

8 sales, 602 acres in Iroquois County, IL

## All sales

	AMOUNT	DATE	ACRES	PARCELS	LOCATION	Cost per point	AVG PI	LAND USE
1	\$322,355	02/25/19	46.59	1	Iroquois County, IL	\$61.88	111.8	Developed, Non-Cropland, Cropland
2	\$542,025	12/26/19	80.46	2	Iroquois County, IL	\$66.69	101.0	Developed, Non-Cropland, Cropland
3	\$628,000	09/20/19	80.25	1	Iroquois County, IL	\$69.87	112.0	Developed, Non-Cropland, Cropland
4	\$1,110,000	11/13/19	151.96	1	Iroquois County, IL	\$62.32	117.2	Non-Cropland, Grass/Pasture, Water, Developed, Cropland
5	\$578,000	12/17/19	80.60	1	Iroquois County, IL	\$62.57	114.6	Developed, Non-Cropland, Grass/Pasture, Cropland
6	\$540,000	12/06/19	80.39	1	Iroquois County, IL	\$60.67	110.7	Developed, Non-Cropland, Grass/Pasture, Cropland
7	\$299,957	02/14/19	41.29	1	Iroquois County, IL	\$66.52	109.2	Non-Cropland, Cropland
8	\$357,088	10/04/19	40.59	1	Iroquois County, IL	\$73.74	119.3	Developed, Non-Cropland, Cropland

Average cost per point of \$65.53

These eight farms were sold in Iroquois County between 02-04-2019 and 12-26-2019. All eight of these farms have between 3-7% of non-tillable with the exception of farm #7. The average cost per point on the productivity index is \$65.53/point. Also keep in mind these farms were sold in 2019 before the land market rebounded. Land sales in late 2020 and early 2021 have been up 5-10% (sometimes significantly more for Class A soils). If you factor in a 5% increase on the cost per point that figure goes up to \$68.80/point.

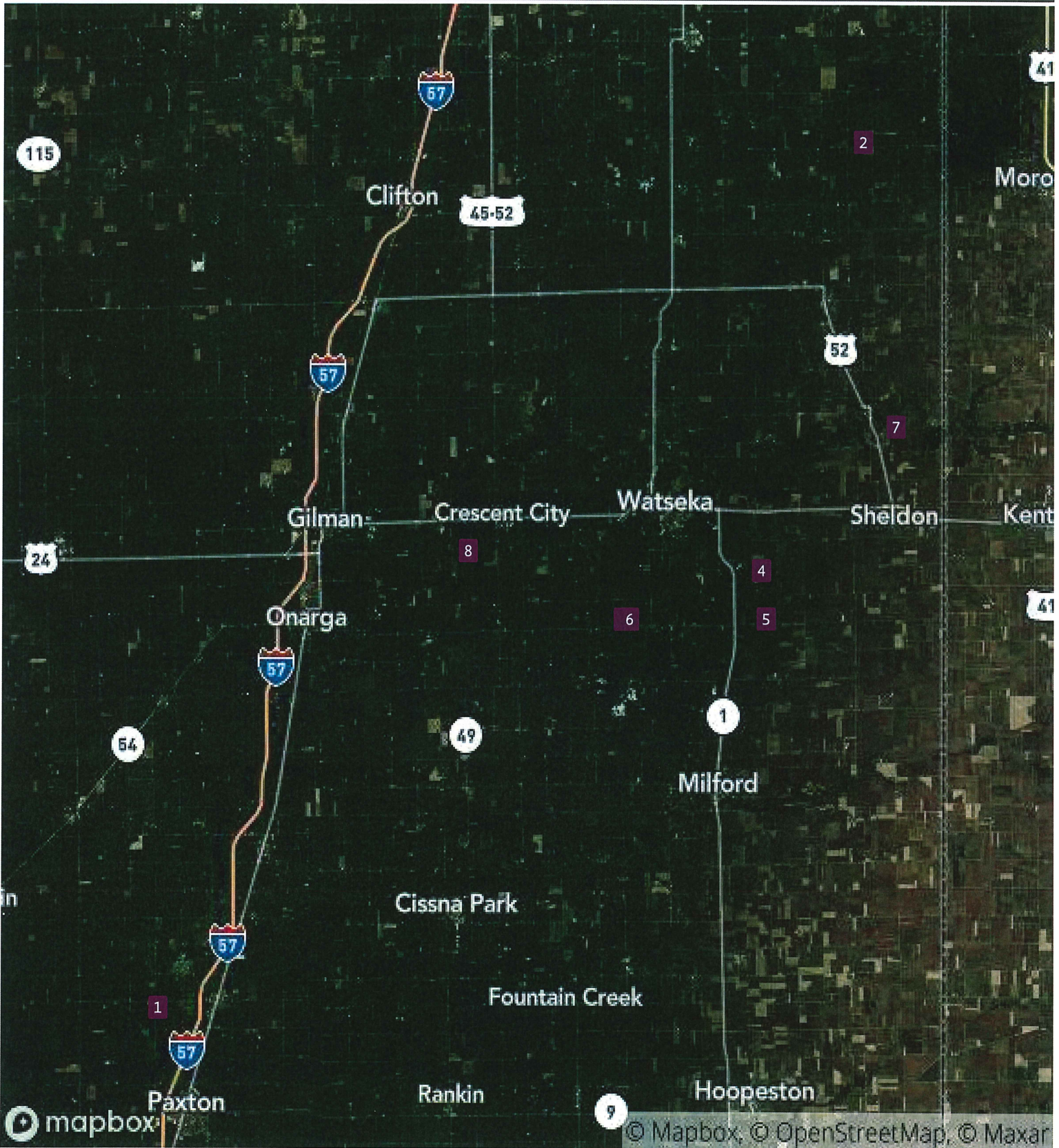
The Eighner 80 offers roughly 65.56 acres of tillable, and another 10 acres in the CRP program that will bring in \$1,800 annually until 2035. 97.35% of the acres on this farm are producing income.

The soil index of the Eighner 80 is 112.10.  $112.10 \times \$68.80$  (adjusted cost per point) comes out to \$7,712 per tillable acre.  $65.56 \text{ acres of tillable} \times \$7,712/\text{acre} = \$505,598$ . The list price for this farm is \$531,697. This means you're basically picking up the CRP portion of this farm for \$2,609 per acre.

The natural topography of this farm is beneficial for drainage as the northern portion of the farm slopes downward towards the drainage ditch, and the southern portion drains into the south ditch and CRP area. This is a farm that can be highly productive.

This is a farm that is priced appropriately and there are no tenant rights for the 2021 growing season. You can literally get a return on your investment within seven months.

8 sales, 602 acres in Iroquois County, IL



1 parcel, 47 acres in Iroquois County, IL

TOWNSHIP/SECTION 24N 10E - 30

SALE AMOUNT

**\$322,355**

SALE DATE

02/25/19

BUYER

CHAD RUST

SELLER

OWNER RECORD

TOTAL ACRES

46.59

LAND USE

Developed, Non-Cropland,  
Cropland

AVG PI

111.8

COUNTY AVG

118.0




**ECONOMIC ATTRIBUTES**

Iroquois County is a low tax county.  
This land is in a moderate livestock demand area.  
Expected Corn Basis: -\$0.05

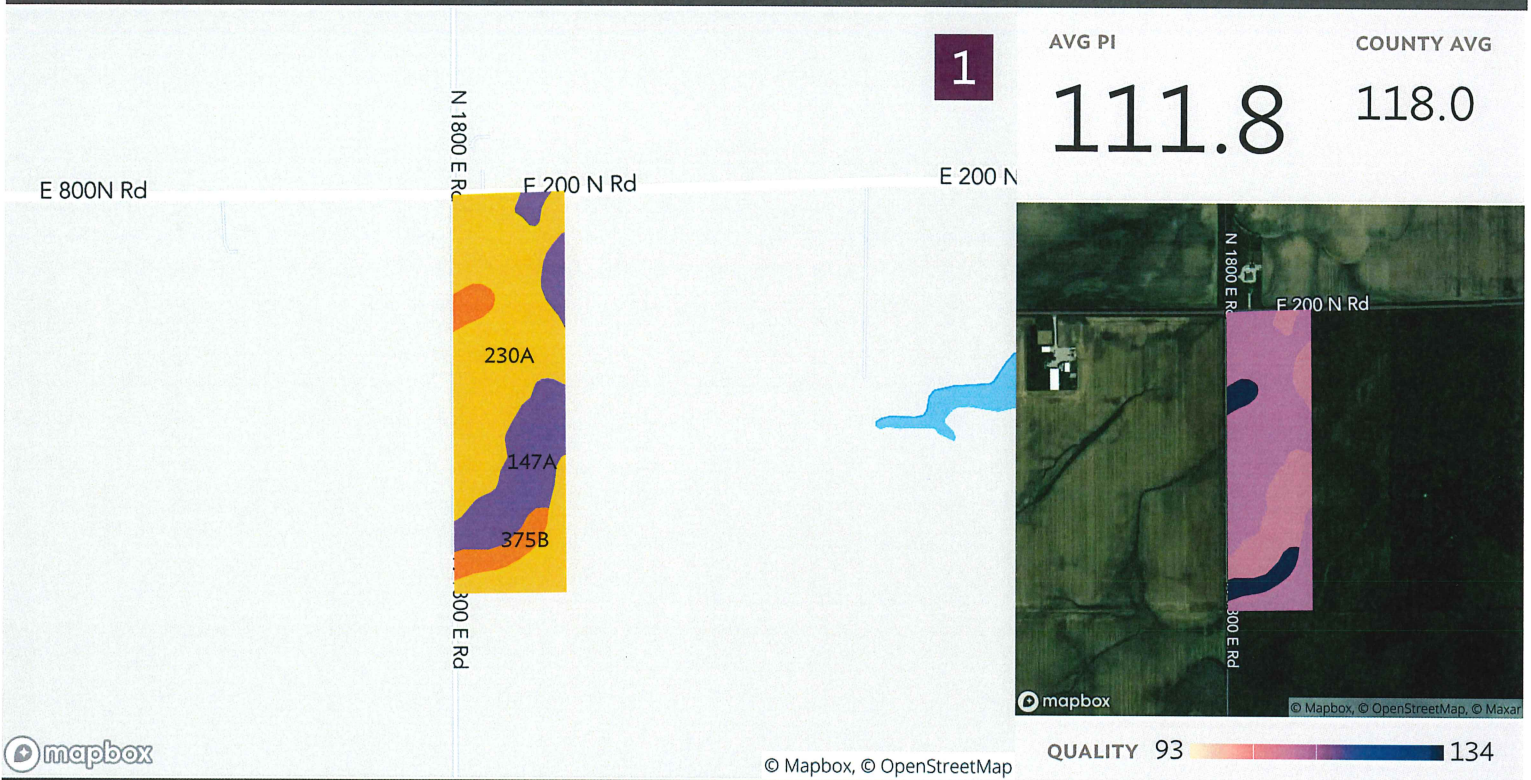
**PHYSICAL ATTRIBUTES**

Annual Precipitation: 37.94 inches  
Annual GDD: 3108

FIELD	ACRES	SLOPE	2019 CROPS	LOCATION	AVG PI	AVG ACREVALUE (\$/AC)
	46.59	1.29%	90% Soybeans, 6% Developed, 3% Non-Cropland, 2% Corn	Iroquois County, IL 24N 10E - 30 APN: 36-30-100-008	111.8	\$6,882

1 parcel, 47 acres in Iroquois County, IL

TOWNSHIP/SECTION 24N 10E - 30



# Field 1

Source: NRCS Soil Survey

47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
230A	Rowe silty clay loam, 0 to 2 percent slopes	30.30	65.0%	3	111.0
147A	Clarence silty clay loam, 0 to 2 percent slopes	12.18	26.1%	3	107.0
375B	Rutland silty clay loam, 2 to 5 percent slopes	4.10	8.8%	2	132.0
		<b>46.59</b>			<b>111.8</b>

2 parcels, 80 acres in Iroquois County, IL

TOWNSHIP/SECTION 29N 11W - 26, 27, 34, 35

SALE AMOUNT

**\$542,025**

SALE DATE

12/26/19

BUYER

L & M INDIANA

SELLER

OWNER RECORD

TOTAL ACRES

80.46

LAND USE

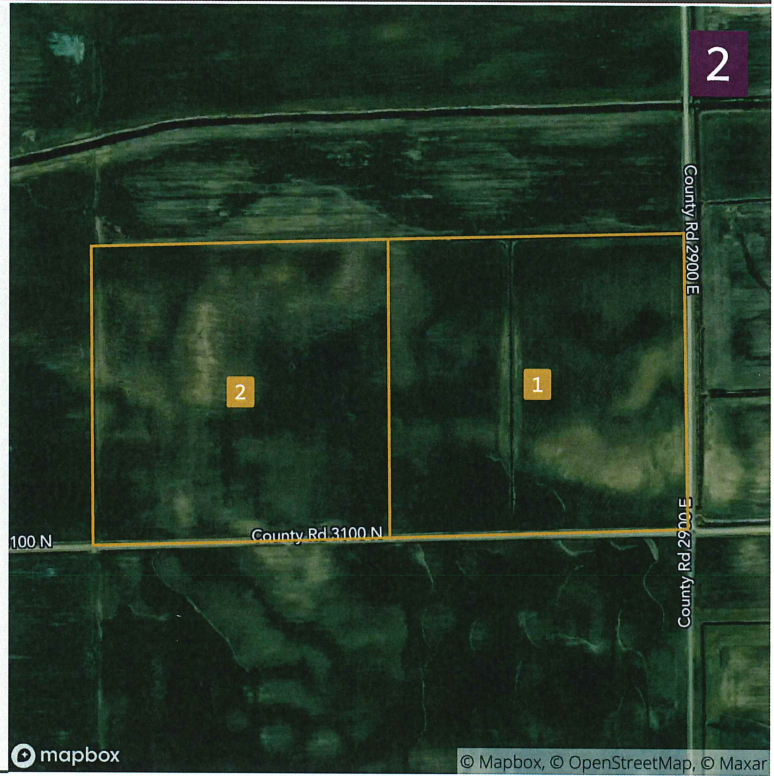
Developed, Non-Cropland,  
Cropland

AVG PI

101.0

COUNTY AVG

118.0



**ECONOMIC ATTRIBUTES**

Iroquois County is a low tax county.  
This land is in a low livestock demand area.  
Expected Corn Basis: -\$0.12

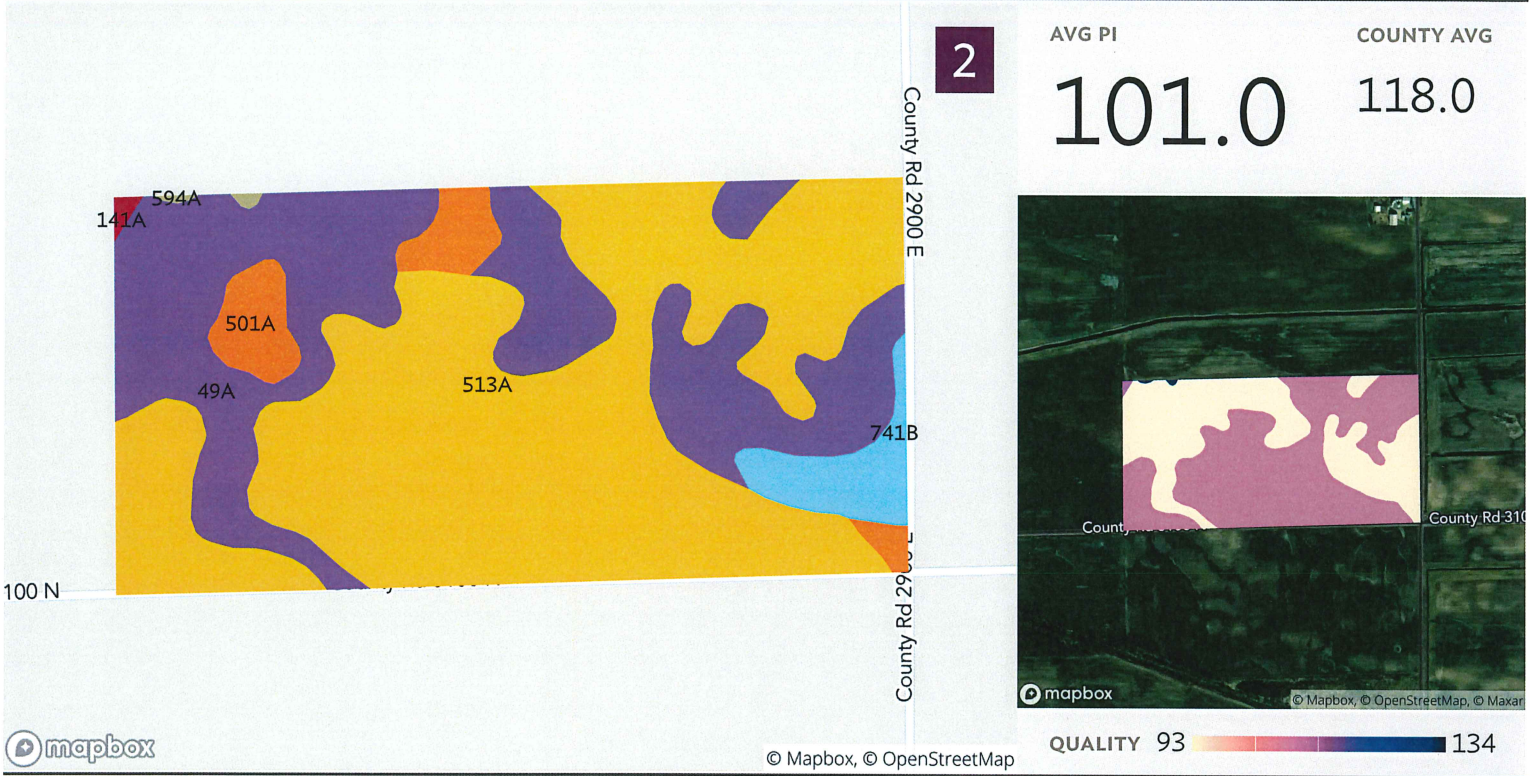
**PHYSICAL ATTRIBUTES**

Annual Precipitation: 38.23 inches  
Annual GDD: 3051

FIELD	ACRES	SLOPE	2019 CROPS	LOCATION	AVG PI	AVG ACREVALUE (\$/AC)
1	40.32	0.43%	91% Corn, 5% Soybeans, 4% Non-Cropland, 0% Other	Iroquois County, IL 29N 11W - 27, 34 APN: 06-27-400-001	100.5	\$4,967
2	40.14	0.73%	91% Corn, 5% Non-Cropland, 2% Soybeans, 2% Other	Iroquois County, IL 29N 11W - 26, 27, 34, 35 APN: 06-27-400-002	101.5	\$5,107
	<b>80.46</b>	<b>0.58%</b>			<b>101.0</b>	<b>\$5,037</b>

2 parcels, 80 acres in Iroquois County, IL

TOWNSHIP/SECTION 29N 11W – 26, 27, 34, 35



## All fields

Source: NRCS Soil Survey

80 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
513A	Granby fine sandy loam, 0 to 2 percent slopes	46.37	57.6%	3	108.0
49A	Watseka loamy fine sand, 0 to 2 percent slopes	26.81	33.3%	3	93.0
501A	Morocco loamy fine sand, 0 to 2 percent slopes	3.99	5.0%	4	87.0
741B	Oakville fine sand, 1 to 6 percent slopes	2.99	3.7%	4	81.0
141A	Wesley fine sandy loam, 0 to 2 percent slopes	0.17	0.2%	2	113.0
594A	Reddick clay loam, 0 to 2 percent slopes	0.14	0.2%	2	130.0
		<b>80.46</b>			<b>101.0</b>

2 parcels, 80 acres in Iroquois County, IL

TOWNSHIP/SECTION 29N 11W - 26, 27, 34, 35



## Field 2

Source: NRCS Soil Survey

40 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
513A	Granby fine sandy loam, 0 to 2 percent slopes	25.26	62.9%	3	108.0
49A	Watseka loamy fine sand, 0 to 2 percent slopes	11.44	28.5%	3	93.0
741B	Oakville fine sand, 1 to 6 percent slopes	2.99	7.4%	4	81.0
501A	Morocco loamy fine sand, 0 to 2 percent slopes	0.45	1.1%	4	87.0
		<b>40.14</b>			<b>101.5</b>

2 parcels, 80 acres in Iroquois County, IL

TOWNSHIP/SECTION 29N 11W – 26, 27, 34, 35

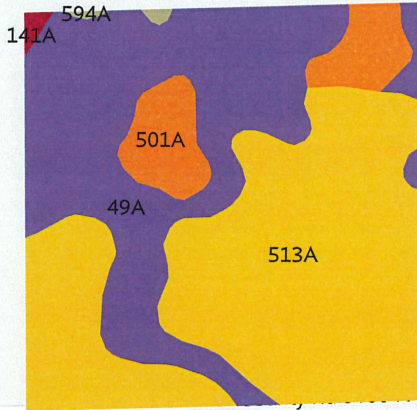
**2**

AVG PI

COUNTY AVG

**100.5**

118.0



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QUALITY 93 134

## Field 1

Source: NRCS Soil Survey

40 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
513A	Granby fine sandy loam, 0 to 2 percent slopes	21.11	52.3%	3	108.0
49A	Watseka loamy fine sand, 0 to 2 percent slopes	15.37	38.1%	3	93.0
501A	Morocco loamy fine sand, 0 to 2 percent slopes	3.54	8.8%	4	87.0
141A	Wesley fine sandy loam, 0 to 2 percent slopes	0.17	0.4%	2	113.0
594A	Reddick clay loam, 0 to 2 percent slopes	0.14	0.3%	2	130.0
		<b>40.32</b>			<b>100.5</b>



1 parcel, 80 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 12W - 19, 26N 13W - 24

SALE AMOUNT

**\$628,000**

SALE DATE

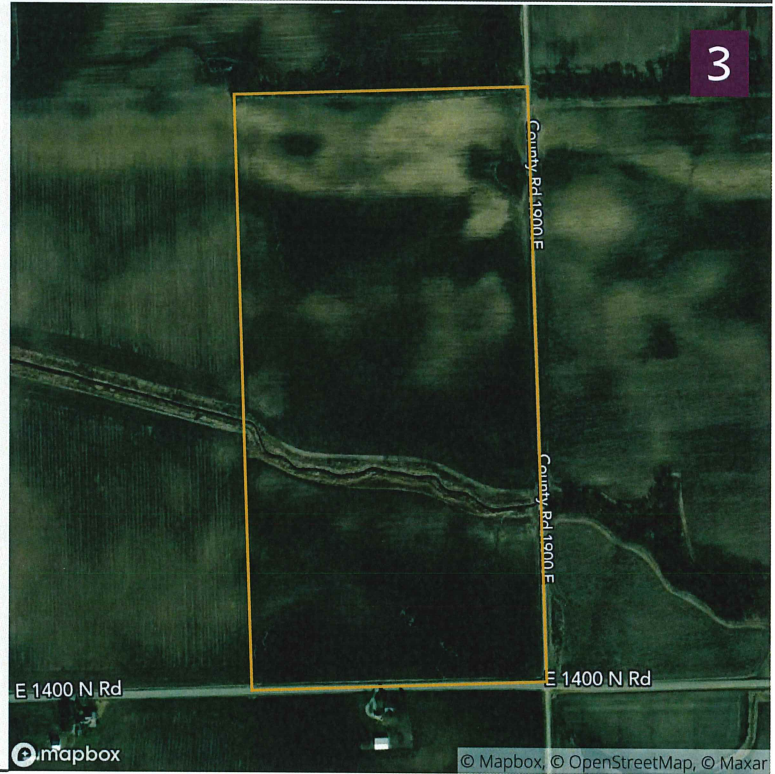
09/20/19

BUYER

STORM TIM

SELLER

OWNER RECORD



TOTAL ACRES

80.25

LAND USE

Developed, Non-Cropland,  
Cropland

AVG PI

112.0

COUNTY AVG


118.0

**ECONOMIC ATTRIBUTES**

Iroquois County is a low tax county.  
This land is in a low livestock demand area.  
Expected Corn Basis: -\$0.08

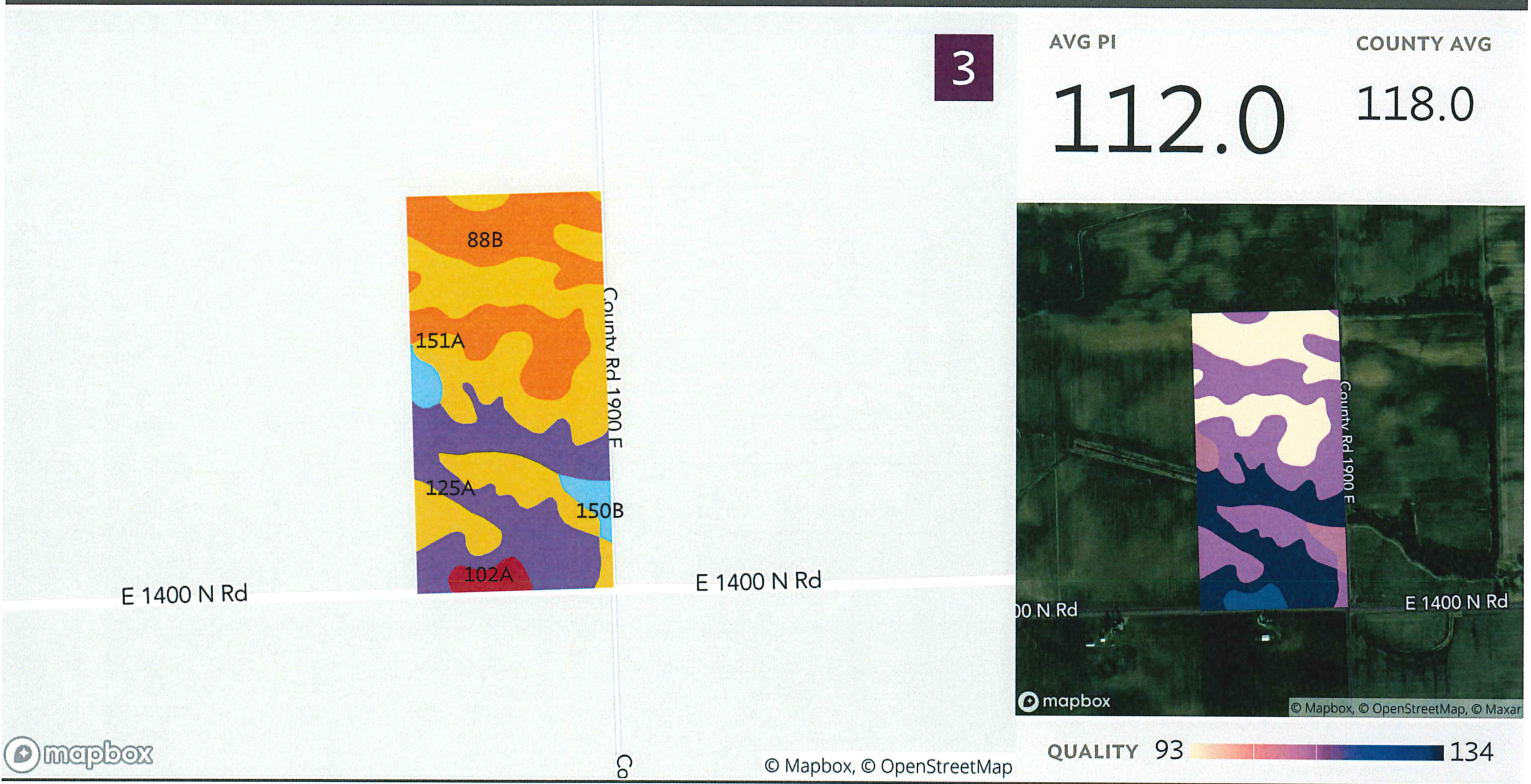
**PHYSICAL ATTRIBUTES**

Annual Precipitation: 38.44 inches  
Annual GDD: 3018

FIELD	ACRES	SLOPE	2019 CROPS	LOCATION	AVG PI	AVG ACREVALUE (\$/AC)
	80.25	0.51%	93% Soybeans, 4% Non-Cropland, 2% Other, 1% Corn	Iroquois County, IL 26N 12W - 19, 26N 13W - 24 APN: 25-24-400-002	112.0	\$6,945

1 parcel, 80 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 12W - 19, 26N 13W - 24



## Field 1

Source: NRCS Soil Survey

80 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	32.79	40.9%	2	114.0
125A	Selma loam, 0 to 2 percent slopes	21.24	26.5%	2	129.0
88B	Sparta loamy fine sand, 1 to 6 percent slopes	20.98	26.1%	4	91.0
150B	Onarga fine sandy loam, 2 to 5 percent slopes	3.08	3.8%	2	109.0
102A	La Hogue loam, 0 to 2 percent slopes	2.17	2.7%	1	121.0
		<b>80.25</b>			<b>112.0</b>

1 parcel, 152 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 12W - 12, 13

SALE AMOUNT

SALE DATE

**\$1,110,000**<sup>11/13/19</sup>

BUYER

KOESTER ROY A & DONNA A

SELLER

OWNER RECORD

TOTAL ACRES

151.96

LAND USE

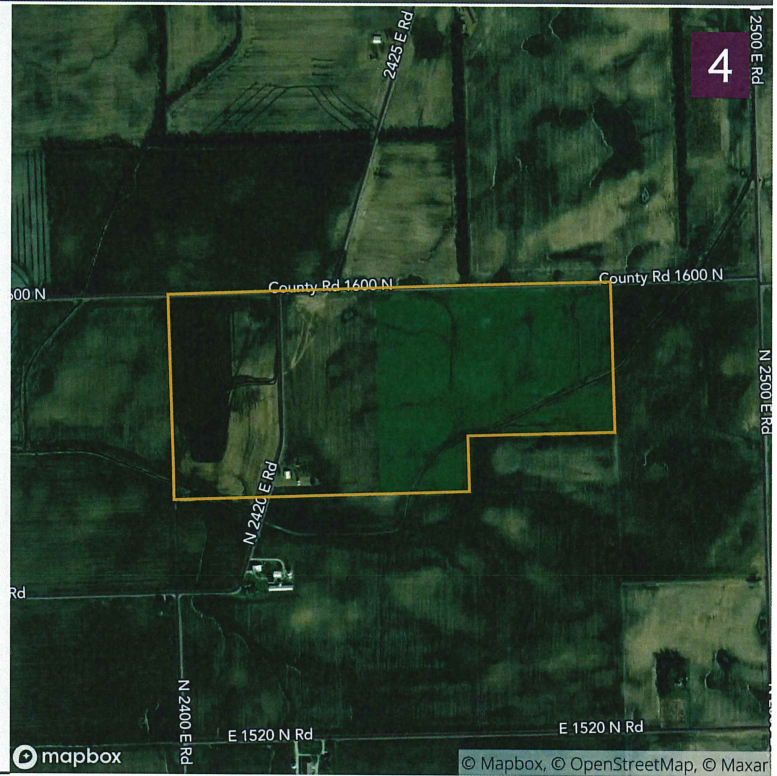
Non-Cropland,  
Grass/Pasture, Water,  
Developed, Cropland

AVG PI

117.2

COUNTY AVG

118.0




**ECONOMIC ATTRIBUTES**

Iroquois County is a low tax county.  
This land is in a low livestock demand area.  
Expected Corn Basis: -\$0.09

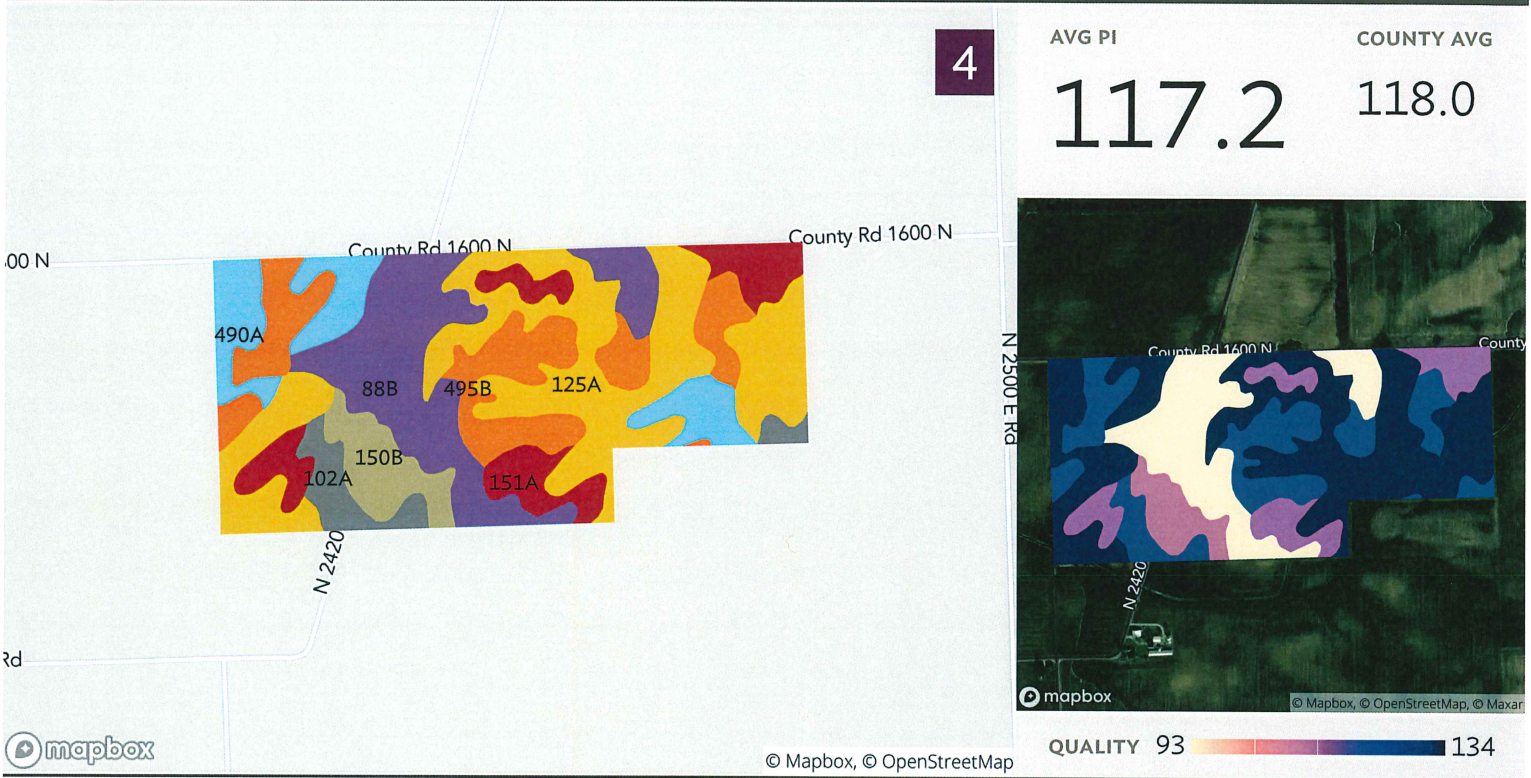
**PHYSICAL ATTRIBUTES**

Annual Precipitation: 38.25 inches  
Annual GDD: 3027

FIELD	ACRES	SLOPE	2019 CROPS	LOCATION	AVG PI	AVG ACREVALUE (\$/AC)
	151.96	1.12%	92% Corn, 5% Non-Cropland, 3% Other, 0% Soybeans	Iroquois County, IL 26N 12W - 12, 13 APN: 26-13-100-001	117.2	\$7,101

1 parcel, 152 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 12W - 12, 13



# Field 1

Source: NRCS Soil Survey

152 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
125A	Selma loam, 0 to 2 percent slopes	48.88	32.2%	2	129.0
88B	Sparta loamy fine sand, 1 to 6 percent slopes	29.61	19.5%	4	91.0
495B	Corwin loam, 2 to 5 percent slopes	25.85	17.0%	3	121.0
490A	Odell silt loam, 0 to 2 percent slopes	16.37	10.8%	1	129.0
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	15.96	10.5%	2	114.0
150B	Onarga fine sandy loam, 2 to 5 percent slopes	8.58	5.6%	2	109.0
102A	La Hogue loam, 0 to 2 percent slopes	6.71	4.4%	1	121.0
		<b>151.96</b>			<b>117.2</b>

1 parcel, 81 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 12W - 24

SALE AMOUNT

**\$578,000**

SALE DATE

12/17/19

BUYER

LONGEST FAMILY INVESTMENTS LLC

SELLER

OWNER RECORD

TOTAL ACRES

80.60

LAND USE

Developed, Non-Cropland,  
Grass/Pasture, Cropland

AVG PI

114.6

COUNTY AVG

118.0



**ECONOMIC ATTRIBUTES**

Iroquois County is a low tax county.  
This land is in a low livestock demand area.  
Expected Corn Basis: -\$0.09

**PHYSICAL ATTRIBUTES**

Annual Precipitation: 38.37 inches  
Annual GDD: 3023

FIELD	ACRES	SLOPE	2019 CROPS	LOCATION	AVG PI	AVG ACREVALUE (\$/AC)
	80.60	0.46%	77% Corn, 17% Grass/Pasture, 5% Other, 1% Soybeans	Iroquois County, IL 26N 12W - 24 APN: 26-24-300-002	114.6	\$6,354

1 parcel, 81 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 12W - 24

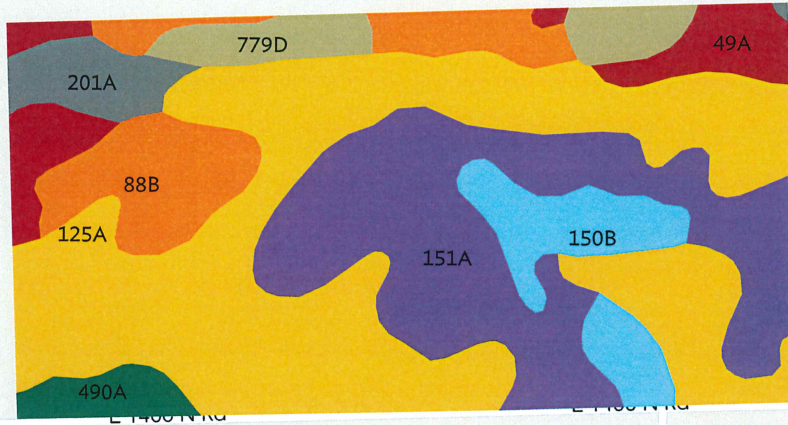
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AVG PI

114.6

COUNTY AVG

118.0



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QUALITY 93 134

# Field 1

Source: NRCS Soil Survey

81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
125A	Selma loam, 0 to 2 percent slopes	33.79	41.9%	2	129.0
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	19.77	24.5%	2	114.0
88B	Sparta loamy fine sand, 1 to 6 percent slopes	8.11	10.1%	4	91.0
150B	Onarga fine sandy loam, 2 to 5 percent slopes	5.46	6.8%	2	109.0
49A	Watseka loamy fine sand, 0 to 2 percent slopes	4.93	6.1%	3	93.0
779D	Chelsea fine sand, 6 to 12 percent slopes	3.85	4.8%	4	74.0
201A	Gilford fine sandy loam, 0 to 2 percent slopes	2.84	3.5%	2	110.0
490A	Odell silt loam, 0 to 2 percent slopes	1.86	2.3%	1	129.0
		<b>80.60</b>			<b>114.6</b>

1 parcel, 80 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 12W - 19, 30

SALE AMOUNT

**\$540,000**

SALE DATE

12/06/19

BUYER

WILLIAMS

SELLER

OWNER RECORD

TOTAL ACRES

80.39

LAND USE

Developed, Non-Cropland,  
Grass/Pasture, Cropland

AVG PI

110.7

COUNTY AVG

118.0




**ECONOMIC ATTRIBUTES**

Iroquois County is a low tax county.  
This land is in a low livestock demand area.  
Expected Corn Basis: -\$0.08

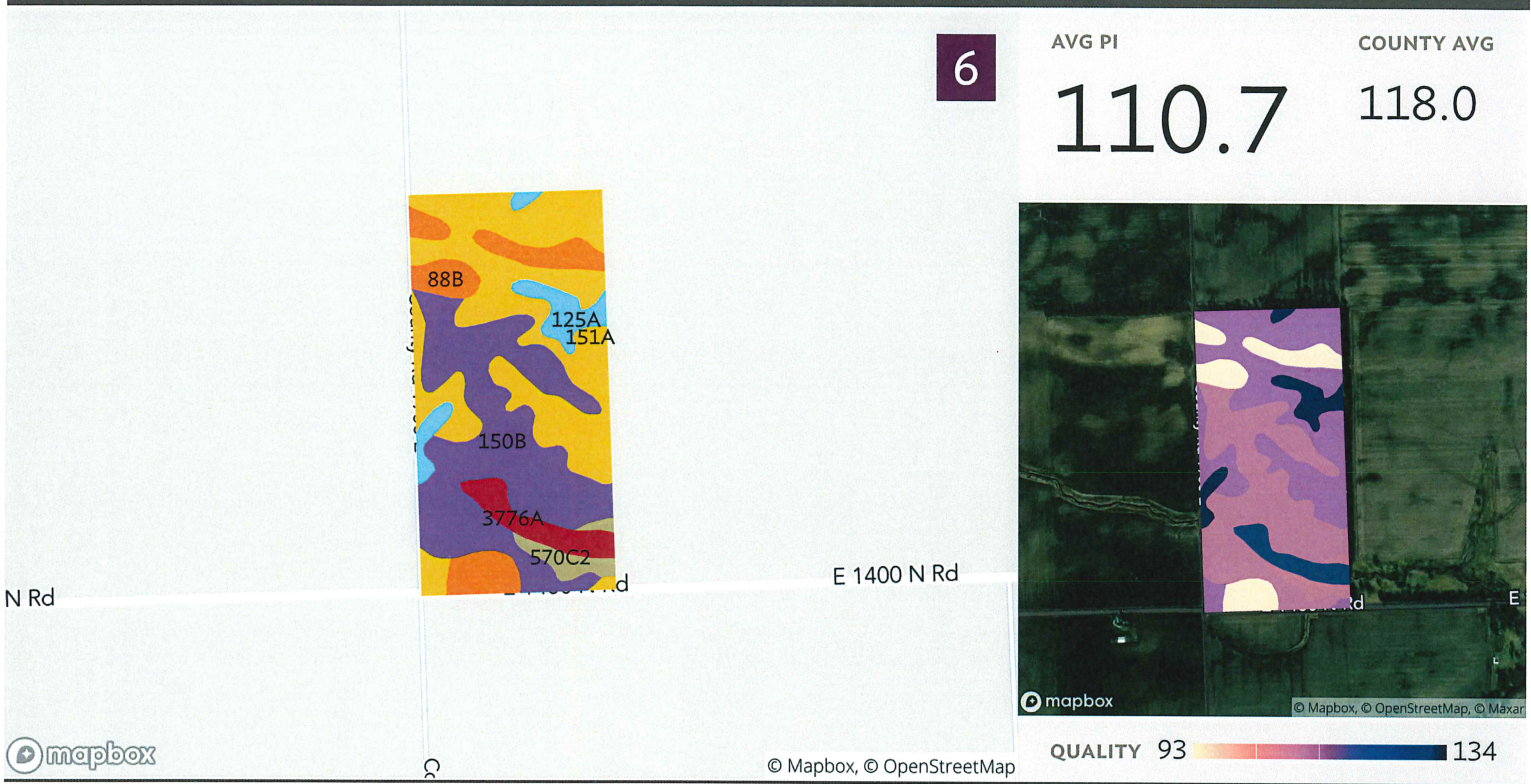
**PHYSICAL ATTRIBUTES**

Annual Precipitation: 38.44 inches  
Annual GDD: 3018

FIELD	ACRES	SLOPE	2019 CROPS	LOCATION	AVG PI	AVG ACREVALUE (\$/AC)
	80.39	0.71%	68% Corn, 11% Soybeans, 11% Fallow, 7% Non-Cropland, 3% Other	Iroquois County, IL 26N 12W - 19, 30 APN: 26-19-300-001	110.7	\$6,537

1 parcel, 80 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 12W - 19, 30



# Field 1

Source: NRCS Soil Survey

80 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	30.13	37.5%	2	114.0
150B	Onarga fine sandy loam, 2 to 5 percent slopes	29.98	37.3%	2	109.0
88B	Sparta loamy fine sand, 1 to 6 percent slopes	9.17	11.4%	4	91.0
125A	Selma loam, 0 to 2 percent slopes	4.73	5.9%	2	129.0
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	4.14	5.2%	3	124.0
570C2	Martinsville loam, 4 to 6 percent slopes, eroded	2.23	2.8%	2	107.0
		<b>80.39</b>			<b>110.7</b>



1 parcel, 41 acres in Iroquois County, IL

TOWNSHIP/SECTION 27N 11W - 14, 23

SALE AMOUNT

**\$299,957**

SALE DATE

02/14/19

BUYER

MARK W ZUMWALT

SELLER

OWNER RECORD

TOTAL ACRES

41.29

LAND USE

Non-Cropland, Cropland

AVG PI

109.2

COUNTY AVG

118.0




**ECONOMIC ATTRIBUTES**

Iroquois County is a low tax county.  
 This land is in a low livestock demand area.  
 Expected Corn Basis: -\$0.10

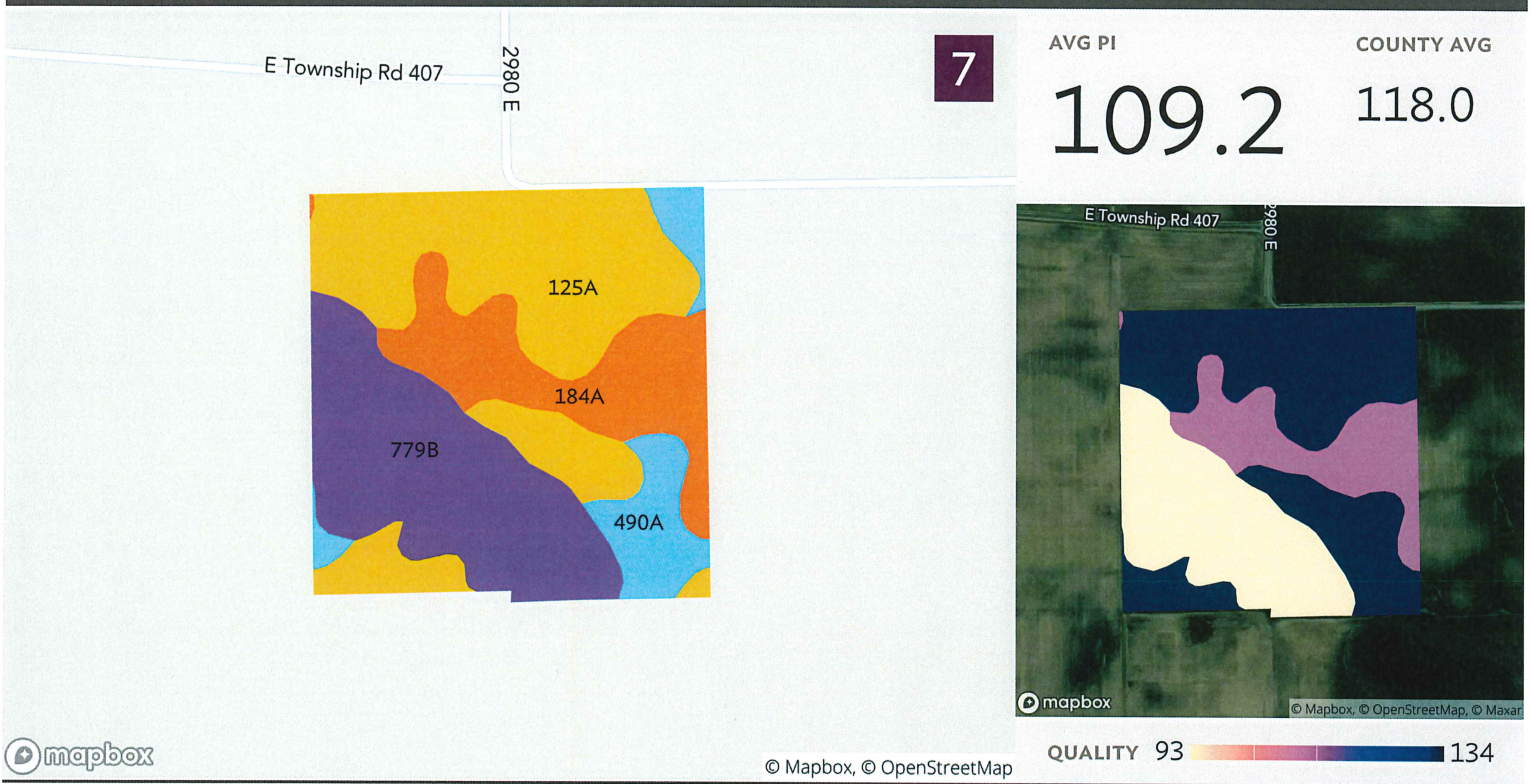
**PHYSICAL ATTRIBUTES**

Annual Precipitation: 38.16 inches  
 Annual GDD: 3060

FIELD	ACRES	SLOPE	2019 CROPS	LOCATION	AVG PI	AVG ACREVALUE (\$/AC)
	41.29	1.02%	96% Soybeans, 2% Corn, 2% Other	Iroquois County, IL 27N 11W - 14, 23 APN: 20-23-200-004	109.2	\$6,362

1 parcel, 41 acres in Iroquois County, IL

TOWNSHIP/SECTION 27N 11W - 14, 23



AVG PI **109.2** COUNTY AVG 118.0

# Field 1

Source: NRCS Soil Survey

41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
125A	Selma loam, 0 to 2 percent slopes	16.45	39.8%	2	129.0
779B	Chelsea loamy fine sand, 1 to 6 percent slopes	12.69	30.7%	4	76.0
184A	Roby fine sandy loam, 0 to 2 percent slopes	7.98	19.3%	2	111.0
490A	Odell silt loam, 0 to 2 percent slopes	4.18	10.1%	1	129.0
		<b>41.29</b>			<b>109.2</b>

1 parcel, 41 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 13W - 7, 26N 14W - 12

SALE AMOUNT

**\$357,088**

SALE DATE

10/04/19



BUYER

KEITH E MCTAGGART, TAMARA R MCTAGGART

SELLER

OWNER RECORD

TOTAL ACRES

40.59

LAND USE

Developed, Non-Cropland, Cropland

AVG PI

119.3

COUNTY AVG

118.0

**ECONOMIC ATTRIBUTES**

Iroquois County is a low tax county.  
This land is in a low livestock demand area.  
Expected Corn Basis: -\$0.06

**PHYSICAL ATTRIBUTES**

Annual Precipitation: 38.21 inches  
Annual GDD: 3021

FIELD	ACRES	SLOPE	2019 CROPS	LOCATION	AVG PI	AVG ACREVALUE (\$/AC)
	40.59	0.07%	77% Corn, 16% Soybeans, 4% Non-Cropland, 2% Developed, 0% Other	Iroquois County, IL 26N 13W - 7, 26N 14W - 12 APN: 24-12-200-001	119.3	\$8,071

1 parcel, 41 acres in Iroquois County, IL

TOWNSHIP/SECTION 26N 13W - 7, 26N 14W - 12

8

AVG PI

COUNTY AVG

119.3

118.0



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QUALITY 93

# Field 1

Source: NRCS Soil Survey

41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	PI
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	19.72	48.6%	2	114.0
125A	Selma loam, 0 to 2 percent slopes	13.12	32.3%	2	129.0
150B	Onarga fine sandy loam, 2 to 5 percent slopes	4.85	11.9%	2	109.0
69A	Milford silty clay loam, 0 to 2 percent slopes	2.90	7.1%	2	128.0
		<b>40.59</b>			<b>119.3</b>