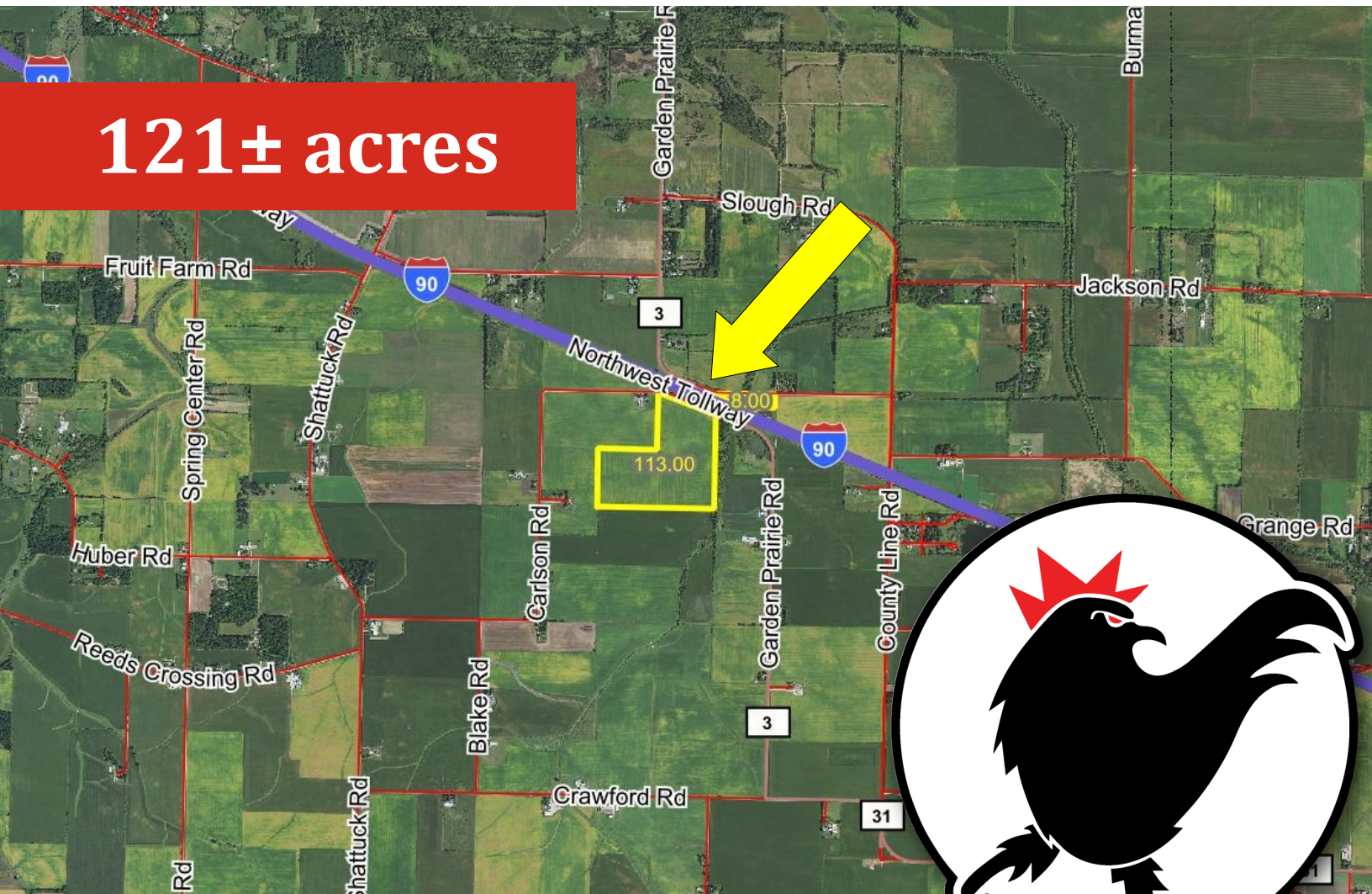


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# REAL ESTATE

## Boone County, IL

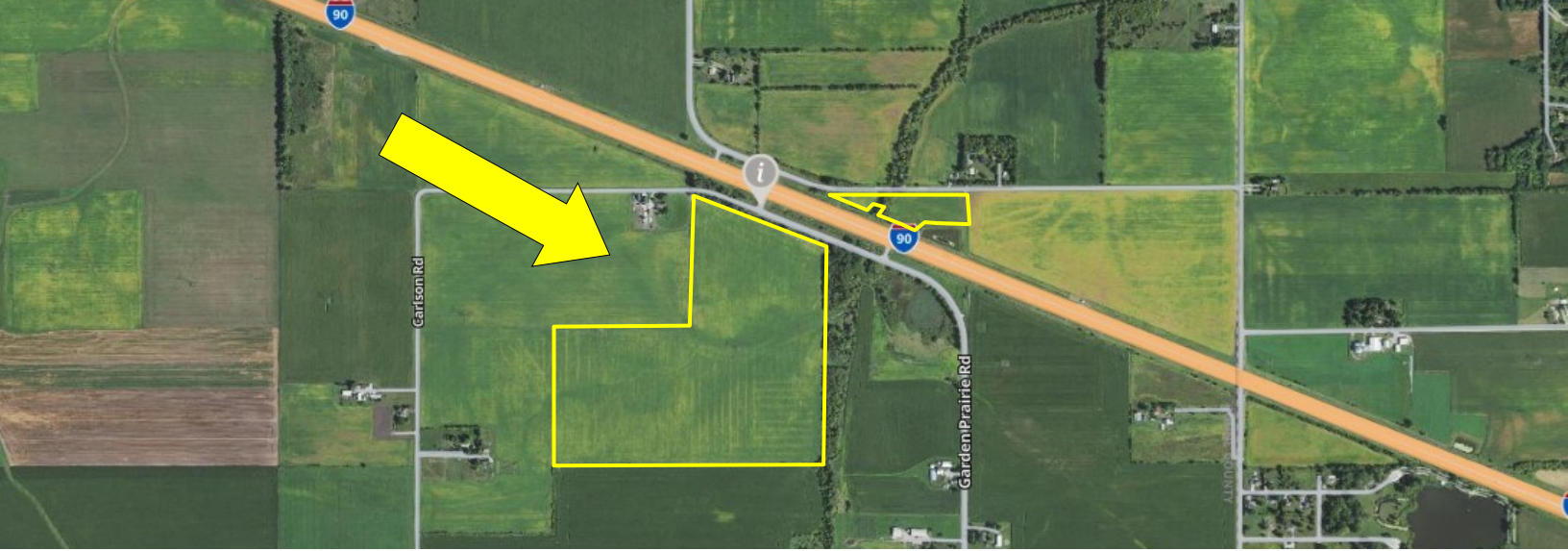
121± acres



\$15,000 Per Surveyed Acre

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# About the Property

The Garden Prairie Farm is 121± acres located in Sections 13 & 14 of Spring Township, Boone County, IL.



GROSS ACRES:	121±
TILLABLE ACRES:	117±
SOIL PI:	135.3
EST. REAL ESTATE TAX:	\$6,127.76
PRICE PER SURVEYED ACRE:	\$15,000

The Garden Prairie Farm is located off Carlson/Garden Prairie Road on the south side of I-90.

The farm is mostly tillable with great soils and excellent cash rent potential.

The farm also has been improved with drainage tile. See map

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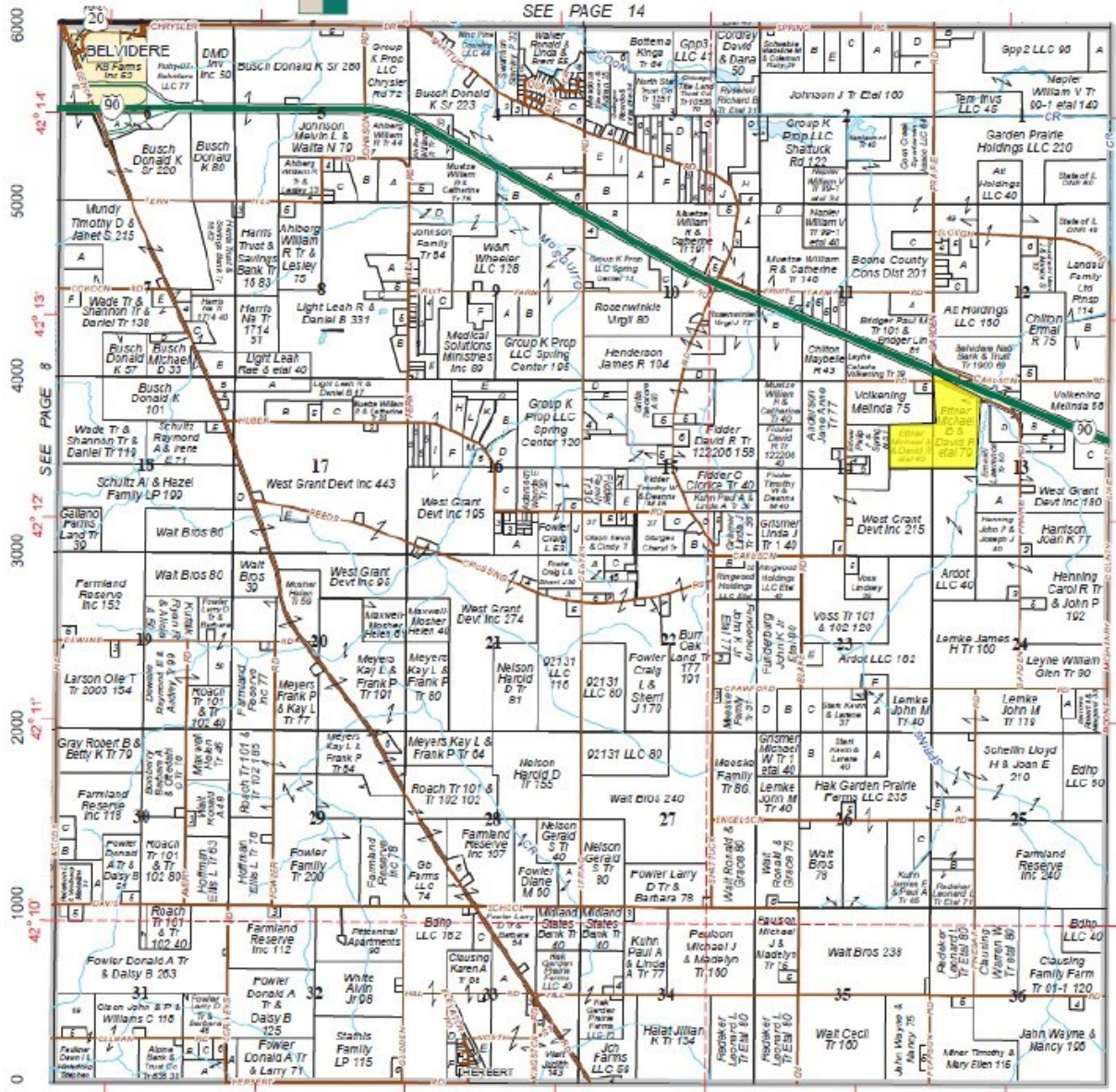


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# SPRING

Refer to page 23 for keyed parcels  
T.43N.-R.4E.

SEE PAGE 14



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DE KALB COUNTY

Boone County, IL

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YOUR MONEY COLLECT  
DUST, INVEST  
IN DIRT.**



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**REAL ESTATE**



**FARM  
MANAGEMENT**



**FEDERAL CROP  
INSURANCE**



**GOLD STANDARD  
FARMLAND  
APPRAISALS**

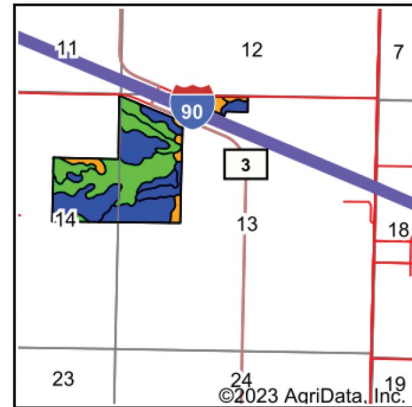
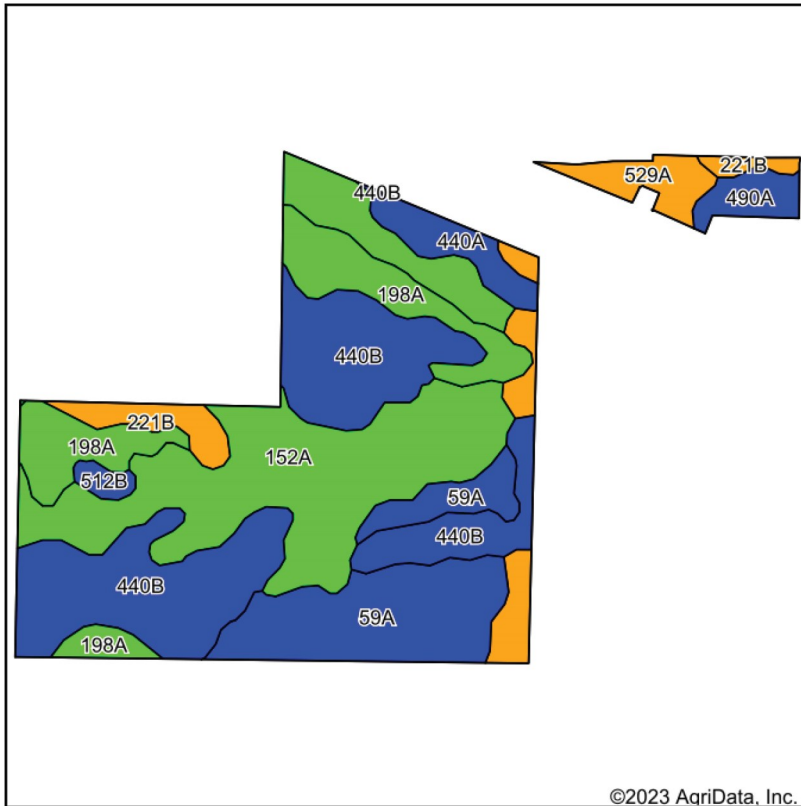


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# Soils Map



State: **Illinois**  
 County: **Boone**  
 Location: **13-43N-4E**  
 Township: **Spring**  
 Acres: **117**  
 Date: **6/6/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	34.39	29.4%		195	63	144
**440B	Jasper silt loam, 2 to 5 percent slopes	32.65	27.9%		**173	**56	**129
59A	Lisbon silt loam, 0 to 2 percent slopes	17.27	14.8%		188	59	136
198A	Elburn silt loam, cool, 0 to 2 percent slopes	13.72	11.7%		197	61	143
529A	Selma loam, 0 to 2 percent slopes	7.55	6.5%		163	53	121
**221B	Parr silt loam, 2 to 5 percent slopes	3.89	3.3%		**157	**51	**118
440A	Jasper silt loam, 0 to 2 percent slopes	3.87	3.3%		175	57	130
490A	Odell silt loam, 0 to 2 percent slopes	2.64	2.3%		176	56	129
**512B	Danabrook silt loam, 2 to 5 percent slopes	1.02	0.9%		**185	**58	**137
<b>Weighted Average</b>					<b>183.6</b>	<b>58.8</b>	<b>135.3</b>

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/>

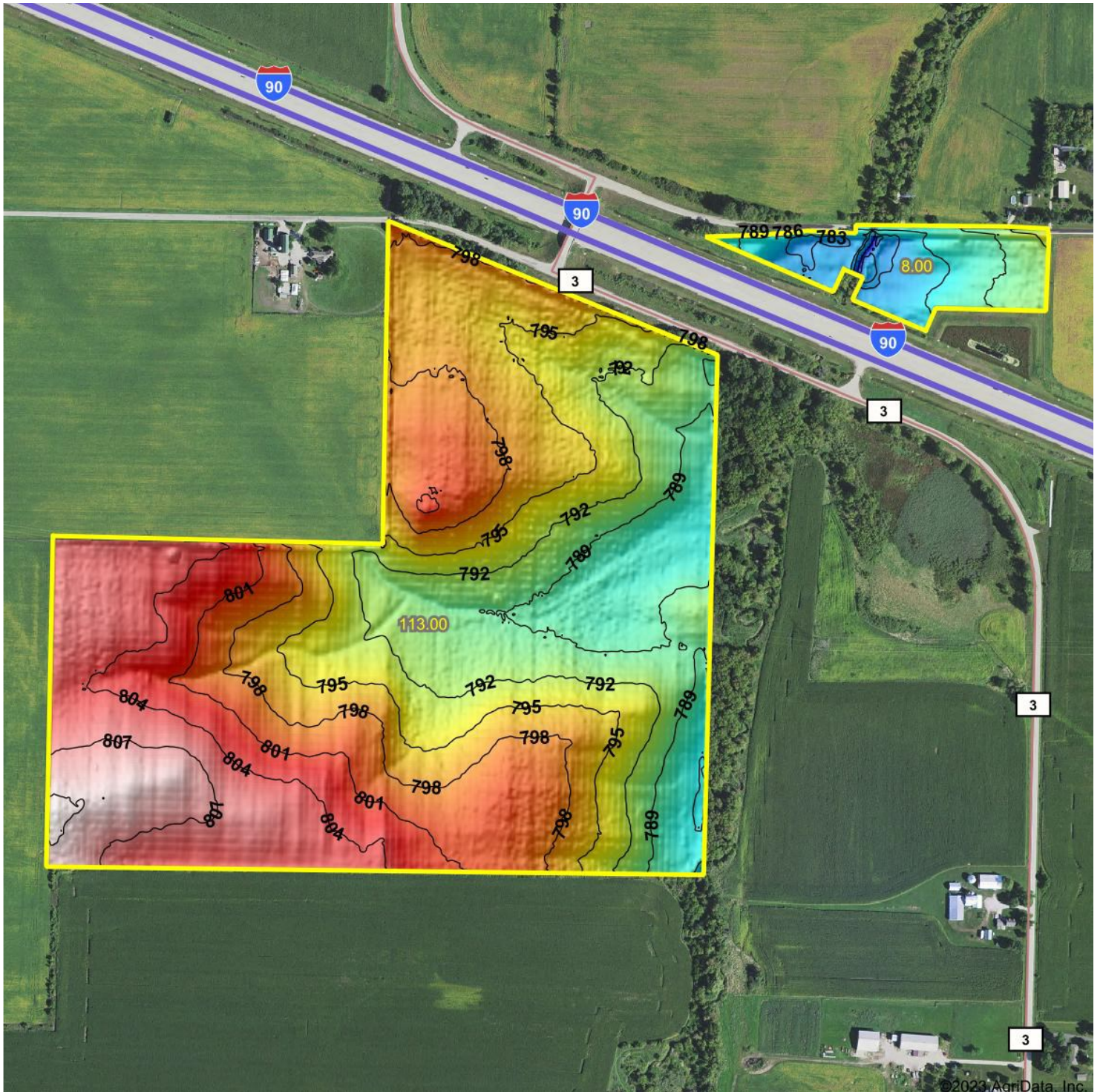
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

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