

# GARDEN PRAIRIE 115 FARM

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

Section 1 Spring Twp.

Boone County, Illinois

Real Estate Taxes for 2023 = \$2984.42

Subject to a lease for 2025 unless otherwise negotiated

115 (mol) total acres, 56 (mol) tillable acres

Surety indicates a PI of 128.8 on total acres

Great balance of tillable and recreational land

**Priced at \$1,138,500 / \$9,900 per acre**



**Eric Bird, Managing Broker**

11410 Lawrence Rd

Harvard, IL 60033

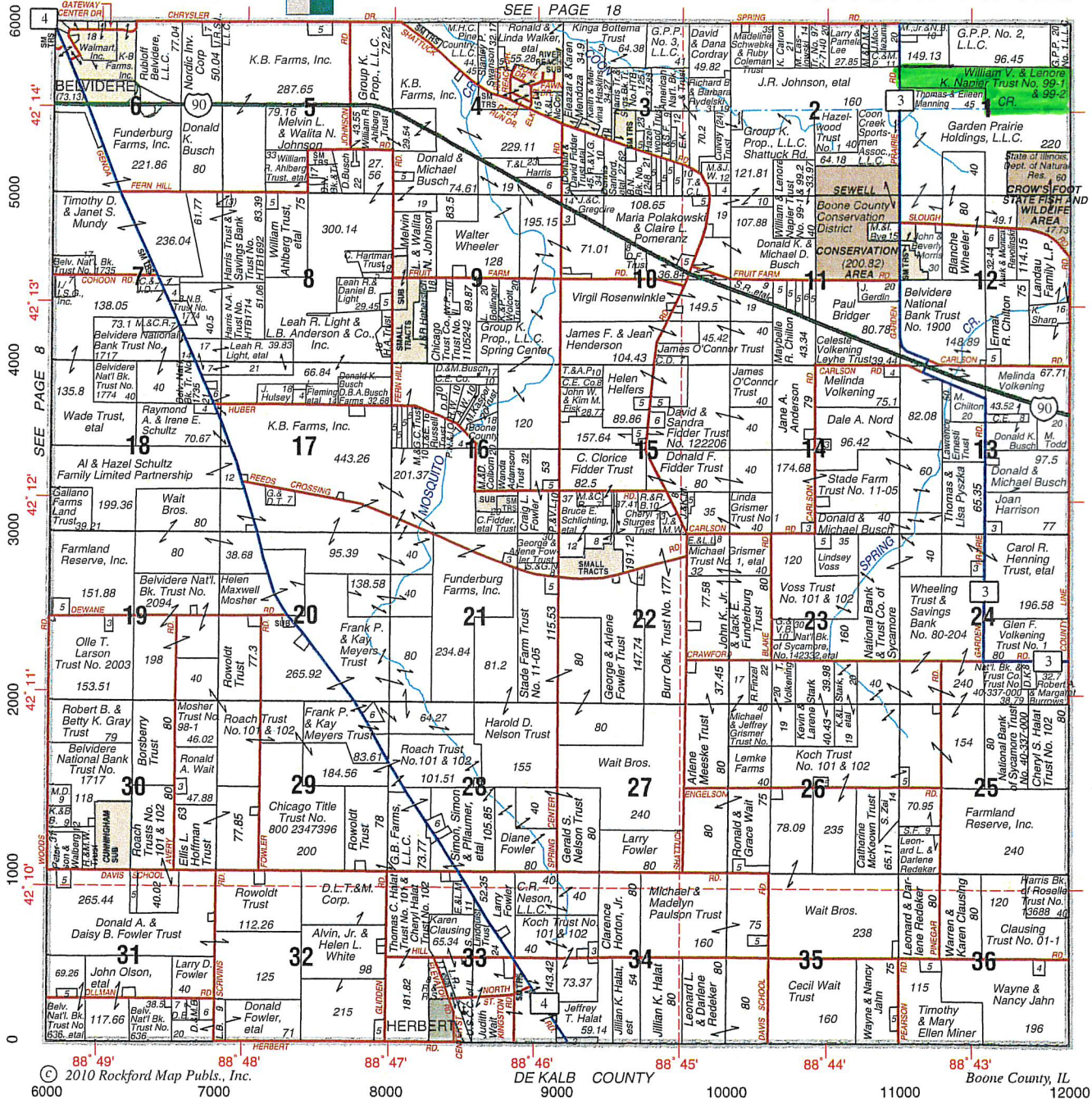
815-973-6768 Cell

ericbird2004@yahoo.com

# SPRING

# T.43N.-R.4E.

SEE PAGE 18



© 2010 Rockford Map Publs., Inc. DE KALB COUNTY Boone County, IL

(815) 923-2231

- INVESTMENT
- DEVELOPMENT
- COMMERCIAL



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

- COUNTRY HOMESITES
- FARMS
- COUNTRY ESTATES



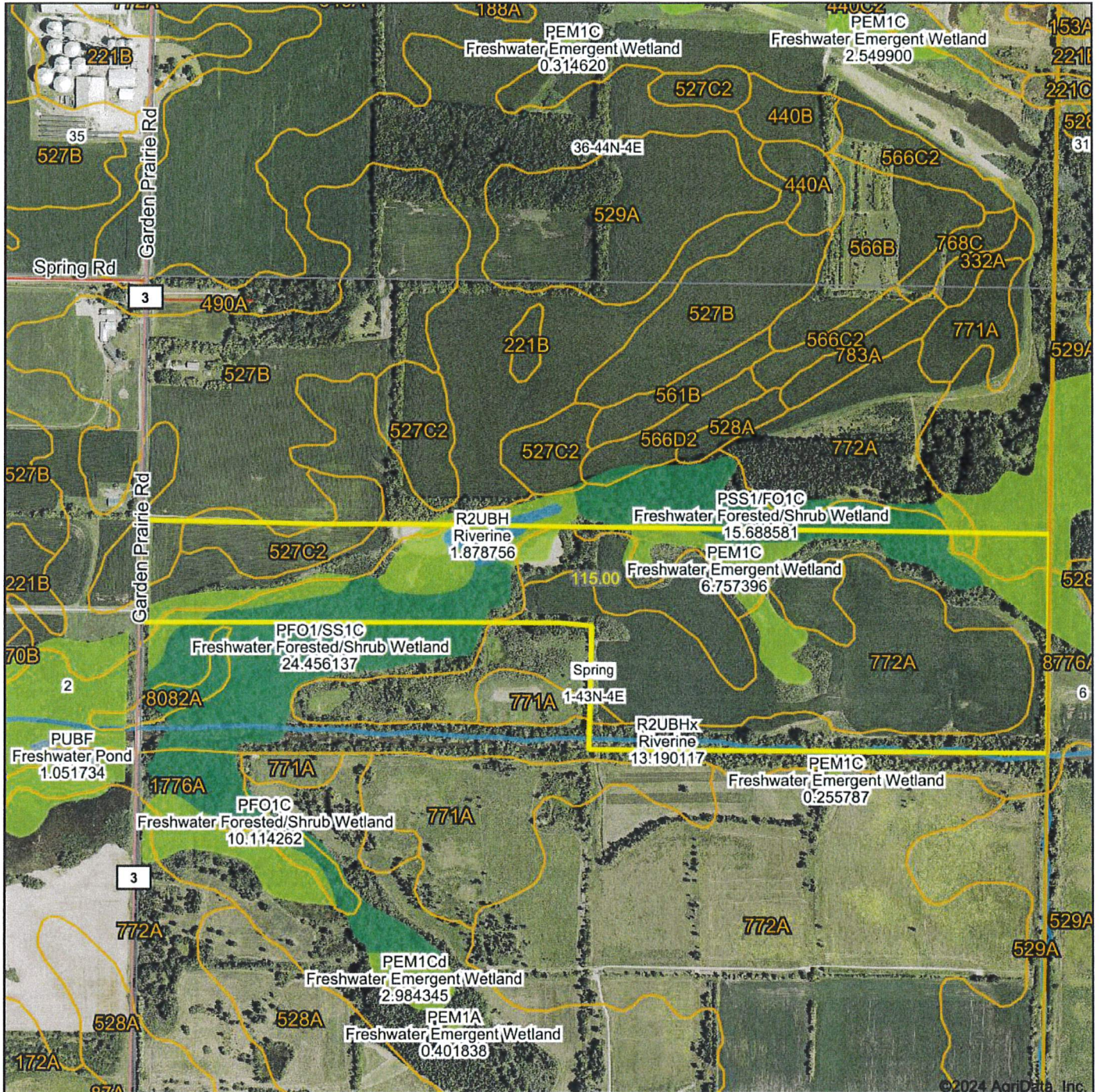
### THE COUNTRYPOLITAN OFFICE

#### JACK FELDKAMP, Managing Broker

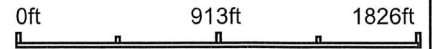
ROUTE 20 AND HARMONY ROAD - ONE MILE NORTH OF I-90 INTERCHANGE  
 16903 HARMONY ROAD • MARENGO, ILLINOIS 60152



# Aerial Map



Boundary Center: 42° 14' 6.69, -88° 42' 55.04



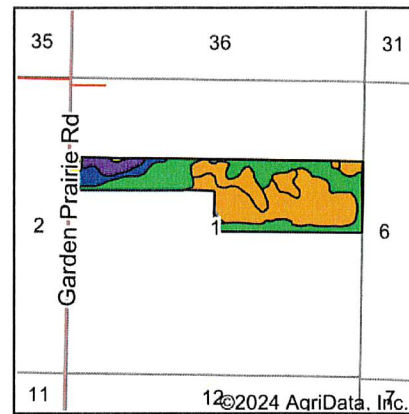
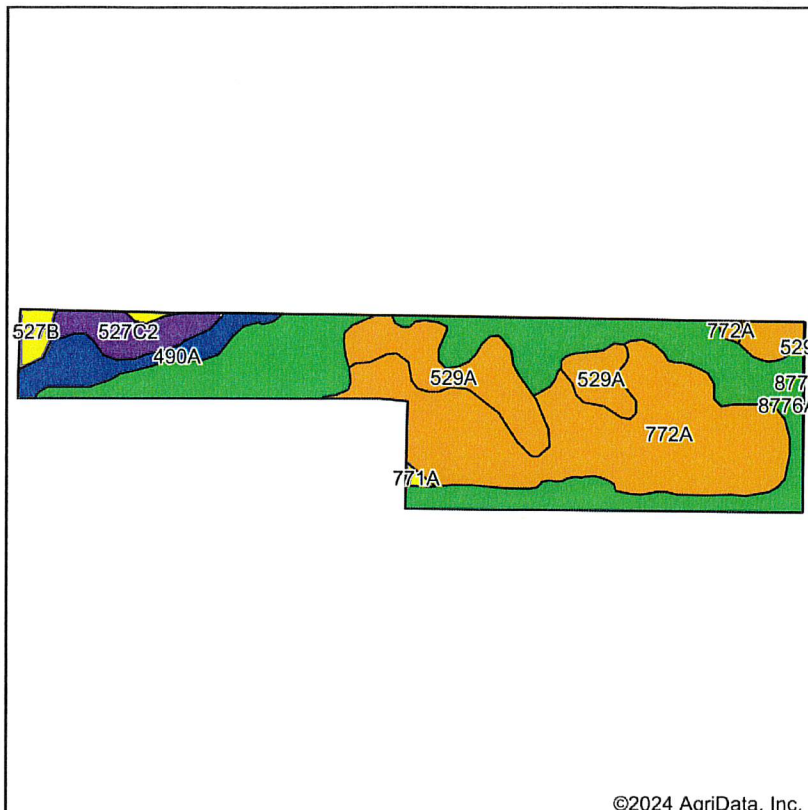
**1-43N-4E**  
**Boone County**  
**Illinois**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgrIDataInc.com

7/25/2024

# Soils Map



State: **Illinois**  
 County: **Boone**  
 Location: **1-43N-4E**  
 Township: **Spring**  
 Acres: **115**  
 Date: **7/25/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

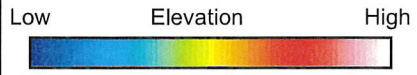
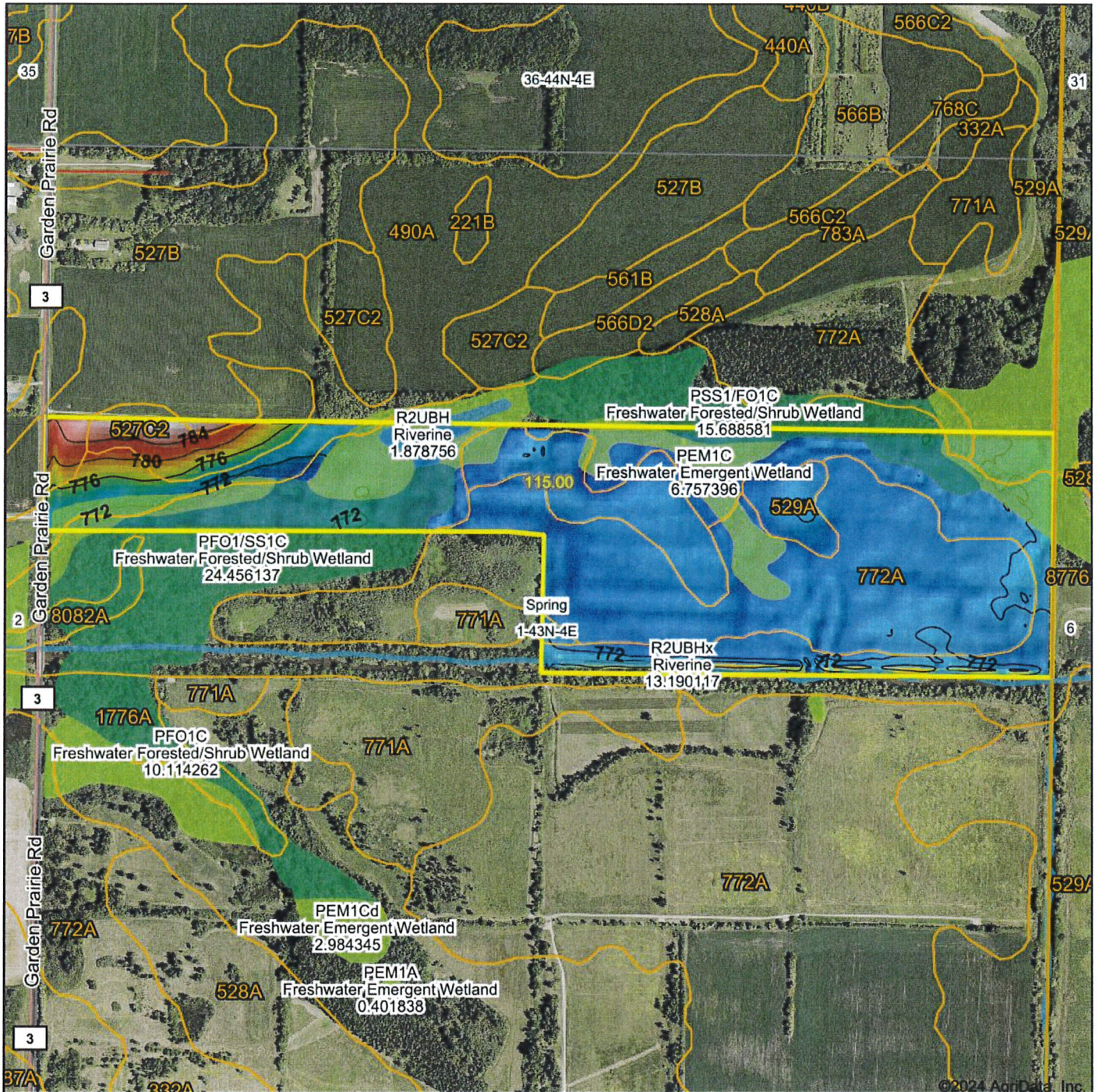
Area Symbol: IL007, Soil Area Version: 17  
 Area Symbol: IL111, Soil Area Version: 19

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
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	42.90	37.4%		**188	**62	**71	**141
**772A	Marshan loam, 0 to 2 percent slopes	40.50	35.2%		**163	**55	**65	**123
**529A	Selma loam, 0 to 2 percent slopes	16.52	14.4%		**163	**53	**64	**121
490A	Odell silt loam, 0 to 2 percent slopes	7.16	6.2%		176	56	68	129
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	5.33	4.6%		**145	**46	**55	**106
**527B	Kidami silt loam, 2 to 4 percent slopes	2.11	1.8%		**155	**50	**58	**114
**771A	Hayfield loam, 0 to 2 percent slopes	0.38	0.3%		**152	**50	**59	**114
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	0.10	0.1%		**188	**62	**71	**141
<b>Weighted Average</b>					<b>172.1</b>	<b>56.9</b>	<b>66.7</b>	<b>128.8</b>

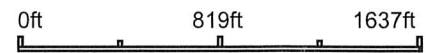
**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023  
 Crop yields and productivity (B811 EFOTG) are maintained at 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

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

# Topography Hillshade



Source: USGS 10 meter dem  
 Interval(ft): 4  
 Min: 769.0  
 Max: 787.4  
 Range: 18.4  
 Average: 771.9  
 Standard Deviation: 3.05 ft

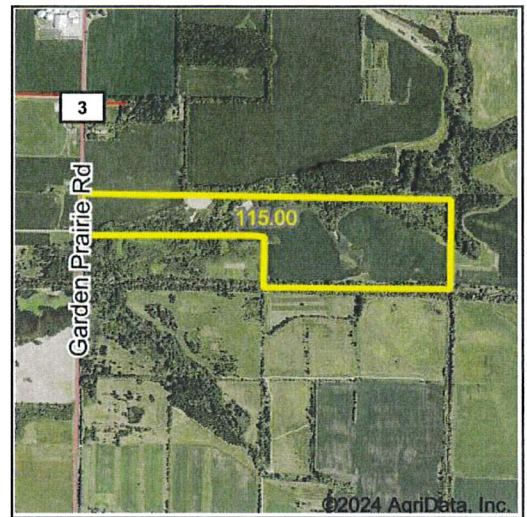
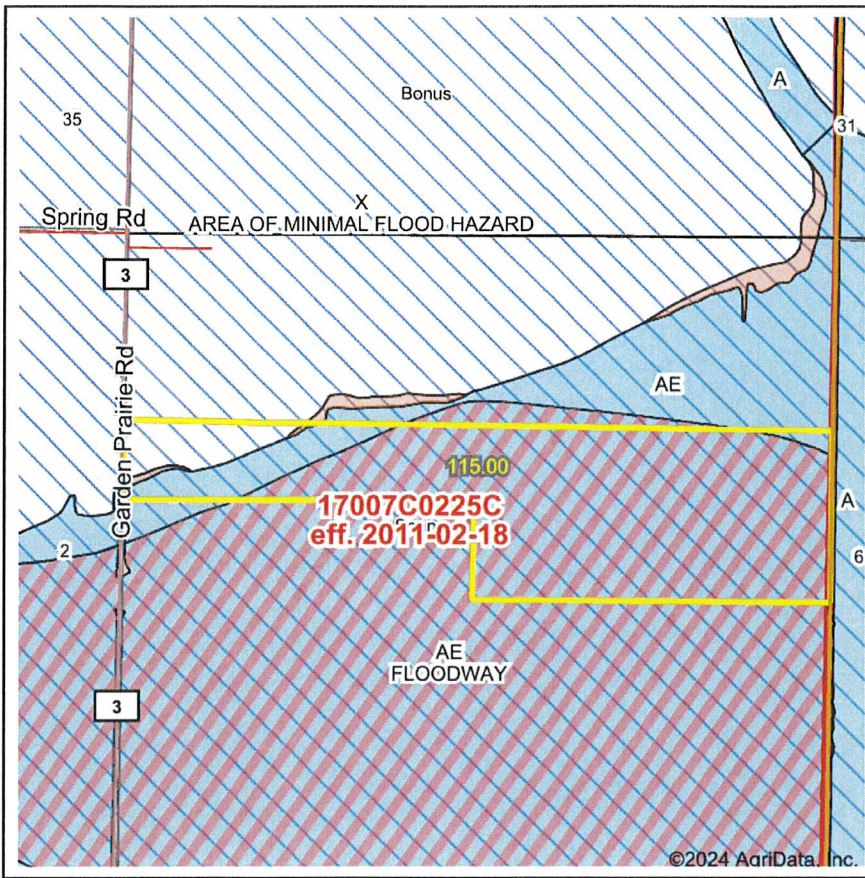


**1-43N-4E**  
**Boone County**  
**Illinois**

Boundary Center: 42° 14' 6.69, -88° 42' 55.04



# FEMA Report



Map Center: 42° 14' 11.83, -88° 42' 58.8  
 State: IL                      Acres: 115  
 County: Boone                Date: 7/25/2024  
 Location: 1-43N-4E  
 Township: Spring

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023                      www.AgriDataInc.com



Name	Number	County	NFIP Participation	Acres	Percent
Boone County	170807	Boone	Regular	115	100%
<b>Total</b>				115	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
AE	FLOODWAY	100-year Floodplain	94.24	81.9%
AE		100-year Floodplain	11.29	9.8%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	8.8	7.7%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.52	0.5%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.15	0.1%
<b>Total</b>			115.00	100%

Panel	Effective Date	Acres	Percent
17007C0225C	2/18/2011	115.00	100%
<b>Total</b>		115.00	100%

Flood related information provided by FEMA