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L-2600554

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LAND FOR SALE

298.3± Acres, Boone County, Illinois

OFFERED AT
\$3,209,470

Highlights:

- Contiguous acreage offered in 4 tracts
- Lease free for 2027 crop year
- Rolling topography



For additional information, please contact:

Marlon Ricketts, AFM/Broker

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Property Information

Directions to Property: Beginning at the intersection of Illinois State Route 72 and Irene Road, west of Kirkland, Illinois, travel north on Irene Road for 4 miles to Flora Church Road. Turn west on Flora Church Road and travel 0.6 mile. The farm is located on the north side of Flora Church Road.

Property Description: 298.3± acres located at the northwest and northeast corner of the Flora Church Road and Wheeler Road intersection, Kirkland, Illinois. The farm is being offered in 4 tracts.

Legal Description:

- Tract 1:** 80± acres Section 31, Township 43N, Range 3E
- Tract 2:** 78.3± acres Section 31, Township 43N, Range 3E
- Tract 3:** 40± acres Section 29, Township 43N, Range 3E
- Tract 4:** 100± acres Section 32, Township 43N, Range 3E

Price: \$3,209,470

- **Tract 1:** \$11,800 per acre
- **Tract 2:** \$10,900 per acre
- **Tract 3:** \$8,800 per acre
- **Tract 4:** \$10,600 per acre

Taxes: \$11,978.98 (for all tracts combined)

Farm Data:

Tract 1:

Cropland	75.20 acres
<u>Non-crop</u>	<u>4.80 acres</u>
Total	80.00 acres

Tract 2:

Cropland	75.70 acres
<u>Non-crop</u>	<u>2.60 acres</u>
Total	78.30 acres

Tract 3:

Cropland	39.75 acres
<u>Non-crop</u>	<u>0.25 acres</u>
Total	40.00 acres

Tract 4:

Cropland	96.26 acres
<u>Non-crop</u>	<u>3.74 acres</u>
Total	100.00 acres

FSA Information:

Tract #11487 (for all tracts combined)

Crop	Base	Yield
Wheat	22.32 acres	75 bushels
Corn	120.94 acres	153 bushels
Soybeans	51.54 acres	46 bushels

Location Map



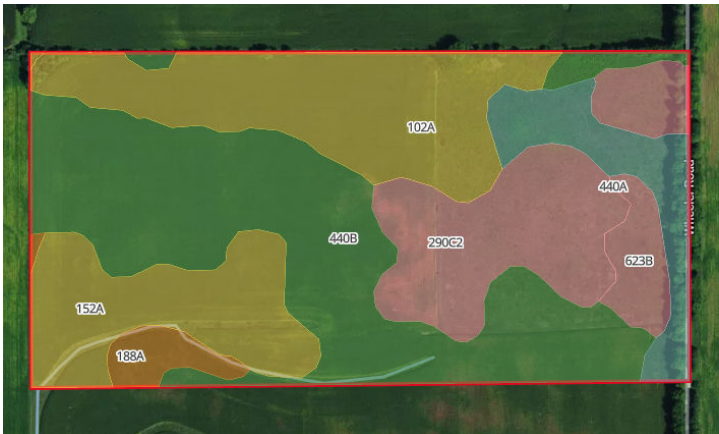
Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Tract 1:

Aerial Map



Soil Map



126/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)
●	440B	Jasper silt loam, 2 to 5 percent slopes	36.2%	29.3	2e	--	129
●	102A	La Hogue loam, 0 to 2 percent slopes	19.8%	16.1	2s	--	121
●	290...	Warsaw loam, 4 to 6 percent slopes, eroded	17.1%	13.9	2e	--	110
●	152A	Drummer silty clay loam, 0 to 2 percent slopes	13.1%	10.6	2w	--	144
●	440A	Jasper silt loam, 0 to 2 percent slopes	7.7%	6.2	1	--	130
●	623B	Kishwaukee silt loam, 2 to 5 percent slopes	3.4%	2.8	2e	--	134
●	188A	Beardstown loam, 0 to 2 percent slopes	2.6%	2.1	2w	--	114

Tract 2:

Aerial Map



Soil Map



119.3/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)
●	440B	Jasper silt loam, 2 to 5 percent slopes	36.2%	28.6	2e	--	129
●	290...	Warsaw loam, 4 to 6 percent slopes, eroded	32.6%	25.8	2e	--	110
●	188A	Beardstown loam, 0 to 2 percent slopes	11.3%	8.9	2w	--	114
●	623B	Kishwaukee silt loam, 2 to 5 percent slopes	6.3%	5	2e	--	134
●	939...	Rodman-Warsaw complex, 6 to 12 percent slopes, eroded	6.0%	4.7	4s	--	86
●	440A	Jasper silt loam, 0 to 2 percent slopes	5.3%	4.2	1	--	130
●	152A	Drummer silty clay loam, 0 to 2 percent slopes	2.3%	1.8	2w	--	144

Tract 3:

Aerial Map



Soil Map



113.6/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)
●	440B	Jasper silt loam, 2 to 5 percent slopes	43.4%	17.4	2e	--	129
●	939...	Rodman-Warsaw complex, 6 to 12 percent slopes, eroded	24.6%	9.9	4s	--	86
●	290...	Warsaw loam, 4 to 6 percent slopes, eroded	23.9%	9.6	2e	--	110
●	62A	Herbert silt loam, 0 to 2 percent slopes	4.2%	1.7	2w	--	131
●	512B	Danabrook silt loam, 2 to 5 percent slopes	1.5%	0.6	2e	--	137
●	490A	Odell silt loam, 0 to 2 percent slopes	1.4%	0.5	1	--	129
●	221B	Parr silt loam, 2 to 5 percent slopes	0.4%	0.2	2e	--	118
●	865	Pits, gravel	0.4%	0.2	8	--	
●	199A	Plano silt loam, 0 to 2 percent slopes	0.1%	0	1	--	142
●	440A	Jasper silt loam, 0 to 2 percent slopes	0.1%	0.1	1	--	130

Tract 4:

Aerial Map



Soil Map



125.2/147 PI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)
●	440A	Jasper silt loam, 0 to 2 percent slopes	25.1%	25.2	1	--	130
●	440B	Jasper silt loam, 2 to 5 percent slopes	22.6%	22.7	2e	--	129
●	528A	Lahoguess loam, 0 to 2 percent slopes	21.3%	21.3	1	--	126
●	290...	Warsaw loam, 4 to 6 percent slopes, eroded	10.7%	10.7	2e	--	110
●	199B	Plano silt loam, 2 to 5 percent slopes	6.5%	6.5	2e	--	141
●	290B	Warsaw loam, 2 to 4 percent slopes	5.1%	5.1	2e	--	116
●	939...	Rodman-Warsaw complex, 6 to 12 percent slopes, eroded	3.2%	3.2	4s	--	86
●	877...	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	2.4%	2.4	2w	--	141
●	623B	Kishwaukee silt loam, 2 to 5 percent slopes	2.3%	2.3	2e	--	134
●	290...	Warsaw loam, 6 to 12 percent slopes, eroded	0.6%	0.6	3e	--	108
●	865	Pits, gravel	0.3%	0.3	8	--	

Tract 1:



Tract 2:



Tract 3:



Tract 4:

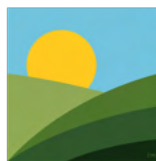


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