

LAND FOR SALE

LISTING #15094

126.5 ACRES M/L
WINNEBAGO COUNTY, ILLINOIS



DOUGLAS R. YEGGE

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YEGGEMCNEILLAND.COM

peoplescompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: The North 1/2 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4, Section 35, township 29 North, Range 11 east, Winnebago Co., IL.

COMMENTS & BUILDING INFORMATION:

Presenting 126.5 acres m/l of Winnebago County, Illinois, farmland for sale just 1.5 miles North of Shirland, in Section 35 of Shirland Township. The farm is bordered on two sides by hard roads making it a great building site. The buildings were previously used as horse stables. Per the Winnebago County FSA, the farm consists of 120.98 tillable acres, carrying a PI of 110.2.

LEASE/FSA INFORMATION:

Leased for the 202 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
Office: 563.659.8185
Alan@PeoplesCompany.com

Yeggemcneilland.com

Marino, 126.5 Acres M/L, Winnebago County, IL

TOTAL ACRES:	126.5
PRICE:	\$838,500
Price Per Acre:	\$6,628
Owner:	Marino
Operator:	Dolan
County & State:	Winnebago Co., IL
Location:	1 1/2 miles North of Shirland, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	110.2
Taxable Acres:	121.62
Net RE Taxes:	\$4,376
Taxes Payable In:	2020
Topography:	Level to Gently Rolling

F.S.A. INFORMATION:

Farmland:	124.99
Crop Acres:	120.98
Effective DCP Cropland	120.98
Oats Base:	1.3
Oats Yield:	51
Corn Base:	116.7
Corn Yield:	159
Soybean Base:	1.1
Soybean Yield:	33

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	126.5
Tillable Acres:	120.98
CRP Acres:	
Building Site:	2.56
Roads:	2.96
Waterways:	
Timber:	
Pasture:	

peoplescompany.com
563.659.8185

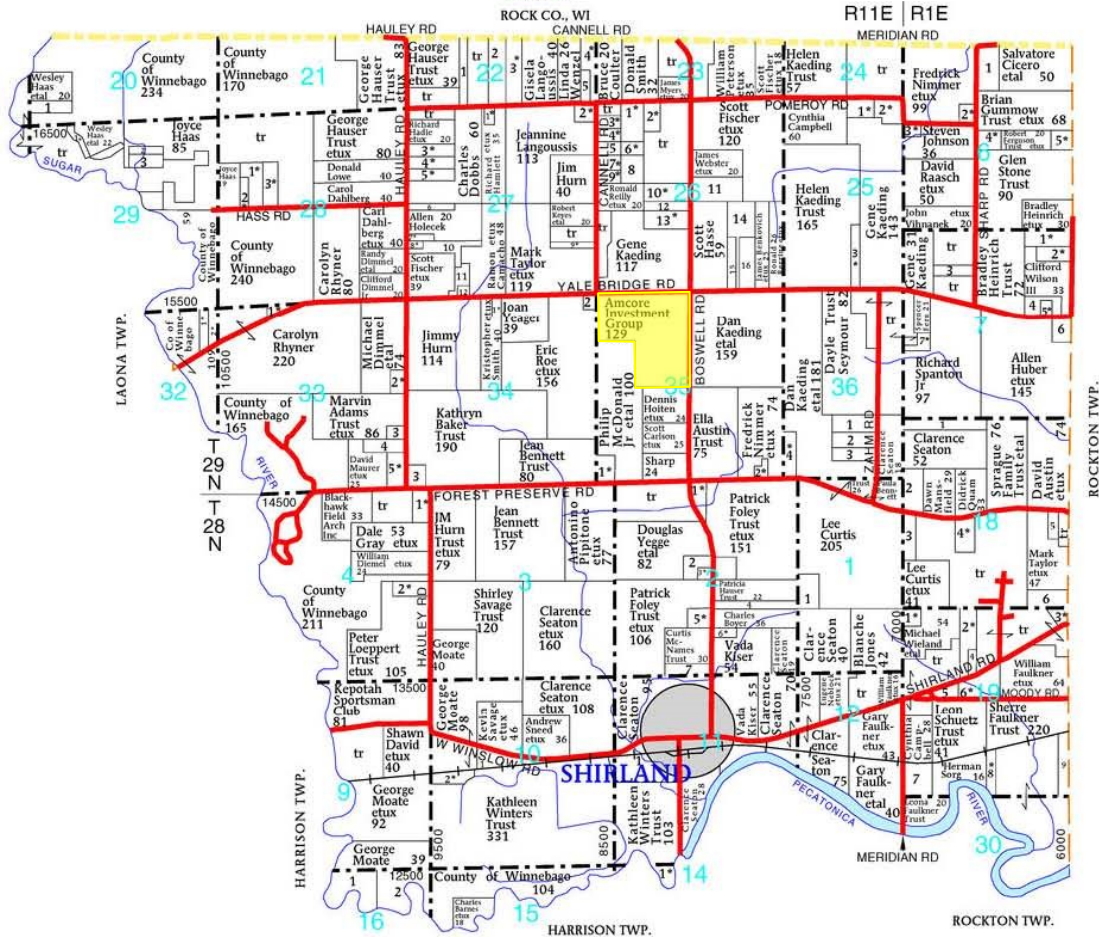
700 6th Ave
DeWitt, Iowa 52742

T-28-29-N-46-N

SHIRLAND PLAT

(Landowners)

R-1-E-11-E

**SHIRLAND TOWNSHIP****SECTION 1**

1. Boyer, Charles 11

SECTION 2

1. Conboy, Robert 12
 2. Austin, Mark 15
 3. Brunson, Richard 10
 4. Brunson, Sharon 10
 5. Gundry, Steven 10
 6. Kiser, Kenneth 5
 7. McNames Trust, Daphne 10

SECTION 4

1. Roe, Cindy 12
 2. Atz, Timothy 5

SECTION 6

1. Kline, Carrie 14
 2. Johnson, Steven 6
 3. Johnson, Steven 6
 4. Ambrose Trust, Stephen 10
 5. Ambrose Trust, Stephen 10

SECTION 7

1. Heinrich, Bradley 15
 2. Sedlak, Randall 12
 3. Kenney Trust, Angel 8
 4. Wilson III Trust, Clifford 14
 5. Day Trust, Elizabeth 6
 6. Rous Trust, Virginia 10
 7. Kligenmeyer, Daniel 9

SECTION 10

1. Hollingsworth, Mindy 11

2. Holme, Charles 16

SECTION 11

1. Winters Trust, David 19

SECTION 14

1. County of Winnebago 8

SECTION 16

1. Moate, George 25

SECTION 18

2. Cagnoni Trust, Mark 33

SECTION 19

1. Spanton Jr, Richard 8

SECTION 20

2. Bennett Trust, Paula 12

SECTION 21

3. PHH Mortgage Corp 9

SECTION 22

4. Scarpetta, Bradley 10

SECTION 23

5. Bhatt, Manish 9

SECTION 24

6. Phelps, Robert 14

SECTION 25

1. Manley, Torin 7

SECTION 26

2. Hendee, Scott 14

SECTION 27

3. West, Fred 10

SECTION 28

4. Wieland, Michael 6

SECTION 29

5. Wickland Trust, Craig 12

SECTION 30

6. Schuetz Trust, Leon 10

SECTION 31

7. Faulkner Trust, Leona 14

SECTION 32

8. Sorg, Gary 8

SECTION 33

9. Gummow, Elaine 12

SECTION 34

1. Kloster Trust, Ken 5

SECTION 35

1. Richards, Harold 17

SECTION 36

2. Doyle, Michael 20

3. Franklin, Debra 15

4. Campbell, Patrick 13

5. Taber, Robert 15

SECTION 25

1. Fraser Trust, Donald 6

SECTION 26

2. Dahl, Curtiss 10

SECTION 27

3. Bliss Trust, Dennis 15

SECTION 28

1. Faherty, Edward 15

SECTION 29

2. Rosik, Alan 10

SECTION 30

3. Billups Trust, Stephen 5

SECTION 31

4. Silva, Manuel 5

SECTION 32

5. HUD 5

SECTION 33

6. Silva, Manuel 5

SECTION 34

7. Hart, Brent 5

SECTION 35

8. Alfe, Lori 10

SECTION 36

9. Templeton, Stephan 5

10. Chavers, Ronald 13

11. Manufacturers Affiliated Trust Co 20

12. Kuykendall, Ronald 6

13. Fiedler, Thomas 15

14. Benkovich Jr, James 23

15. Campbell, Cynthia 8

16. Campbell, Cynthia 18

1. Geddes, Rick 5

2. Abel, Steven 7

3. Ambrose, Benjamin 10

4. Rollette, William 10

5. Jones, Stephen 10

6. Preiss, Ronald 5

7. Poletto Trust, John 5

8. Nimmer, Bronson 6

9. Silletti, Thomas 5

10. Bielawski, Christopher 19

11. Radke, Tina 10

12. Yankaitis, Patricia 8

SECTION 28

1. Anderson, William 10

SECTION 29

2. Malcotte, John 5

SECTION 30

3. Graupner, Gary 15

SECTION 31

1. Ingham, Mark 7

SECTION 32

2. Dahlberg, Carl 10

SECTION 33

3. Lowe, Donald 13

SECTION 34

1. Hurn Trust, Jm 7

SECTION 35

2. Mathis, Christina 6

SECTION 36

3. Wilder, Vernon 6

4. Rush, Sally 12

5. Morrow, Keith 15

1. Dunn, Teddy 5

2. Mains, Petra 5

3. Swanson, Rodney 10

1. McDonald, Bruce 10

2. Jackson, Nicholas 5

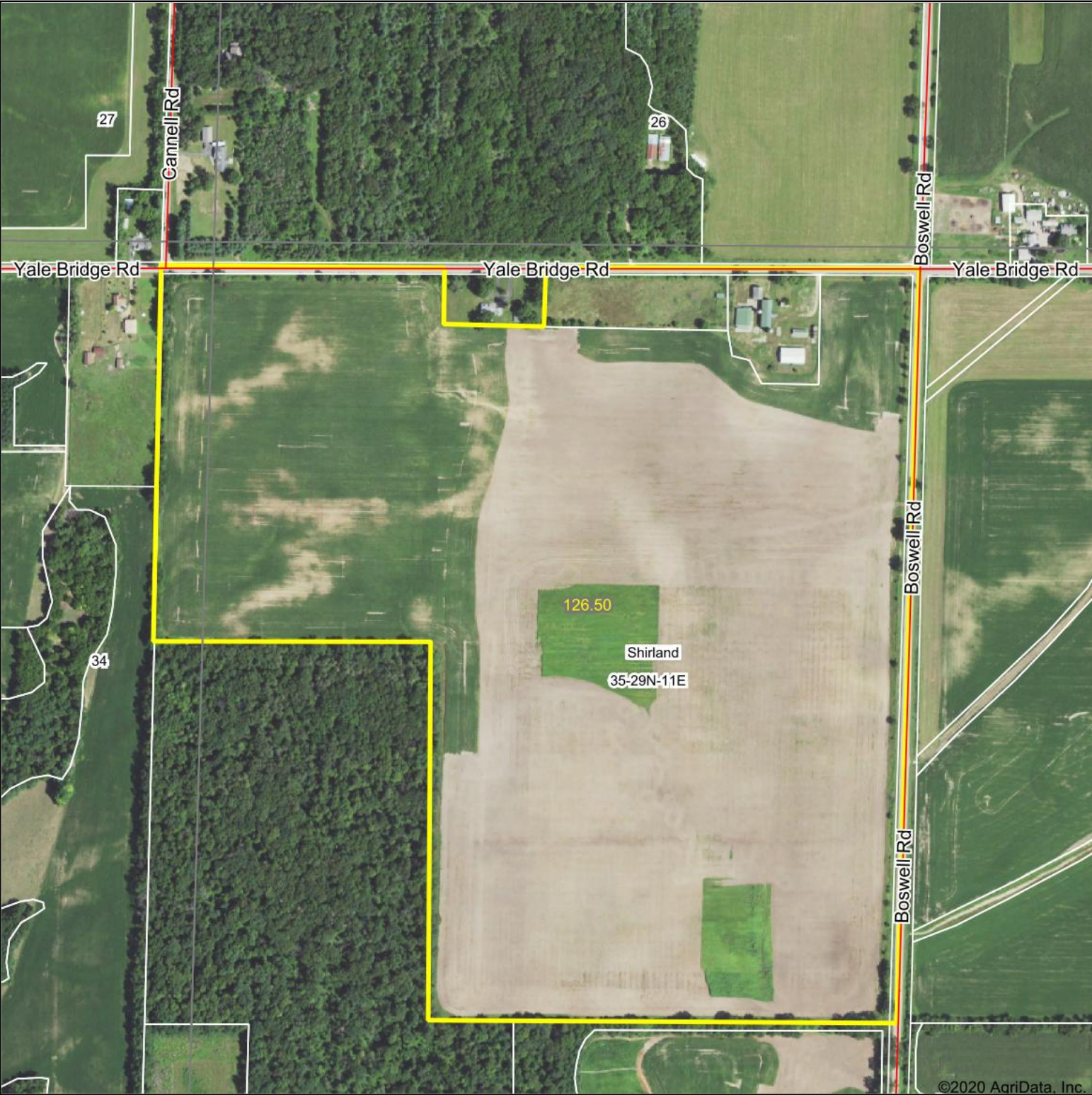
1. Seymour Trust, Dayle 20

2. Lewis, Christopher 10

3. Storer, Jeffery 10

4. Nimmer, Harold 9

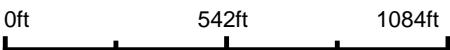
Aerial Map - Total Acres



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Map Center: 42° 28' 33.34, -89° 12' 5.11



35-29N-11E
Winnebago County
Illinois



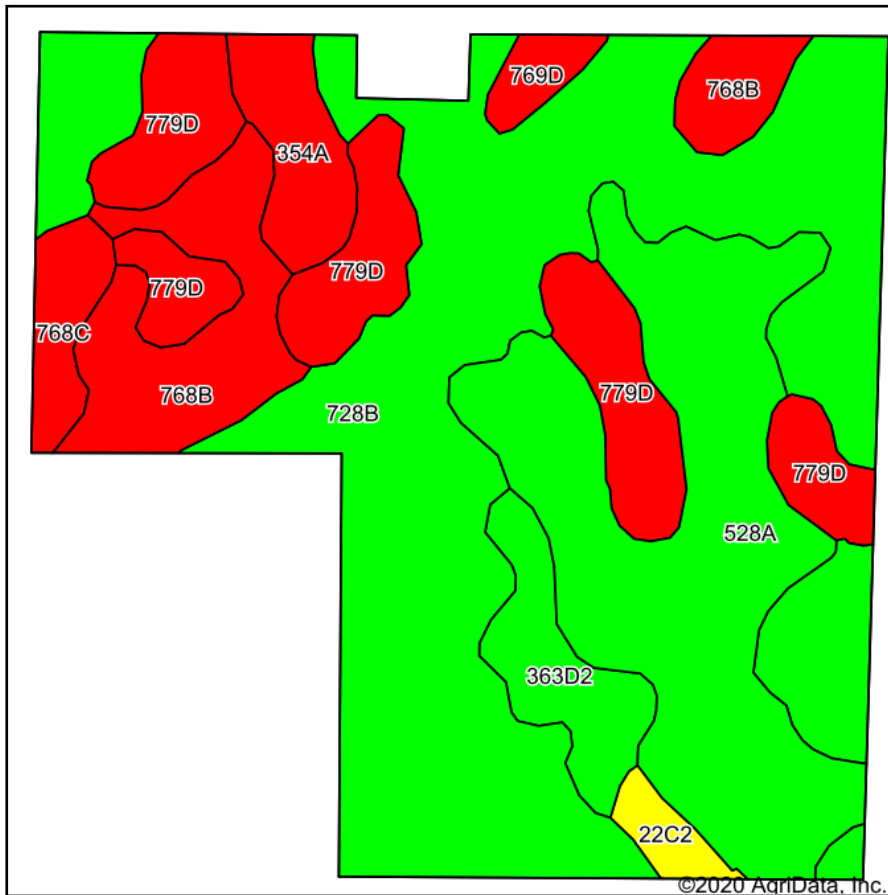
7/31/2020

Maps Provided By:

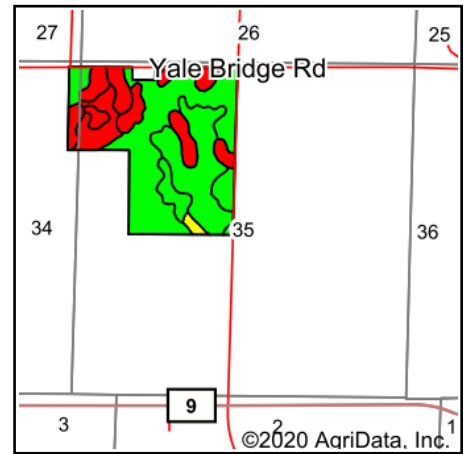
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Winnebago**
 Location: **35-29N-11E**
 Township: **Shirland**
 Acres: **126.5**
 Date: **7/31/2020**



Maps Provided By:



Area Symbol: IL 201. 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 hay, T/A	Crop productivity index for optimum management
**728B	Winnebago silt loam, 2 to 5 percent slopes	55.96	44.2%		**162	**53	**65	**83	**4.72	**121
528A	Lahoguess loam, 0 to 2 percent slopes	27.66	21.9%		170	55	65	88	0.00	126
**779D	Chelsea loamy fine sand, 6 to 12 percent slopes	16.39	13.0%		**102	**31	**46	**52	0.00	**75
**768B	Backbone loamy sand, 2 to 5 percent slopes	11.39	9.0%		**114	**39	**48	**53	0.00	**86
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	5.13	4.1%		**145	**48	**60	**72	**4.44	**109
354A	Hononegah loamy coarse sand, 0 to 2 percent slopes	4.24	3.4%		114	37	47	56	0.00	84
**768C	Backbone loamy sand, 5 to 10 percent slopes	2.82	2.2%		**112	**38	**47	**52	0.00	**84
**22C2	Westville silt loam, 5 to 10 percent slopes, eroded	1.47	1.2%		**141	**47	**56	**69	**3.85	**105
**769D	Edmund silt loam, 6 to 12 percent slopes	1.44	1.1%		**112	**39	**53	**61	**2.76	**85
Weighted Average					147.4	48	59.6	74.9	2.34	109.8

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/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

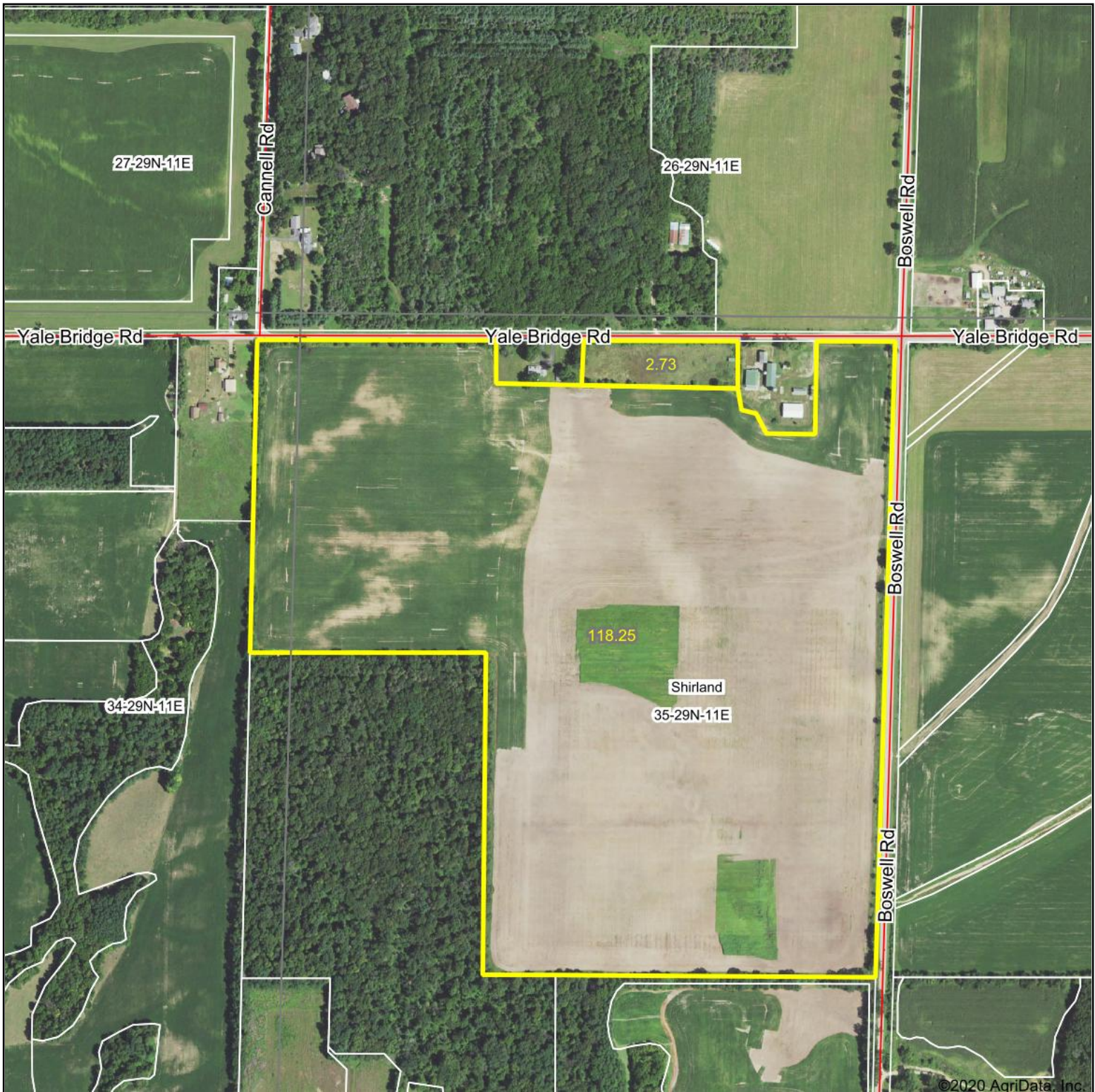
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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

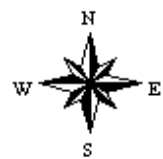


Map Center: 42° 28' 34.3, -89° 12' 7.09

0ft 635ft 1270ft

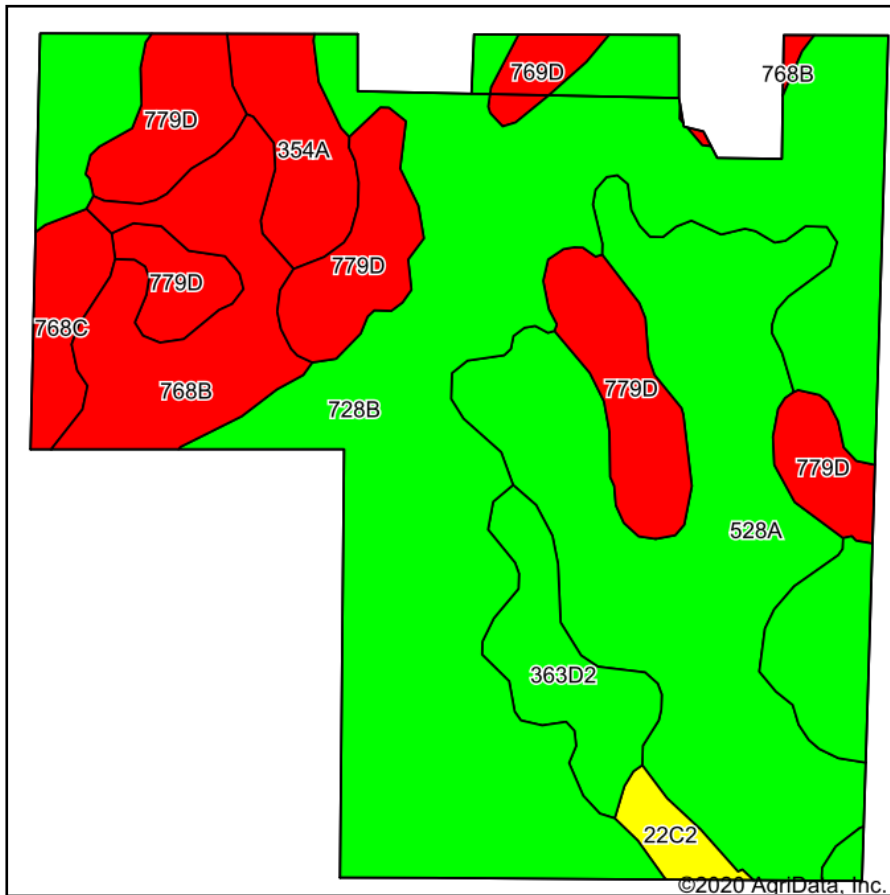


35-29N-11E
Winnebago County
Illinois

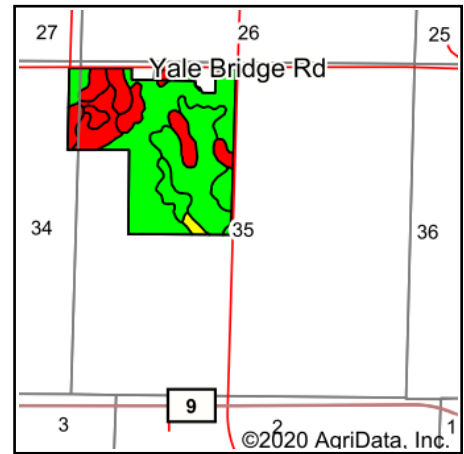


7/30/2020

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Winnebago**
 Location: **35-29N-11E**
 Township: **Shirland**
 Acres: **120.98**
 Date: **7/30/2020**



Maps Provided By:



Area Symbol: IL201. 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 hay, T/A	Crop productivity index for optimum management
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**779D	Chelsea loamy fine sand, 6 to 12 percent slopes	16.13	13.3%		**102	**31	**46	**52	0.00	**75
**768B	Backbone loamy sand, 2 to 5 percent slopes	9.20	7.6%		**114	**39	**48	**53	0.00	**86
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	5.13	4.2%		**145	**48	**60	**72	**4.44	**109
354A	Hononegah loamy coarse sand, 0 to 2 percent slopes	4.10	3.4%		114	37	47	56	0.00	84
**768C	Backbone loamy sand, 5 to 10 percent slopes	2.75	2.3%		**112	**38	**47	**52	0.00	**84
**22C2	Westville silt loam, 5 to 10 percent slopes, eroded	1.47	1.2%		**141	**47	**56	**69	**3.85	**105
**769D	Edmund silt loam, 6 to 12 percent slopes	1.28	1.1%		**112	**39	**53	**61	**2.76	**85
Weighted Average					147.9	48.1	59.7	75.2	2.35	110.2

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

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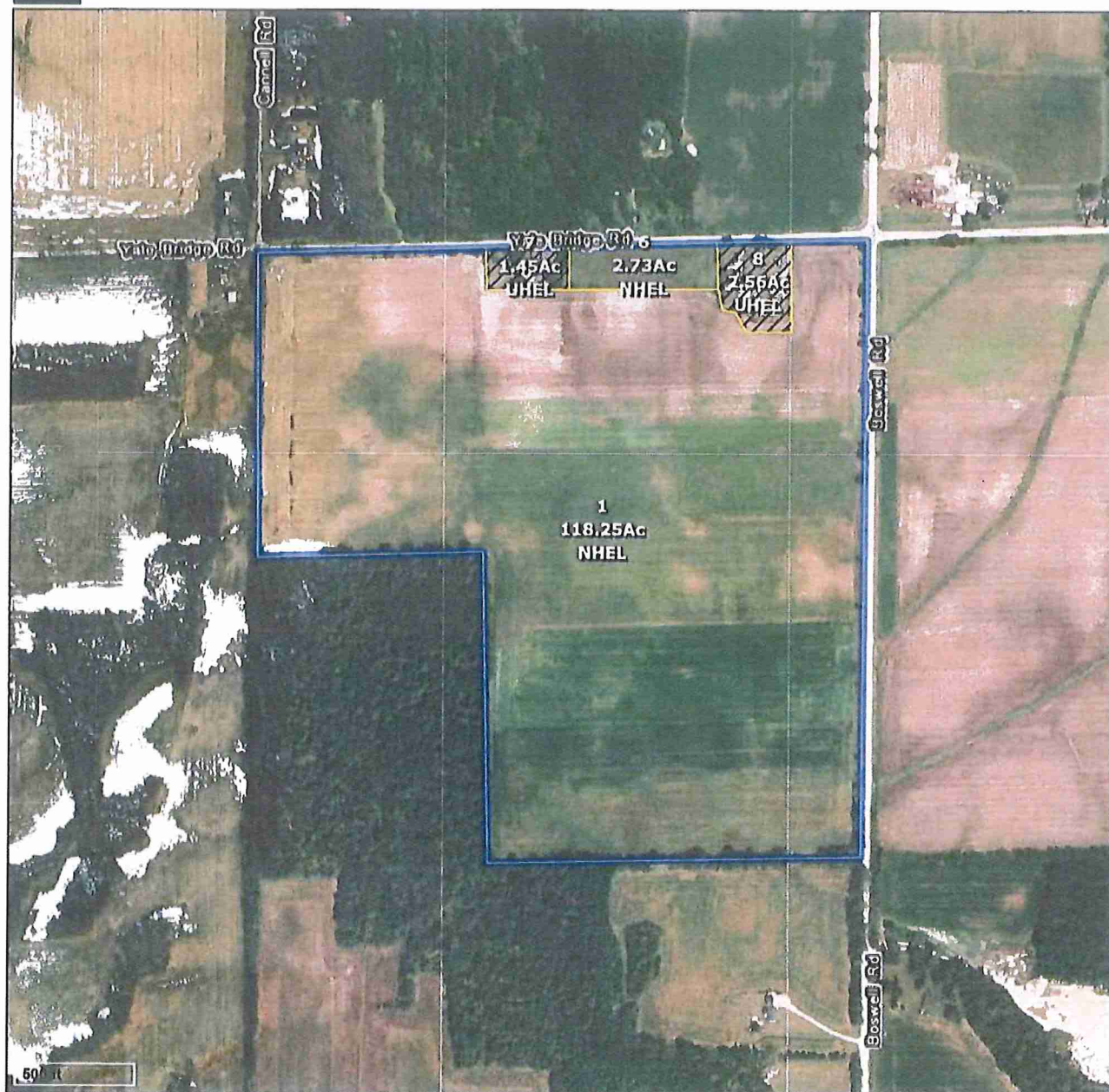
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

USDA Winnebago County, Illinois


Common Land Unit
 Cropland Non-cropland

Farm 0002813
 Tract 761

Wetland Determination Identifiers

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

2020 Crop Year



Tract Page 1 of 1

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Illinois
Winnebago

U.S. Department of Agriculture
Farm Service Agency

FARM: 2813
Prepared: 6/19/20 1:07 PM
Crop Year: 2020
Page: 1 of 2

DISCLAIMER: This is data extracted from FSAfarm+. Because of potential delayed farm or tract updates, this data is not guaranteed to be an accurate and complete representation of data contained in the system of record for Farm Records.

Operator Name	Farm Identifier
BENJAMIN T DOLAN	Not Applicable
Farms Associated with	

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
124.99	120.98	120.98	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Sugarcane			
0.00	0.00	120.98	0.00	0.00	0.00			

ARC/PLC			
ARC-IC NONE	ARC-CO SOYBN	PLC CORN, OATS	PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	HIP
SOYBEANS	1.10	0	33	0.00	None
OATS	1.30	0	51	0.00	None
CORN	116.70	0	159	0.00	None
Total Base Acres:	119.10				

Tract Number: 761 Description: G2 (2) SHIRLAND TWP SEC 35

BIA Range Unit Number: None

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

Wetland Status: Wetland determinations not complete

WL Violations: no

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
124.99	120.98	120.98	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.00	0.00	120.98	0.00	0.00		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	1.30	0	51	0.00
CORN	116.70	0	159	0.00
SOYBEANS	1.10	0	33	0.00
Total Base Acres:	119.10			











