

# LAND FOR SALE

LISTING #15094

**126.5 ACRES M/L**  
WINNEBAGO 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](http://YEGGEMCNEILLAND.COM)

[peoplescompany.com](http://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](http://Yeggemcneilland.com)

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

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

**F.S.A. INFORMATION:**

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

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	126.5
<b>Tillable Acres:</b>	120.98
<b>CRP Acres:</b>	
<b>Building Site:</b>	2.56
<b>Roads:</b>	2.96
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

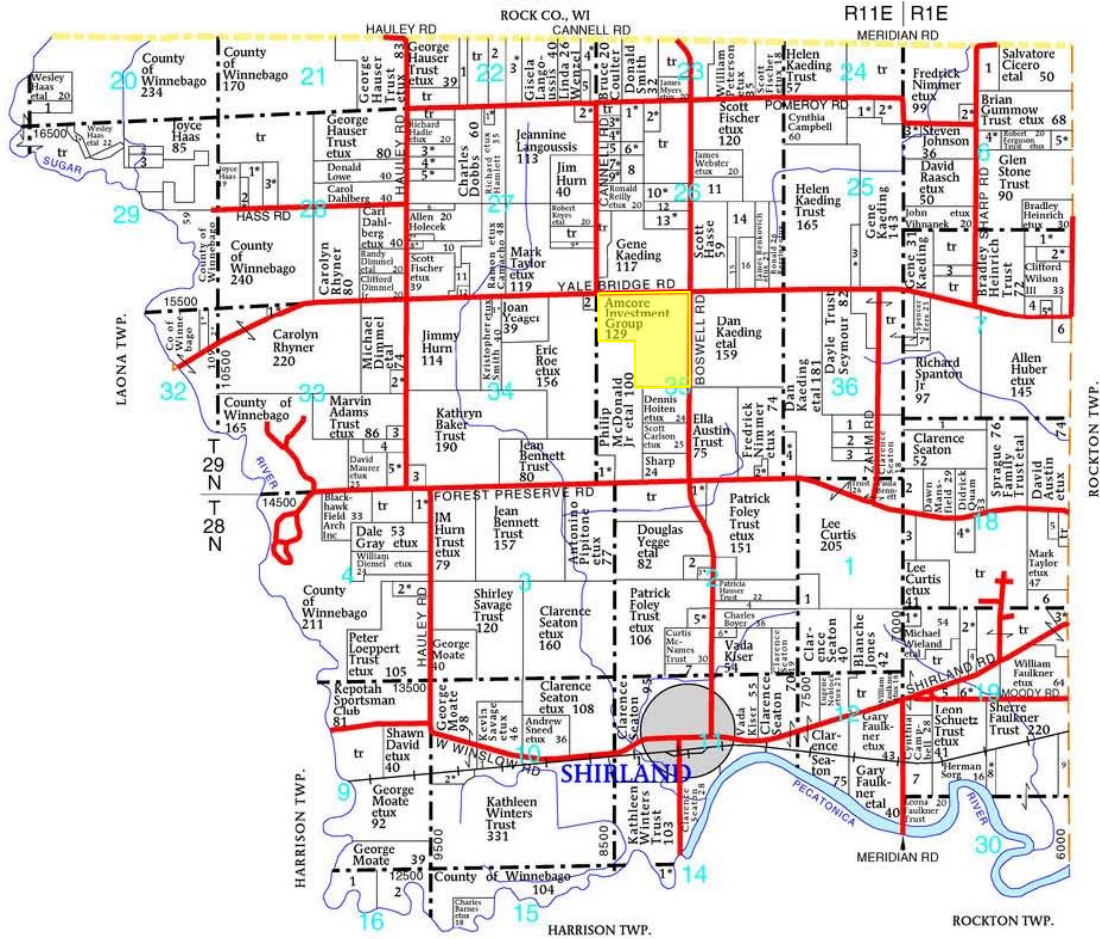


T-28-29-N-46-N

# 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

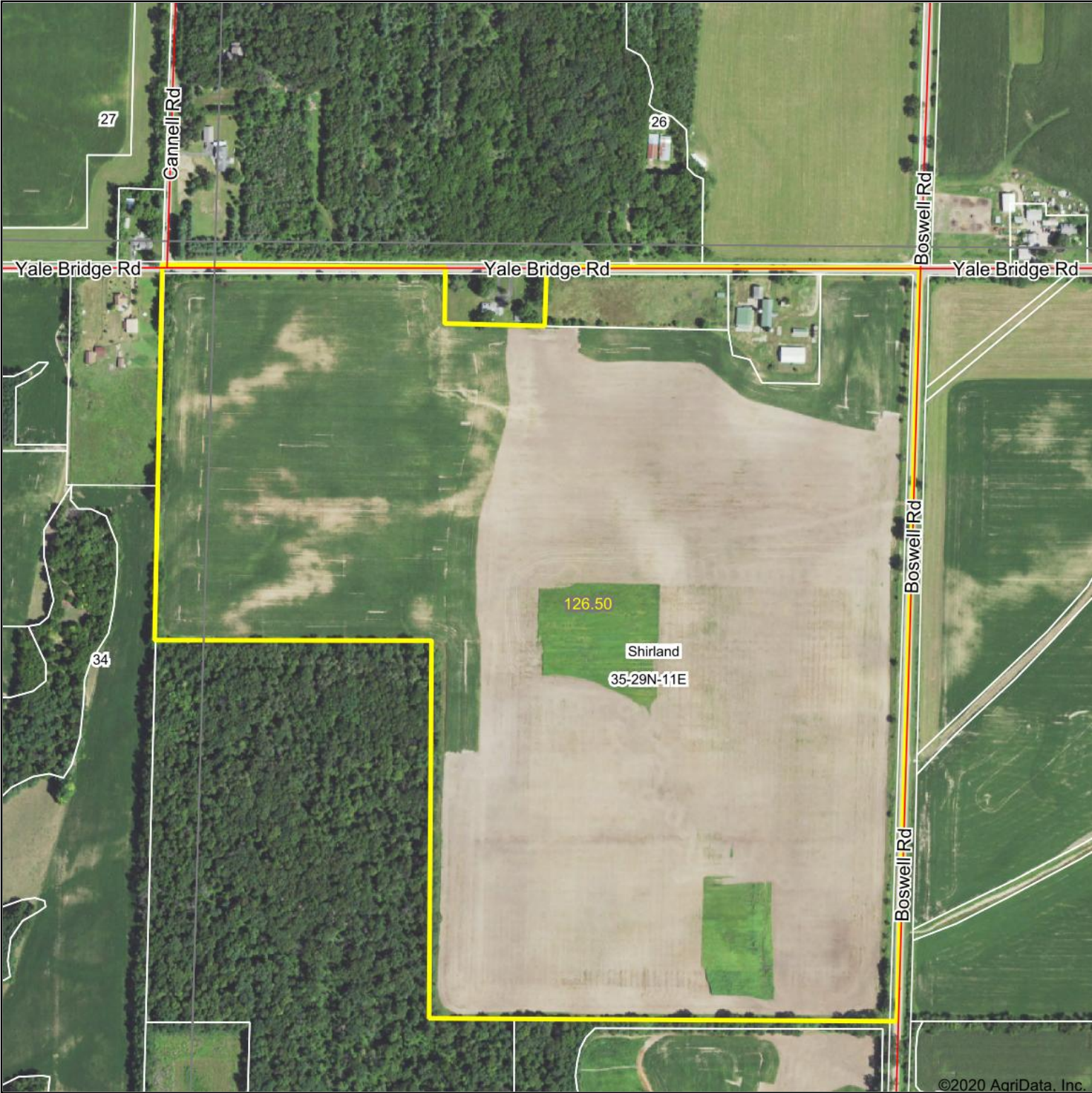
- 2. Holme, Charles 16
- SECTION 11**
- 1. Winters Trust, David 19
- SECTION 14**
- 1. County of Winnebago 8
- SECTION 16**
- 1. Moate, George 25
- 2. Cagnoni Trust, Mark 33
- SECTION 18**
- 1. Spanton Jr, Richard 8
- 2. Bennett Trust, Paula 12
- 3. PHH Mortgage Corp 9
- 4. Scarpetta, Bradley 10
- 5. Bhatt, Manish 9
- 6. Phelps, Robert 14
- SECTION 19**
- 1. Manley, Torin 7
- 2. Hendee, Scott 14
- 3. West, Fred 10
- 4. Wieland, Michael 6
- 5. Wickland Trust, Craig 12
- 6. Schuetz Trust, Leon 10
- 7. Faulkner Trust, Leona 14
- 8. Sorg, Gary 8
- 9. Gummow, Elaine 12
- SECTION 20**
- 1. Kloster Trust, Ken 5
- SECTION 22**
- 1. Richards, Harold 17
- 2. Doyle, Michael 20
- 3. Franklin, Debra 15
- 4. Campbell, Patrick 13
- 5. Taber, Robert 15

- SECTION 25**
- 1. Fraser Trust, Donald 6
- 2. Dahl, Curtiss 10
- 3. Bliss Trust, Dennis 15
- SECTION 26**
- 1. Faherty, Edward 15
- 2. Rosik, Alan 10
- 3. Billups Trust, Stephen 5
- 4. Silva, Manuel 5
- 5. HUD 5
- 6. Silva, Manuel 5
- 7. Hart, Brent 5
- 8. Alfe, Lori 10
- 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
- SECTION 27**
- 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
- 2. Malcotte, John 5
- 3. Graupner, Gary 15
- SECTION 29**
- 1. Ingham, Mark 7
- 2. Dahlberg, Carl 10
- 3. Lowe, Donald 13
- SECTION 32**
- 1. Hurn Trust, Jm 7
- 2. Mathis, Christina 6
- SECTION 33**
- 1. Johnson, Lee 5
- 2. Wilder, Vernon 6
- 3. McGinty Trust, Linda 5
- 4. Rush, Sally 12
- 5. Morrow, Keith 15
- SECTION 34**
- 1. Dunn, Teddy 5
- 2. Mains, Petra 5
- 3. Swanson, Rodney 10
- SECTION 35**
- 1. McDonald, Bruce 10
- 2. Jackson, Nicholas 5
- SECTION 36**
- 1. Seymour Trust, Dayle 20
- 2. Lewis, Christopher 10
- 3. Storer, Jeffery 10
- 4. Nimmer, Harold 9



# Aerial Map - Total Acres



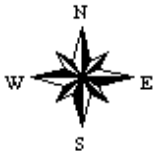
©2020 AgriData, Inc.



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



**35-29N-11E**  
**Winnebago County**  
**Illinois**



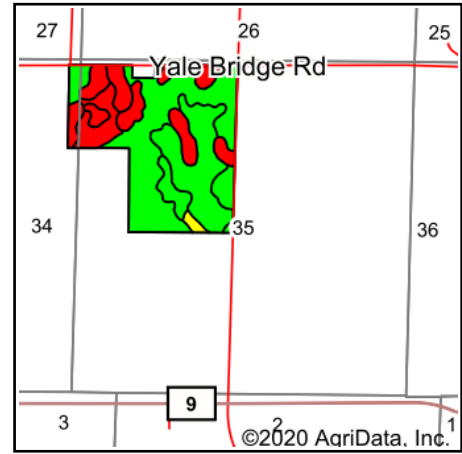
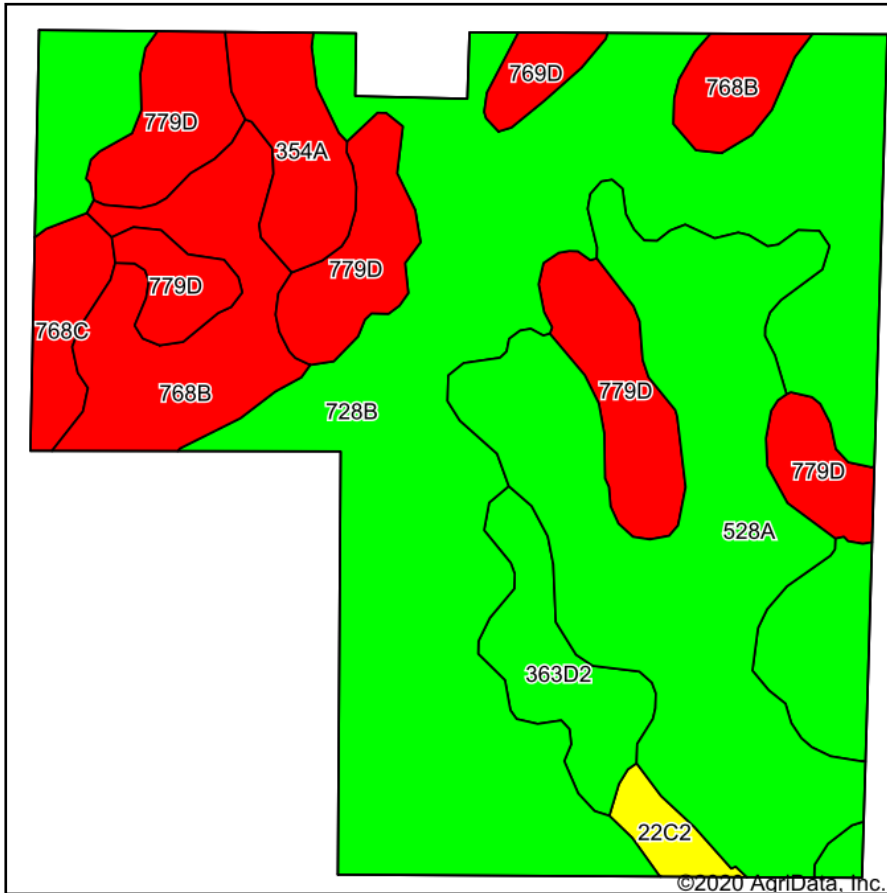
7/31/2020



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



# Soils Map - Total Acres



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



Soils data provided by USDA and NRCS.

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	
**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	
<b>Weighted Average</b>					<b>147.4</b>	<b>48</b>	<b>59.6</b>	<b>74.9</b>	<b>2.34</b>	<b>109.8</b>	

**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".

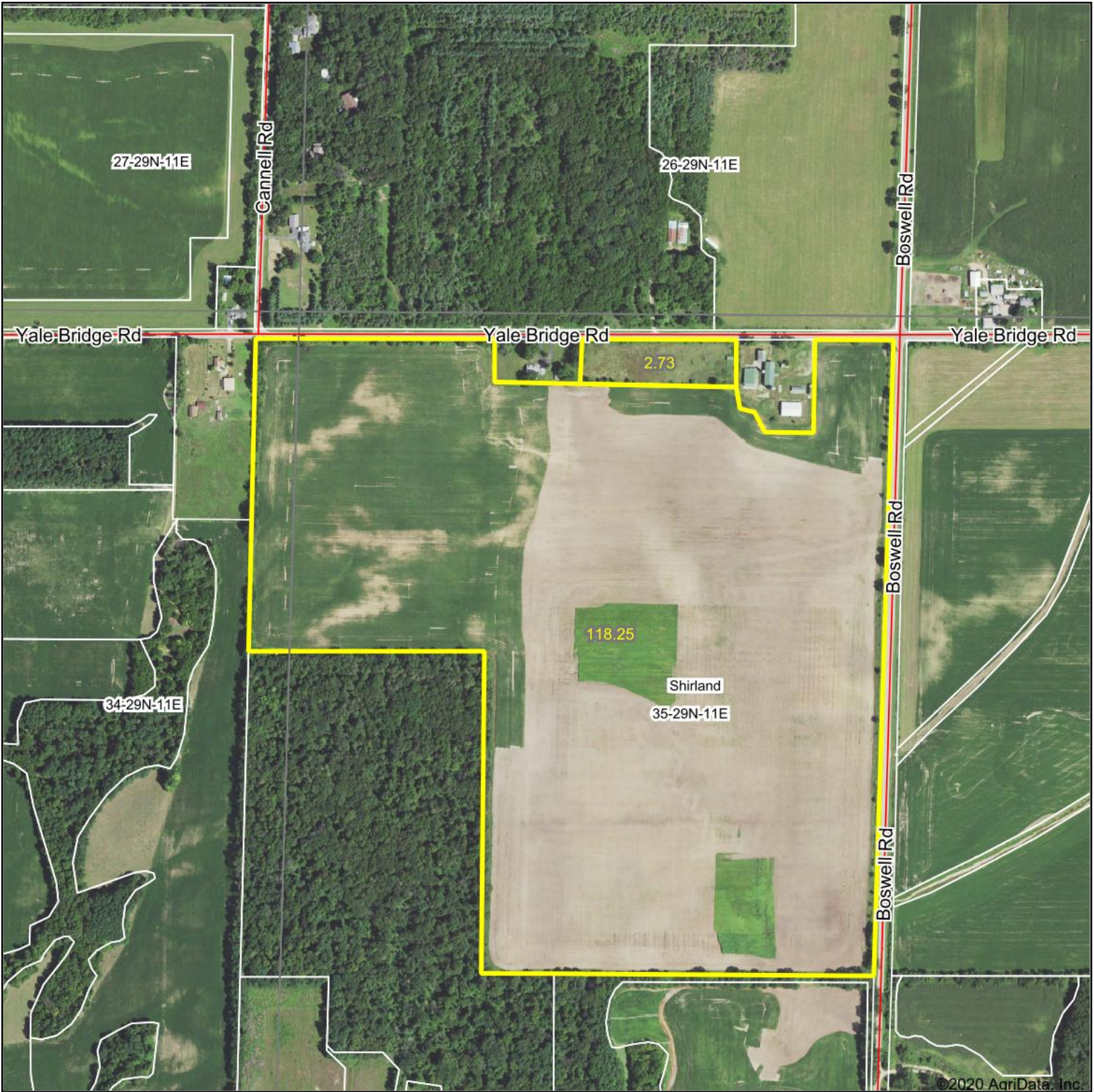
**d** Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

\*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.



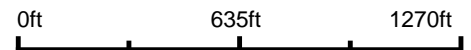
# Aerial Map - Tillable Acres



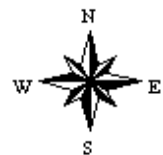
©2020 AgriData, Inc.



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



**35-29N-11E**  
**Winnebago County**  
**Illinois**

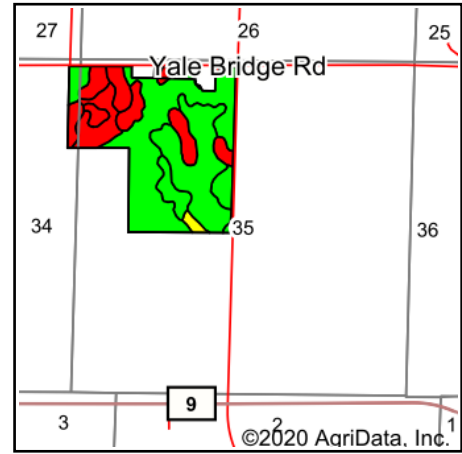
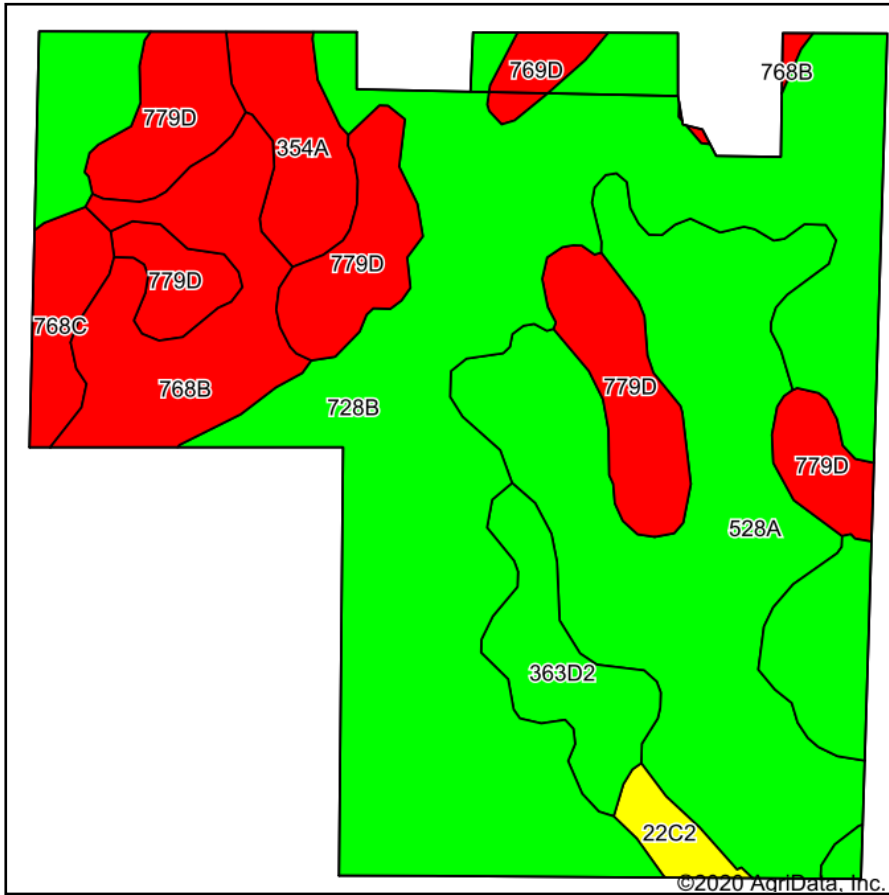


7/30/2020

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



# Soils Map - Tillable Acres



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



Soils data provided by USDA and NRCS.

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
**728B	Winnebago silt loam, 2 to 5 percent slopes	53.37	44.1%		**162	**53	**65	**83	**4.72	**121
528A	Lahoguess loam, 0 to 2 percent slopes	27.55	22.8%		170	55	65	88	0.00	126
**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
<b>Weighted Average</b>					<b>147.9</b>	<b>48.1</b>	<b>59.7</b>	<b>75.2</b>	<b>2.35</b>	<b>110.2</b>

**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".

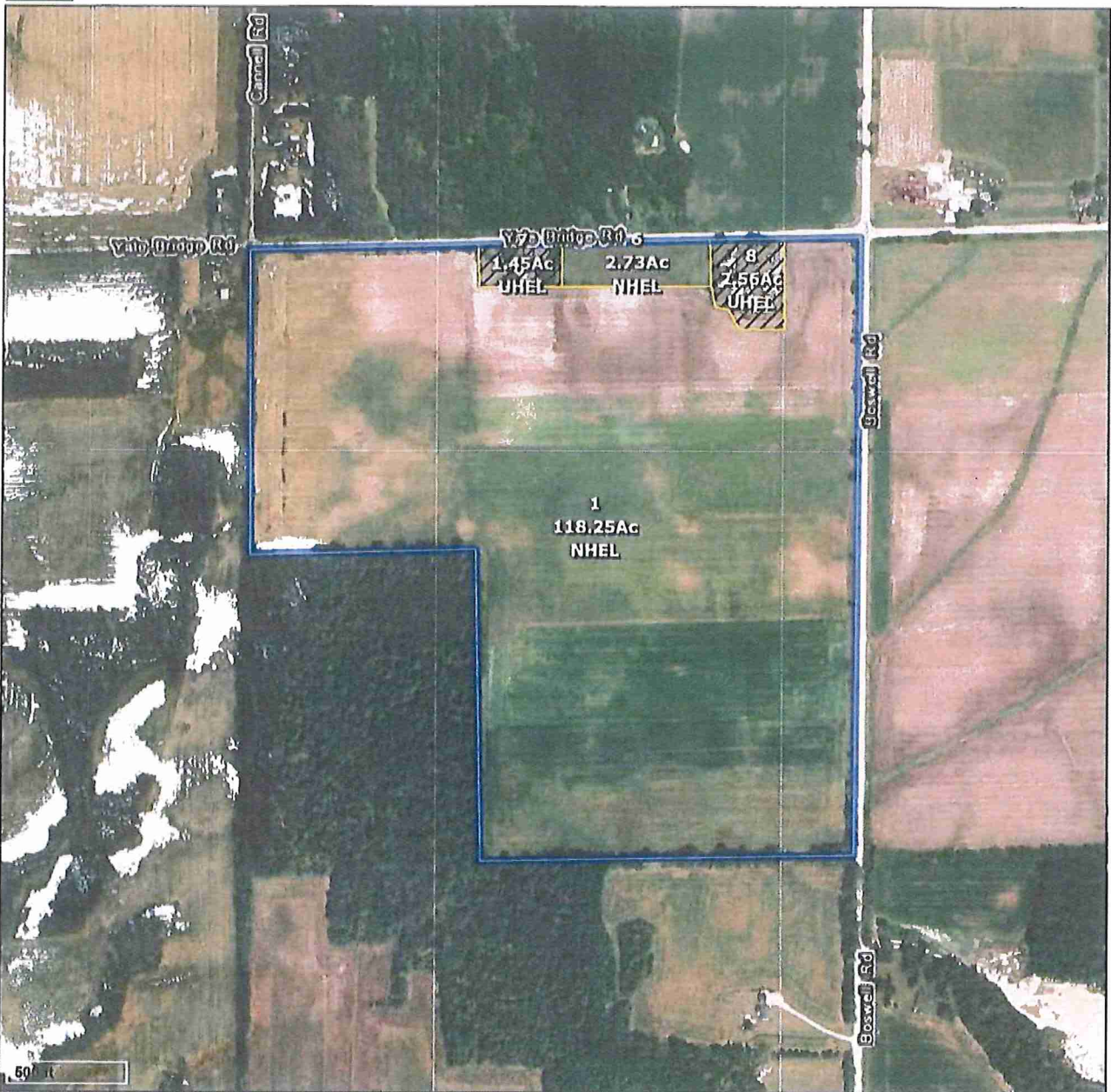
**d** Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

\*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.



**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

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 ESRI imagery service. 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  
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 [REDACTED] Farm Identifier 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
<b>Total Base Acres:</b>	<b>119.10</b>				

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
<b>Total Base Acres:</b>	<b>119.10</b>			























