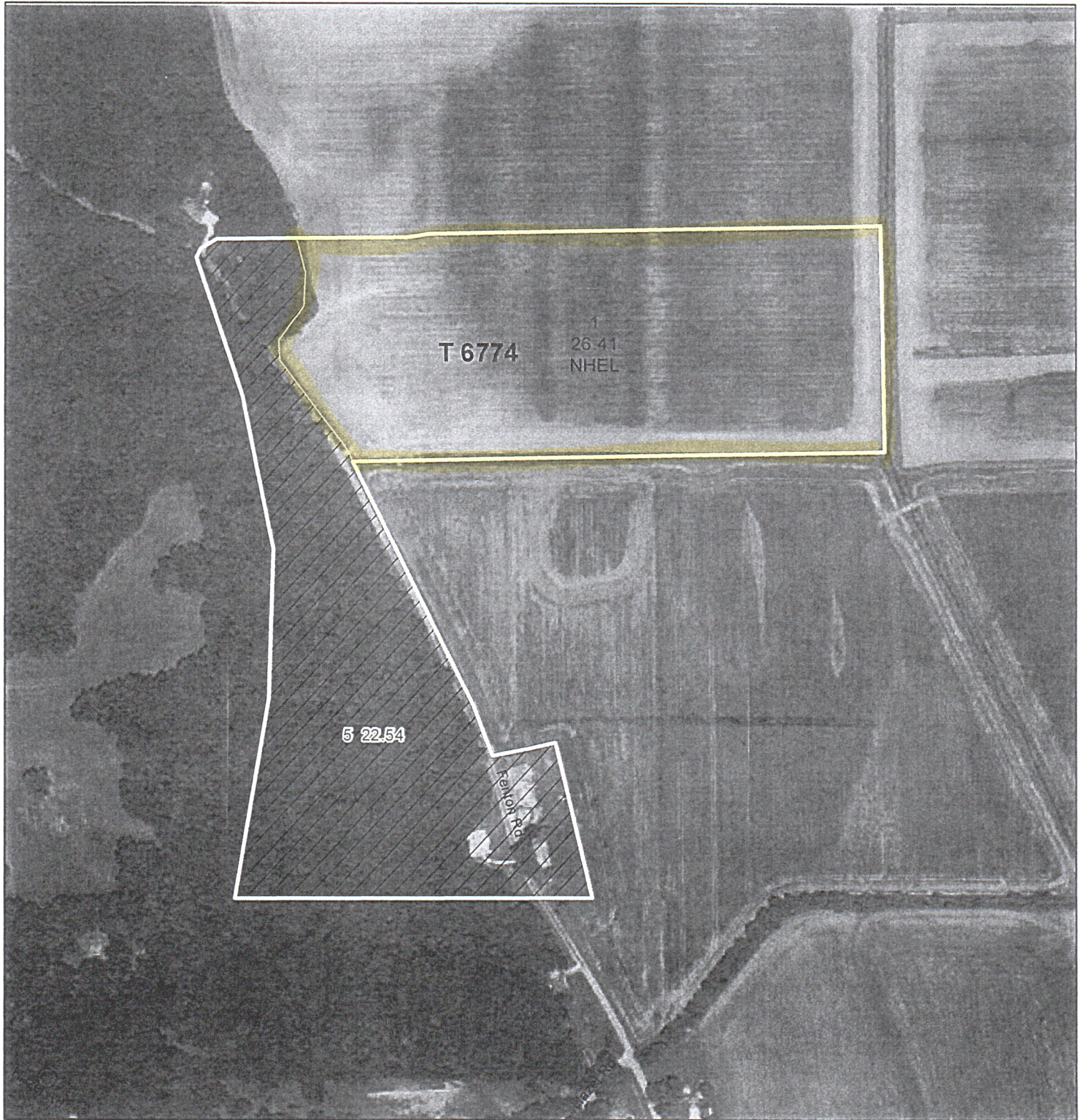
Recon ID : 17-195-2017-153

Tract Land Data


Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
48.95	26.41	26.41	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	26.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data


Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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Common Land Unit

 Non-Cropland
 Cropland





Tract Boundary

0 170 340 680
 Feet

2019 Program Year

Map Created December 10, 2018

Wetland Determination Identifiers

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

Tract Cropland Total: 26.41 acres

Farm 8679

Tract 6774

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Abbreviated 156 Farm Record

Tract 6774 Continued ...

Corn	25.84	0.00	0	129
TOTAL	25.84	0.00		

NOTES

Tract Number : 6783
Description : Garden Plain Sec 21 & Union Grove Sec 7
FSA Physical Location : ILLINOIS/WHITESIDE
ANSI Physical Location : ILLINOIS/WHITESIDE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HOLESINGER FARMS INC
Other Producers : None
Recon ID : 17-195-2017-159

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.01	141.00	141.00	0.00	0.00	11.50	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	129.50	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	127.80	0.00	0	149
Soybeans	0.10	0.00	0	41
TOTAL	127.90	0.00		

NOTES

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United States
Department of
Agriculture

Whiteside County, Illinois



Common Land Unit CRP
 Non-Cropland
Cropland

0 240 480 960
Feet

2019 Program Year
Map Created December 10, 2018

Wetland Determination Identifiers

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

Tract Cropland Total: 141.00 acres

Farm 8679
Tract 6783

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