

BUDA FARM

Located North of Buda, IL, West of IL RT 40 On 1310 North Rd

Section 28 Concord Township

Bureau County, Illinois

Real Estate Taxes for 2021 = \$2,854.00 Estimated

99.88 Total Acres, Approximately 89.3 Tillable Acres

Surety Indicates PI of 130.6 on Tillable Acres

Open For 2023

Great Return Possible!

Priced at \$1,358,368 / \$13,600 per acre

Soils Include:

Drummer
Wyanet
Lisbon
Flanagan
Elburn



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

815-284-0298 Fax

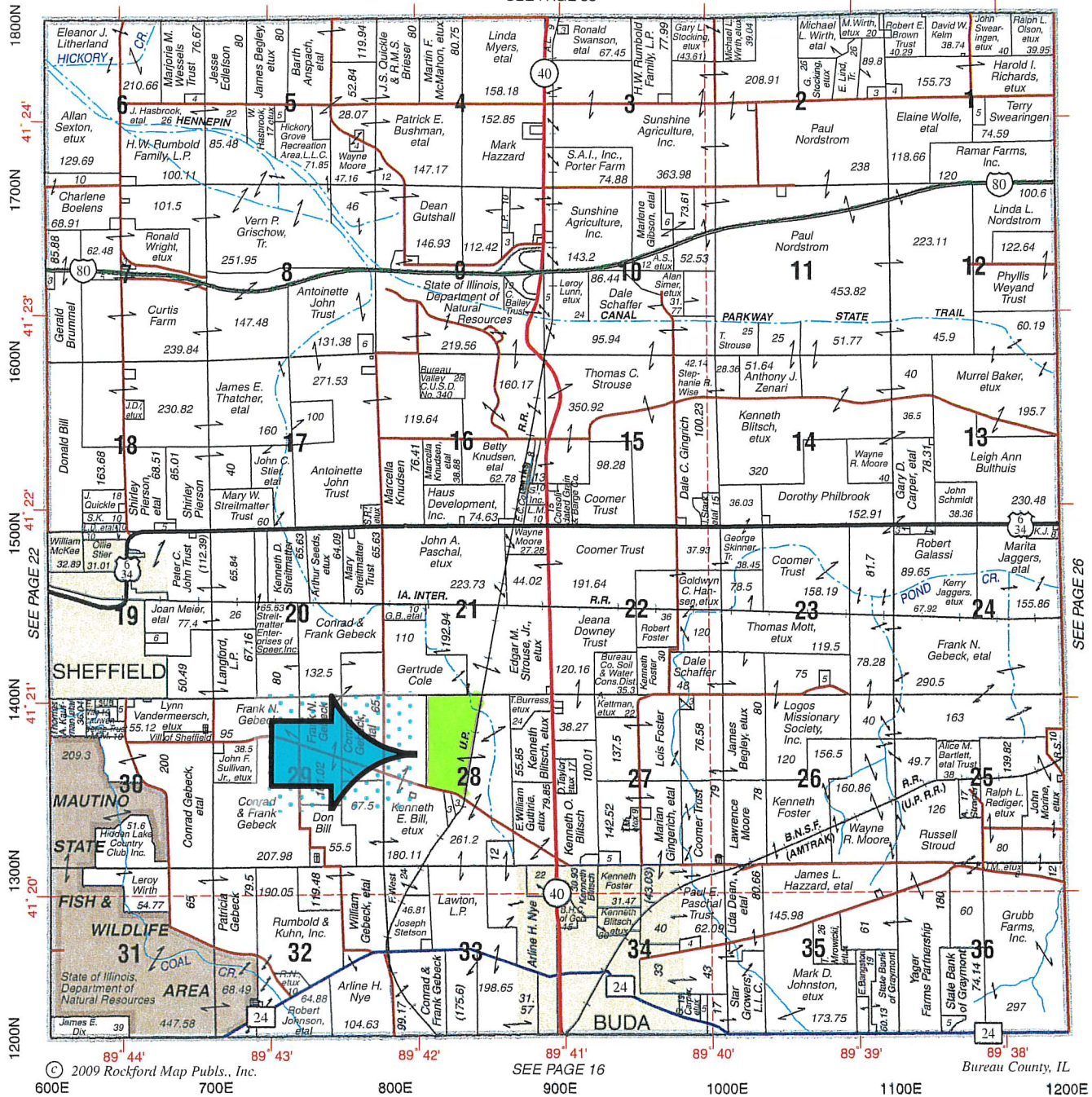
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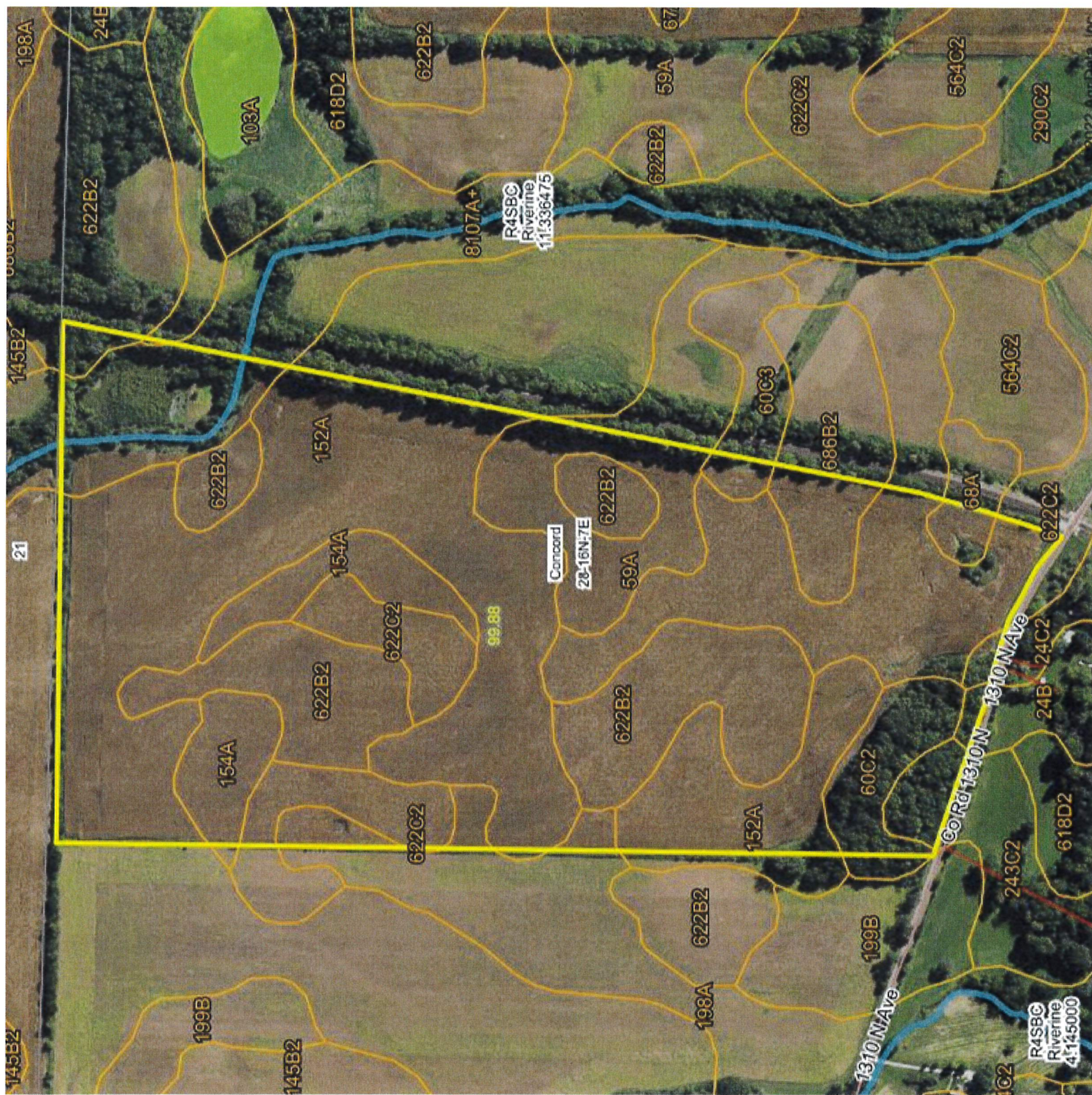
ericbird2004@yahoo.com

CONCORD

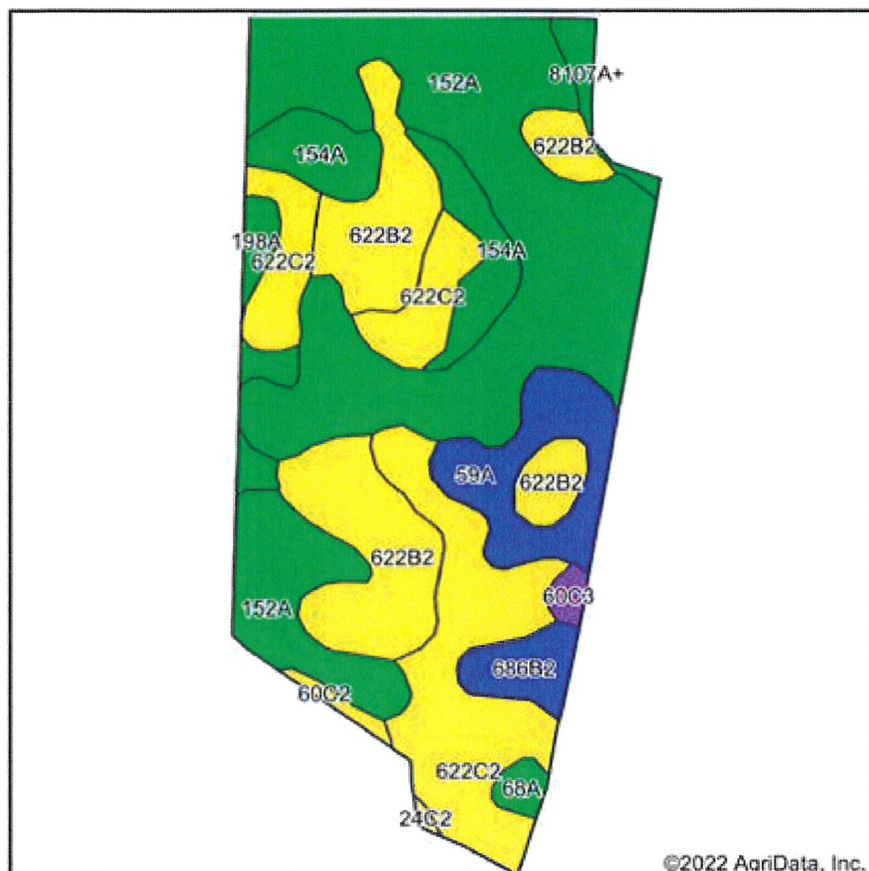
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T.16N.-R.7E.



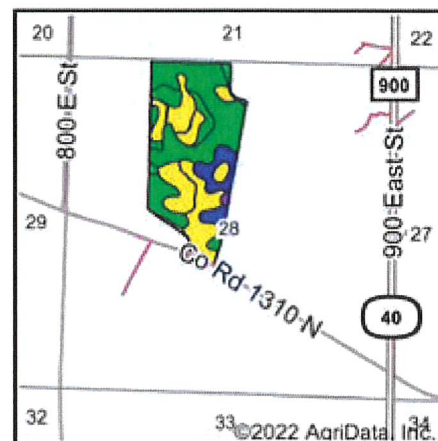


Soils Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Bureau**
 Location: **28-16N-7E**
 Township: **Concord**
 Acres: **89.37**
 Date: **10/13/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	35.66	39.9%		195	63	73	144
**622C2	Wyandot silt loam, 5 to 10 percent slopes, eroded	17.89	20.0%		**150	**49	**60	**112
**622B2	Wyandot silt loam, 2 to 5 percent slopes, eroded	16.20	18.1%		**153	**50	**62	**114
59A	Lisbon silt loam, 0 to 2 percent slopes	6.12	6.8%		188	59	74	136
154A	Flanagan silt loam, 0 to 2 percent slopes	5.85	6.5%		194	63	77	144
**686B2	Parkway silt loam, 2 to 5 percent slopes, eroded	2.32	2.6%		**177	**56	**69	**131
198A	Elburn silt loam, 0 to 2 percent slopes	2.12	2.4%		197	61	74	143
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.14	1.3%		189	60	71	139
68A	Sable silty clay loam, 0 to 2 percent slopes	0.78	0.9%		192	63	74	143
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	0.59	0.7%		**137	**45	**54	**101
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	0.56	0.6%		**148	**48	**59	**110
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	0.14	0.2%		**155	**49	**60	**113
Weighted Average					176.6	57.1	68.4	130.6

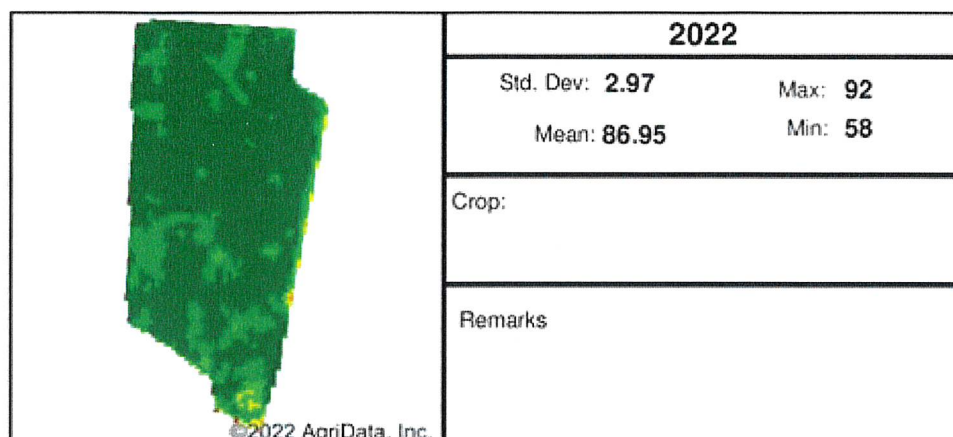
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

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

Max NDVI Multi-year



Client:

Farm:

Field:

Date: 10/13/2022

Acres: 89.22

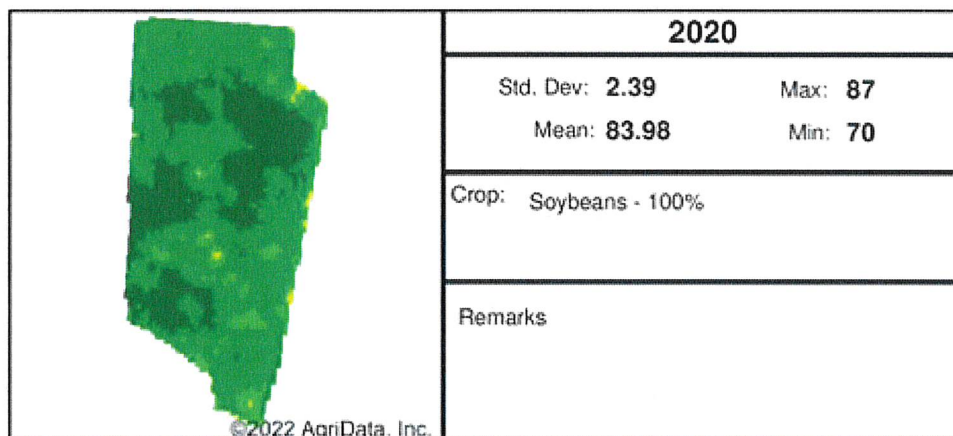
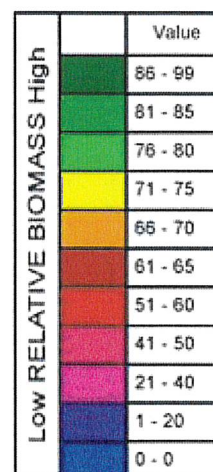
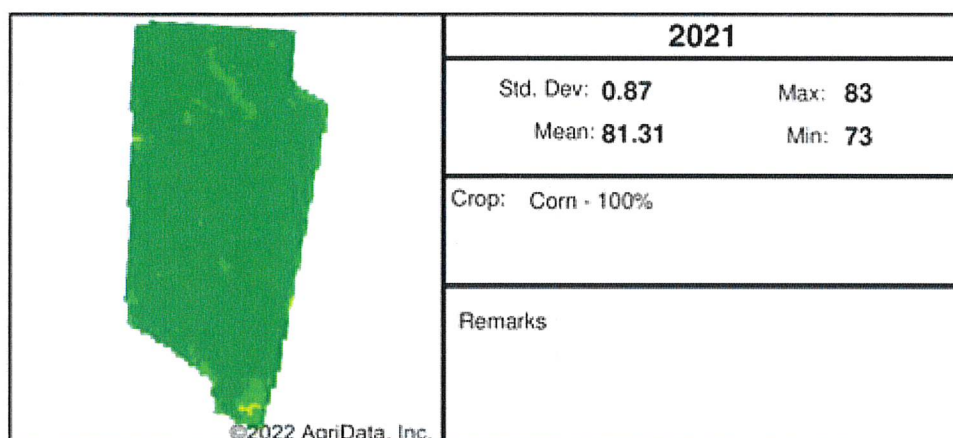
State: IL

County: Bureau

Location: 28-16N-7E

Township: Concord

Map Center: 41° 20' 46.49, -89° 41' 45.16



Soils Weighted Average

IL B811 PI: 130.7

Elevation (feet)

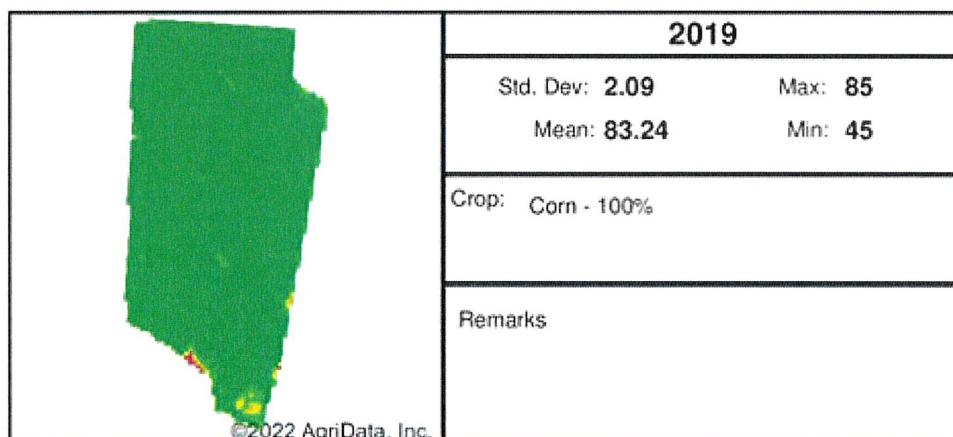
Min: 662.8

Max: 717.9

Range: 55.1

Mean: 677.5

Std Dev: 11.1



Maps Provided By

 **surety**
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