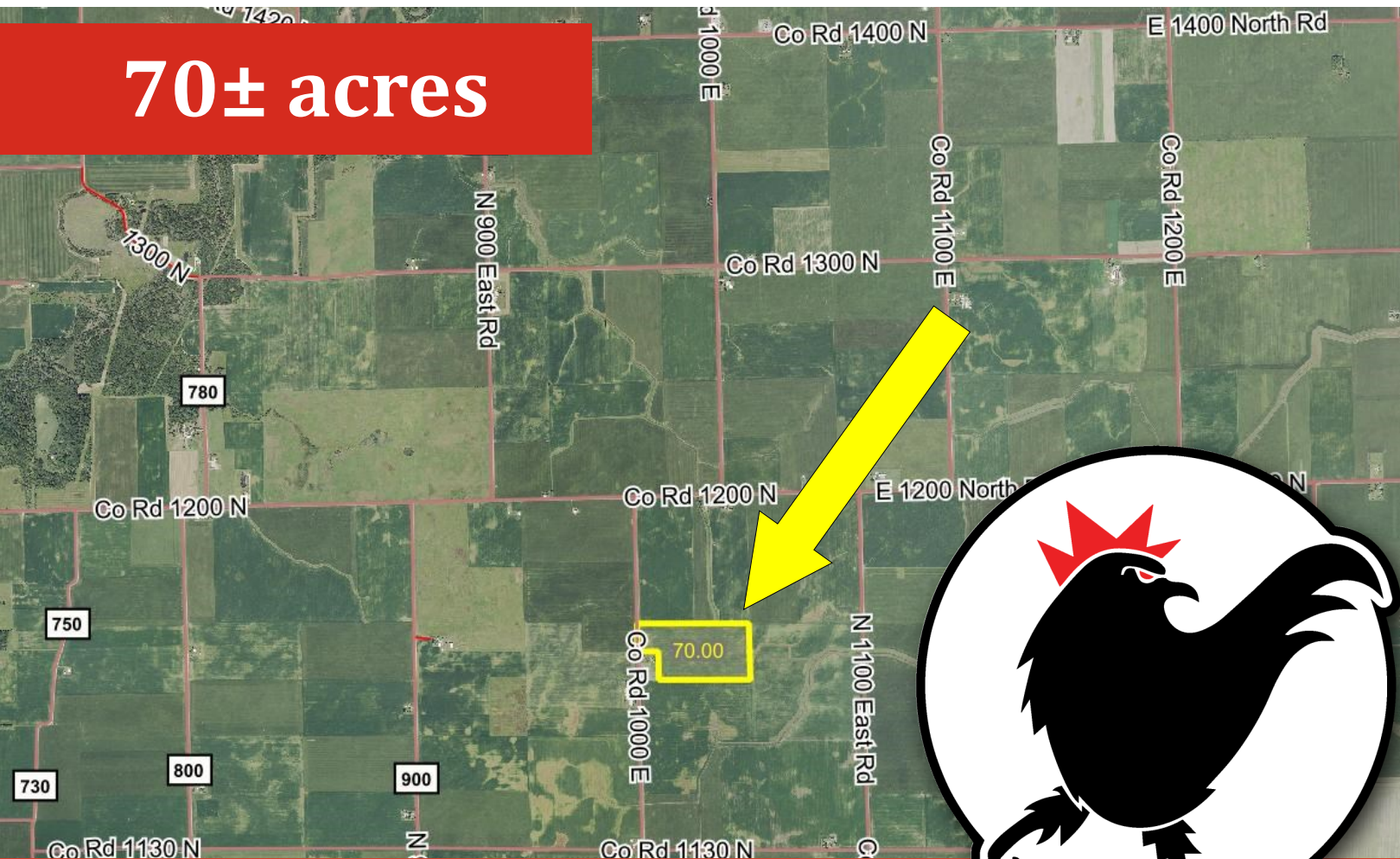


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REAL ESTATE

Iroquois County, IL

70± acres



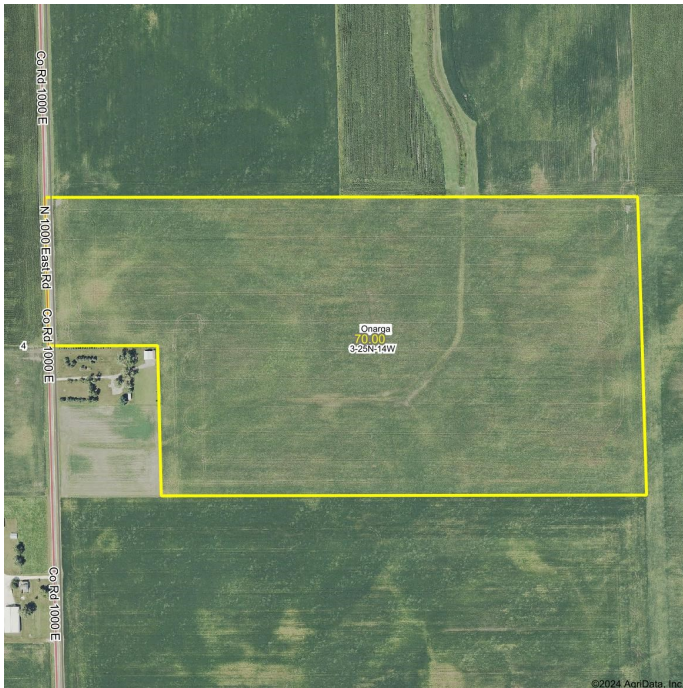
\$13,995 Per Surveyed Acre

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TYLER CREATH
Broker
Email: Tyler@roosterag.com
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About the Property



GROSS ACRES:	70±
TILLABLE ACRES:	69.33±
SOIL PI:	127.5
EST. REAL ESTATE TAX:	\$2,285.72
PRICE PER SURVEYED ACRE:	\$13,995

The Onarga Farm is 70± acres located in Section 3 of Onarga Township, Iroquois County, IL.

Well drained with recently installed drainage tile.

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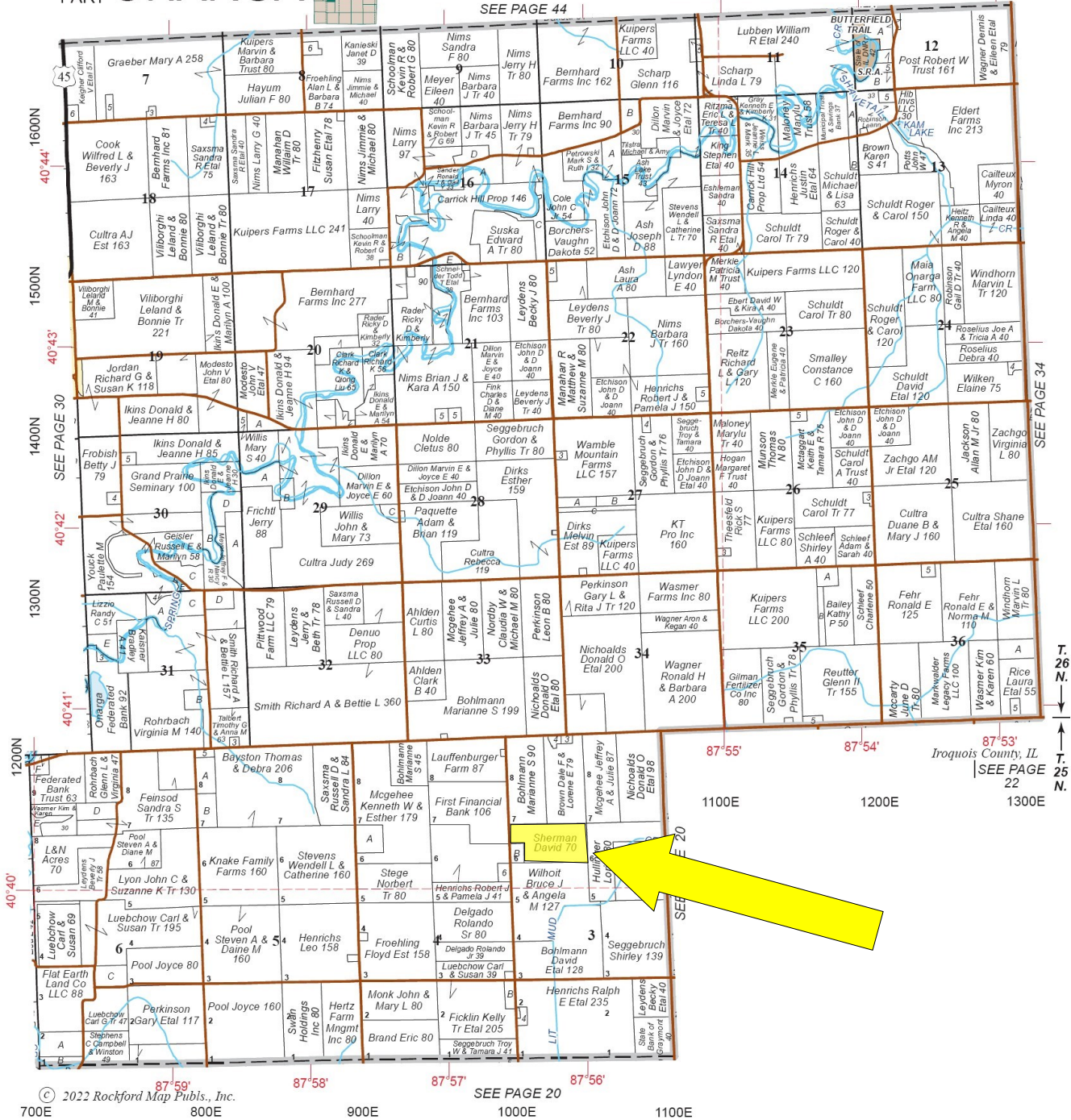
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EAST PART ONARGA

Refer to page 76 for keyed parcels

T.25-26N.-R.14W.

SEE PAGE 44



SEE PAGE 34

T. 26 N.
T. 25 N.

1100E 1200E 1300E
SEE PAGE 22
Iroquois County, IL

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700E 800E 900E 1000E 1100E

DON'T LET YOUR MONEY COLLECT DUST, INVEST IN DIRT.



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REAL ESTATE



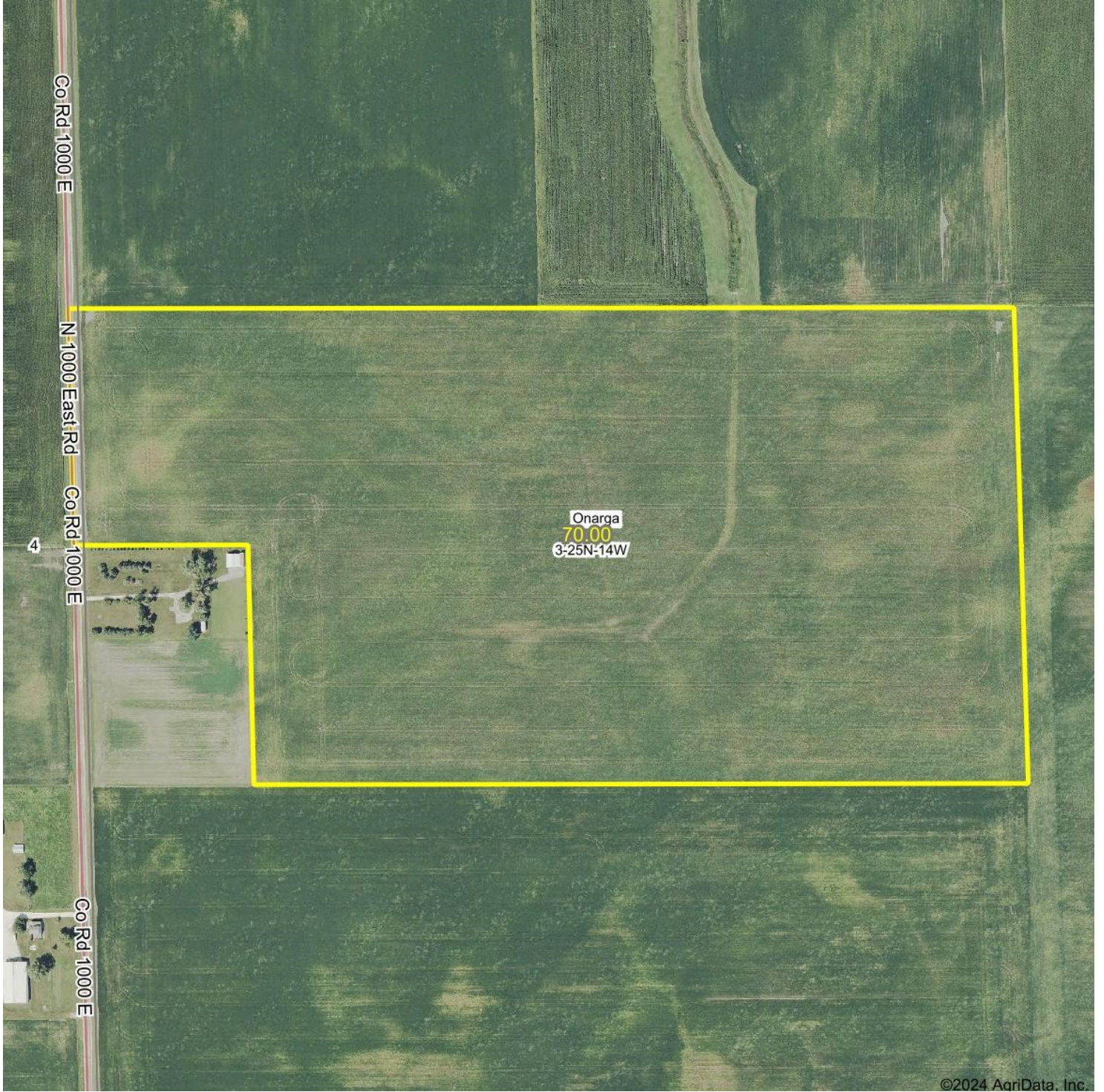
FARM MANAGEMENT



FEDERAL CROP INSURANCE



GOLD STANDARD FARMLAND APPRAISALS

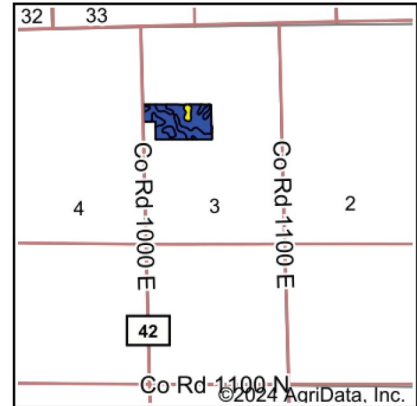
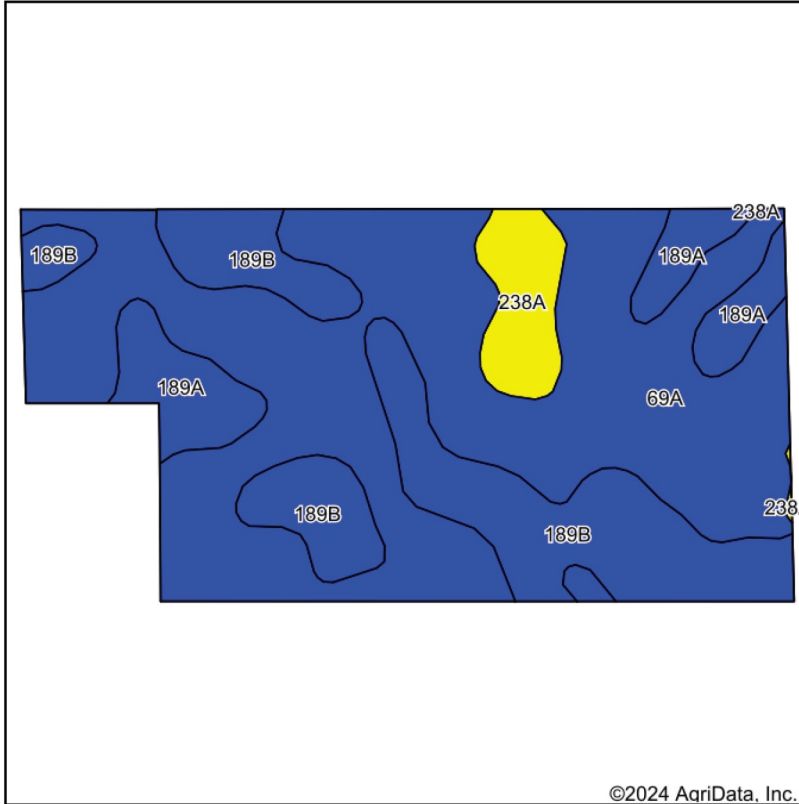


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Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **3-25N-14W**
 Township: **Onarga**
 Acres: **69.33**
 Date: **3/5/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Crop productivity index for optimum management
**69A	Milford silty clay loam, 0 to 2 percent slopes	42.48	61.3%		**171	**57	**128
**189B	Martinton silt loam, 2 to 4 percent slopes	16.96	24.5%		**171	**56	**129
189A	Martinton silt loam, 0 to 2 percent slopes	6.40	9.2%		173	57	130
**238A	Rantoul silty clay, 0 to 2 percent slopes	3.49	5.0%		**143	**48	**109
Weighted Average					169.8	56.3	127.5

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

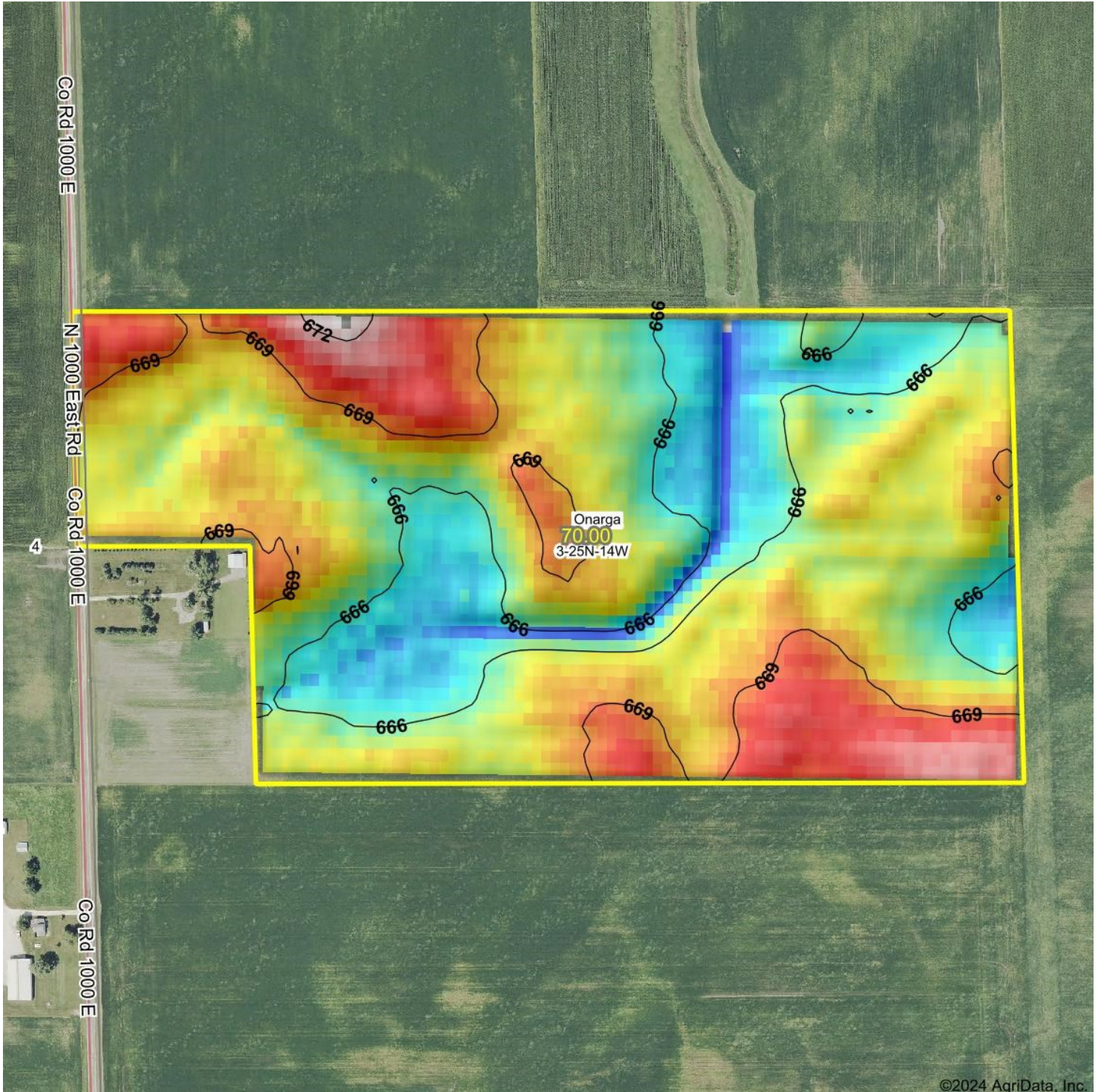
* The flood/pond factor has been removed for B811 indexes and yields.

** Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

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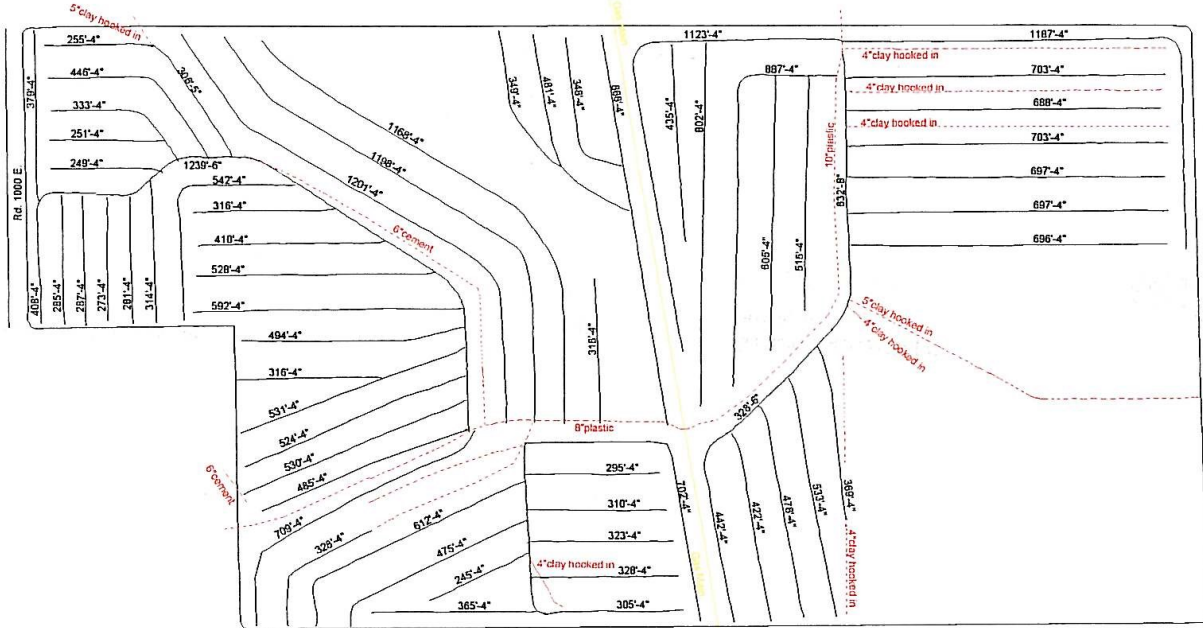


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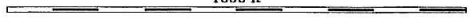
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- Sherman Farm
W.Part Sec. 3 Onarga Twp
11-19-2014



Projection : Universal Transverse Mercator
Datum : WGS Datum (1984)
Zone Number : 16
Hemisphere : North

Scale 1 : 4137
1000 ft



Henrichs Drainage II LLC
Paxton, IL.

Bo 815-383-2855
Ben 815-383-9500
Andy 217-202-4064



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