LISTING #14602

LAND FOR SALE

80 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
LEGAL DESCRIPTION:
80 a., MOL, lying between US Hwy. 30 and the Union Pacific Railway in the Northeast 1/4 of Section 35, 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 buyer’s needs or preferences.

The Ranch farm consists of 80 acres m/l with 73.61 FSA tillable acres carrying a Productivity Index of 117.7 PI. The balance of the property consists of trees in the Southwest corner of the farm. Primary soils include high producing Dickinson and Medway loams. Several grain markets located nearby including ADM in Clinton Iowa. Property is located just East of Fulton on Highway 30 in Section 35 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

F.S.A. INFORMATION:

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Farmland</td>
<td>77.95</td>
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<tr>
<td>Crop Acres</td>
<td>73.61</td>
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<tr>
<td>Effective DCP Cropland</td>
<td></td>
</tr>
<tr>
<td>CRP Acres</td>
<td></td>
</tr>
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<td>Corn Base</td>
<td>61.9</td>
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<td>Corn Yield</td>
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<tr>
<td>Soybean Base</td>
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<td>Soybean Yield</td>
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APPROXIMATE BREAKDOWN OF ACRES:

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<tbody>
<tr>
<td>Total Acres</td>
<td>80</td>
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<tr>
<td>Tillable Acres</td>
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<td>CRP Acres</td>
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<td>Farmstead</td>
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<tr>
<td>Roads</td>
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<tr>
<td>Waterways</td>
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<tr>
<td>Timber/Waste</td>
<td>4.39</td>
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<tr>
<td>Pasture</td>
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Aerial Map - Total Acres per Whiteside Co. FSA

Map Center: 41° 51' 9.65, -90° 7' 0.32

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

State: Illinois
County: Whiteside
Location: 35-22N-3E
Township: Fulton
Acres: 77.95
Date: 7/12/2019

Soils data provided by USDA and NRCS.

**87B2** Dickinson sandy loam, 2 to 7 percent slopes, eroded
21.60 27.7% **135** **44** **53** **70** **3.22** **99**

7682A Medway loam, 0 to 2 percent slopes, rarely flooded
19.60 25.1% 176 57 69 85 5.64 131

8302A Ambraw loam, 0 to 2 percent slopes, occasionally flooded
11.91 15.3% 154 50 61 75 0.00 114

**411B** Ashdale silt loam, 2 to 5 percent slopes
11.39 14.6% **168** **53** **67** **92** **5.22** **124**

7516A Faxon silty clay loam, 0 to 2 percent slopes, rarely flooded
6.44 8.3% 154 51 59 82 0.00 115

**485B** Richwood silt loam, 2 to 5 percent slopes
6.11 7.8% **184** **56** **70** **101** **6.45** **135**

**54C** Plainfield sand, 6 to 12 percent slopes
0.67 0.9% **96** **33** **39** **47** 0.00 **74**

**54E** Plainfield sand, 12 to 20 percent slopes
0.23 0.3% **86** **30** **35** **42** 0.00 **66**

Weighted Average 158 50.9 61.9 80.9 3.58 116.8

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/](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.
Soils data provided by USDA and NRCS.

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<td>7682A</td>
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.
Tract 2274 Continued ...

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<tr>
<th>Crop</th>
<th>Base Acres</th>
<th>GCC-505 CRP Reduction Acres</th>
<th>CTAP Yield</th>
<th>PLC Yield</th>
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<tr>
<td>Corn</td>
<td>61.90</td>
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<tr>
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<td>TOTAL</td>
<td>73.60</td>
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NOTES

Tract Number : 2275
Description : Fulton T22N R3E Sec 35
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 : EILEEN R HOLESINGER FAMILY TRUST, KEITH A HOLESINGER FAMILY TRUST
Other Producers : None
Recon ID : 17-195-2017-159

NOTES

Tract Land Data

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<tr>
<th>State Conservation</th>
<th>Other Conservation</th>
<th>Effective DCP Cropland</th>
<th>Double Cropped</th>
<th>MPL</th>
<th>EWP</th>
<th>DCP Ag. Rel Activity</th>
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<td>0.00</td>
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DCP Crop Data

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NOTES

Tract Number : 4213
Description : Garden Plain T21N R3E Sec 10
FSA Physical Location : ILLINOIS/WHITESIDE
ANSI Physical Location : ILLINOIS/WHITESIDE
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : HOLESINGER FARMS INC
Other Producers : None
Recon ID : 17-195-2017-159
United States Department of Agriculture

Whiteside County, Illinois

Common Land Unit
/ / Non-Cropland
 Cropland

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

Tract Cropland Total: 73.61 acres

Tract Boundary

2019 Program Year
Map Created December 10, 2018

Farm 8679
Tract 2275

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