

LAND FOR SALE

LISTING #15076

178 ACRES M/L
WHITESIDE COUNTY, ILLINOIS



DOUGLAS R. YEGGE

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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: 178 acres MOL -
 Part of Section 31, Township 22 North,
 Range 4 East of the 4th P.M.,
 Whiteside Co., IL

COMMENTS & BUILDING INFORMATION:

Peoples Company is proud to present the "Holesinger Keller Farm" 178 acres. Farm is located in Illinois, just east of Clinton Iowa, and is part of the Holesinger portfolio. The land portfolio consists of 975 acres split up into 6 different tracts. 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.

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

Holesinger-Keller Farm, 178 Acres M/L, Whiteside County, IL

TOTAL ACRES:	178
PRICE:	\$1,335,000
Price Per Acre:	\$7,500
Owner:	Holesinger - Keller Farm
Operator:	Holesinger
County & State:	Whiteside Co., IL
Location:	Fulton, IL
Possession Date:	At closing
Drainage Info:	Natural and some Tile
Average Productivity:	123.5
Taxable Acres:	178 est.
Net RE Taxes:	\$4,883 est.
Taxes Payable In:	2019-2020
Topography:	Level

F.S.A. INFORMATION: ESTIMEATED

Farmland:	178 est.
Crop Acres:	171.55 est.
Effective DCP Cropland	171.55 est.
CRP Acres:	
Corn Base:	169.1 est.
Corn Yield:	165
Soybean Base:	2.45 est.
Soybean Yield:	28

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	178
Tillable Acres:	171.55
CRP Acres:	
Farmstead:	
Roads:	
Waterways:	
Timber:	6.45
Pasture:	

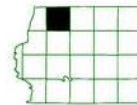
peoplescompany.com
563.659.8185

700 6th Ave
 DeWitt, Iowa 52742

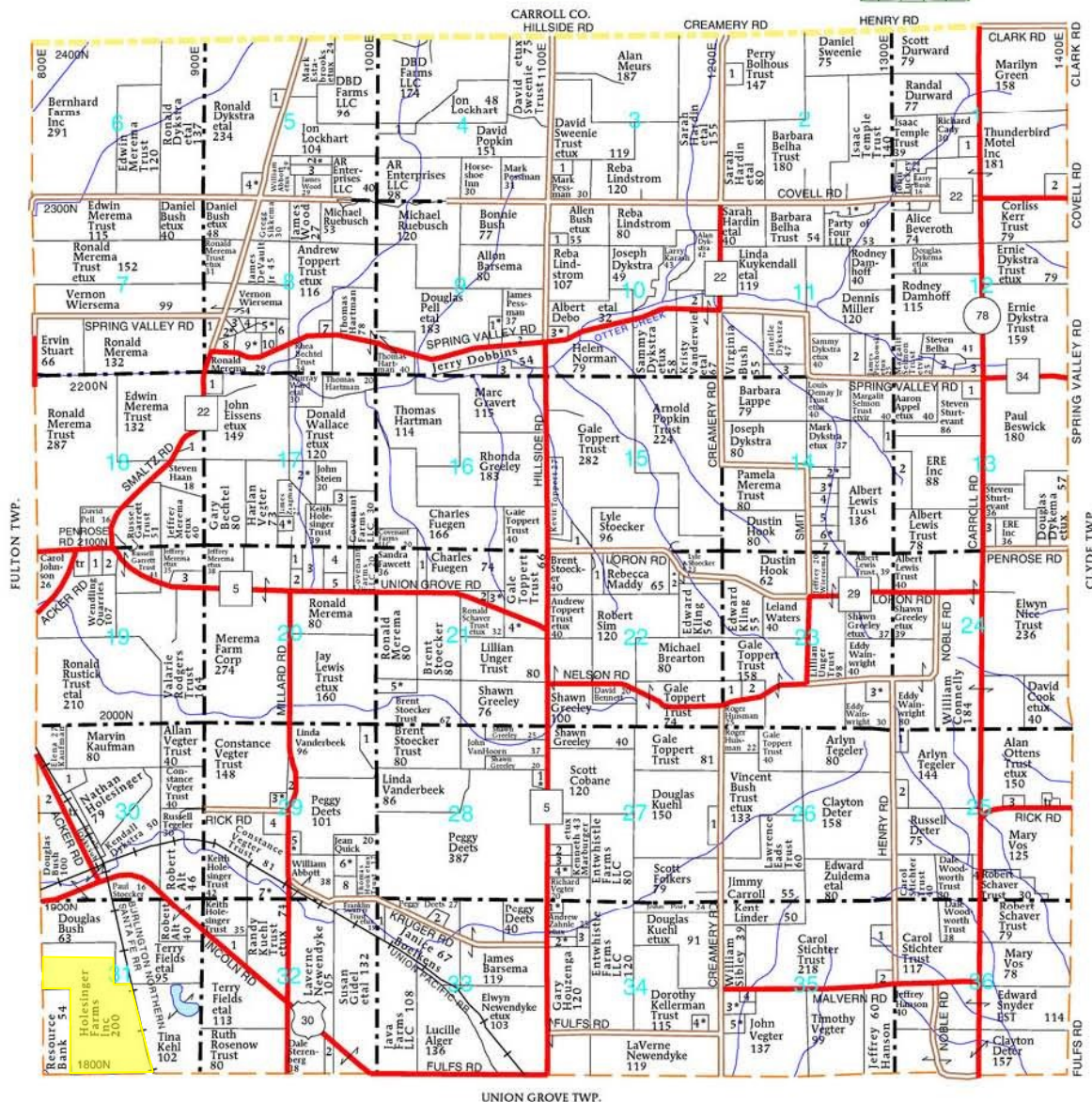
T-22-N

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. Koenes, 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. Stoecker, 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. Stoecker Trust, Brent 12

3. Petersen, Sheridan 5

3. Sandrock, Steven 6

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

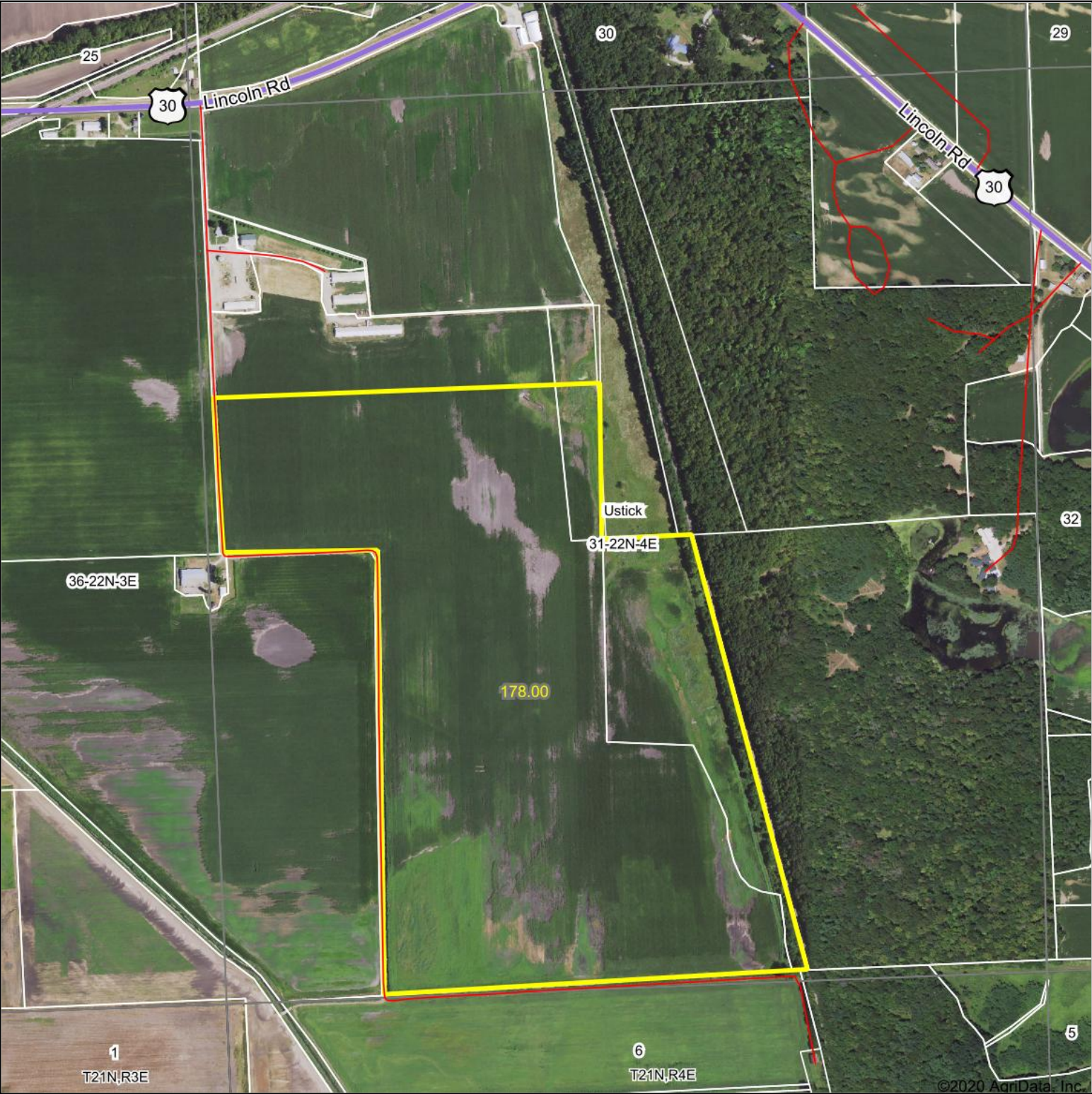
5. Dolan, Gregg 7

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WHITESIDE CO., IL

Aerial Map - Total Acres





Map Center: 41° 51' 3.69, -90° 5' 7.99

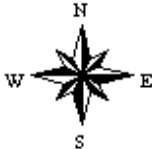
0ft 919ft 1839ft

31-22N-4E
Whiteside County
Illinois

Maps Provided By:



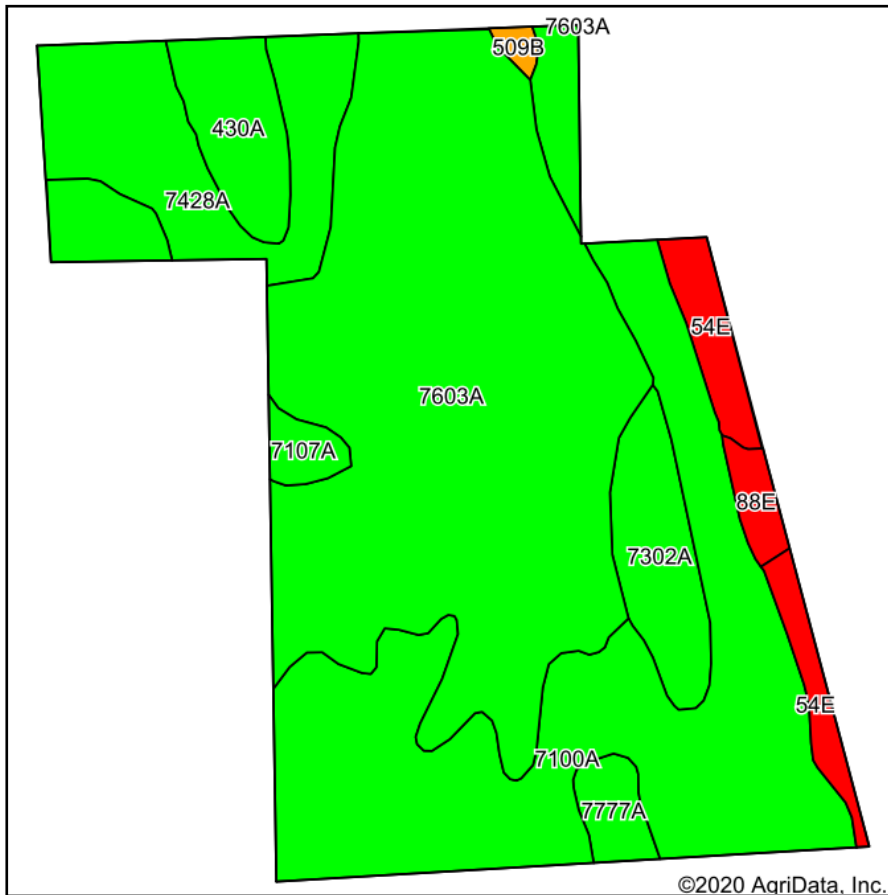
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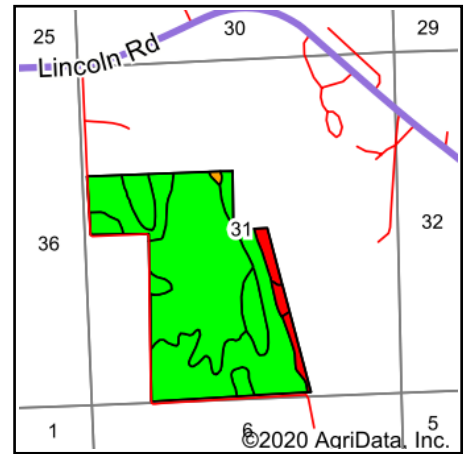
7/14/2020

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: **31-22N-4E**
 Township: **Ustick**
 Acres: **178**
 Date: **7/14/2020**

PC PEOPLES
 COMPANY
 INNOVATIVE. REAL ESTATE. SOLUTIONS.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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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	79.82	44.8%		178	57	66	88	0.00	131
7100A	Palms muck, 0 to 2 percent slopes, rarely flooded	52.95	29.7%		161	51	0	0	0.00	118
7428A	Coffeen silt loam, 0 to 2 percent slopes, rarely flooded	16.87	9.5%		181	57	68	90	0.00	132
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	8.12	4.6%		154	50	61	75	0.00	114
430A	Raddle silt loam, 0 to 2 percent slopes	6.79	3.8%		189	59	73	97	6.52	138
**54E	Plainfield sand, 12 to 20 percent slopes	6.45	3.6%		**86	**30	**35	**42	0.00	**66
7777A	Adrian muck, 0 to 2 percent slopes, rarely flooded	2.63	1.5%		146	49	0	0	0.00	110
7107A	Sawmill silty clay loam, 0 to 2 percent slopes, rarely flooded	1.88	1.1%		189	60	71	98	0.00	139
**88E	Sparta loamy sand, Illinois till plain, 12 to 20 percent slopes	1.86	1.0%		**104	**36	**44	**50	0.00	**80
**509B	Whalan loam, 2 to 5 percent slopes	0.63	0.4%		**122	**39	**50	**64	**2.98	**89
Weighted Average					167.9	53.6	44.3	58.4	0.26	123.5

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

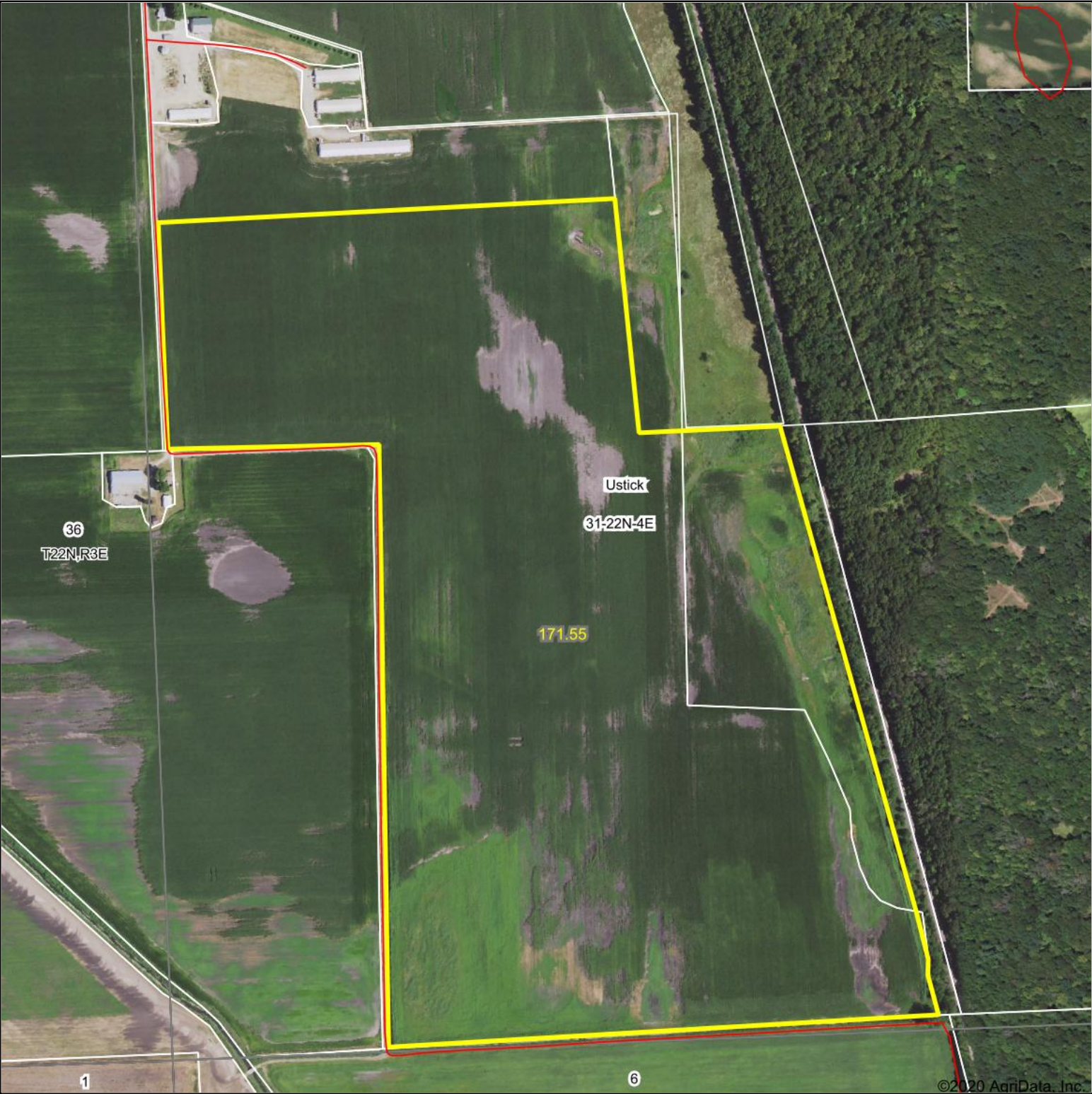
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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.

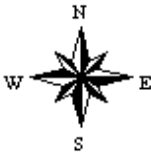
Aerial Map - Estimated Tillable Acres



Map Center: 41° 50' 59.24, -90° 5' 11.59

0ft 679ft 1358ft

31-22N-4E
Whiteside County
Illinois

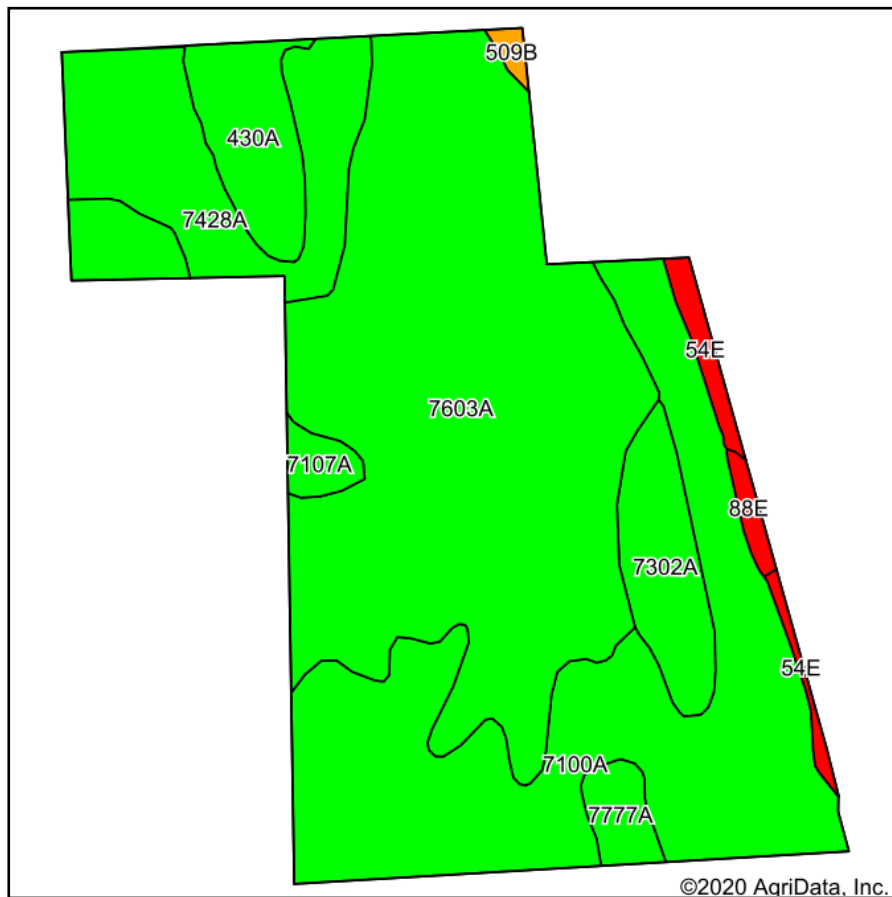


7/16/2020

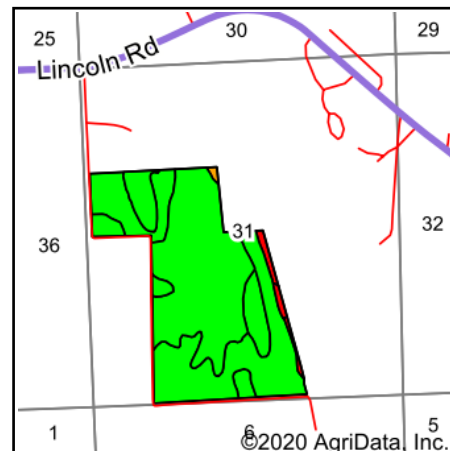
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Estimated Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Whiteside**
 Location: **31-22N-4E**
 Township: **Ustick**
 Acres: **171.55**
 Date: **7/16/2020**



Maps Provided By:



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	79.19	46.2%		178	57	66	88	0.00	131
7100A	Palms muck, 0 to 2 percent slopes, rarely flooded	49.63	28.9%		161	51	0	0	0.00	118
7428A	Coffeen silt loam, 0 to 2 percent slopes, rarely flooded	18.26	10.6%		181	57	68	90	0.00	132
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	8.12	4.7%		154	50	61	75	0.00	114
430A	Raddle silt loam, 0 to 2 percent slopes	7.70	4.5%		189	59	73	97	6.52	138
7777A	Adrian muck, 0 to 2 percent slopes, rarely flooded	2.64	1.5%		146	49	0	0	0.00	110
**54E	Plainfield sand, 12 to 20 percent slopes	2.61	1.5%		**86	**30	**35	**42	0.00	**66
7107A	Sawmill silty clay loam, 0 to 2 percent slopes, rarely flooded	1.79	1.0%		189	60	71	98	0.00	139
**88E	Sparta loamy sand, Illinois till plain, 12 to 20 percent slopes	1.02	0.6%		**104	**36	**44	**50	0.00	**80
**509B	Whalan loam, 2 to 5 percent slopes	0.59	0.3%		**122	**39	**50	**64	**2.98	**89
Weighted Average					170.3	54.3	45.6	60.3	0.30	125.2

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/>

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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.

ILLINOIS
WHITESIDE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7337

Prepared : 7/15/20 2:04 PM

Crop Year : 2020

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
211.95	197.20	197.20	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	197.20	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	167.30	0.00	165	
Soybeans	7.10	0.00	28	
TOTAL	174.40	0.00		

NOTES

Tract Number : 2042

Description : Ustick T22N R4E Sec 31
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
211.95	197.20	197.20	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	197.20	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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United States
Department of
Agriculture

Whiteside County, Illinois



Common Land Unit

Non-Cropland
Cropland

Tract Boundary

0 270 540 1,080
Feet

2020 Program Year

Map Created March 13, 2020

Farm 7337

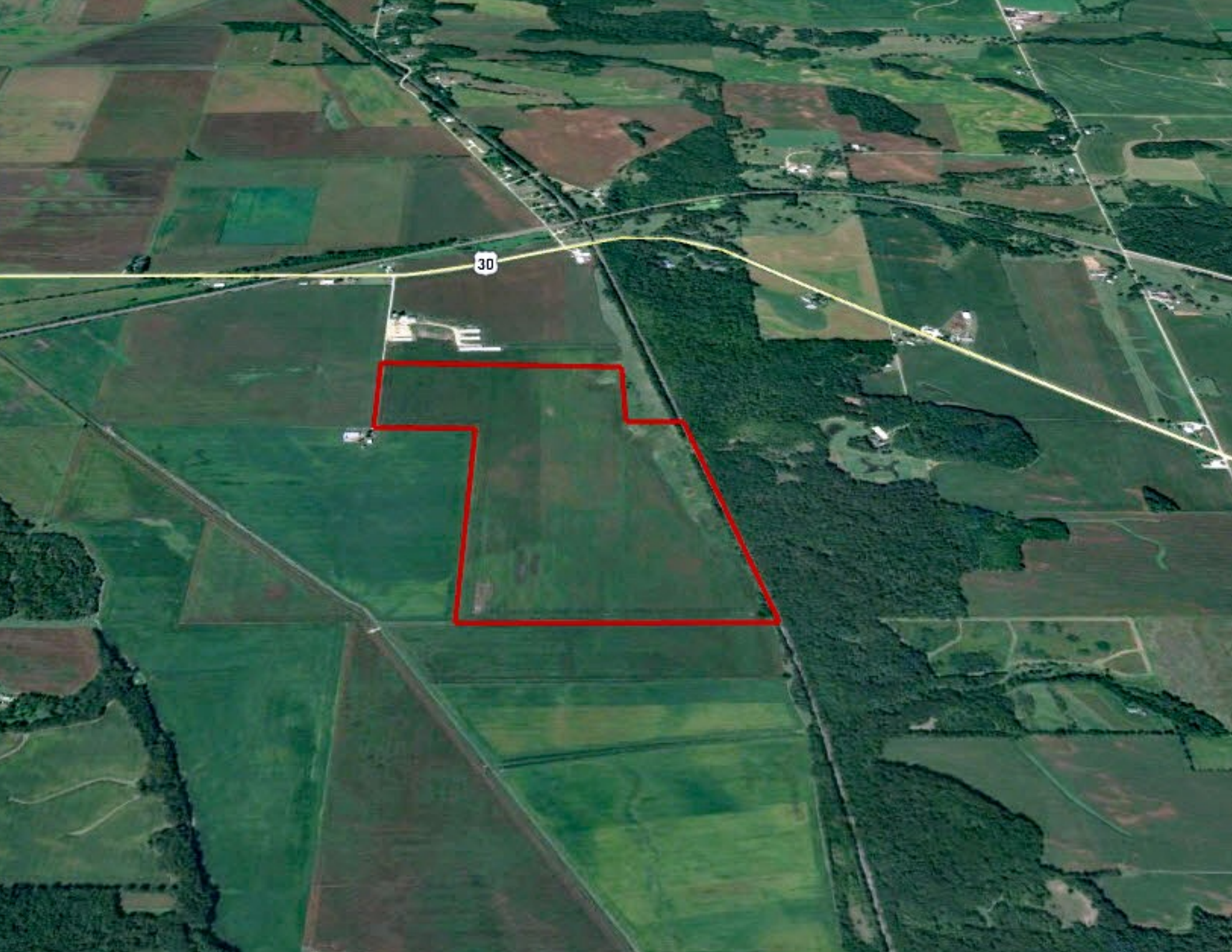
Tract 2042

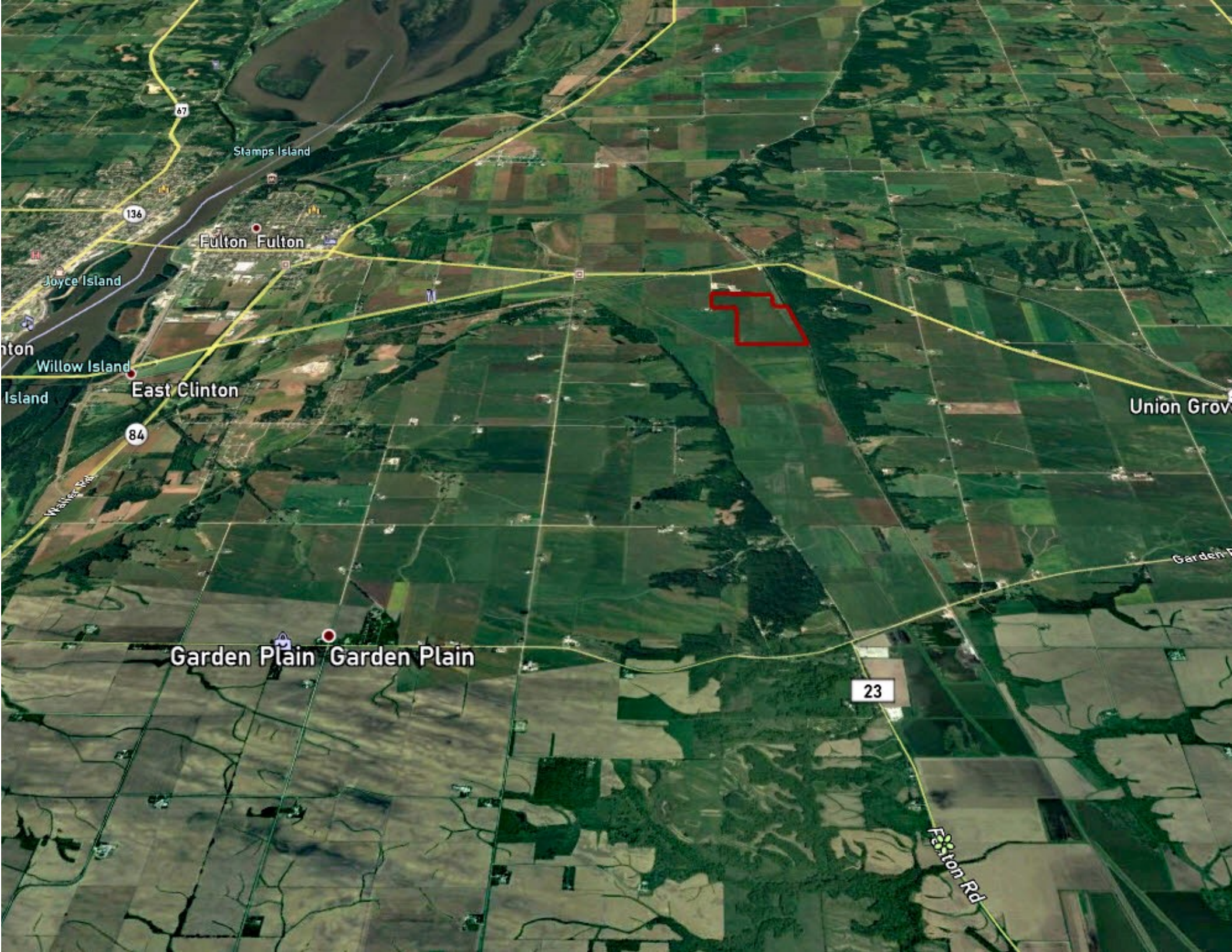
Wetland Determination Identifiers

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

Tract Cropland Total: 197.20 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).





Stamps Island

Fulton Fulton

Joyce Island

Willow Island

East Clinton

Garden Plain Garden Plain

Union Grove

Garden P

23

Fulton Rd