

LAND FOR SALE

LISTING #17994

122 ACRES M/L
WHITESIDE COUNTY, ILLINOIS



DOUGLAS R. YEGGE

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O: 563-659-8185

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: Section 7,
Township 21 North, Range 4
East, Whiteside County, Illinois.

122 Acres M/L, Whiteside County, IL

COMMENTS & BUILDING INFORMATION:
Offering 122 acres m/l of
quality Whiteside County, Illinois
farmland in a strong area.
Located just west of Morrison,
this farm consists of 120.39 FSA
tillable acres with an
outstanding 124.3 Productivity
Index. High caliber soil types
include Houghton muck, Elvers
silt loam and Lena muck. Farm
is situated along the east side
of Fulton Rd. in Section 7 of
Union Gove Township,
Whiteside Co., IL.

LEASE/FSA INFORMATION:
Open for the 2026 crop year.

TOTAL ACRES:	122 m/l
PRICE:	\$1,372,500
Price Per Acre:	\$11,250
Owner:	Holesinger
Operator:	
County & State:	Whiteside Co., IL
Location:	Fenton Rd., Morrison, IL
Possession Date:	As agreed
Drainage Info:	Natural
Average Productivity:	124.3 PI
Taxable Acres:	122
Net RE Taxes:	\$3,932.62
Taxes Payable In:	2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	
Crop Acres:	120.39
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	118.3
Corn Yield:	181
Soybean Base:	.07
Soybean Yield:	45

APPROXIMATE BREAKDOWN OF ACRES:

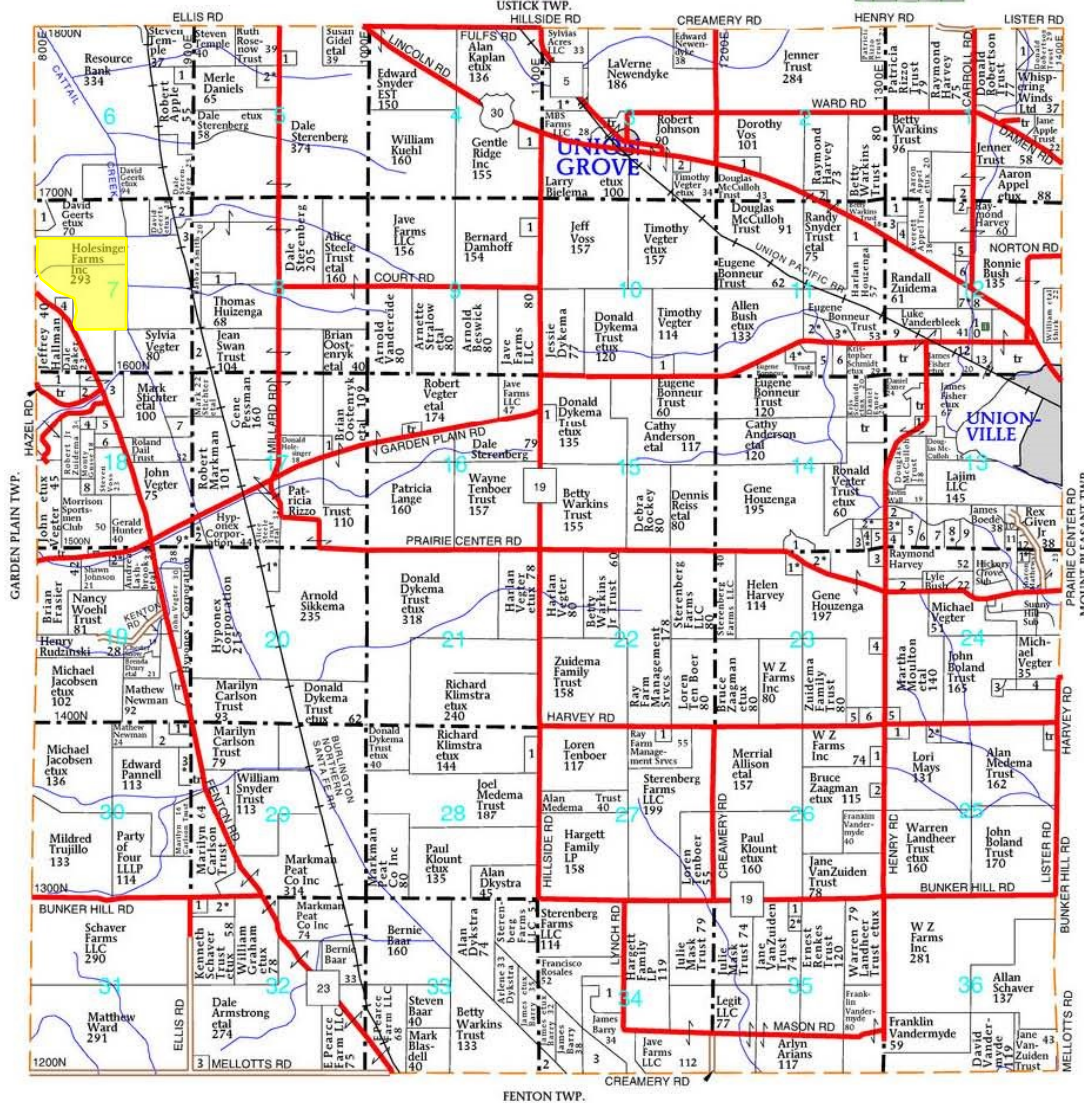
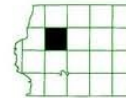
Total Acres:	122
Tillable Acres:	120.39
CRP Acres:	
Farmstead:	
Roads & Waste:	1.61
Waterways:	
Timber:	
Pasture:	

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UNION GROVE TOWNSHIP

- SECTION 1**
 1. Stange, Carl 10
 2. Huizenga, Clifford 5
- SECTION 2**
 1. Bealer, Phillip 13
 2. Spangler, Lanny 5
- SECTION 3**
 1. Bull, Sarah 33
 2. Vegter, Timothy 5
- SECTION 4**
 1. VanZuiden, Robert 5
- SECTION 5**
 1. Jones, Dale 5
 2. Daniels, Merle 12
- SECTION 6**
 1. Daniels, Merle 9
- SECTION 7**
 1. Huizenga, Arnold 12
 2. Wiersema, Michael 9
 3. Smith, Barbara 9
 4. Elzenga, Ricky 6
- SECTION 8**
 1. Huizenga, Thomas 6
 2. Vegter, Sylvia 13
- SECTION 9**
 1. Reed, Keith 6
- SECTION 10**
 1. Renkes, Randall 6

- SECTION 11**
 1. Houzenga, Ronald 15
 2. Neitzer, Ronald 10
 3. Norton, Charles 6
 4. Kitts, Charles 6
 5. VanderSchaaf, John 23
 6. Dewitte, Gary 10
- SECTION 12**
 1. Warkins Trust, Betty 7
 2. Seaman, Michael 8
 3. Rock River Lumber & Grain 8
 4. Morrison Ag LLC 6
 5. Groenewold, Roxanne 7
 6. Dickey Jr, John 7
 7. Ishmael, Doug 9
 8. Endress, Robert 5
 9. Bright, Patricia 10
 10. Harvey Trust, Iona 10
 11. State of Illinois 5
 12. Pape, Jayne 6
 13. Weets, Jeffery 5
- SECTION 13**
 1. Steines, Stanley 5
 2. Bloede, James 5
 3. Wilkens, Ronald 5
 4. Wilkens, Ronald 6
 5. Beswick, Donald 10
 6. Murney, Edward 7
 7. Noble, Bradley 7

- SECTION 14**
 1. Sullivan, Jonathan 13
 2. Stralow, Erwin 5
 3. Linke IV, Clarence 5
 4. Findley, Scott 5
 5. Wiersema, Michael 10
- SECTION 15**
 1. Houzenga, Douglas 5
- SECTION 17**
 1. Oostenryk, Brian 11
 2. Stichter, Mark 8
- SECTION 18**
 1. Wikoff, Roger 10
 2. Johnson, Richard 5
 3. Baker, Dale 15
 4. Whistler, Maxine 8
 5. Gooley, Mary 7
 6. Gooley, Kenneth 7
 7. Markman, Robert 10
 8. Gusse, Esther 10
 9. Stichter, Mark 13
- SECTION 19**
 1. Morrison Sportsmen Club 13
 2. Swanson, Mary 6

- SECTION 20**
 1. Steele Trust, Alice 12
- SECTION 23**
 1. Neidigh, Jeffrey 5
 2. Ottens, Kelby 7
 3. Vail, Calvin 5
 4. Crown Castle GT Co LLC 6
 5. Stoecker, Charlotte 5
 6. Oudekerk, Michael 12
- SECTION 24**
 1. Susie, Norma 5
 2. Jensen, Lyle 6
 3. Hamilton, Larry 5
 4. Shank, Ronald 5
 5. Illinois One Partners 7
- SECTION 25**
 1. House, Brian 6
 2. Venhuizen, Brad 5
- SECTION 26**
 1. Gravert, Alan 5
 2. Barry, Leona 5
- SECTION 27**
 1. Peters, Christopher 5
- SECTION 28**
 1. Stoecker, Lynn 10
- SECTION 29**
 1. Snyder, Curtis 36
- SECTION 30**
 1. Vargas, Daniel 5
 2. Vargas, Daniel 15

- SECTION 31**
 3. Schaver Trust, Kenneth 11
- SECTION 32**
 1. Meyer, Ruth 5
 2. Cowan, Richard 15
 3. Walters, John 5
- SECTION 34**
 1. Milton Bush Family Farms LLC 30
 2. Warkins Trust, Betty 12
 3. Milton Bush Family Farms LLC 33
- SECTION 35**
 1. Pruis, Richard 5
 2. Klount, Paul 7

Chicago Title Insurance Company

ALTA 2016 Commitment for Title Insurance Schedule A

File Number: 230901

EXHIBIT "A"

Part of Section 7 in Township 21 North, Range 4 East of the Fourth Principal Meridian, all in Whiteside County, Illinois, bounded and described as follows, to wit: Commencing at the Northwest corner of the South Half of Government Lot 2 of the Northwest Quarter of said Section 7; thence North $89^{\circ}29'24''$ East, along the North line thereof, a distance of 431.00 feet to the Southernmost corner of the property described on the deed recorded as Document No. 2018-01180 in the Office of the Whiteside County Recorder, and the Point of Beginning of the hereinafter described parcel; thence South $09^{\circ}47'58''$ East, a distance of 557.32 feet; thence South $09^{\circ}35'32''$ West, a distance of 47.35 feet; thence South $71^{\circ}51'49''$ West, a distance of 85.64 feet; thence South $26^{\circ}54'35''$ West, a distance of 56.00 feet; thence South $25^{\circ}28'36''$ East, a distance of 75.92 feet; thence North $81^{\circ}47'06''$ East, a distance of 97.44 feet; thence South $16^{\circ}22'43''$ East, a distance of 391.09 feet; thence South $39^{\circ}12'21''$ East, a distance of 217.45 feet; thence South $05^{\circ}59'36''$ East, a distance of 98.39 feet to the Northernmost corner of the property described on the deed recorded as M.F. No. 11642-04 in said Office of the Whiteside County Recorder; thence South $16^{\circ}30'23''$ East, along the East line thereof, a distance of 242.19 feet (242.24 feet deeded); thence South $37^{\circ}50'29''$ East, along said East line, a distance of 177.00 feet (177.12 feet deeded); thence South $20^{\circ}12'31''$ East, along said East line, a distance of 243.52 feet (238.23 feet deeded); thence South $16^{\circ}34'21''$ East along said East line, a distance of 212.96 feet; thence South $48^{\circ}39'38''$ West, along said East line, a distance of 178.88 feet to the Centerline of Fenton Road; thence South $34^{\circ}22'59''$ East, along said Centerline, a distance of 232.04 feet; thence Southeasterly, along said Centerline, being an arc of a curve concave Southwesterly, having a radius of 2404.45 feet and whose chord bears South $32^{\circ}22'49''$ East, an arc distance of 168.09 feet to the South line of the South Half of the North Half of Government Lot 1 of the Southwest Quarter of said Section 7; thence North $89^{\circ}42'41''$ East, along said South line, a distance of 941.58 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 7; thence North $89^{\circ}39'21''$ East, along the South line thereof, a distance of 664.77 feet to the Southeast corner of the West Half of said Northwest Quarter of the Southeast Quarter of Section 7; thence North $00^{\circ}09'31''$ West, along the East line thereof, a distance of 1,316.12 feet to the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North $00^{\circ}07'37''$ West, along the East line thereof, a distance of 1,319.69 feet to the Northeast corner of said West Half of the Southwest Quarter of the Northeast Quarter of Section 7; thence South $89^{\circ}36'59''$ West, along the North line thereof, a distance of 673.00 feet to the Northeast corner of the South Half of Government Lot 1 (Gov't Lot 1) of the Northwest Quarter of Section 7; thence South $89^{\circ}29'24''$ West, along the North line thereof, and the North line of the South Half of Government Lot 2 (Gov't Lot 2) of the Northwest Quarter (NW 1/4) of said Section 7, a distance of 1,703.19 feet to the Point of Beginning.

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



122 A. (122.00 AC TOTAL, 120.39 AC TILLABLE)

AERIAL MAP



Center: 41.822451, -90.086373

07-21N-4E

Union Grove Township

Whiteside County, IL

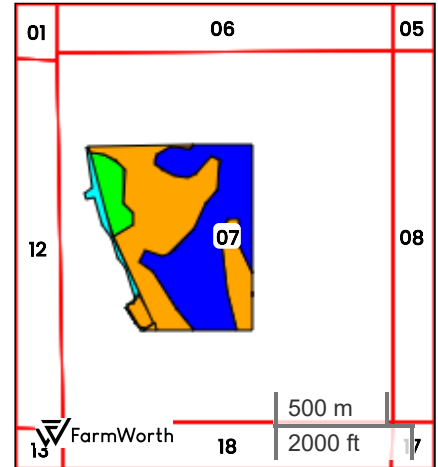
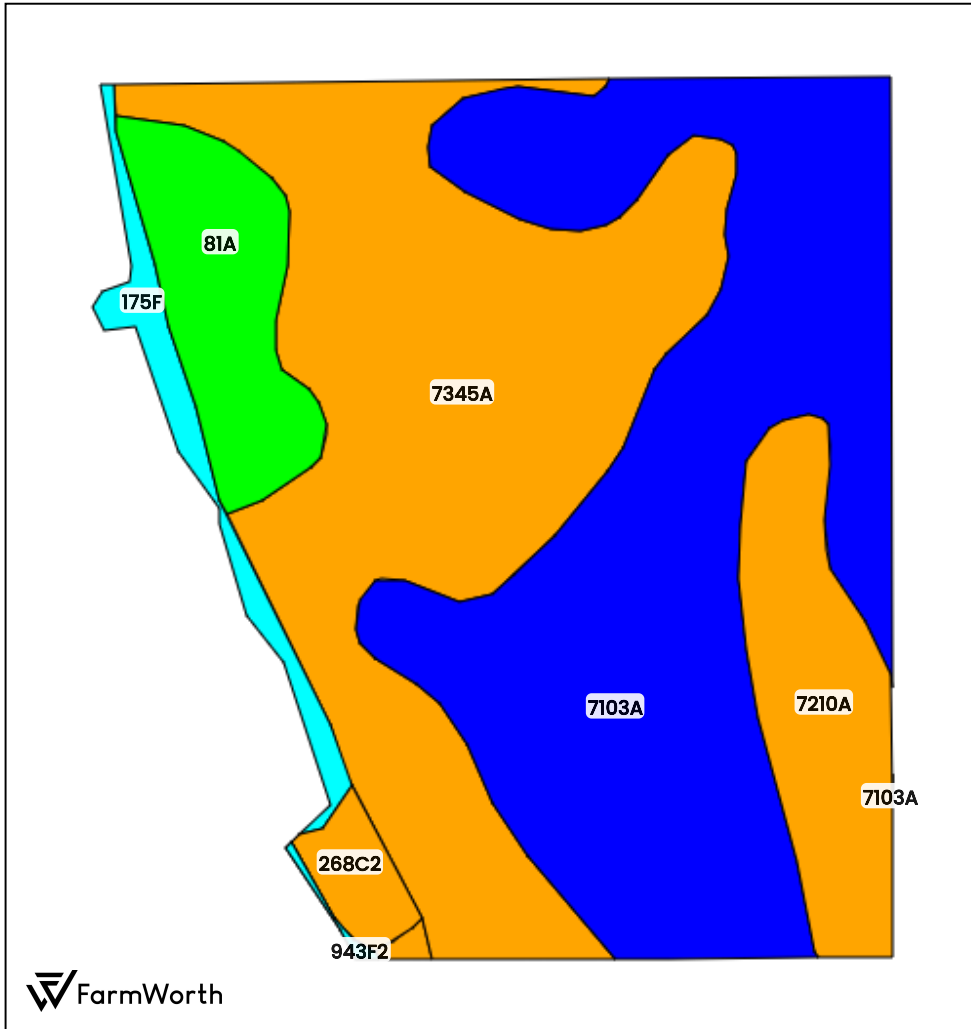


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122 A. (122.00 AC TOTAL, 120.39 AC TILLABLE)

TOTAL SOILS



County: **Whiteside County, IL**
 Location: **07-21N-4E**
 Township: **Union Grove**
 Acres: **122.00**
 Date: **11/26/2024**



Field borders obtained from Farm Service Agency as of 2008

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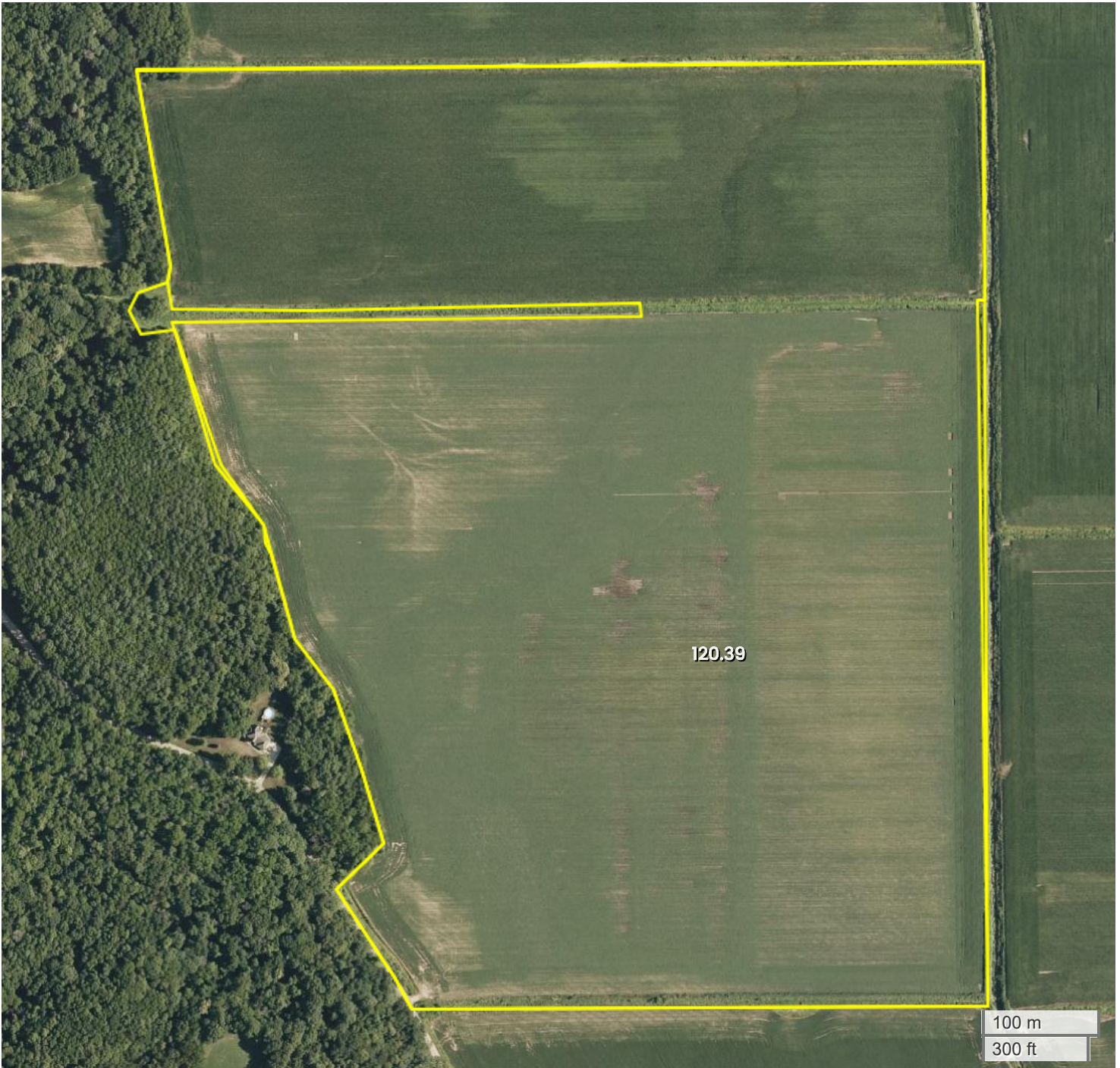
Code	Description	Acres	% of field	IL PI	Overall NCCPI
7103A	Houghton muck, 0 to 2 percent slopes, rarely flooded	50.41	41.32 %	130	84
7345A	Elvers silt loam, 0 to 2 percent slopes, rarely flooded	44.85	36.76 %	118	83
7210A	Lena muck, 0 to 2 percent slopes, rarely flooded	11.35	9.30 %	126	81
81A	Littleton silt loam, 0 to 2 percent slopes	9.20	7.54 %	142	91
175F	Lamont fine sandy loam, 18 to 35 percent slopes	3.52	2.89 %	72	15
268C2	Mt. Carroll silt loam, 5 to 10 percent slopes, eroded	2.21	1.81 %	125	85
943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	0.38	0.31 %	78	19
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	0.26	0.21 %	118	89
Average:				124.2	81.7

IL Productivity Index calculations are based on Bulletin 811 and obtained from the [NRCS Field Office Technical Guide](#)
 Soils data provided by USDA and NRCS.



122 A. (122.00 AC TOTAL, 120.39 AC TILLABLE)

AERIAL MAP

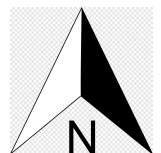


Center: 41.822451, -90.086373

07-21N-4E

Union Grove Township

Whiteside County, IL

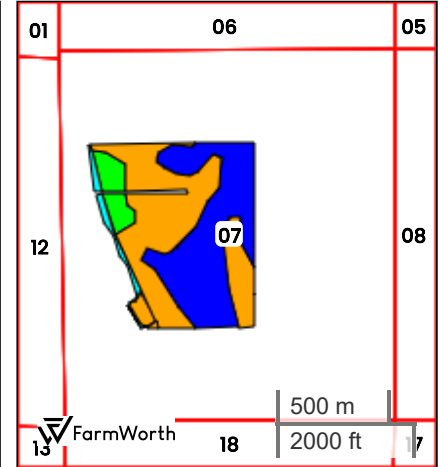
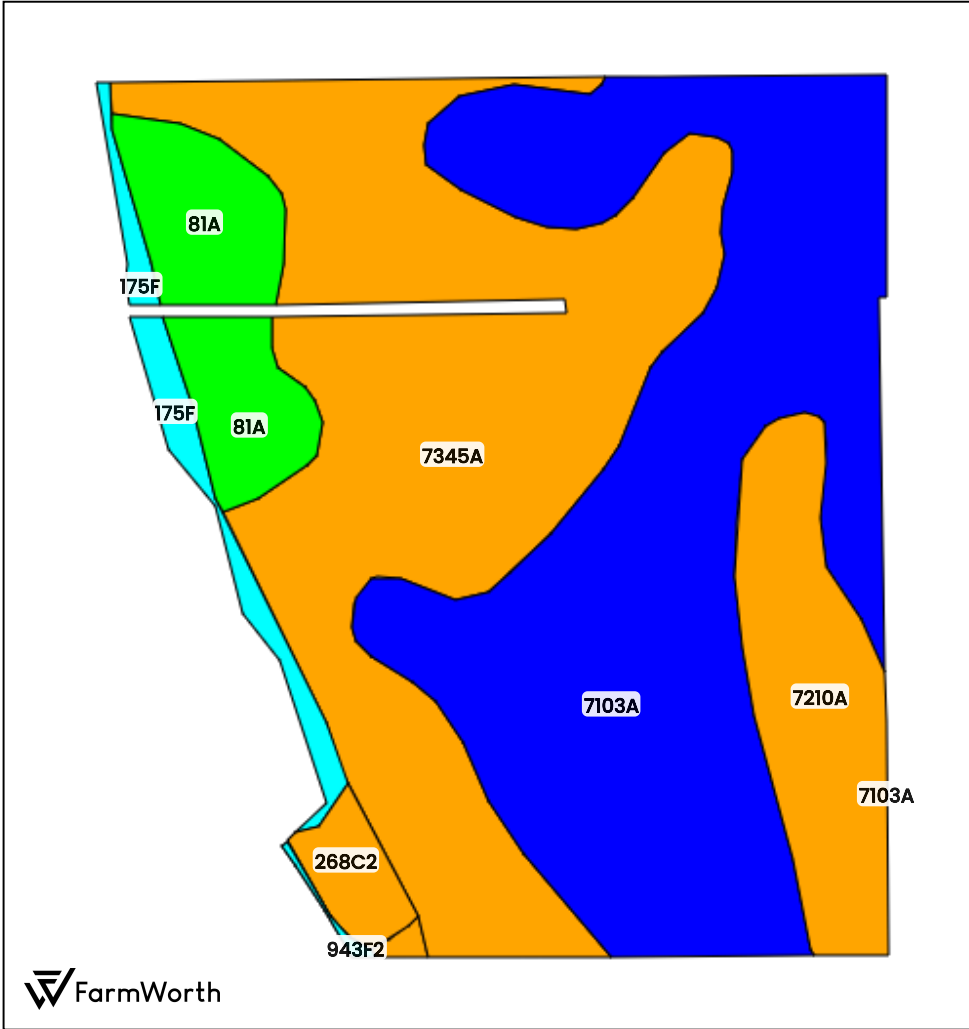


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122 A. (122.00 AC TOTAL, 120.39 AC TILLABLE)

TILLABLE SOILS



County: **Whiteside County, IL**
 Location: **07-21N-4E**
 Township: **Union Grove**
 Acres: **120.39**
 Date: **11/26/2024**



Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IL PI	Overall NCCPI
7103A	Houghton muck, 0 to 2 percent slopes, rarely flooded	50.06	41.58 %	130	84
7345A	Elvers silt loam, 0 to 2 percent slopes, rarely flooded	44.15	36.67 %	118	83
7210A	Lena muck, 0 to 2 percent slopes, rarely flooded	11.32	9.40 %	126	81
81A	Littleton silt loam, 0 to 2 percent slopes	8.95	7.43 %	142	91
175F	Lamont fine sandy loam, 18 to 35 percent slopes	3.24	2.69 %	72	15
268C2	Mt. Carroll silt loam, 5 to 10 percent slopes, eroded	2.21	1.84 %	125	85
943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	0.38	0.32 %	78	19
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	0.26	0.22 %	118	89
Average:				124.3	81.8

IL Productivity Index calculations are based on Bulletin 811 and obtained from the [NRCS Field Office Technical Guide](#)
 Soils data provided by USDA and NRCS.

Abbreviated 156 Farm Record

Tract 5251 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
■	■	■	■	■	■	■	■

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
■	■	■	■
■	■	■	■
■	■	■	■

NOTES

Tract Number : 6774

Description : Union Grove T21N R4E Sec 7
FSA Physical Location : ILLINOIS/WHITESIDE
ANSI Physical Location : ILLINOIS/WHITESIDE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HOLESINGER FARMS INC
Other Producers : None
Recon ID : 17-195-2017-153

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
48.95	26.41	26.41	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	26.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	25.84	0.00	181
TOTAL	25.84	0.00	

NOTES

Abbreviated 156 Farm Record

Tract Number	: 7648
Description	: SEC 7- UNION GROVE
FSA Physical Location	: ILLINOIS/WHITESIDE
ANSI Physical Location	: ILLINOIS/WHITESIDE
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: NATHAN J HOLESINGER FAMILY TRUST, BRENDA J HOLESINGER UTA DATED MARCH 26 2010
Other Producers	: None
Recon ID	: 17-195-2024-56

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.74	93.98	93.98	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	93.98	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

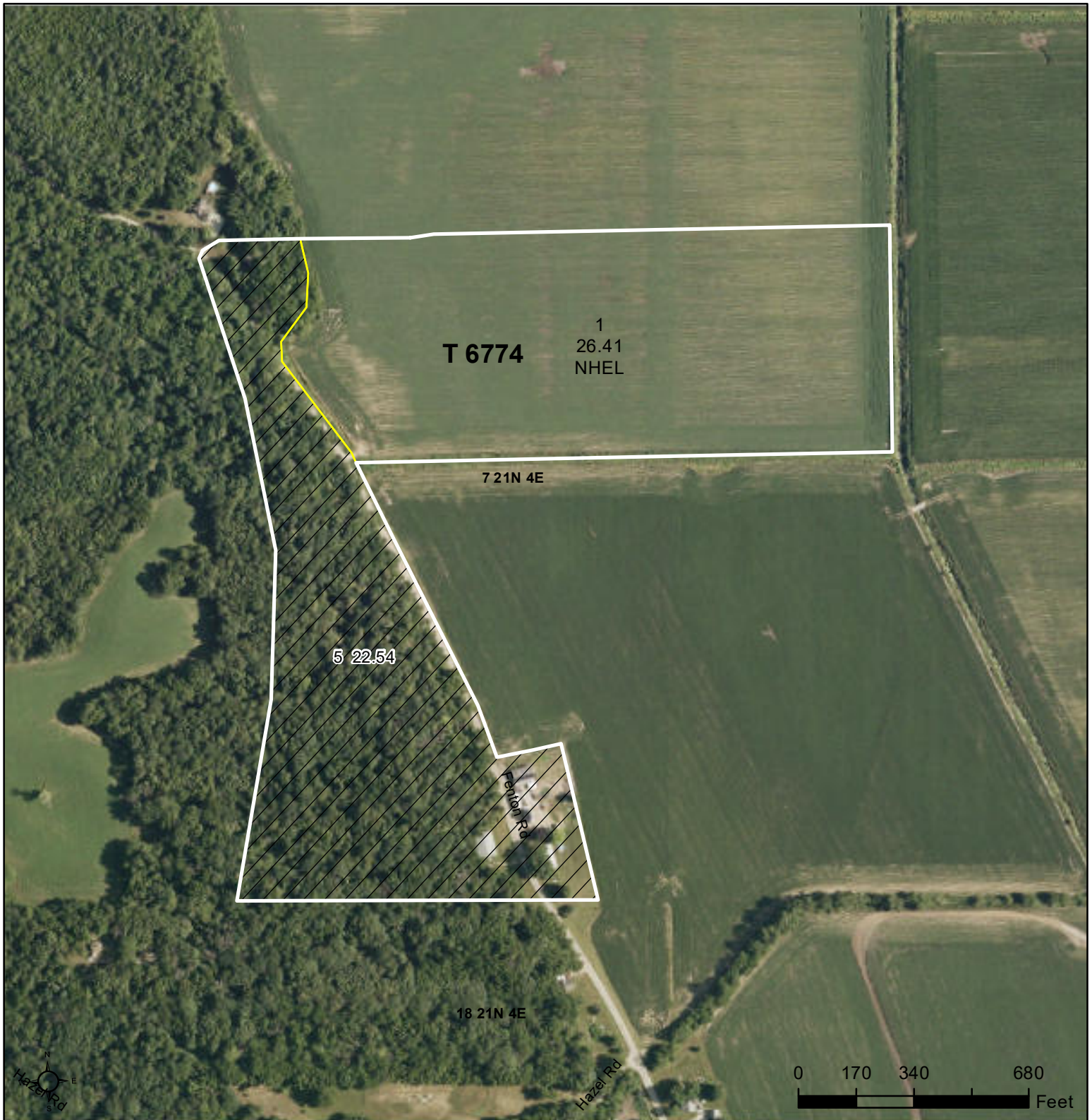
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	92.46	0.00	181
Soybeans	0.07	0.00	45
TOTAL	92.53	0.00	

NOTES

Tract Number	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]
[REDACTED]	: [REDACTED]

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

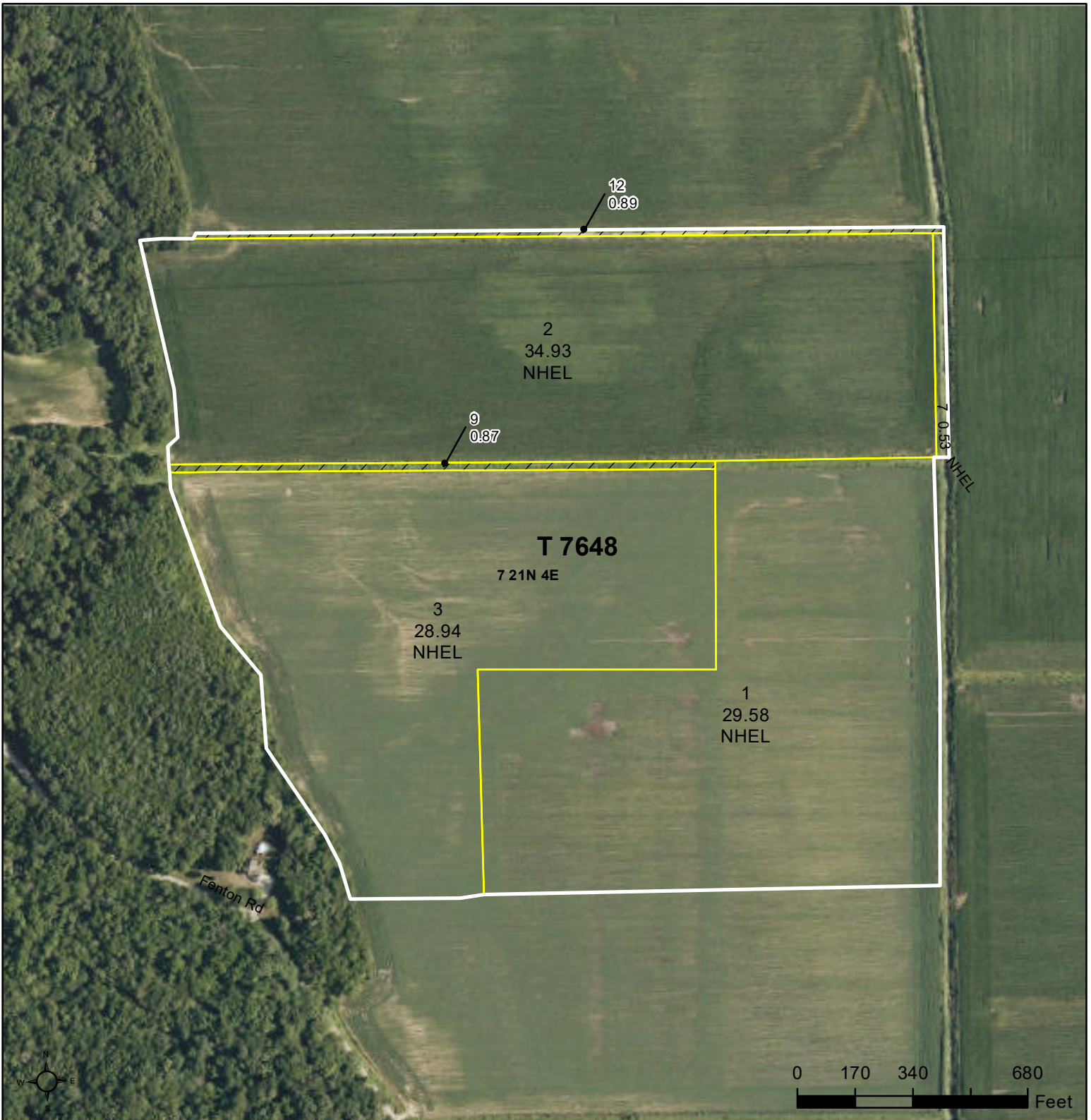
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year
Map Created March 18, 2024

Farm **9276**
Tract **6774**

Tract Cropland Total: 26.41 acres

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Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2024 Program Year
Map Created March 18, 2024

Farm **9276**
Tract **7648**

Tract Cropland Total: 93.98 acres

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FENTON RD.





Ustick

Fulton

84

136

HWY 136

HWY 30

Clinton

East Clinton

Union Grove

Waller Rd

Garden Plain

Garden Plain Rd

67