

Colby Farm



northwest field, 7.6.22



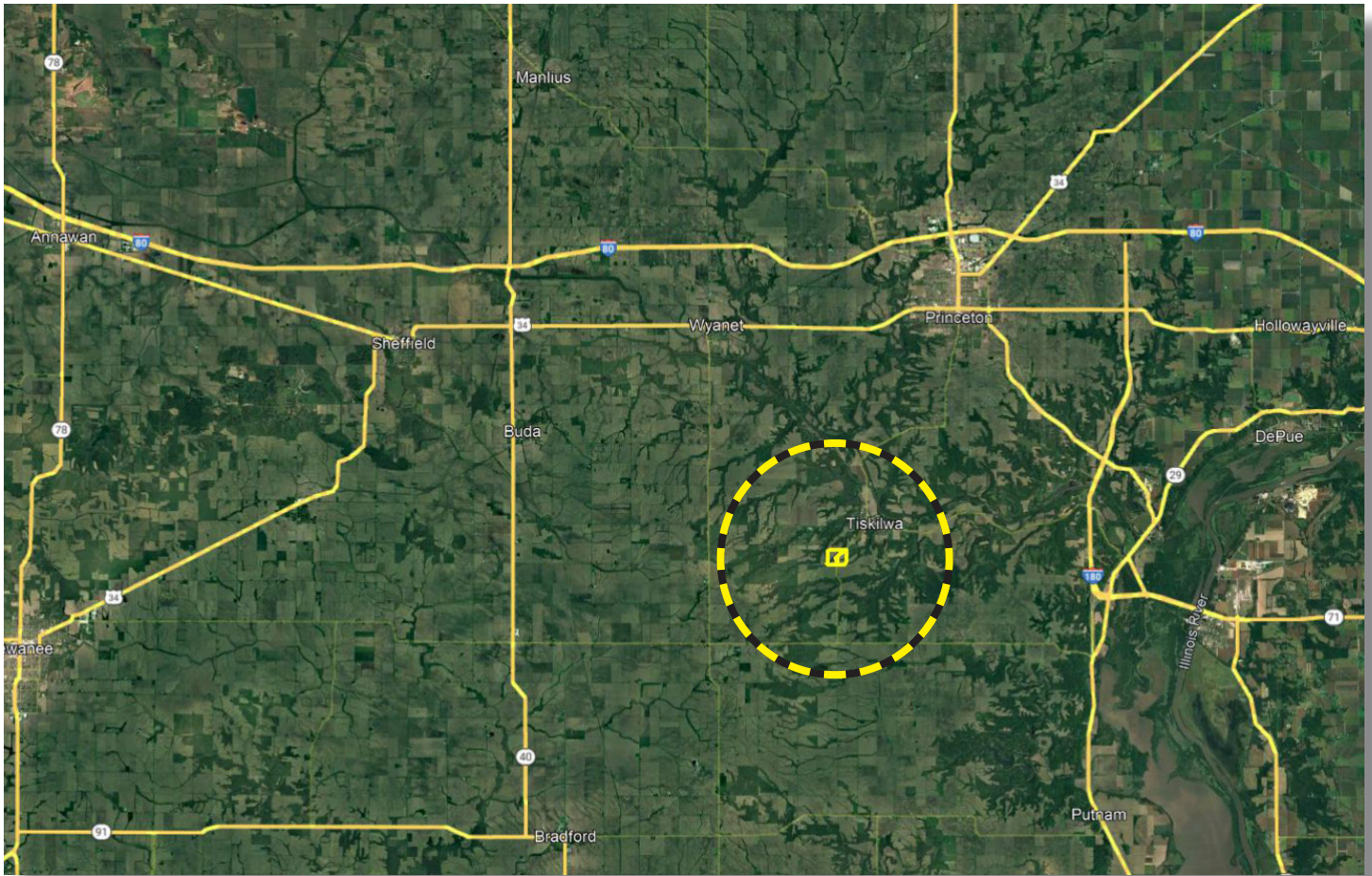
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July 7, 2022



Colby Farm

115.02± tax acres (78.89± tillable acres) | Section 13 | Indiantown Township | T.15N.-R.8E. | Bureau County Illinois



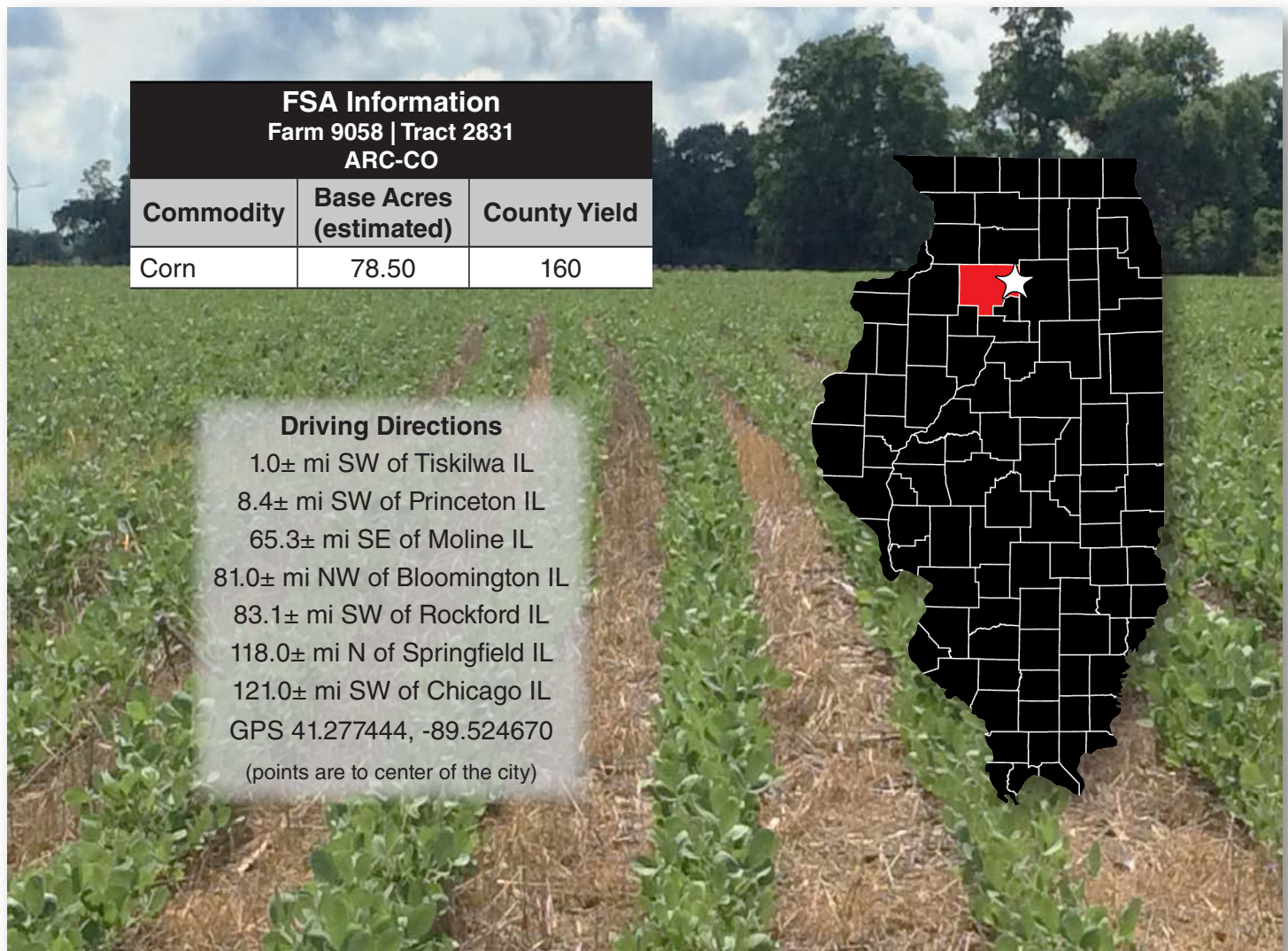
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This is a nice combination farm located in Bureau County Illinois that has a mix of tillable acres with pasture/timber acres and a barn. (Four-acre homesite not included in the sale.)

Come see the beauty in southern Bureau County!

acreage	-	115.02± tax acres (78.89± tillable acres)
description	-	Part of the SW¼ of Section 13, Indiantown Township, T.15N.,-R.8E., Bureau County Illinois
soils	-	Productivity Index - 121.7 (predominantly Rozetta and Greenbush)
price	-	\$948,915.00 (\$8,250 per acre)
taxes (2021)	-	\$2,677.80 (\$23.28/ac)
PIN	-	21.13.300.007, 21.13.300.009
buildings	-	barn
frontage	-	Co Rd 1725 E, E 900 North Road



FSA Information
 Farm 9058 | Tract 2831
 ARC-CO

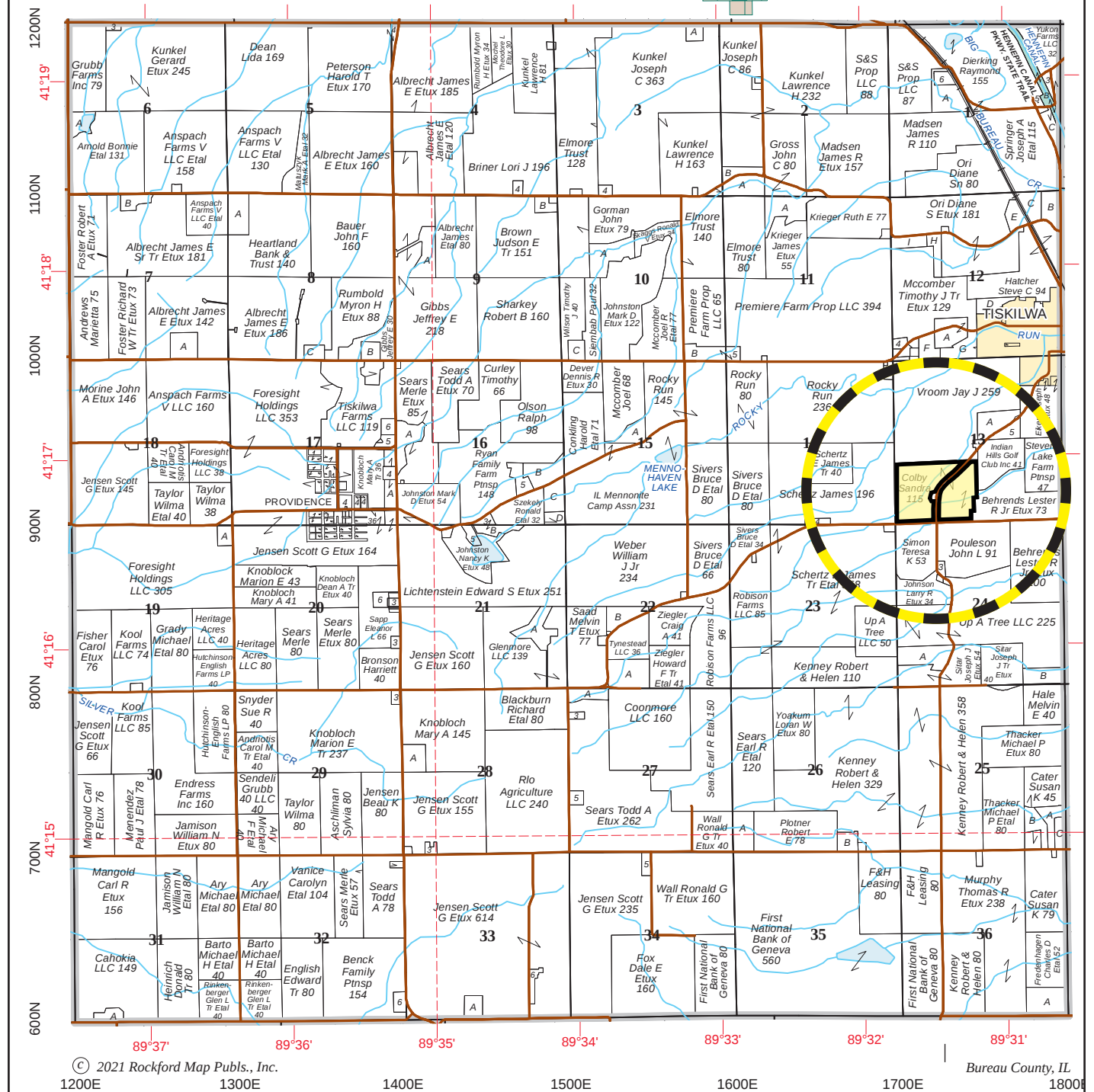
Commodity	Base Acres (estimated)	County Yield
Corn	78.50	160

Driving Directions
 1.0± mi SW of Tiskilwa IL
 8.4± mi SW of Princeton IL
 65.3± mi SE of Moline IL
 81.0± mi NW of Bloomington IL
 83.1± mi SW of Rockford IL
 118.0± mi N of Springfield IL
 121.0± mi SW of Chicago IL
 GPS 41.277444, -89.524670
 (points are to center of the city)

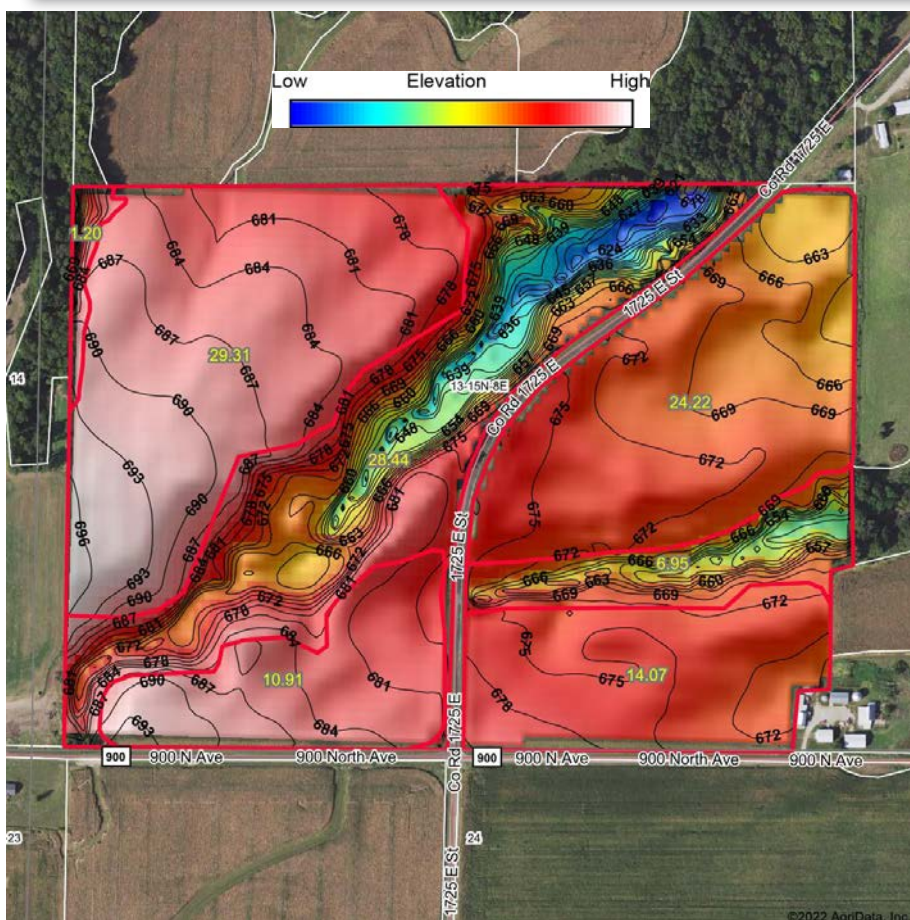
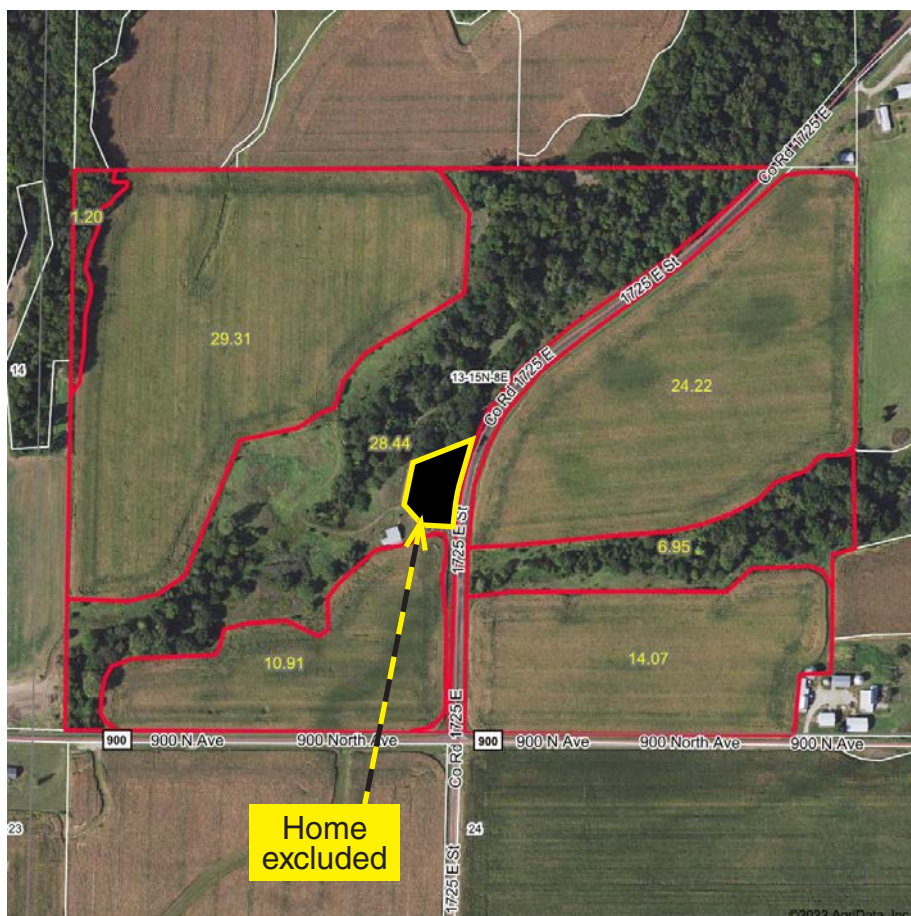
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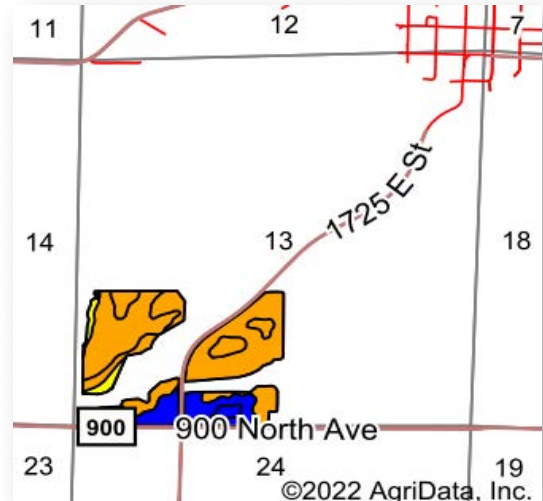
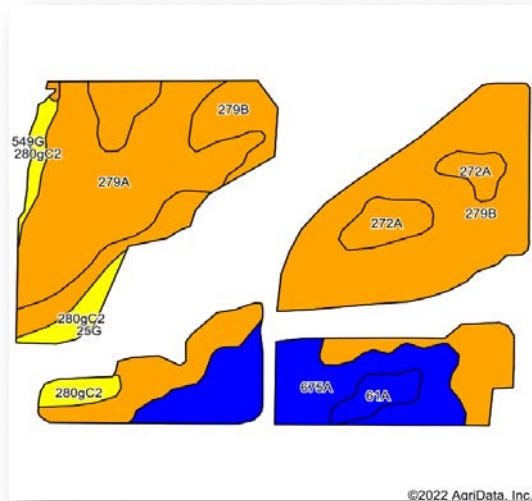
INDIANTOWN

T.15N.-R.8E.



Boundaries and acreages approximate.





Area Symbol: IL011, Soil Area Version: 19

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-legume ^e hay, T/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	39.11	49.8%		FAV	**162	**50	**64	**5.22	0.00	**119
279A	Rozetta silt loam, 0 to 2 percent slopes	17.51	22.3%		FAV	164	51	65	5.27	0.00	120
675A	Greenbush silt loam, 0 to 2 percent slopes	12.07	15.4%		FAV	184	58	70	0.00	5.39	134
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	4.27	5.4%		FAV	**155	**49	**61	**4.90	0.00	**113
272A	Edgington silt loam, 0 to 2 percent slopes	3.71	4.7%		FAV	166	54	65	0.00	5.27	124
61A	Atterberry silt loam, 0 to 2 percent slopes	1.84	2.3%		FAV	182	56	71	0.00	5.52	132
Weighted Average						166.1	51.7	65.2	4.04	1.21	121.7

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".

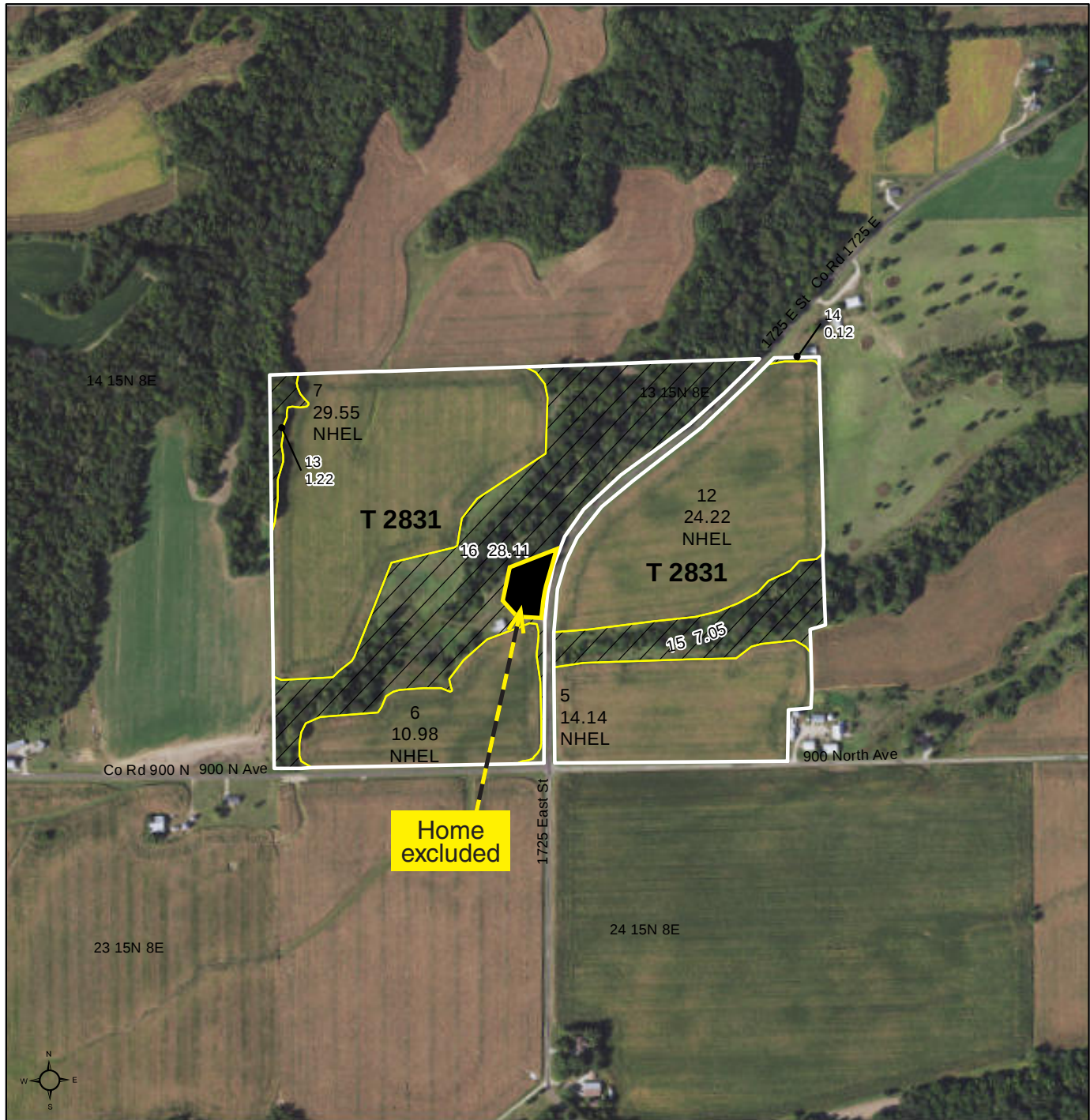
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



United States
Department of
Agriculture

Bureau County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

Tract Boundary
plss_a_il

0 285 570 1,140
Feet

2022 Program Year

Map Created December 01, 2021

Wetland Determination Identifiers

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

Tract Cropland Total: 78.89 acres

Farm 9058
Tract 2831

IL011_T2831

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Barn



looking south

