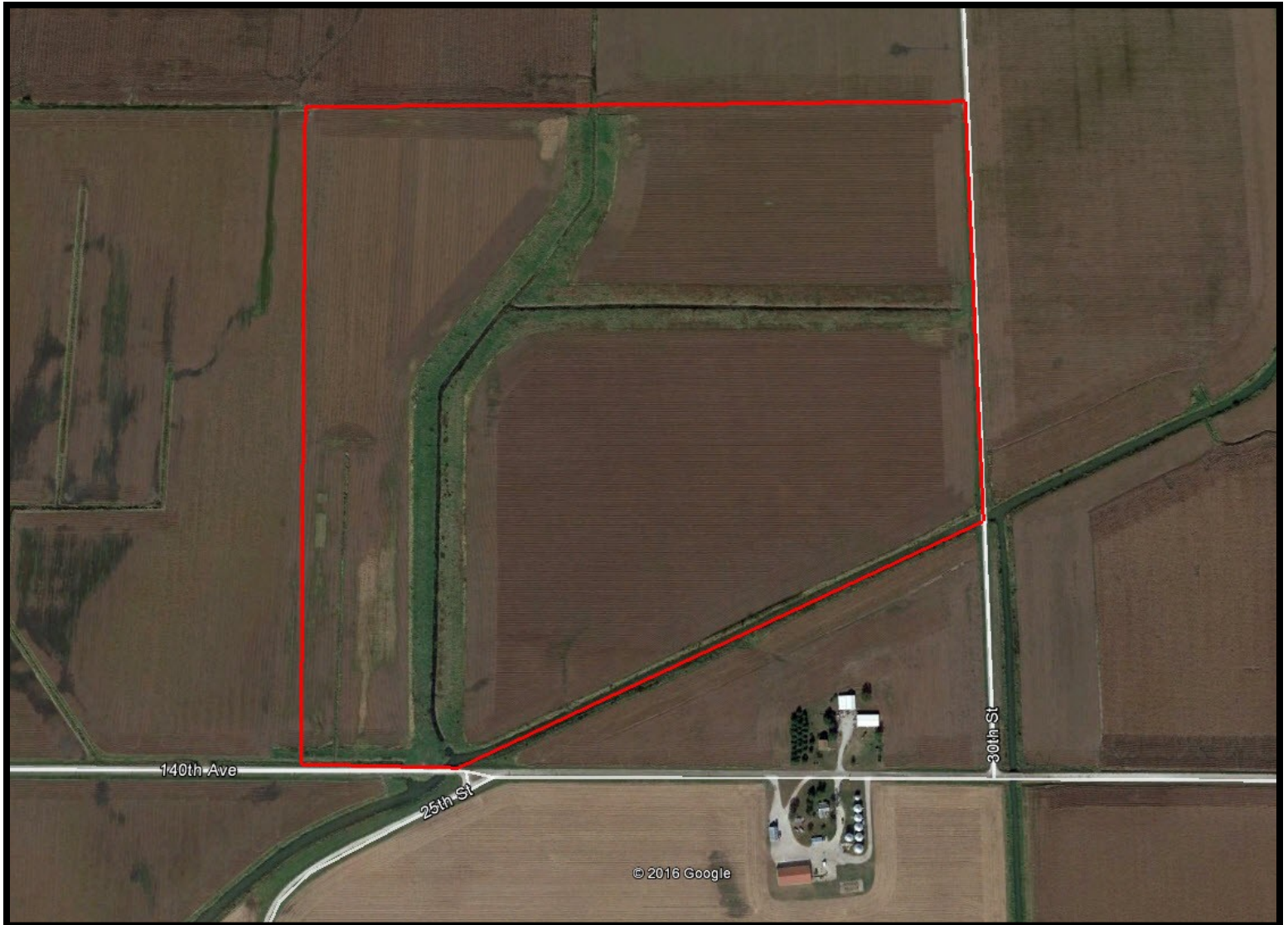


# LAND FOR SALE

LISTING #467

**142 ACRES M/L**  
MERCER 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

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

The Southwest 1/4 of Section 23,  
 Township 15 North, Range 6 West,  
 excluding 18 acres in the Southeast  
 corner.

**COMMENTS & BUILDING INFORMATION:**

25.2 acres of recently expired CRP  
 has been converted to tillable acres.

**LEASE/FSA INFORMATION:**

Rented for the 2017 crop year.

**Sidwell, 142 Acres M/L, Mercer County, IL**

<b>TOTAL ACRES:</b>	<b>142</b>
<b>PRICE:</b>	<b>\$766,800</b>
<b>Price Per Acre:</b>	\$5,400
<b>Owner:</b>	Sidwell
<b>Operator:</b>	Frieden
<b>County &amp; State:</b>	Mercer Co., IL
<b>Location:</b>	New Boston, IL
<b>Possession Date:</b>	At closing
<b>Drainage Info:</b>	Natural
<b>Average Productivity:</b>	119.7 PI
<b>Taxable Acres:</b>	134.96
<b>Net RE Taxes:</b>	\$24.70 <b>Drainage Tax:</b> \$4,049.10
<b>Taxes Payable In:</b>	2016-2017
<b>Topography:</b>	Level

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

<b>Farmland:</b>	141.77
<b>Crop Acres:</b>	133.61
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	80.1
<b>Corn Yield:</b>	134
<b>Soybean Base:</b>	28.1
<b>Soybean Yield:</b>	48

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	142
<b>Tillable Acres:</b>	133
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1
<b>Waterways:</b>	8
<b>Timber:</b>	
<b>Pasture:</b>	

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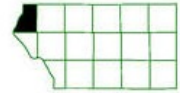
**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
 DeWitt, Iowa 52742

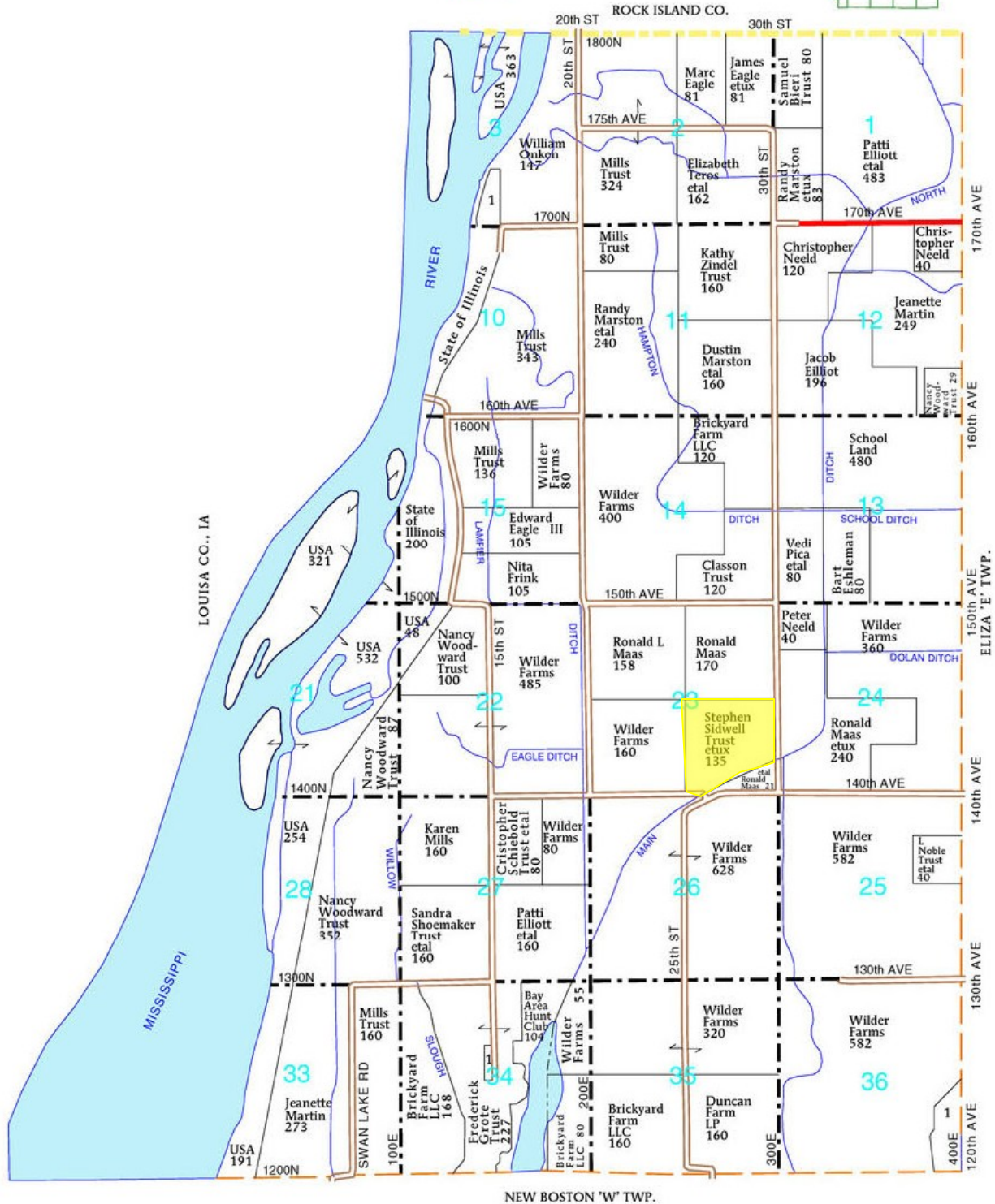
T-15-N

# ELIZA 'W' PLAT

(Landowners)



R-6-W



## ELIZA 'W' TOWNSHIP SECTION 3

1. US Army Corp of Engineers 20

## SECTION 34

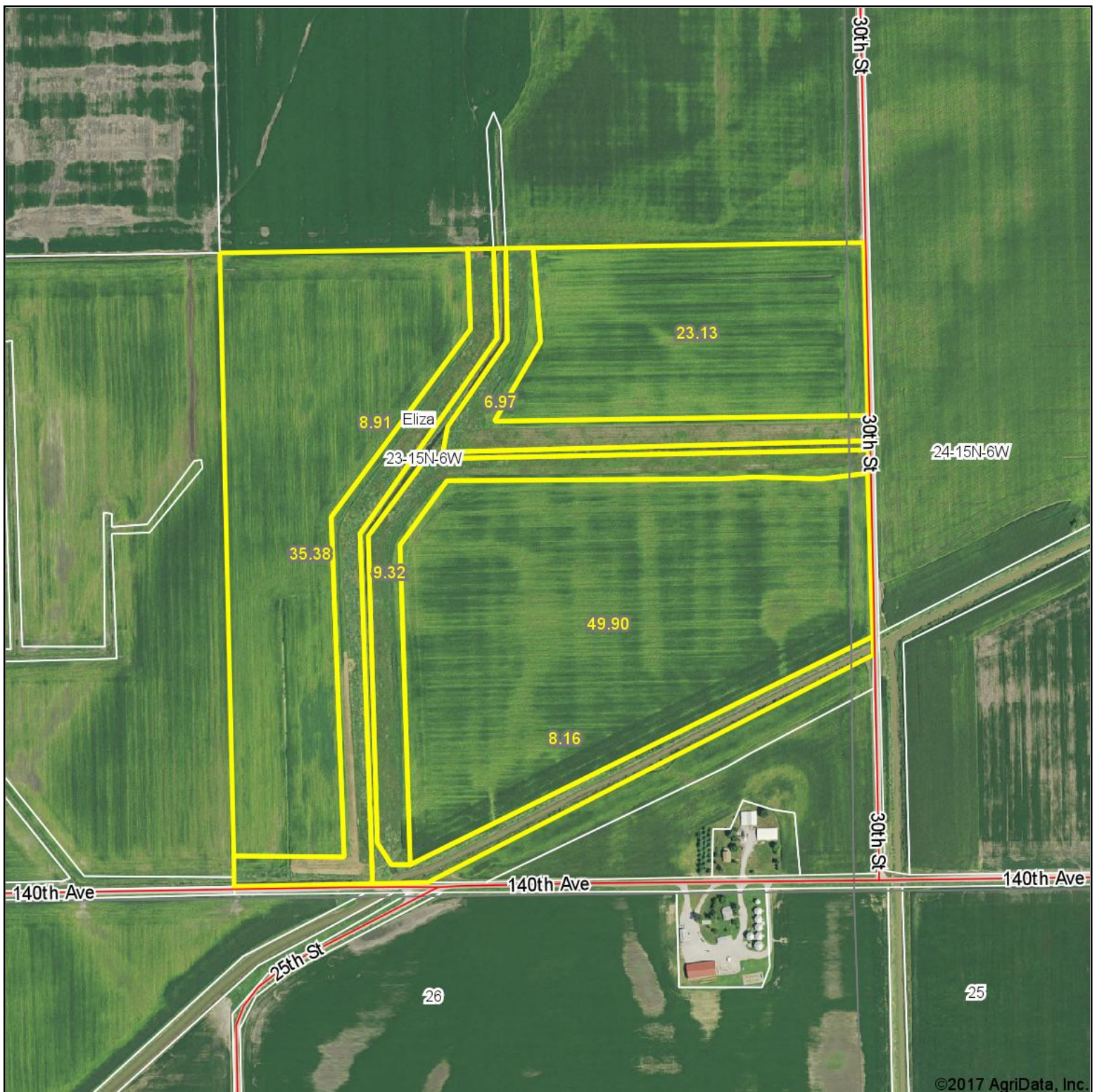
1. Reddick, Marlin 5

## SECTION 36

1. Bay Island Drainage Dist 26



# Aerial Map ~ Sidwell Total Acres



map center: 41° 16' 43.05, -91° 2' 26.14

0ft 646ft 1293ft

Maps Provided By:

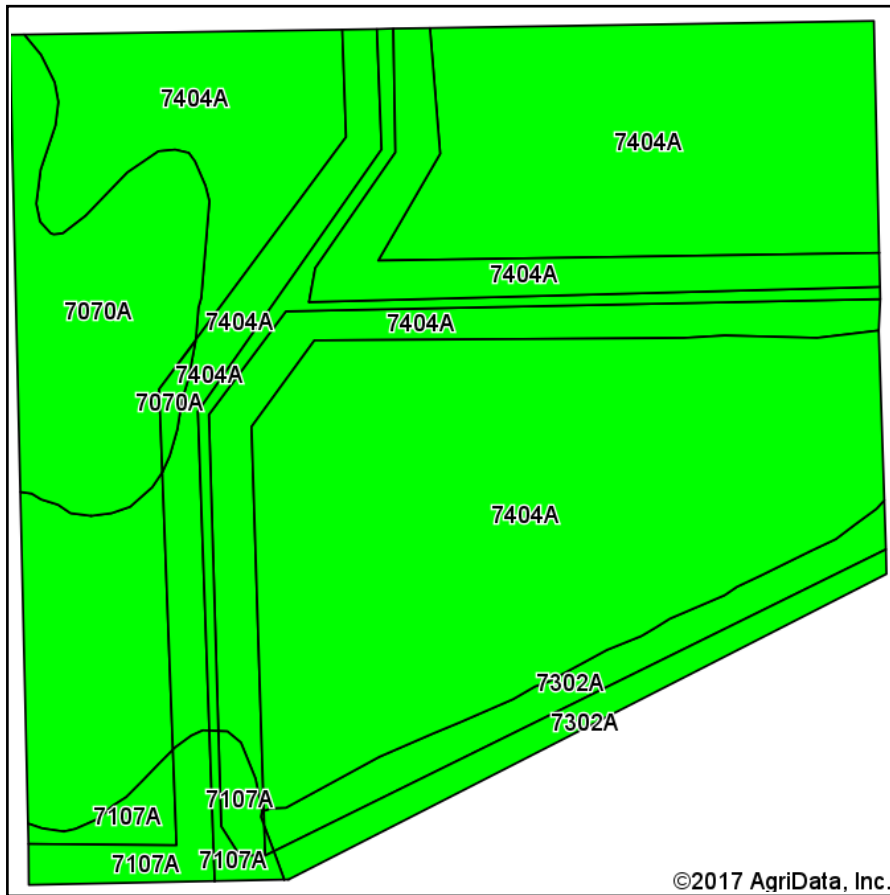


**23-15N-6W**  
**Mercer County**  
**Illinois**

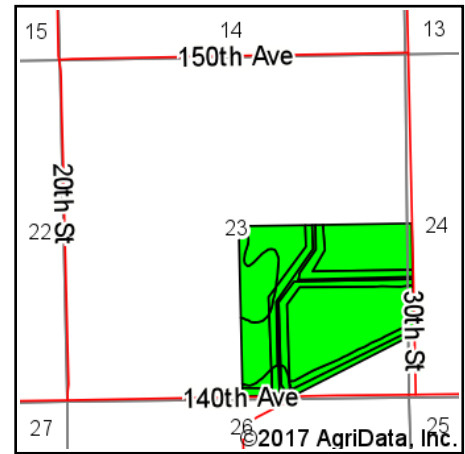


4/18/2017

# Soils Map ~ Sidwell Total Acres



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Mercer**  
 Location: **23-15N-6W**  
 Township: **Eliza**  
 Acres: **141.77**  
 Date: **4/18/2017**



Maps Provided By:



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## Area Symbol: IL131, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Alfalfa <sup>d</sup> hay, T/A	Crop productivity index for optimum management
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	114.07	80.5%		158	52	61	75	0.00	118
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	13.27	9.4%		176	58	69	90	0.00	132
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	9.14	6.4%		154	50	61	75	0.00	114
7107A	Sawmill silty clay loam, 0 to 2 percent slopes, rarely flooded	5.29	3.7%		189	60	71	98	0.00	139
<b>Weighted Average</b>					<b>160.6</b>	<b>52.7</b>	<b>62.1</b>	<b>77.3</b>	<b>0.00</b>	<b>119.8</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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

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

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

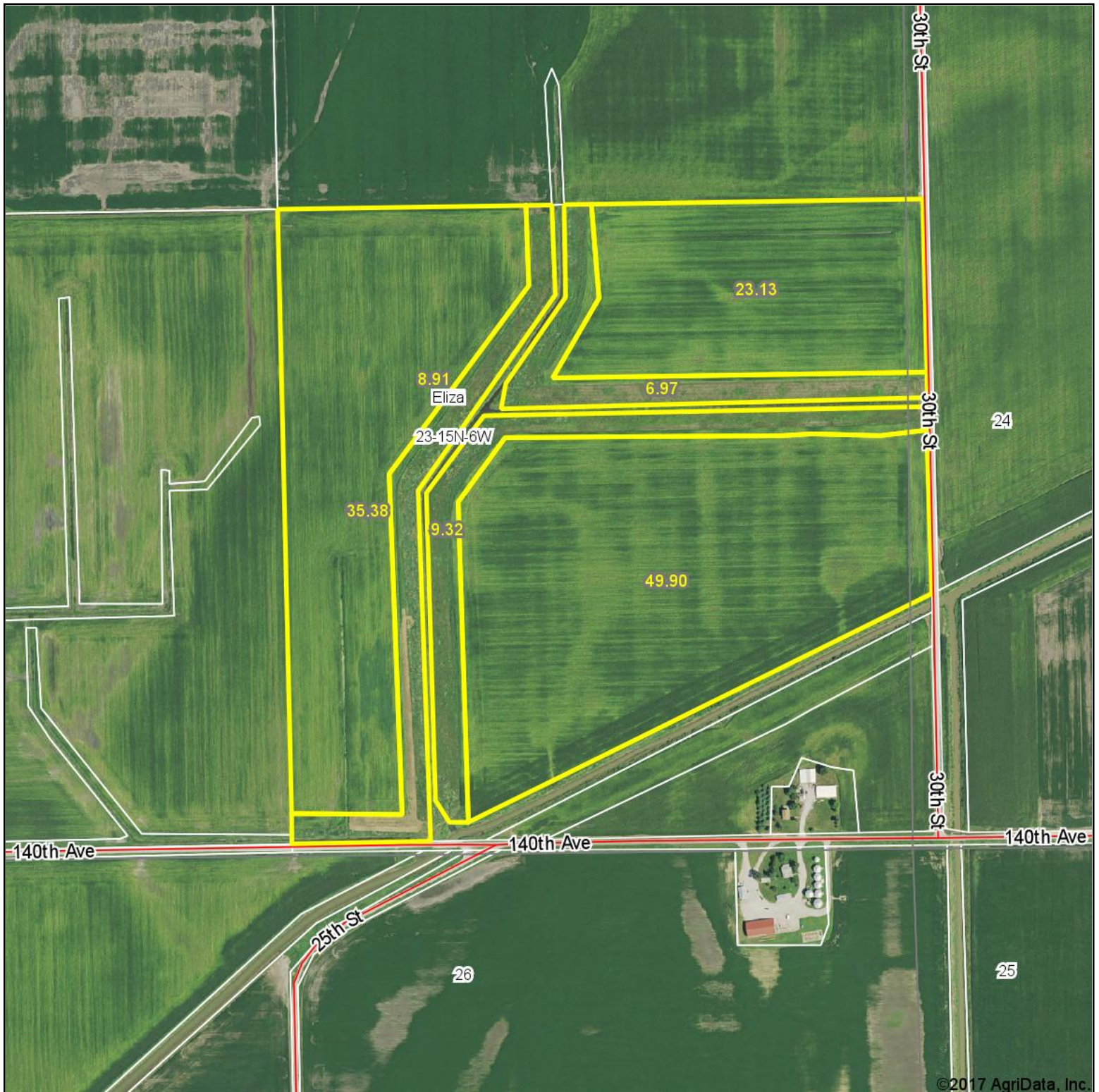
<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Aerial Map ~ Sidwell Tillable Acres



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map center: 41° 16' 41.38, -91° 2' 29.31

0ft 646ft 1293ft

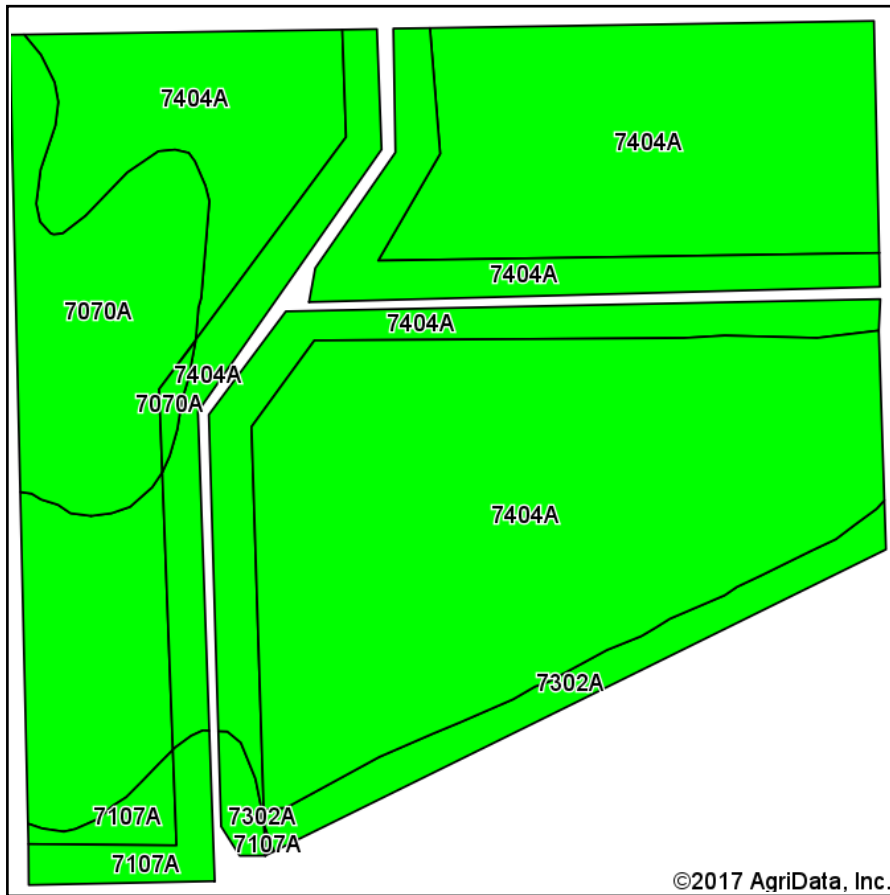
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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**23-15N-6W**  
**Mercer County**  
**Illinois**

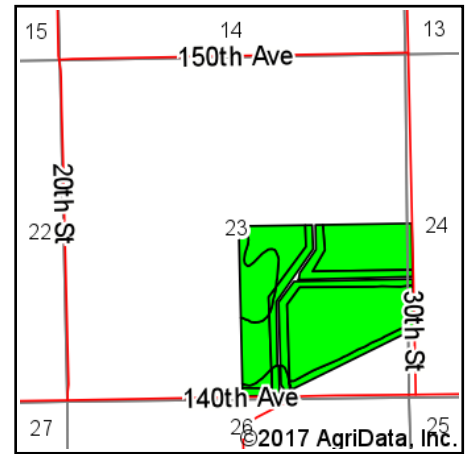


4/21/2017

# Soils Map ~ Sidwell Tillable Acres



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Mercer**  
 Location: **23-15N-6W**  
 Township: **Eliza**  
 Acres: **133.61**  
 Date: **4/21/2017**



Maps Provided By:



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## Area Symbol: IL131, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Alfalfa <sup>d</sup> hay, T/A	Crop productivity index for optimum management
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	110.60	82.8%		158	52	61	75	0.00	118
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	13.27	9.9%		176	58	69	90	0.00	132
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	5.10	3.8%		154	50	61	75	0.00	114
7107A	Sawmill silty clay loam, 0 to 2 percent slopes, rarely flooded	4.64	3.5%		189	60	71	98	0.00	139
<b>Weighted Average</b>					<b>160.7</b>	<b>52.8</b>	<b>62.1</b>	<b>77.3</b>	<b>0.00</b>	<b>120</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:

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

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

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

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Illinois

Mercer

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 4682

Prepared: 1/25/17 1:01 PM

Crop Year: 2017

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Recon Number

Farms Associated with Operator:

261, 732, 764, 1080, 2098, 3406, 4672, 4833, 4834, 5060, 5587, 5588, 5644, 5798, 5816, 5818

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
141.77	133.61	133.61	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	133.61	0.0	0.0	0.0			

## ARC/PLC

ARC-IC  
NONEARC-CO  
CORN, SOYBNPLC  
NONEPLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	80.1		134	0.0
SOYBEANS	28.1		48	0.0
Total Base Acres:	108.2			

Tract Number: 10733 Description: B-2 2-B T 10733 SEC. 23 - ELIZA TWP.

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
141.77	133.61	133.61	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	133.61	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	80.1		134	0.0
SOYBEANS	28.1		48	0.0
Total Base Acres:	108.2			

Owners: STEPHEN B SIDWELL REVOCABLE TRUST

CAROL A SIDWELL REVOCABLE TRUST

Other Producers: MATTHEW E FRIEDEN



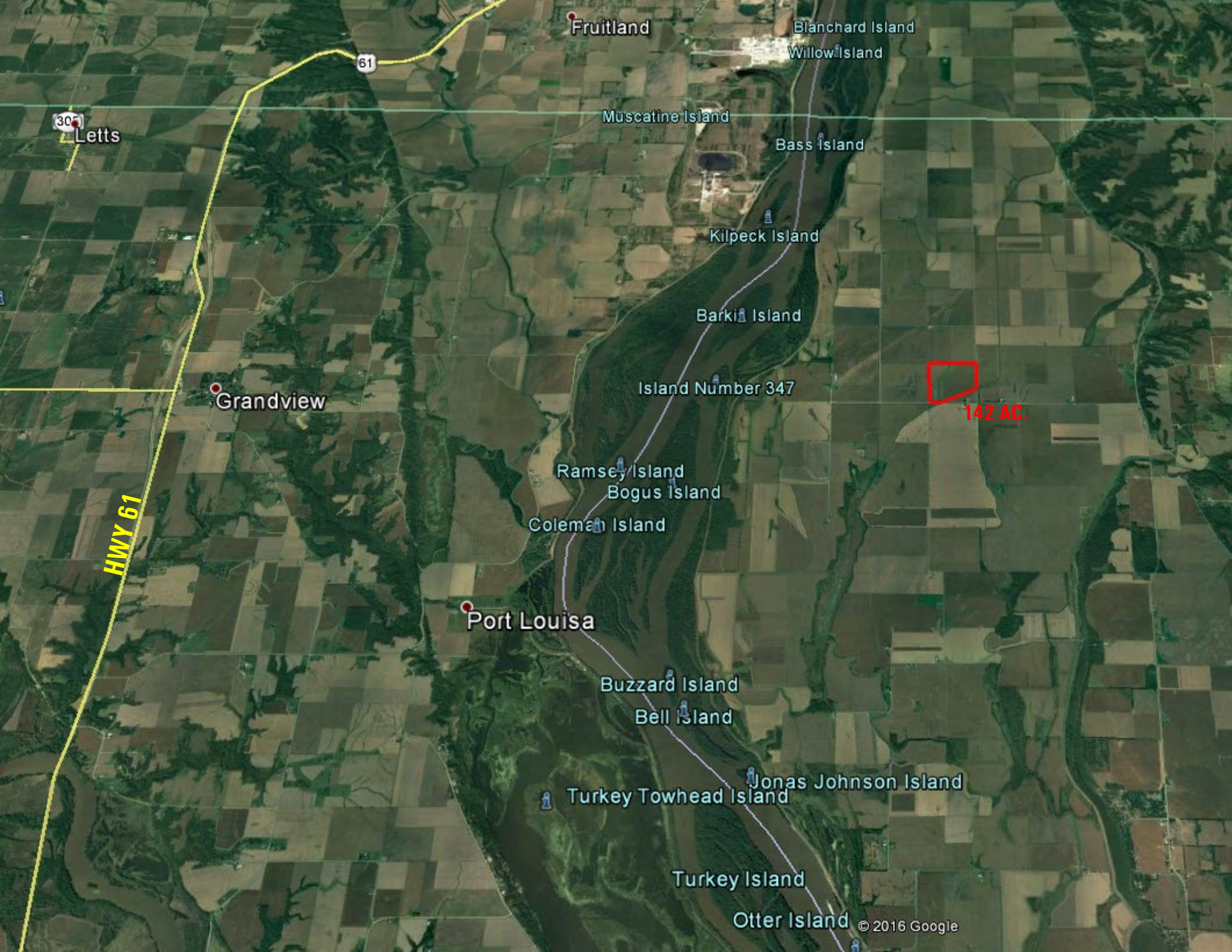
**140TH AVENUE**

140th Ave

25th St

**30TH STREET**  
30th St





Fruitland

Blanchard Island

Willow Island

Muscatine Island

Bass Island

Kilpeck Island

Barkin Island

Island Number 347

Ramsey Island

Bogus Island

Coleman Island

Port Louisa

Buzzard Island

Bell Island

Jonas Johnson Island

Turkey Towhead Island

Turkey Island

Otter Island

142 AC.

HWY 61

30  
Letts

61

Grandview

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