

GARDEN PRAIRIE FARM

Located south of Garden Prairie, IL on Garden Prairie Rd.

Section 1 Spring Twp. and Section 36 Bonus Twp.

Boone County, Illinois

Real Estate Taxes for 2023 = \$4,548.20

Subject to a lease for 2025 unless otherwise negotiated

164.63 (mol) total acres, 108 (mol) tillable acres

Surety indicates a PI of 125.4 on total acres

Farm may be divided, contact agent for details

Priced at \$1,695,689 / \$10,300 per acre



Eric Bird, Managing Broker

11410 Lawrence Rd

Harvard, IL 60033

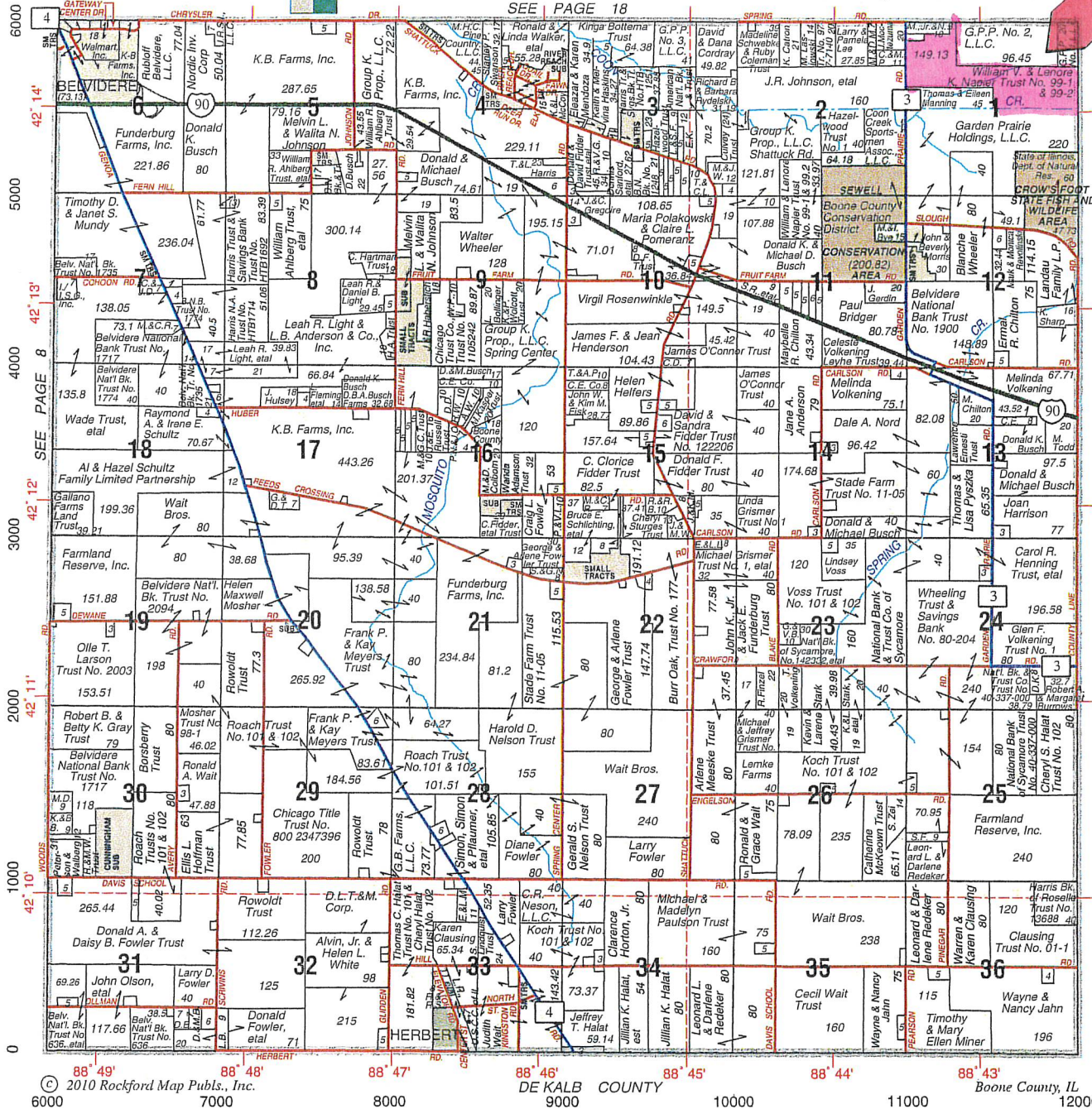
815-973-6768 Cell

ericbird2004@yahoo.com

SPRING

T.43N.-R.4E

SEE PAGE 18



MC HENRY COUNTY

(815) 923-2231

- INVESTMENT
- DEVELOPMENT
- COMMERCIAL



Fax: (815) 923-2281
 Email: harmonyre@foxvalley.net

- COUNTRY HOMESITES
- FARMS
- COUNTRY ESTATES



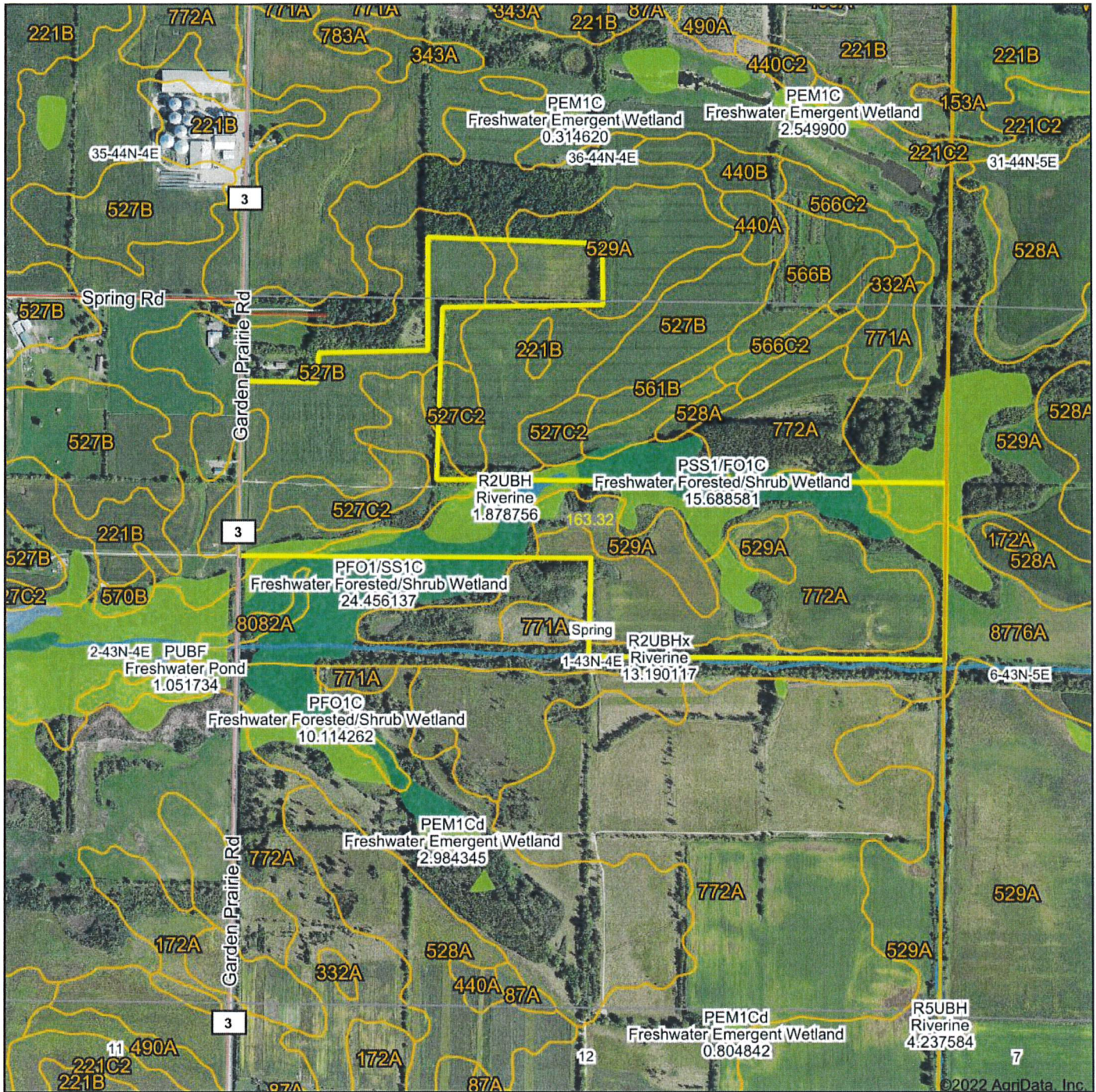
THE COUNTRYPOLITAN OFFICE

JACK FELDKAMP, Managing Broker

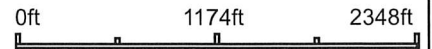
ROUTE 20 AND HARMONY ROAD - ONE MILE NORTH OF I-90 INTERCHANGE
 16903 HARMONY ROAD • MARENGO, ILLINOIS 60152



Aerial Map



Map Center: 42° 14' 8.78, -88° 42' 59.5

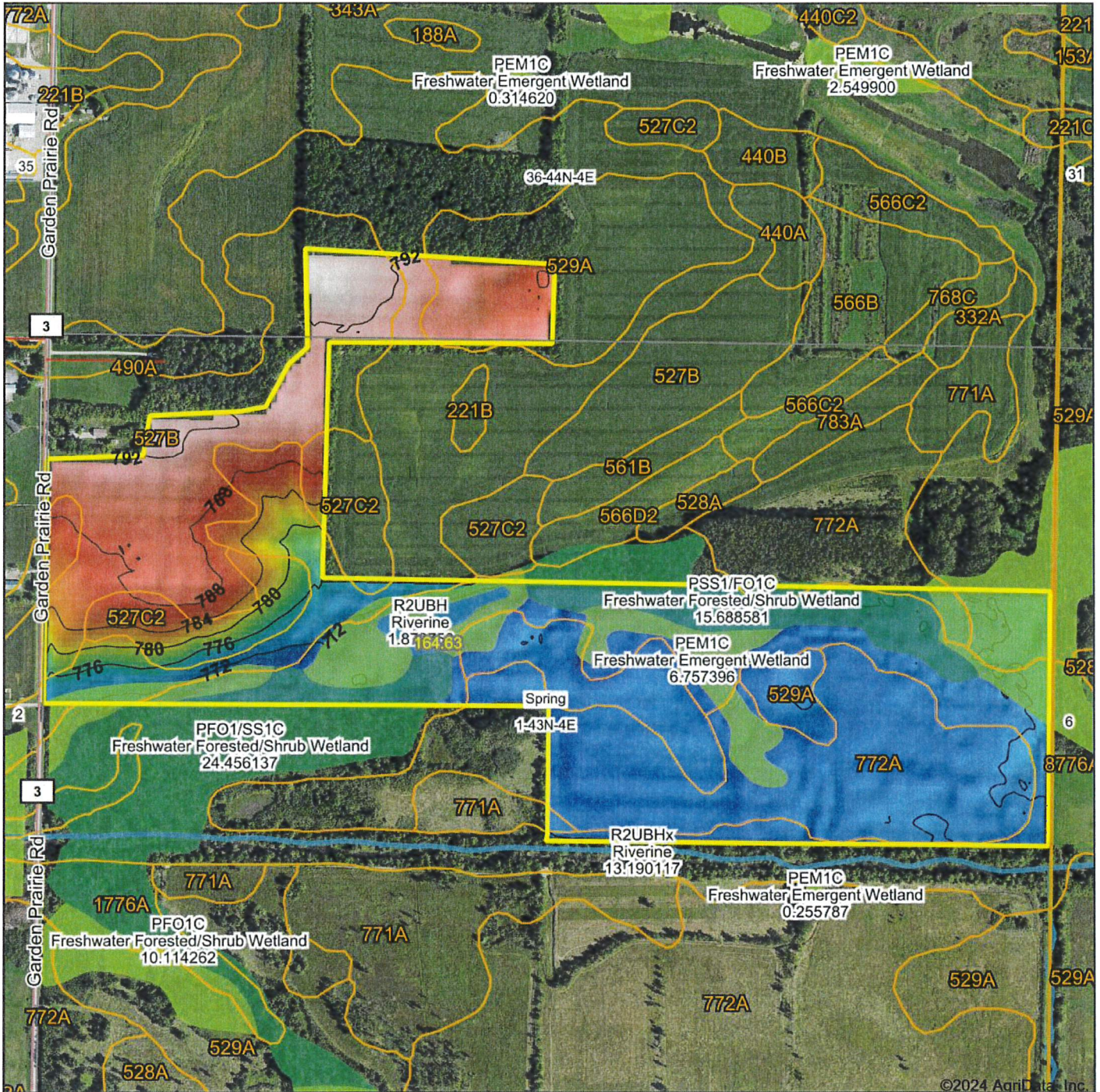


1-43N-4E
Boone County
Illinois



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Topography Hillshade

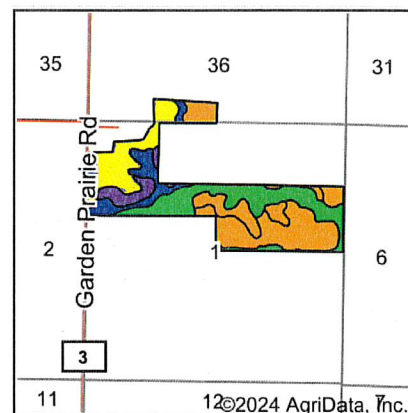
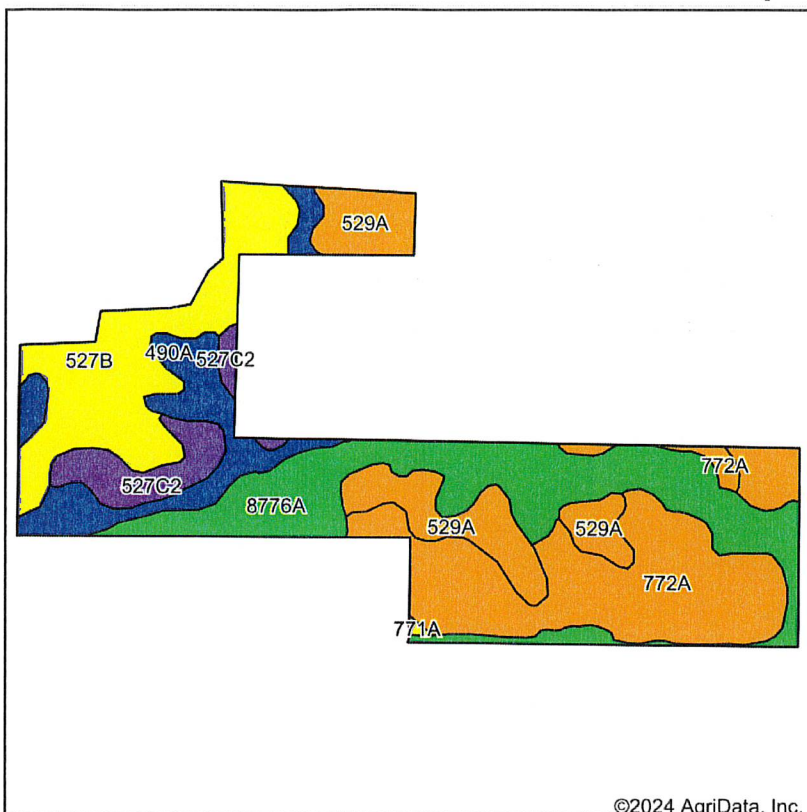


<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 4 Min: 768.8 Max: 793.7 Range: 24.9 Average: 776.5 Standard Deviation: 8.17 ft</p>	<p>0ft 820ft 1640ft</p> <p> 1-43N-4E Boone County Illinois 1/28/2024 Boundary Center: 42° 14' 16.5, -88° 42' 55.1 </p>
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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Illinois**
 County: **Boone**
 Location: **1-43N-4E**
 Township: **Spring**
 Acres: **164.63**
 Date: **1/28/2024**



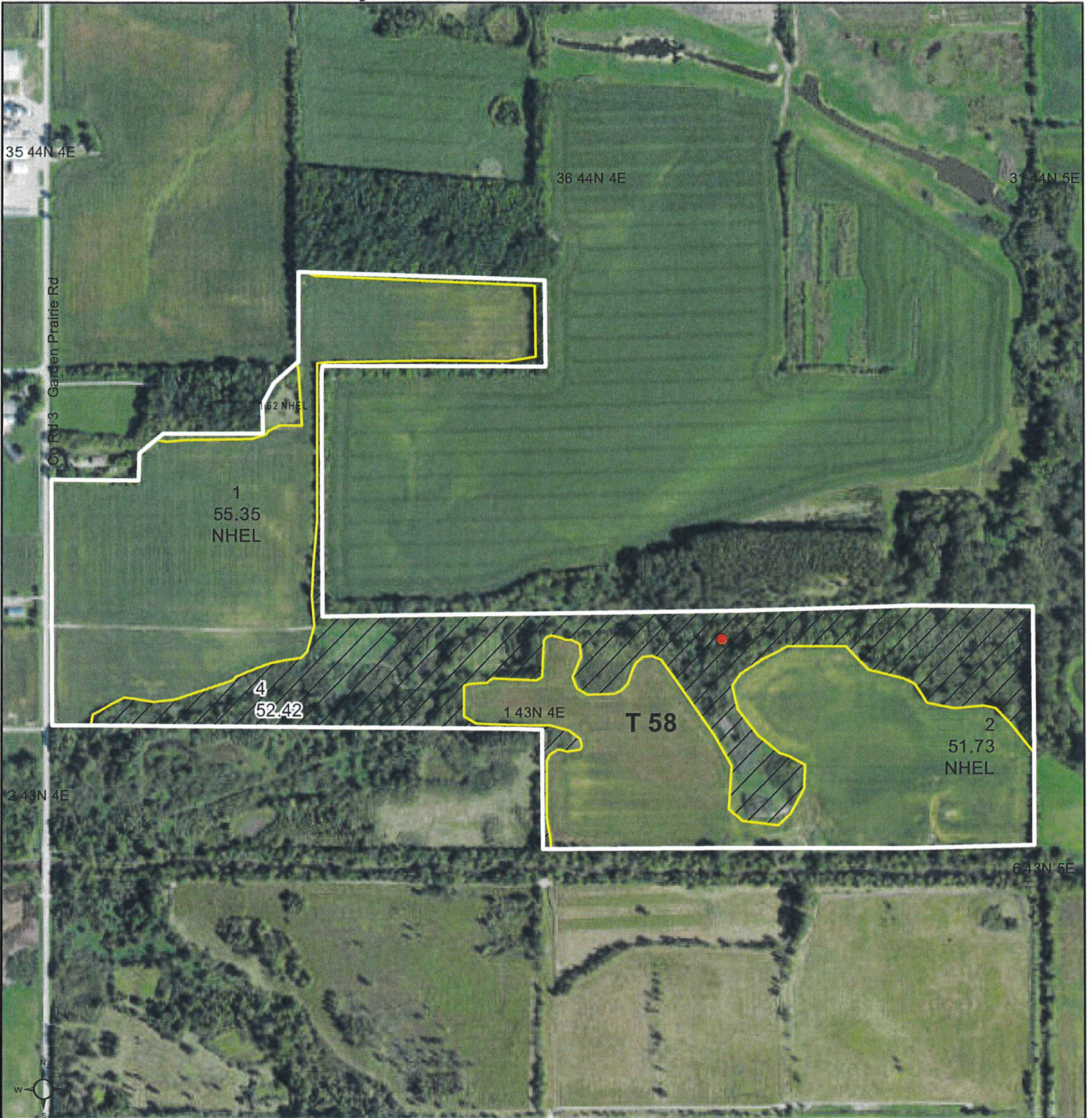
Soils data provided by USDA and NRCS.

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Area Symbol: IL007, Soil Area Version: 17										
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Corn	*n NCCPI Soybeans
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	42.10	25.6%		**188	**62	**71	**141	65	52
**772A	Marshan loam, 0 to 2 percent slopes	40.58	24.6%		**163	**55	**65	**123	68	54
**527B	Kidami silt loam, 2 to 4 percent slopes	29.35	17.8%		**155	**50	**58	**114	75	72
**529A	Selmass loam, 0 to 2 percent slopes	24.76	15.0%		**163	**53	**64	**121	81	76
490A	Odell silt loam, 0 to 2 percent slopes	18.08	11.0%		176	56	68	129	75	68
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	9.50	5.8%		**145	**46	**55	**106	67	63
**771A	Hayfield loam, 0 to 2 percent slopes	0.26	0.2%		**152	**50	**59	**114	67	49
Weighted Average					168.3	55.2	64.9	125.4	*n 71.1	*n 62.1

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, flooding, 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>
 ** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG
 *n: The aggregation method is "Weighted Average using all components"

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



Common Land Unit

- Non-Cropland
- Cropland
- plss_a_il_WMAS
- CRP

Wetland Determination Identifiers

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

Tract Cropland Total: 108.70 acres

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ILLINOIS
BOONE
Form: FSA-156EZ



FARM : 2304
Prepared : 9/29/22 7:53 AM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 47 Continued ...

Soybeans	3.23	0.00	40
TOTAL	69.24	0.00	

NOTES

Tract Number : 58

Description : H9-4 BONUS SEC. 36

FSA Physical Location : ILLINOIS/BOONE

ANSI Physical Location : ILLINOIS/BOONE

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : LENORE K NAPIER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
161.12	108.70	108.70	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	108.70	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	104.56	0.00	130
Soybeans	4.14	0.00	40
TOTAL	108.70	0.00	

NOTES

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