

LAND FOR SALE

140 SURVEYED ACRES

LISTING #15053

WHITESIDE CO., IL



DOUGLAS R. YEGGE

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O: 563-659-8185

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ALAN MCNEIL

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YEGGEMCNEILLAND.COM

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

The Northeast 1/4, lying south of the railroad tracks and excluding an acreage, Section 36, Township 22 North, Range 3 East, Whiteside Co., IL.

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present the "Vogle Farm", This farm, with 140 surveyed acres of quality farmland, is located in Whiteside Co., IL., just west of Morrison. The farm consists of 137.53 cropland acres M/L. The farm carries a PI of 128.6 with soil types; Blackroar and Raddle silt loams. It is located 2 miles east of Clinton, Iowa, in Section 36, Fulton Township, Whiteside County, Illinois.

LEASE/FSA INFORMATION:

Seller is looking for a "lease back" for the 2020 crop year.

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
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 Alan@PeoplesCompany.com

Yeggemcneilland.com

Vogle Farm, 140 Surveyed Acres, Whiteside Co., IL

TOTAL ACRES:	140
PRICE:	\$1,330,000
Price Per Acre:	\$9,500
Owner:	Holesinger
Operator:	Holesinger
County & State:	Whiteside Co., IL
Location:	West of Morrison, IL
Possession Date:	To be agreed
Drainage Info:	Tile & Natural
Average Productivity:	128.4
Taxable Acres:	142
Net RE Taxes:	\$3,715
Taxes Payable In:	2020
Topography:	Level

F.S.A. INFORMATION:

Farmland:	139.28
Crop Acres:	137.53
Effective DCP Cropland	
CRP Acres:	
Corn Base:	118.4
Corn Yield:	149
Soybean Base:	19.10
Soybean Yield:	28

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	140
Tillable Acres:	137.53
CRP Acres:	
Farmstead:	1.32
Roads:	1.15
Waterways:	
Timber:	
Pasture:	

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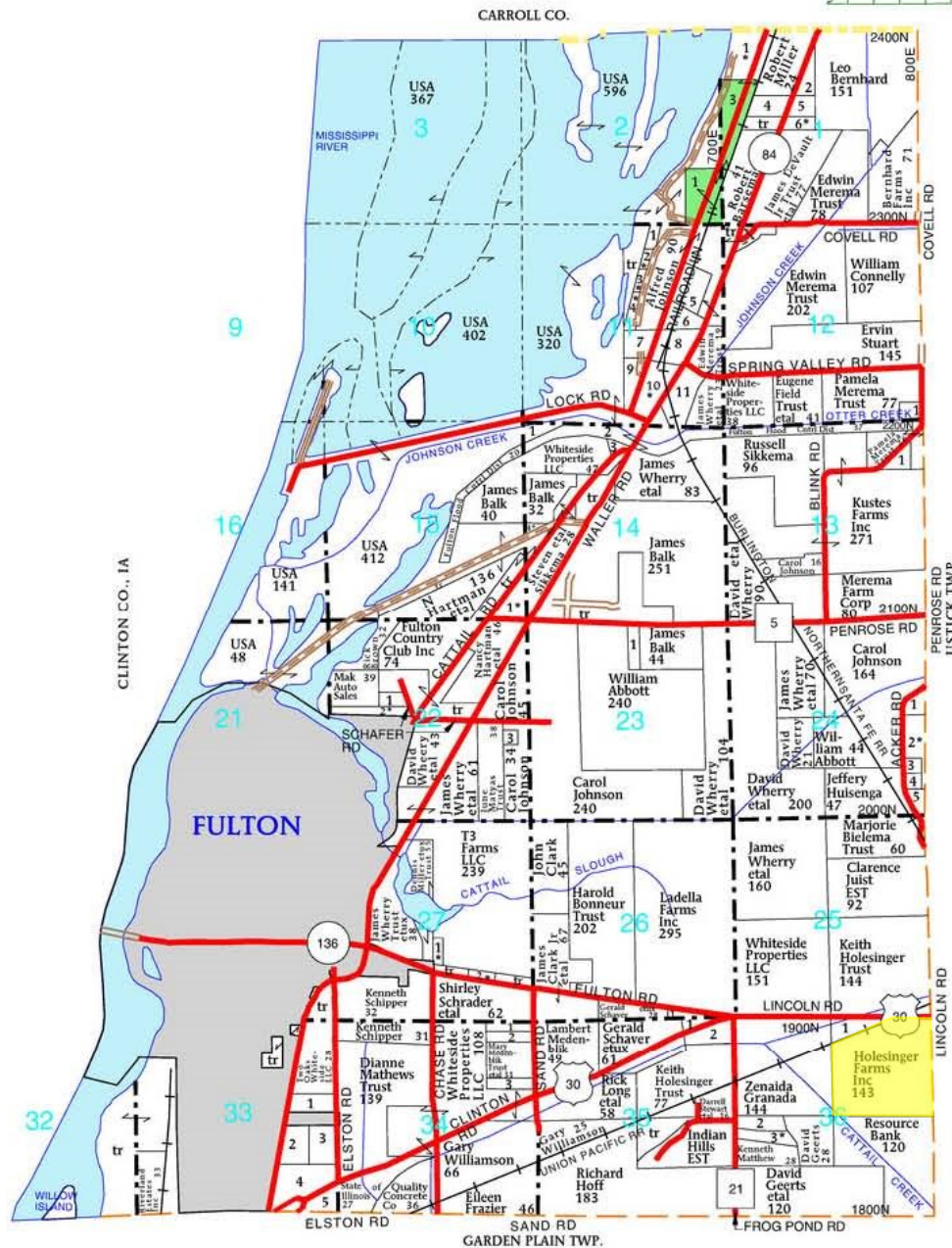
T-22-N

FULTON PLAT

(Landowners)



R-3-E



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. Zajicek, 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

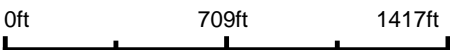
Aerial Map - Total Acres



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Map Center: 41° 51' 12.54, -90° 5' 51.65



36-22N-3E
Whiteside County
Illinois

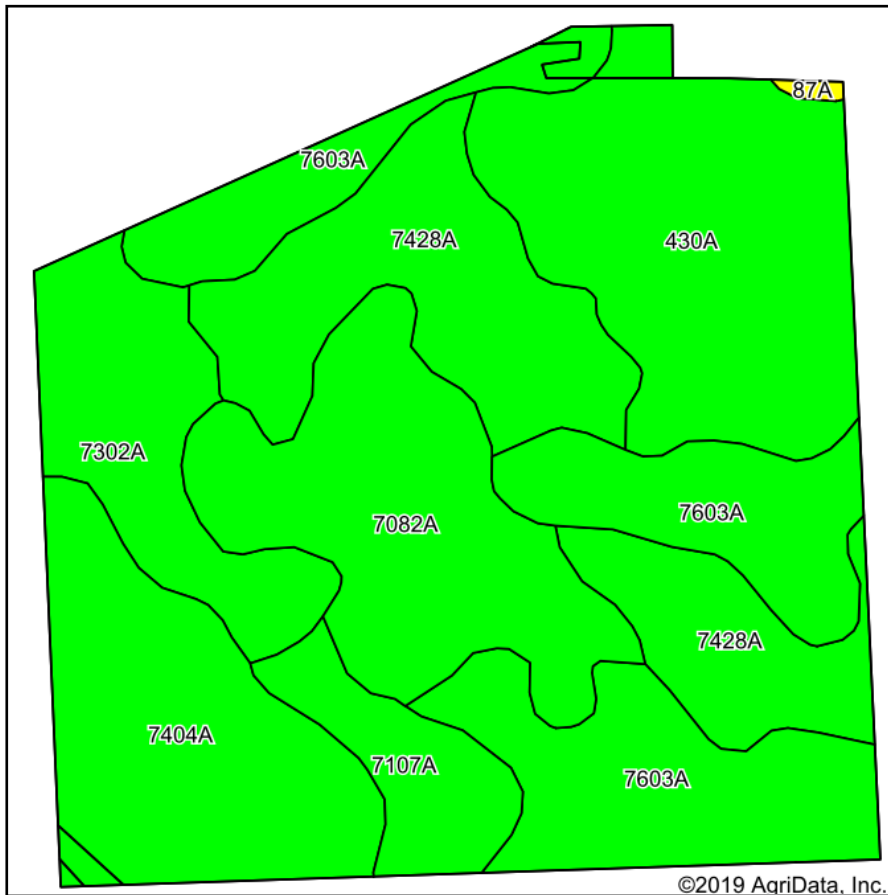


6/30/2020

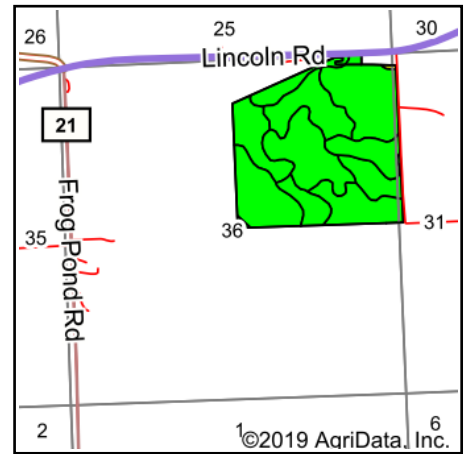
Maps Provided By:
**surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Whiteside**
 Location: **36-22N-3E**
 Township: **Fulton**
 Acres: **139.28**
 Date: **6/30/2020**

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Maps Provided By:
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Area Symbol: IL195. Soil Area Version: 16										
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
7603A	Blackoar silt loam, 0 to 2 percent slopes, rarely flooded	30.04	21.6%		178	57	66	88	0.00	131
430A	Raddle silt loam, 0 to 2 percent slopes	25.46	18.3%		189	59	73	97	6.52	138
7428A	Coffeen silt loam, 0 to 2 percent slopes, rarely flooded	24.95	17.9%		181	57	68	90	0.00	132
7082A	Millington clay loam, 0 to 2 percent slopes, rarely flooded	20.91	15.0%		171	54	65	79	0.00	125
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	18.92	13.6%		158	52	61	75	0.00	118
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	12.39	8.9%		154	50	61	75	0.00	114
7107A	Sawmill silty clay loam, 0 to 2 percent slopes, rarely flooded	6.35	4.6%		189	60	71	98	0.00	139
87A	Dickinson sandy loam, 0 to 2 percent slopes	0.26	0.2%		142	46	56	74	3.39	104
Weighted Average					175.1	55.7	66.6	86.2	1.20	128.6

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° 51' 16.06, -90° 5' 52.97

0ft 646ft 1291ft

36-22N-3E
Whiteside County
Illinois



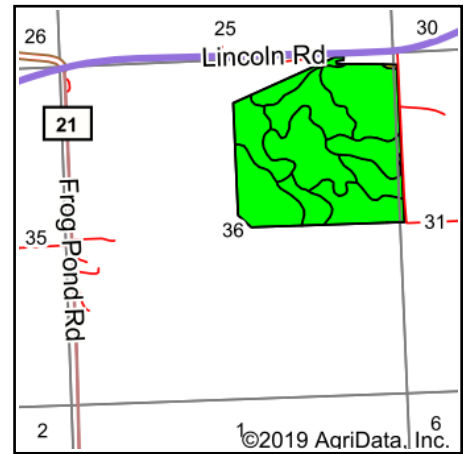
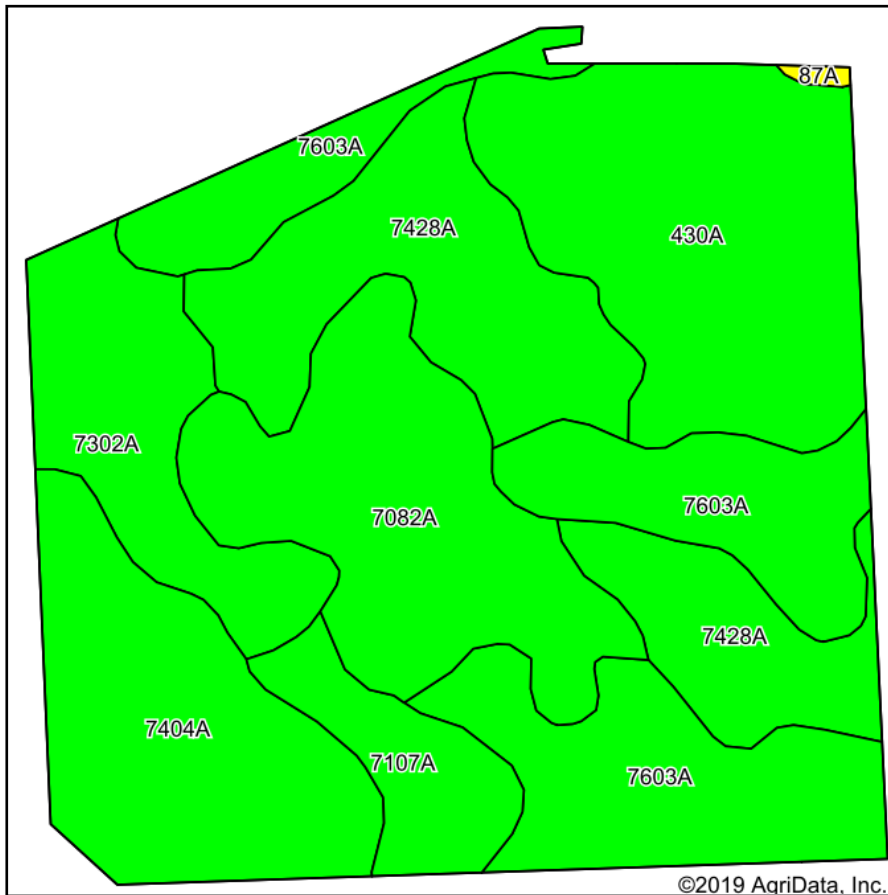
6/30/2020

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils Map- Tillable Acres



State: **Illinois**
 County: **Whiteside**
 Location: **36-22N-3E**
 Township: **Fulton**
 Acres: **137.53**
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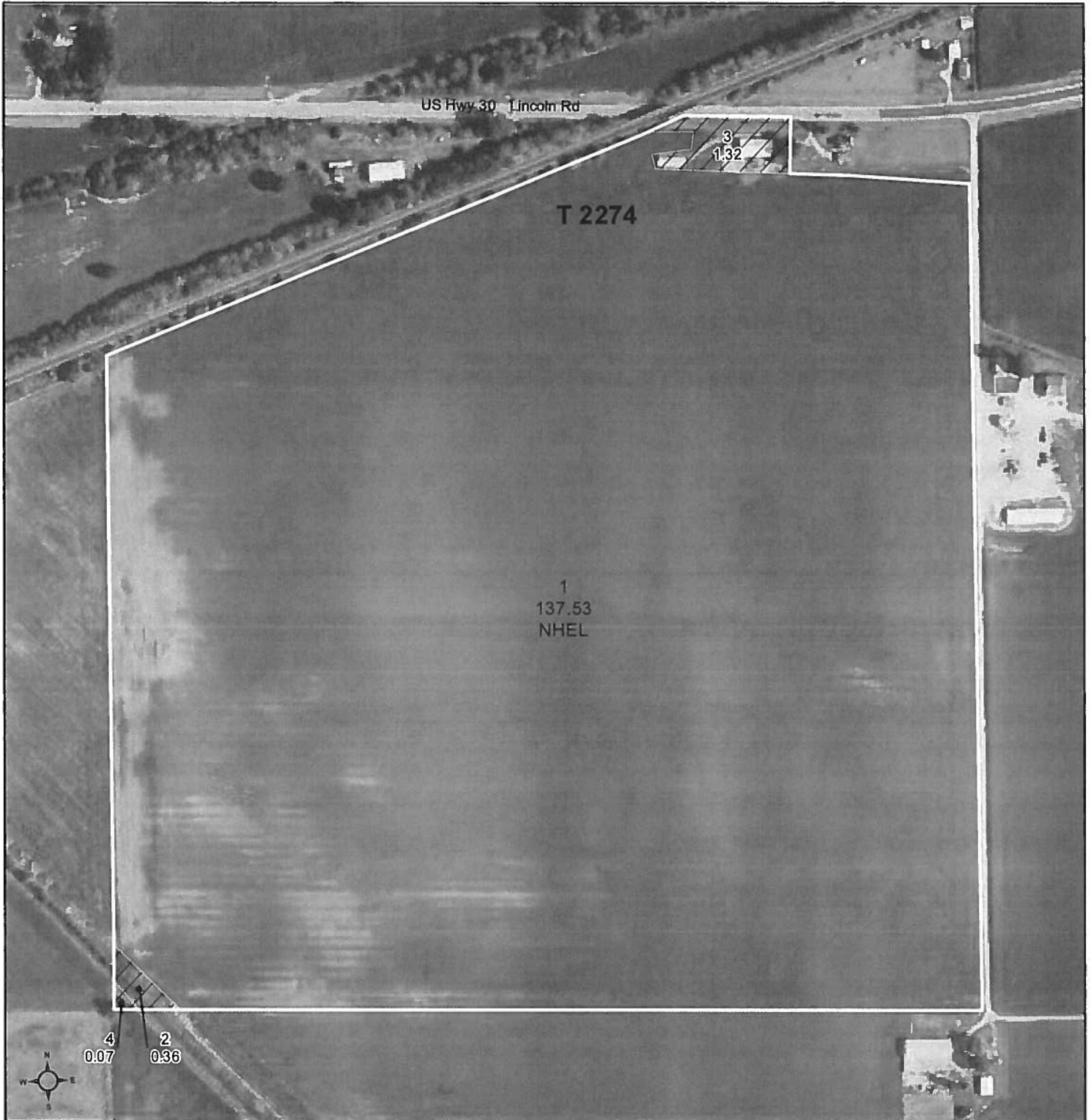
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



United States
Department of
Agriculture

Whiteside County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary

0 170 340 680
Feet

2019 Program Year

Map Created December 10, 2018

Farm **8679**

Tract **2274**

Wetland Determination Identifiers

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

Tract Cropland Total: 137.53 acres

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).

ILLINOIS
WHITESIDE

Form: FSA-156EZ

See Page 5 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8679

Prepared : 6/30/20 1:45 PM

Crop Year : 2020

Operator Name : KEH FARMS LLC
Farms Associated with Operator : 17-195-1668, 17-195-5031, 17-195-5033, 17-195-7337, 17-195-8679
CRP Contract Number(s) : 1210E
Recon ID : 17-195-2017-160
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Tract Number : 2274

Description : Fulton T22N R3E Sec 36
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 : HOLESINGER FARMS INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
139.28	137.53	137.53	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	137.53	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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Tract 2274 Continued ...

Corn	118.40	0.00	149
Soybeans	19.10	0.00	28
TOTAL	137.50	0.00	

NOTES