

# LAND FOR SALE

## MR. LANDMAN

### WOOLARD FARM



### LOCATION

The Woolard farm is located NW of Loda on County Road 400N and adjacent to the west side of Interstate 57.

### ABBREVIATED LEGAL DESCRIPTION

PART OF THE SW1/4 SE1/4 OF SECTION 9, TOWNSHIP 24 NORTH, 10 EAST, IROQUOIS COUNTY, ILLINOIS AND PART OF THE NW1/4 NE1/4; PART OF THE SW1/4 NE1/4 OF SECTION 16, TOWNSHIP 24 NORTH, 10 EAST, IROQUOIS COUNTY, ILLINOIS

### LISTING PRICE

41.26 acres x \$8,000 = \$330,080

## WOOLARD FARM 41.62 +/- Acres Loda Township Iroquois County, Illinois

DCP Cropland 41.62 acres

Effective DCP Cropland 41.62 acres

### REAL ESTATE AND TAX INFORMATION

Parcel ID#	Acres:	2019 Assessed Value	2020 Taxes Payable
36-16-200-013	41.26 acres	\$9,440	\$801.80

### YIELD HISTORY

	CORN	SOYBEANS
2020		49
2019	108	
2018		54
2017	154	
2016		58

### CONTACTS

Jon Fisher "Mr. Landman"  
Designated Managing Broker  
Phone: 217-202-0924  
Email: jonfisher1991@gmail.com  
www.illinoisfarmground.com



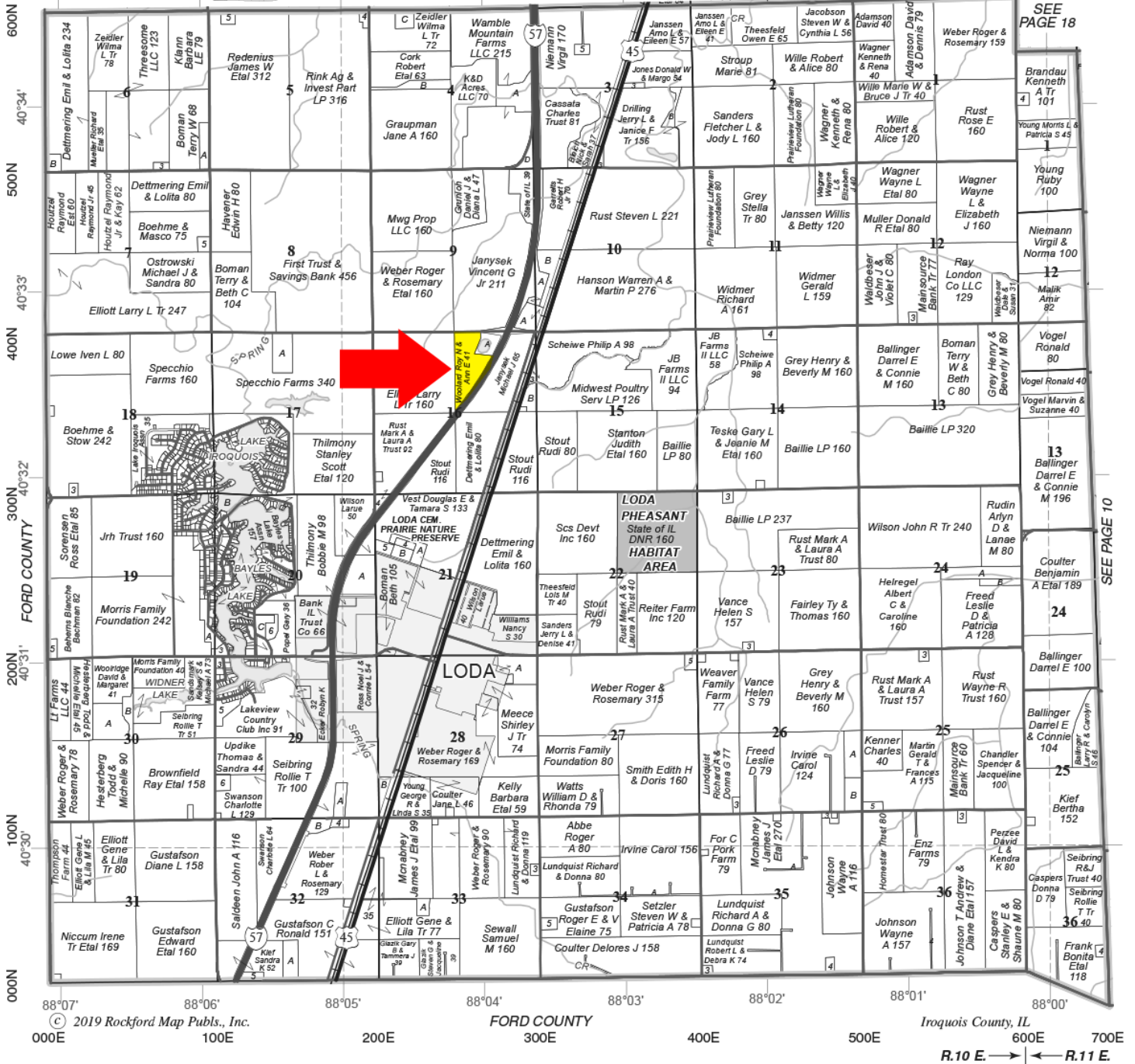
# LODA

Refer to page 74 for keyed parcels

# T.24N.-R.10-11E.

SEE PAGE 18

SEE PAGE 18



SEE PAGE 10

# Topography Contours



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 732.6

Max: 747.7

Range: 15.1

Average: 739.2

Standard Deviation: 3.31 ft

0ft 413ft 827ft

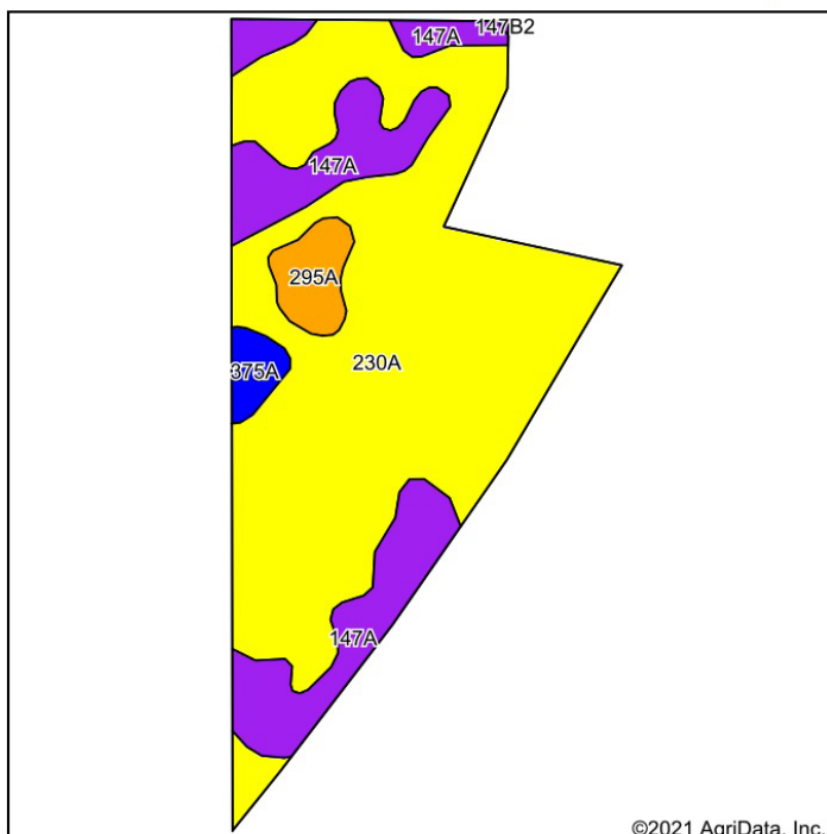


9/20/2021

16-24N-10E  
Iroquois County  
Illinois

Map Center: 40° 32' 31.74, -88° 4' 4.6

# Soils Map



State: Illinois  
 County: Iroquois  
 Location: 16-24N-10E  
 Township: Loda  
 Acres: 41.06  
 Date: 9/20/2021



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
230A	Rowe silty clay loam, 0 to 2 percent slopes	30.02	73.1%		FAV	148	49	59	70	0	0.00	4.26	111
147A	Clarence silty clay loam, 0 to 2 percent slopes	8.59	20.9%		UNF	140	49	59	65	0	0.00	4.39	107
295A	Mokena silt loam, 0 to 2 percent slopes	1.58	3.8%		FAV	172	54	66	88	0	0.00	4.89	126
375A	Rutland silty clay loam, 0 to 2 percent slopes	0.87	2.1%		FAV	180	58	71	97	0	0.00	5.52	133
Weighted Average						147.9	49.4	59.5	70.2	*-	0.00	4.34	111.2

**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

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

<sup>a</sup> UNF = unfavorable; FAV = favorable

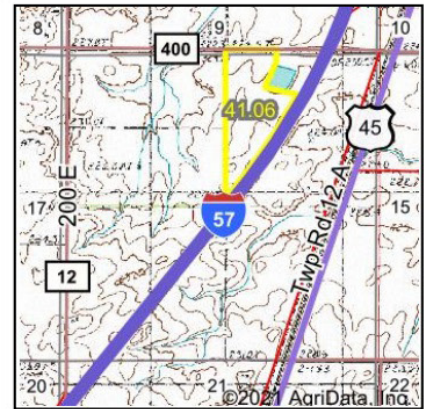
<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

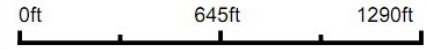
<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

## Wetlands Map



State: **Illinois**  
 Location: **16-24N-10E**  
 County: **Iroquois**  
 Township: **Loda**  
 Date: **9/20/2021**



Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# 4 Year Crop History



Owner/Operator:

Date: 9/20/2021

Address:

Farm Name:

Address:

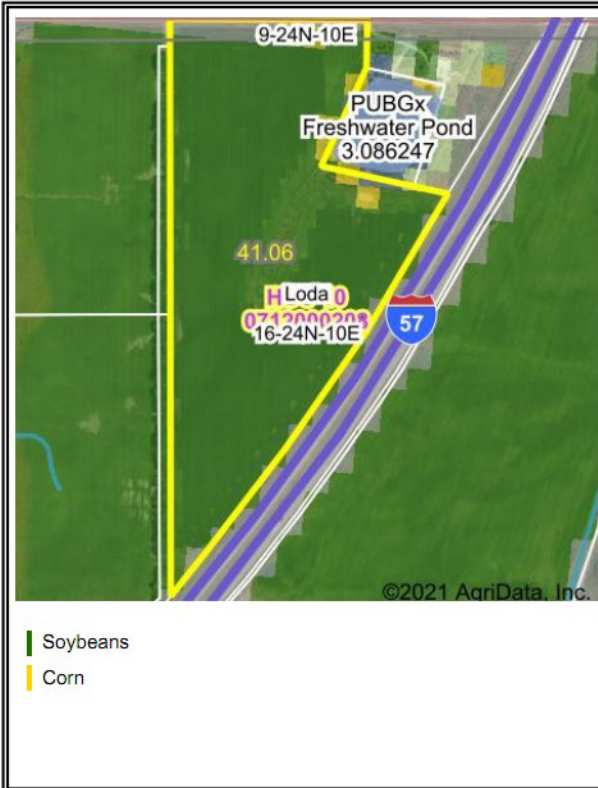
Field ID:

Phone:

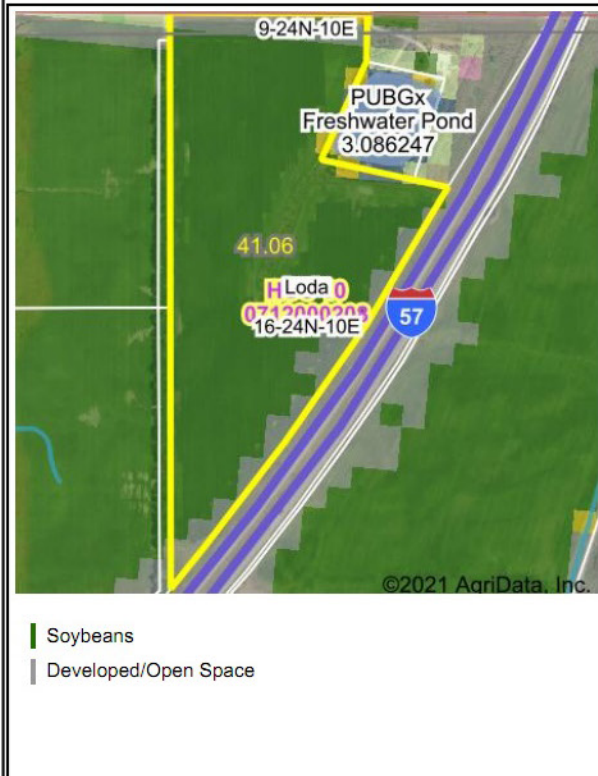
Acct. #:

Crop Year: 2020

Crop Year: 2019



Crop Year: 2018



Crop Year: 2017



Map Center: 40° 32' 33.08, -88° 4' 7.28

State: IL

County: Iroquois

Legal: 16-24N-10E

Twnshp: Loda



Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer. Watershed Boundary Dataset provided by USDA-NRCS