

Scott Dover Farm



looking east from road 7.27.21



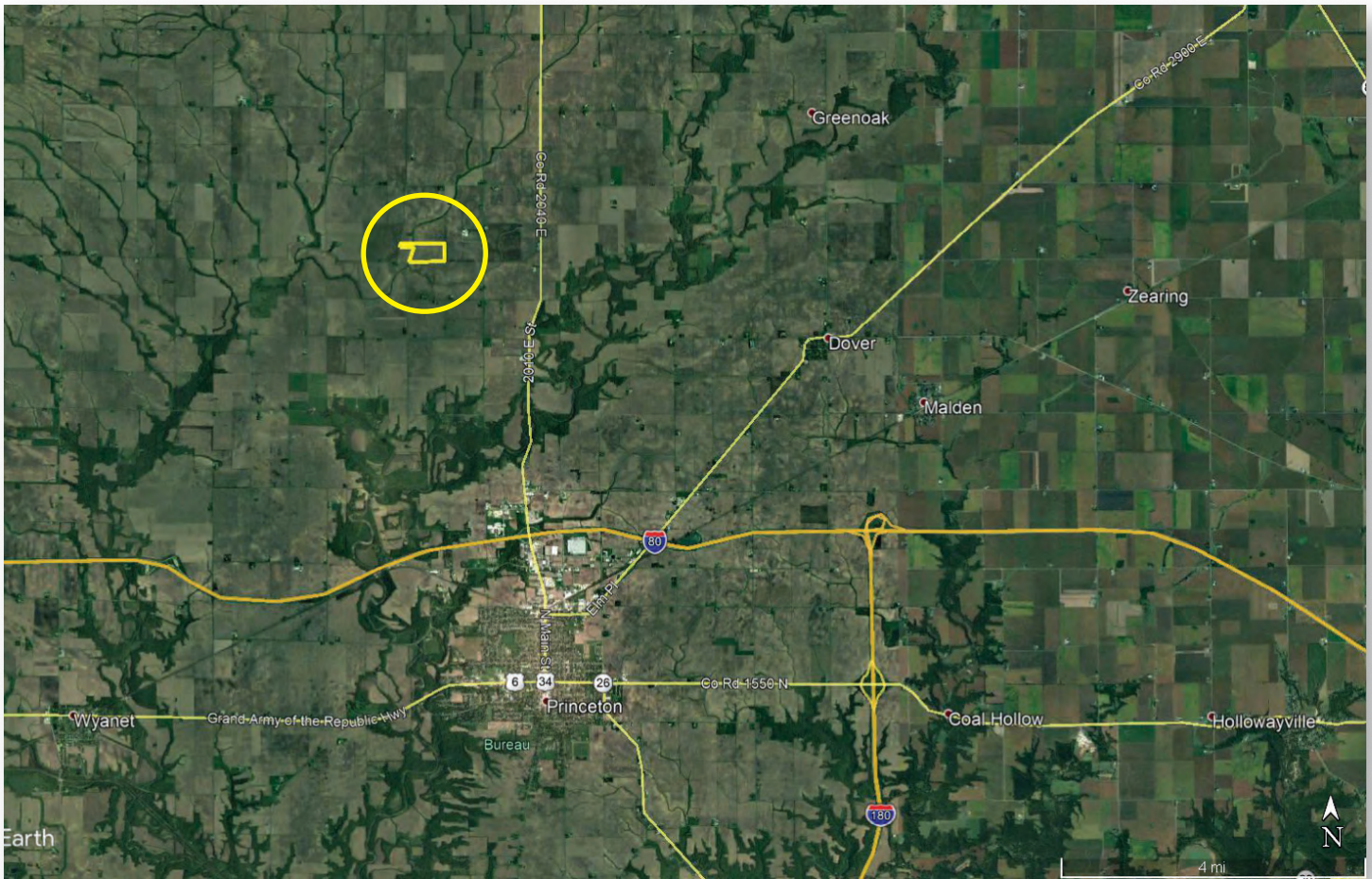
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July 28, 2021



Scott Dover Farm

72.00± survey acres (70.87± tillable acres) | Section 18 | Dover Township | T.17N.-R.9E. | Bureau County IL



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**Highly productive Bureau County farm in Dover Township, with a PI of over 141.
If you are in the market for a high producing Illinois farm, this is a must see!**

acreage	-	72.00± surveyed acres (70.87± tillable acres)
description	-	Part of the S½ of the SE¼ of Section 18, Dover Township, T.17N.-R.9E., Bureau County, Illinois
soils	-	Productivity Index - 141.1 (Osco, Muscatune)
price	-	\$1,008,000 \$13,900/acre
taxes (2020)	-	\$3,285.10 (\$45.62/acre)
PIN	-	10.18.400.006
buildings	-	none
frontage	-	1840 East Street



DRIVING DIRECTIONS

7.3± mi NW Princeton IL
 63.5± mi NE of Peoria IL
 64.4± mi E of Moline IL
 92.9± mi NE of Bloomington IL
 126.0± mi SW of Chicago IL
 137.0± mi N of Springfield IL
 GPS 41.454330, -89.502170
 (points are to center of city)

FSA Information

Farm 3787 | Tract 7269
PLC

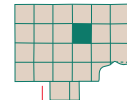
Commodity	Base Acres	County Yield
Corn	70.87 (est)	154



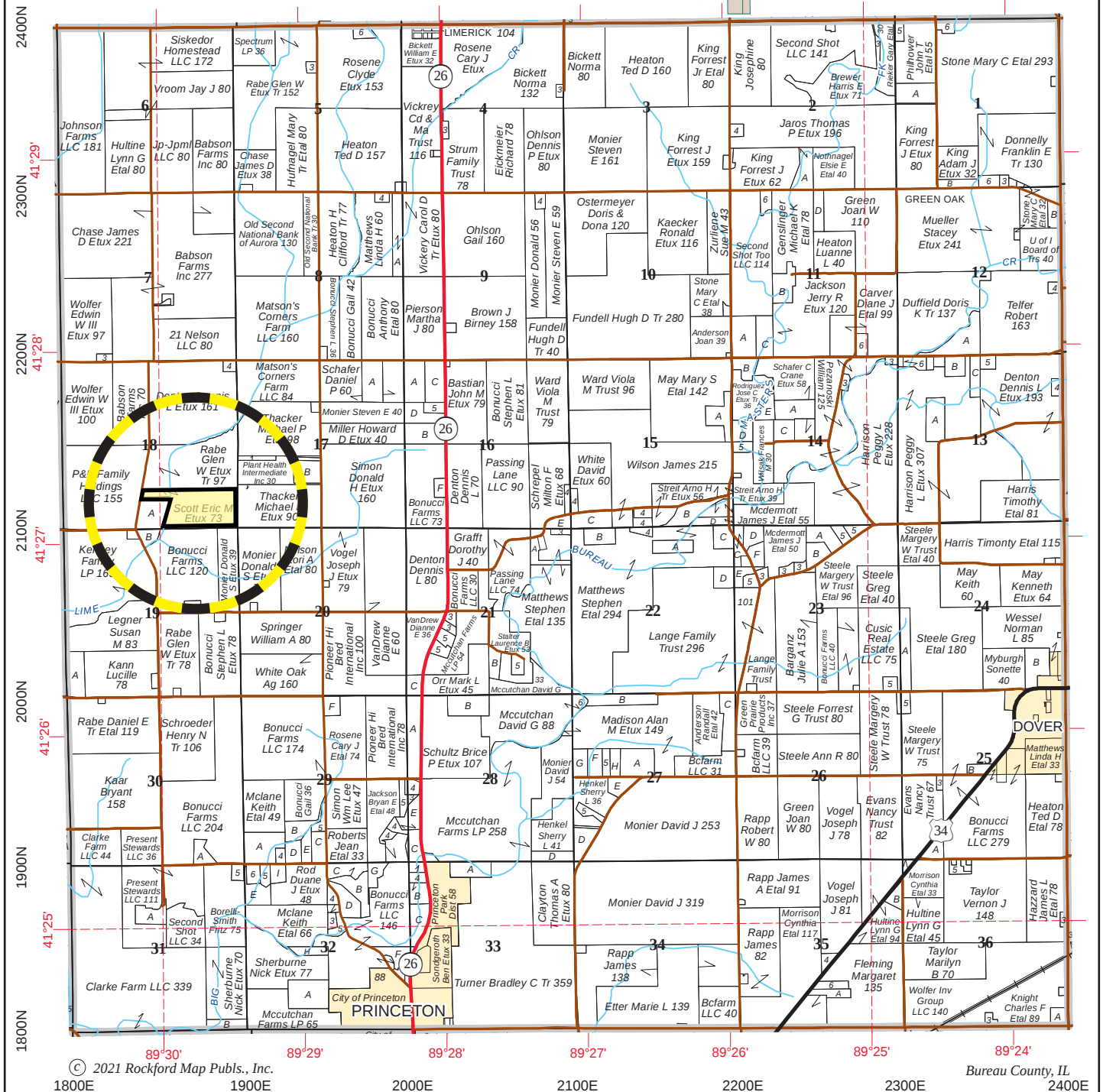
looking east from bridge, 7.27.21



DOVER

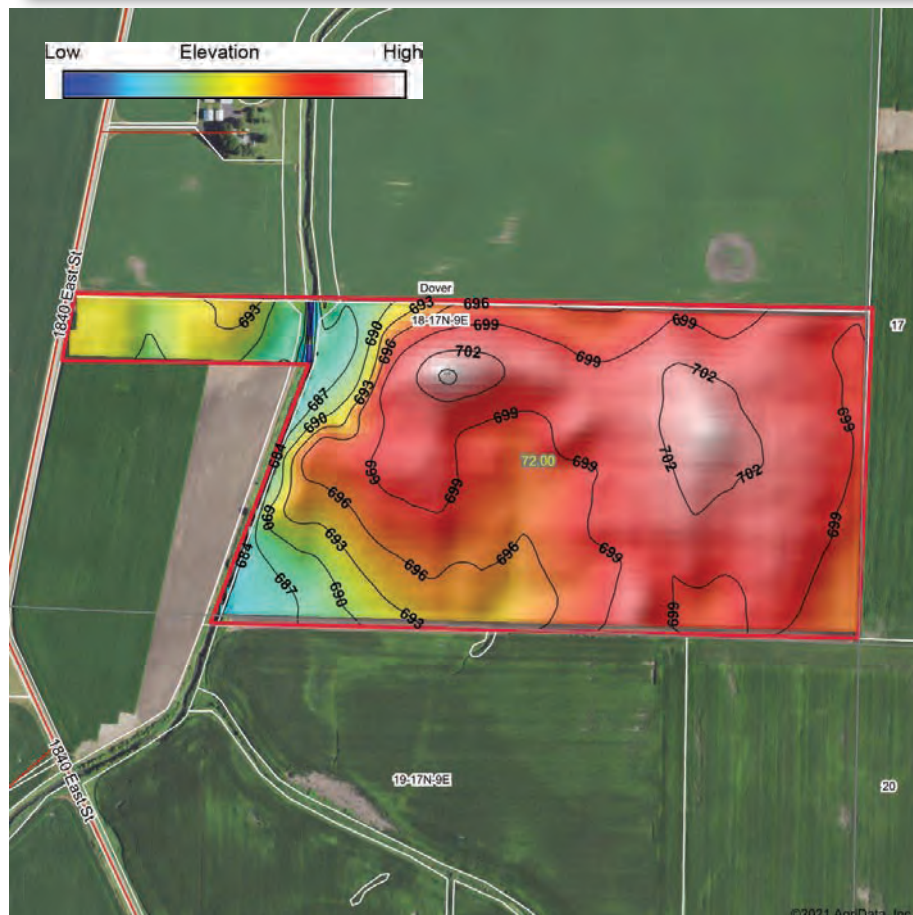


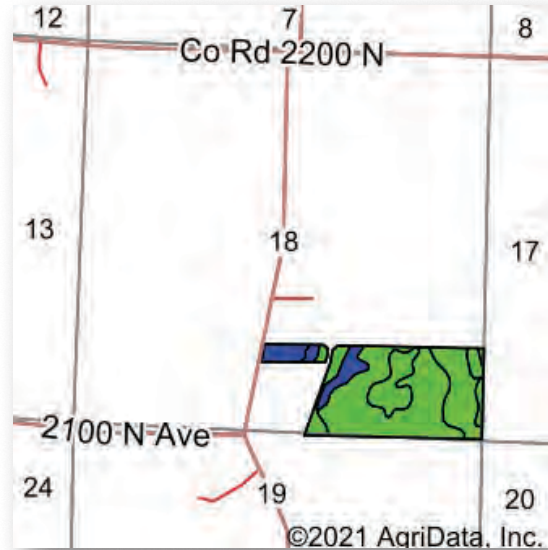
T.17N.-R.9E.



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Bureau County, IL





Area Symbol: IL011, Soil Area Version: 18											
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa d hay, T/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	35.80	51.3%		FAV	**189	**59	**74	**6.83	0.00	**140
51A	Muscatune silt loam, 0 to 2 percent slopes	19.89	28.5%		FAV	200	64	75	0.00	6.02	147
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	5.00	7.2%		FAV	**178	**56	**70	**6.42	0.00	**131
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	4.56	6.5%		FAV	190	61	73	0.00	5.77	140
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	3.27	4.7%		FAV	**181	**57	**71	**6.56	0.00	**134
68A	Sable silty clay loam, 0 to 2 percent slopes	1.20	1.7%		FAV	192	63	74	0.00	5.77	143
Weighted Average						191.1	60.3	73.8	4.28	2.19	141.1

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

a UNF = unfavorable; FAV = favorable

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

e Soils in the well drained group were not rated for grass-legume 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.



looking east from bridge, 7.27.21



United States
Department of
Agriculture

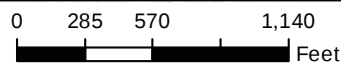
Bureau County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il_WMAS



2021 Program Year

Map Created October 28, 2020

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Farm 3787
Tract 7269

IL011_T7269

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