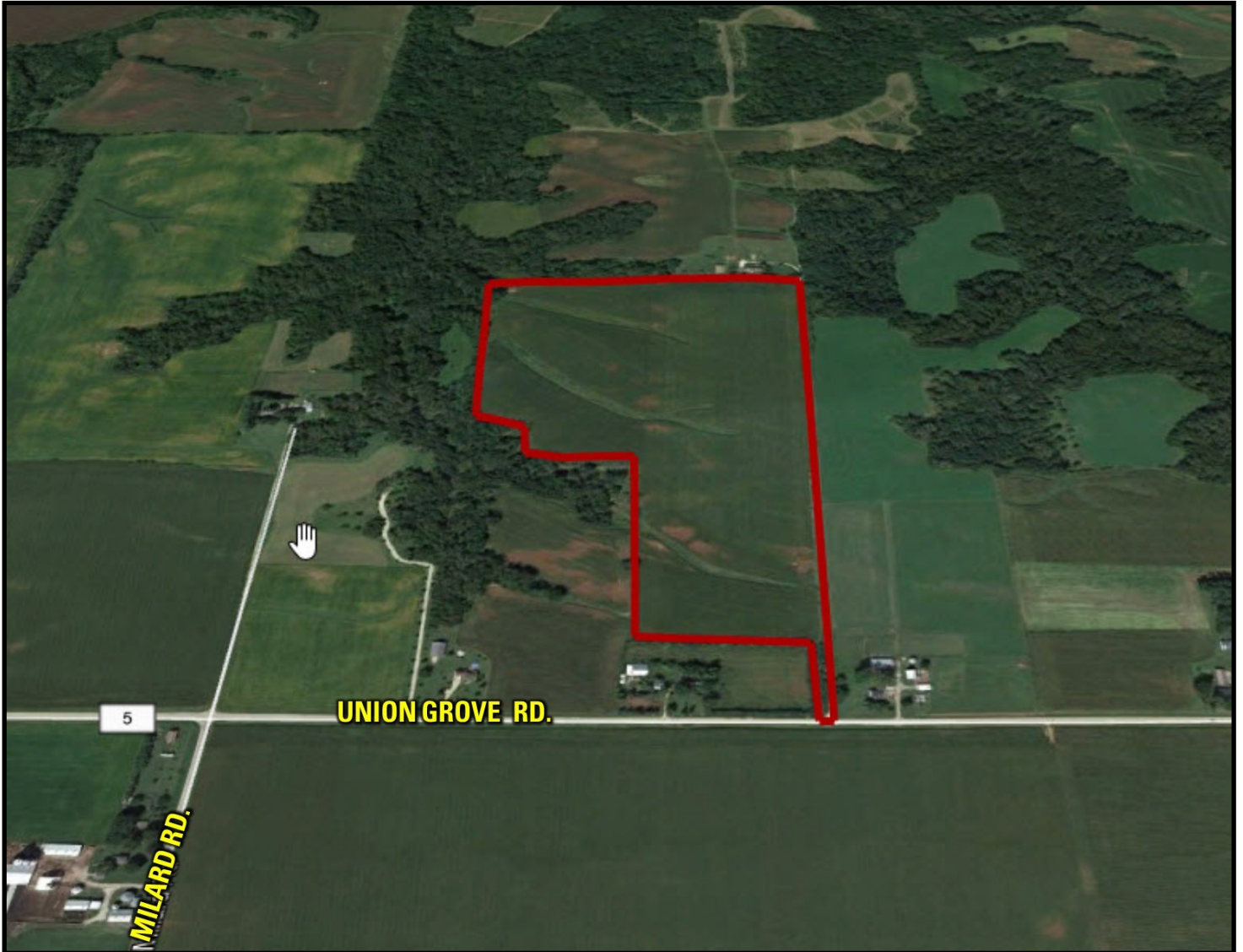


LAND FOR SALE

LISTING #14601

51 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

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

51 a., MOL, Prt of the South 1/2
Southeast 1/4 of Section 17 and Prt of
the North 1/2 of the Northeast 1/4 of
Section 20, Township 22 North, Range
4 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 **Pell** farm consists of 51 acres m/l
with 50.7 FSA tillable acres carrying a
Productivity Index of 112.5 Pl. Primary
soils include high producing Tell and
Mt. Carroll Silt loams. Several grain
markets located nearby including
ADM in Clinton Iowa. Property is
located just East of Fulton on Union
Frove Rd. in Sections 17 & 29 of
Ustick 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

Pell, 51 Acres M/L, Whiteside County, IL

TOTAL ACRES:	51
PRICE:	\$413,100
Price Per Acre:	\$8,100
Owner:	Holesinger
Operator:	Holesinger
County & State:	Whiteside Co., IL
Location:	5 East of Fulton, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	112.5 P.I.
Taxable Acres:	50.14
Net RE Taxes:	\$766.16
Taxes Payable In:	2018-2019
Topography:	Level

F.S.A. INFORMATION:

Farmland:	50.88
Crop Acres:	50.7
Effective DCP Cropland	
CRP Acres:	
Corn Base:	44.62
Corn Yield:	176
Soybean Base:	4.7
Soybean Yield:	28

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	51
Tillable Acres:	50.7
CRP Acres:	
Farmstead:	
Roads:	.3
Waterways:	
Timber:	
Pasture:	

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

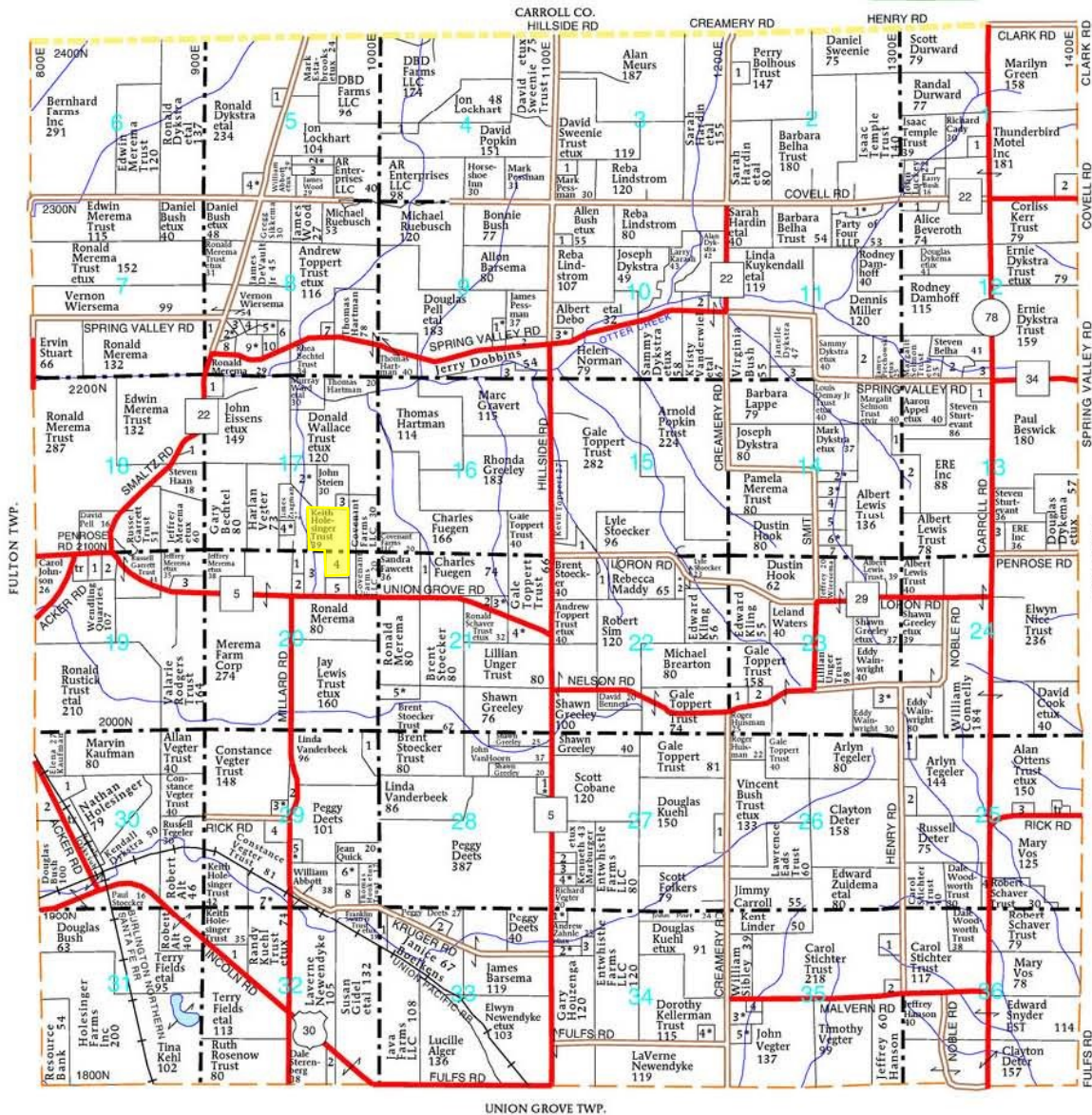
T-22-N

USTICK PLAT

(Landowners)



R-4-E

**USTICK TOWNSHIP****SECTION 1**

1. Clark, John 10

2. Tharp, William 13

SECTION 2

1. Ross, Richard 10

SECTION 3

1. Barsema, Raymond 10

SECTION 4

1. Lockhart, Jon 9

SECTION 5

1. Dykstra, Shane 5

2. Hardin, Sarah 8

3. Abbott, William 10

4. Hamstra, Adam 5

SECTION 8

1. Merema, Ronald 12

2. Toppert, Andrew 5

3. Ott, Ronald 5

4. Fagan, Thomas 5

5. Heid, Nicholas 6

6. Venema, Ruth 9

7. Anton, Shawn 7

8. Bechtel, Scott 5

9. Groh, David 13

10. Paul, Michael 5

SECTION 9

1. Pell, James 6

2. Pessman, Mark 5

3. Gravert, Marc 16

SECTION 10

1. Walston Jr, Francis 5

2. Spencer Jr, Joseph 12

3. Easley, Michael 5

SECTION 11

1. Weakley, Gary 7

2. Bright, Patricia 15

3. Zuidema, Daniel 10

SECTION 12

1. Boles, Wayne 6

2. Lewis, Jaclyn 6

3. Kempa, Tadeusz 6

SECTION 13

1. Voss, Jeff 9

2. Gentry Trust, Dale 17

3. Bush, Dawn 10

SECTION 14

1. Sturtevant, Steven 7

2. Hill, Larry 11

3. Bushnell, Arthur 6

4. Wainwright, Byron 5

5. Knapp, Michael 10

6. Burman, Theresa 8

7. Chandler Trust, Joan 9

SECTION 15

1. Wambeke, Brian 8

2. Koene, Greg 11

2. Wallace Trust, Donald 20

3. Steien, Carolyn 5

4. Meurs, Waylon 5

SECTION 18

1. Merema, Robert 16

SECTION 19

1. Maresca, Jason 5

2. Merema, Roby 5

3. Wainwright, Eddy 6

SECTION 20

1. Zaagman, James 10

2. Vegter, Harlan 10

3. Sweenie, Donald 22

4. Holesinger Trust, Keith 11

5. Loveless, Richard 5

SECTION 21

1. Huizenga, Kenneth 6

2. Chrisman, Herbert 6

3. Janvrin, Eric 5

4. Toppert Trust, Andrew 14

5. Lewis Trust, Jay 13

SECTION 22

1. Cox, Larry 10

2. Stoeker, Lyle 5

SECTION 23

1. Lehman, Gregory 6

2. Peppers, Chad 6

3. Garlough, Larry 10

SECTION 25

1. Ayres, Richard 6

2. Workman, Todd 8

3. Hunt, Gregory 5

4. Huber, James 8

SECTION 27

1. Kuehl, Steven 10

2. Beswick, John 5

3. Smith, Denise 5

4. Riggan, Ernest 5

SECTION 28

1. Bach Jr, Robert 6

2. Stoeker Trust, Brent 12

3. Petersen, Sheridan 5

4. Dykstra, James 10

5. Lewis Trust, Jay 5

6. Bull, Sarah 11

7. Kuehl Trust, Randy 21

8. Quick, Daniel 9

SECTION 30

1. Hoff, Richard 14

2. Juist Estate, Clarence 13

SECTION 32

1. Rubright, Mark 9

2. Wolf, Kenneth 10

SECTION 33

1. McLain, Alan 8

2. Giddings, Stanley 8

SECTION 34

1. Kull, Jeannie 5

2. Grismore, Pamela 5

3. Temple, David 5

4. Paisley, Jonathan 5

SECTION 35

1. Dickey, John 6

2. Hanson, Jeffrey 5

3. Wadsworth, Jeffrey 10

4. Layne, Troy 6

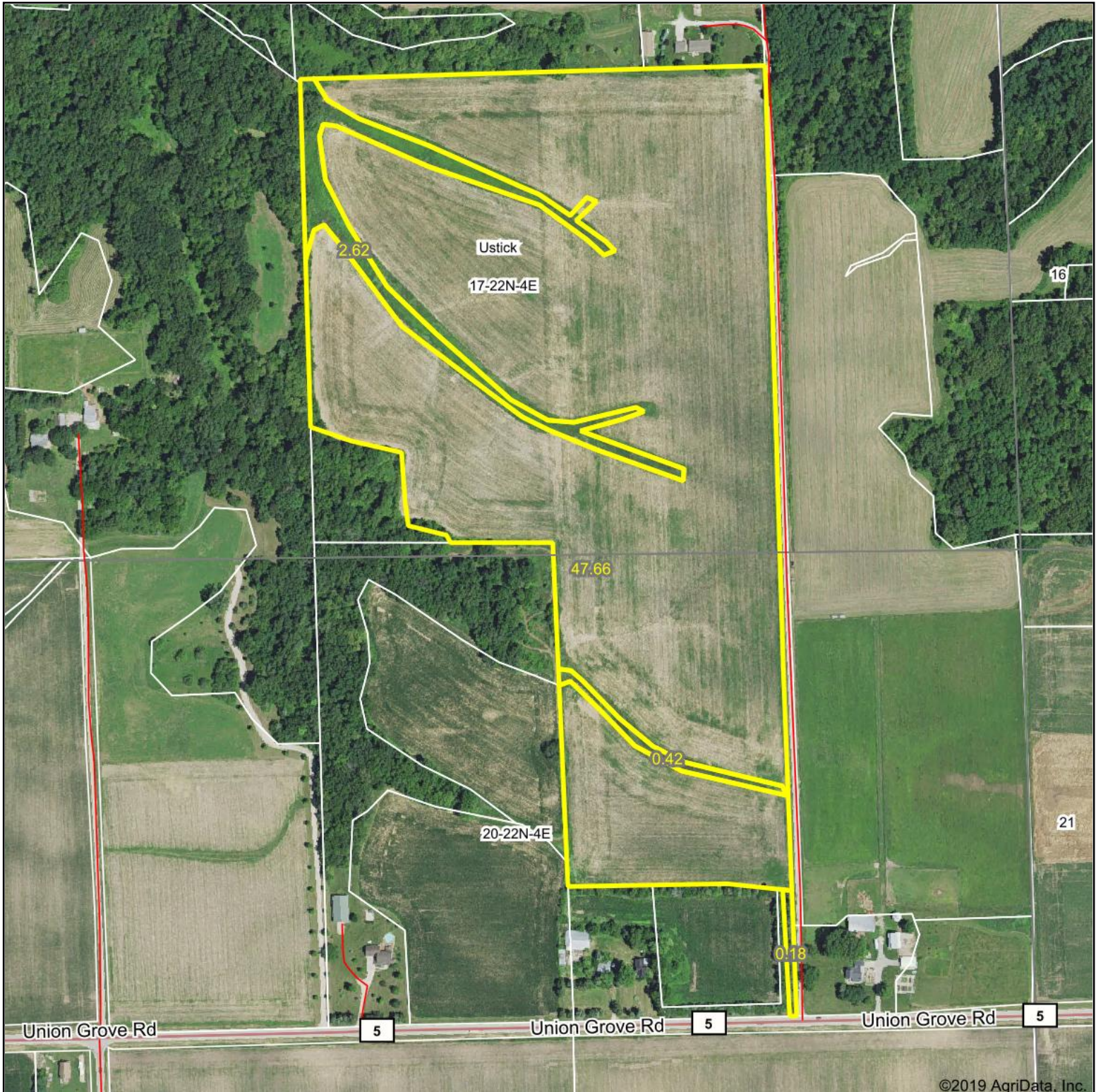
5. Dolan, Gregg 7

© Farm & Home Publishers, Ltd.

78

WHITESIDE CO., IL

Aerial Map - Total Acres per Whiteside Co., FSA



Map Center: 41° 53' 15.58, -90° 3' 36.88

0ft 433ft 866ft

17-22N-4E
Whiteside County
Illinois

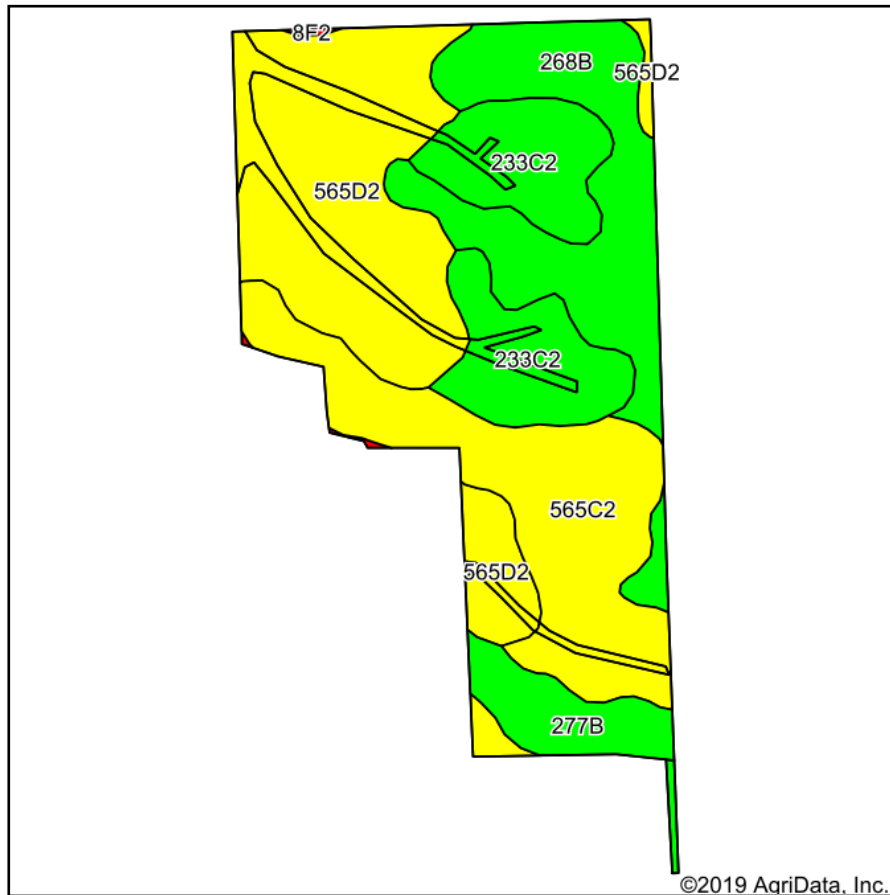


7/12/2019

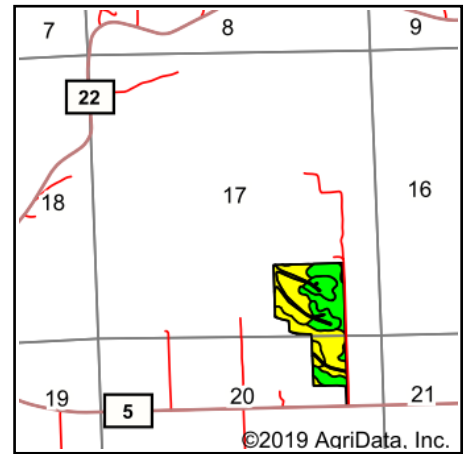
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

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: **17-22N-4E**
 Township: **Ustick**
 Acres: **50.88**
 Date: **7/12/2019**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 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	Alfalfa hay, T/A	Crop productivity index for optimum management
**565D2	Tell silt loam, 10 to 18 percent slopes, eroded	16.55	32.5%		**136	**45	**53	**69	**3.46	**100
**565C2	Tell silt loam, 5 to 10 percent slopes, eroded	11.82	23.2%		**142	**47	**56	**72	**3.62	**104
**268B	Mt. Carroll silt loam, 2 to 5 percent slopes	10.63	20.9%		**181	**56	**69	**92	**6.09	**133
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	8.66	17.0%		**155	**48	**61	**82	**4.78	**113
**277B	Port Byron silt loam, 2 to 5 percent slopes	3.11	6.1%		**194	**60	**74	**103	**6.95	**143
**8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	0.11	0.2%		**80	**27	**32	**37	**2.65	**61
Weighted Average					153.5	49.2	59.6	78.7	4.48	112.6

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

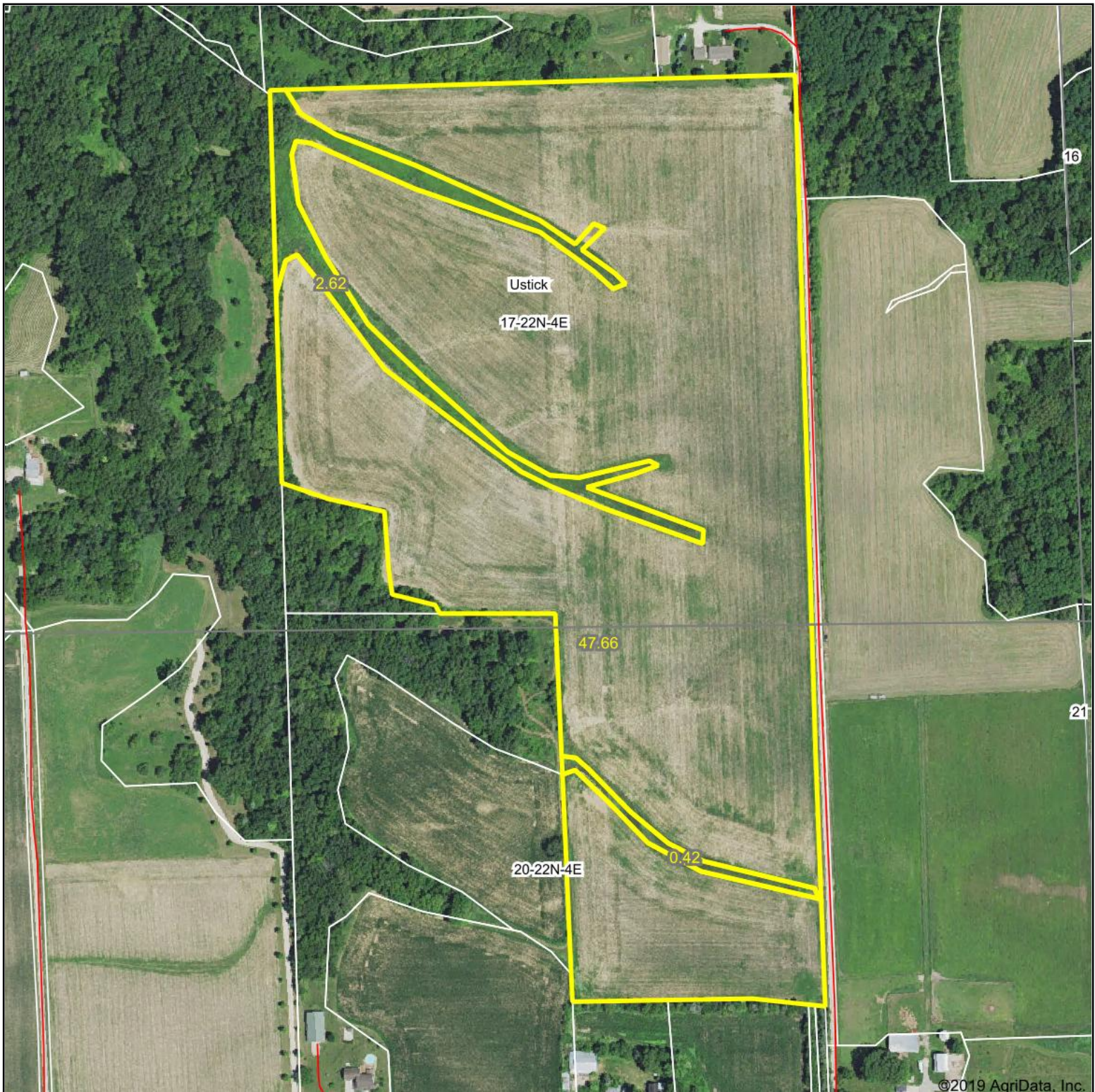
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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.

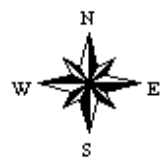
Aerial Map - Tillable Acres



Map Center: 41° 53' 17.31, -90° 3' 36.88

0ft 384ft 768ft

17-22N-4E
Whiteside County
Illinois

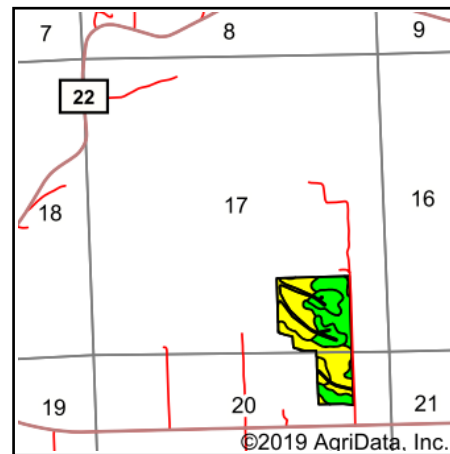
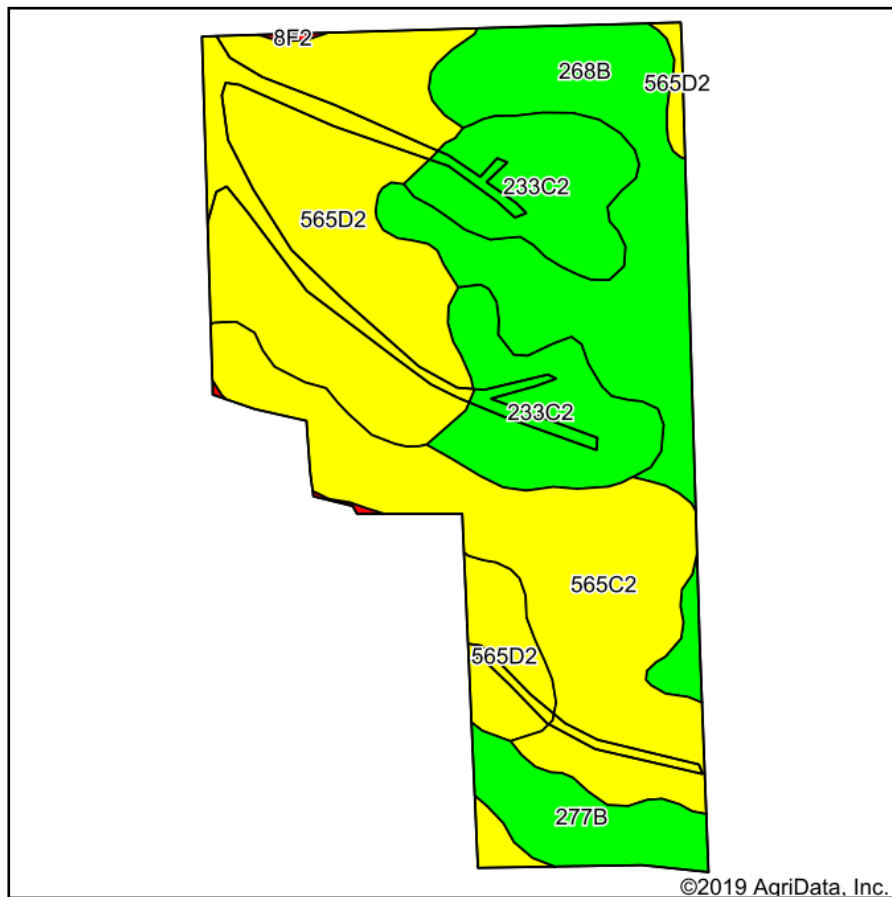


7/12/2019

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

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

Soils Map - Tillable Acres



State: **Illinois**
 County: **Whiteside**
 Location: **17-22N-4E**
 Township: **Ustick**
 Acres: **50.7**
 Date: **7/12/2019**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 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	Alfalfa hay, T/A	Crop productivity index for optimum management
**565D2	Tell silt loam, 10 to 18 percent slopes, eroded	16.55	32.6%		**136	**45	**53	**69	**3.46	**100
**565C2	Tell silt loam, 5 to 10 percent slopes, eroded	11.82	23.3%		**142	**47	**56	**72	**3.62	**104
**268B	Mt. Carroll silt loam, 2 to 5 percent slopes	10.63	21.0%		**181	**56	**69	**92	**6.09	**133
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	8.66	17.1%		**155	**48	**61	**82	**4.78	**113
**277B	Port Byron silt loam, 2 to 5 percent slopes	2.93	5.8%		**194	**60	**74	**103	**6.95	**143
**8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	0.11	0.2%		**80	**27	**32	**37	**2.65	**61
Weighted Average					153.3	49.1	59.6	78.6	4.47	112.5

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.

ILLINOIS
WHITESIDE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5031
Prepared : Jul 9, 2019
Crop Year : 2019

Abbreviated 156 Farm Record

Tract 2313 Continued ...

TOTAL 58.05 0.00

NOTES

Tract Number : 3118

Description : Ustick T22N R4E Sec 17 & 20
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 : KEITH HOLESINGER
Other Producers : None
Recon ID : None

PELL

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
50.88	50.70	50.70	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	50.70	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	44.62	0.00	0	176
Soybeans	4.70	0.00	0	28

TOTAL 49.32 0.00

NOTES

Tract Number : 3474

Description : Fulton T22N R3E Sec 25
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 contains a wetland or farmed wetland
WL Violations : None
Owners : KEITH HOLESINGER
Other Producers : None
Recon ID : None



United States
Department of
Agriculture

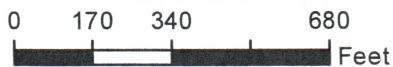
Whiteside County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary



2019 Program Year

Map Created December 10, 2018

Wetland Determination Identifiers

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

Tract Cropland Total: 50.70 acres

Farm 5031
Tract 3118

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).

