

GARDEN PRAIRIE 49 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 = \$1,563.78

Subject to a lease for 2025 unless otherwise negotiated

49 (mol) total acres, 47 (mol) tillable acres

Surety indicates a PI of 117.5 on total acres

Nearly all tillable farmland

Final acreage to be determined by a new survey

Priced at \$588,000 / \$12,000 per acre



Eric Bird, Managing Broker

11410 Lawrence Rd

Harvard, IL 60033

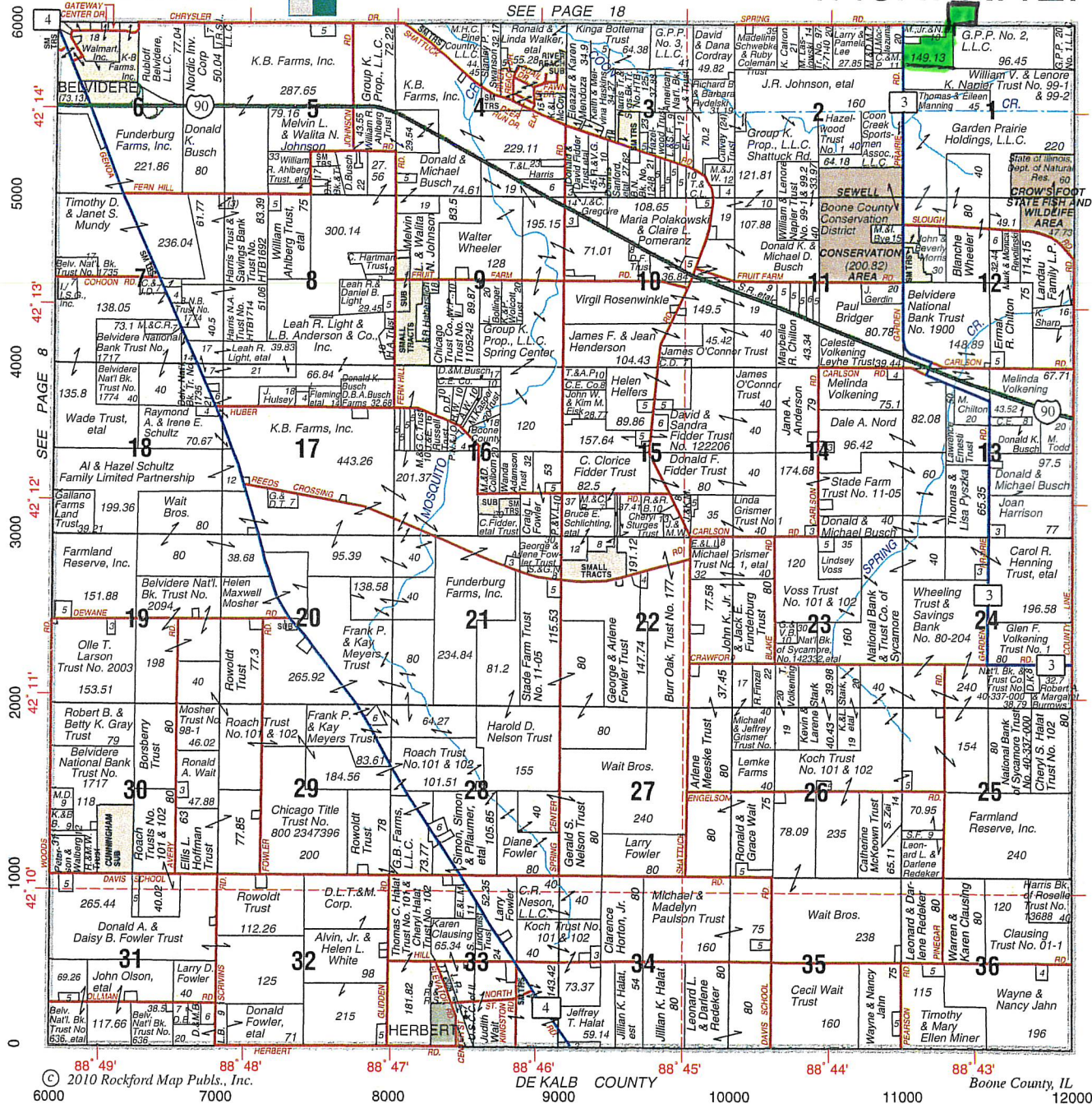
815-973-6768 Cell

ericbird2004@yahoo.com

SPRING

T.43N.-R.4E.

SEE PAGE 18



MC HENRY COUNTY

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(815) 923-2231

- INVESTMENT
- DEVELOPMENT
- COMMERCIAL



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

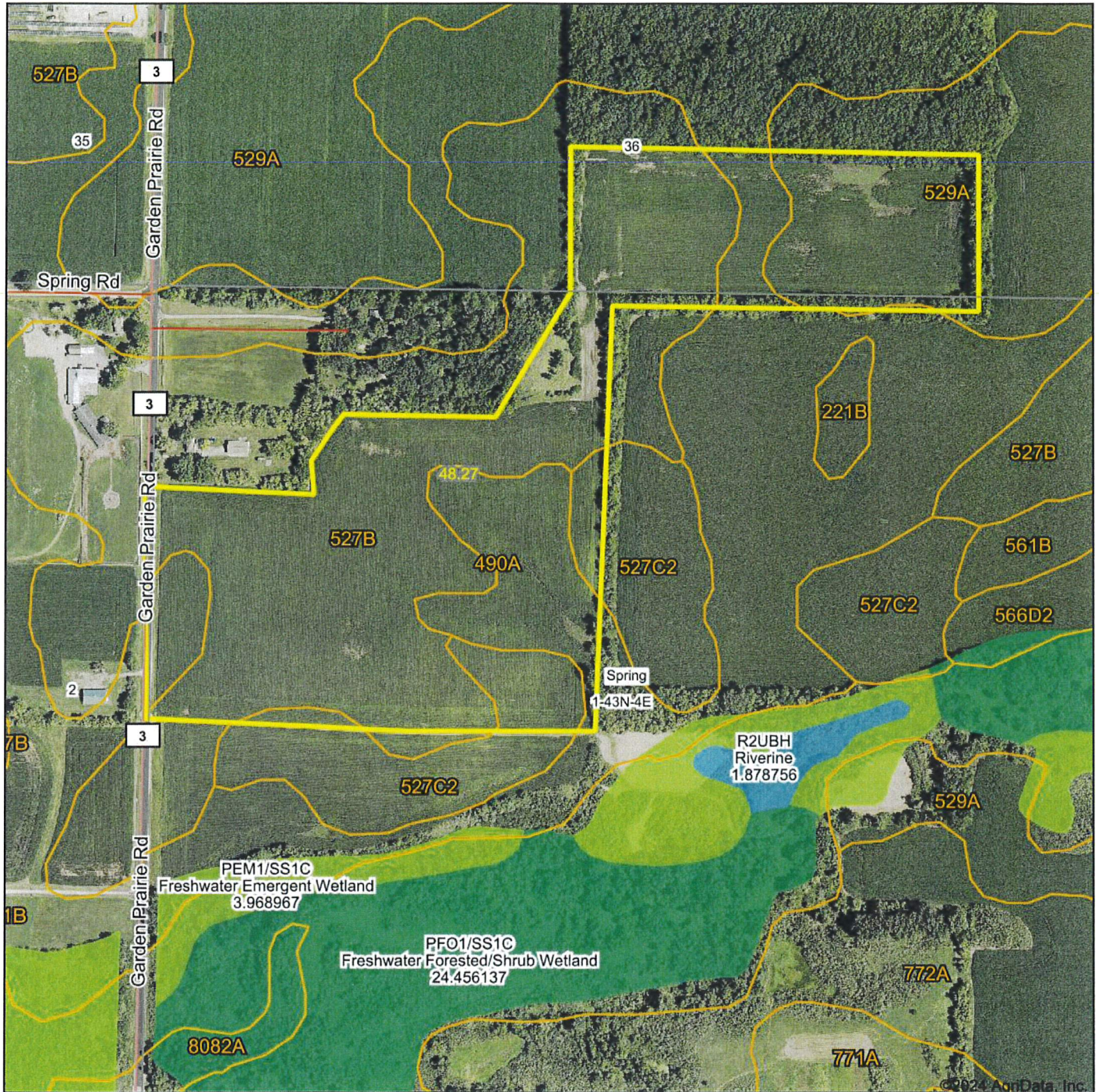
- COUNTRY HOMESITES
- FARMS
- COUNTRY ESTATES

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



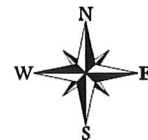
Aerial Map



Boundary Center: 42° 14' 22.44, -88° 43' 12.95



1-43N-4E
Boone County
Illinois

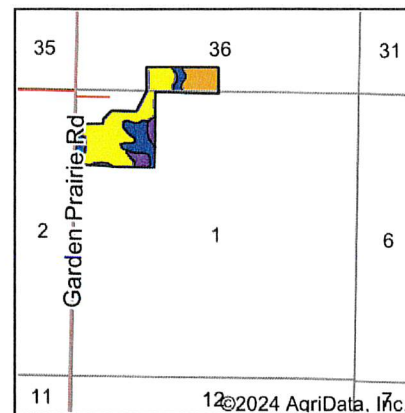
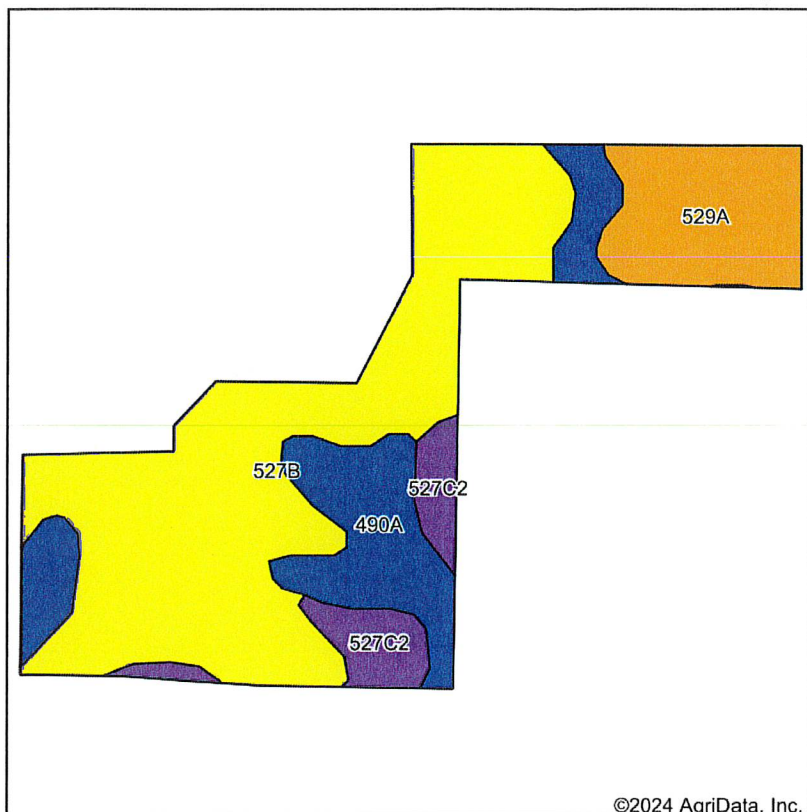


Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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9/23/2024

Soils Map



State: **Illinois**
 County: **Boone**
 Location: **1-43N-4E**
 Township: **Spring**
 Acres: **49.12**
 Date: **7/25/2024**



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
**527B	Kidami silt loam, 2 to 4 percent slopes	28.04	57.1%		**155	**50	**58	**114
490A	Odell silt loam, 0 to 2 percent slopes	9.93	20.2%		176	56	68	129
**529A	Selma loam, 0 to 2 percent slopes	7.33	14.9%		**163	**53	**64	**121
**527C2	Kidami loam, 4 to 6 percent slopes, eroded	3.82	7.8%		**145	**46	**55	**106
Weighted Average					159.7	51.3	60.7	117.5

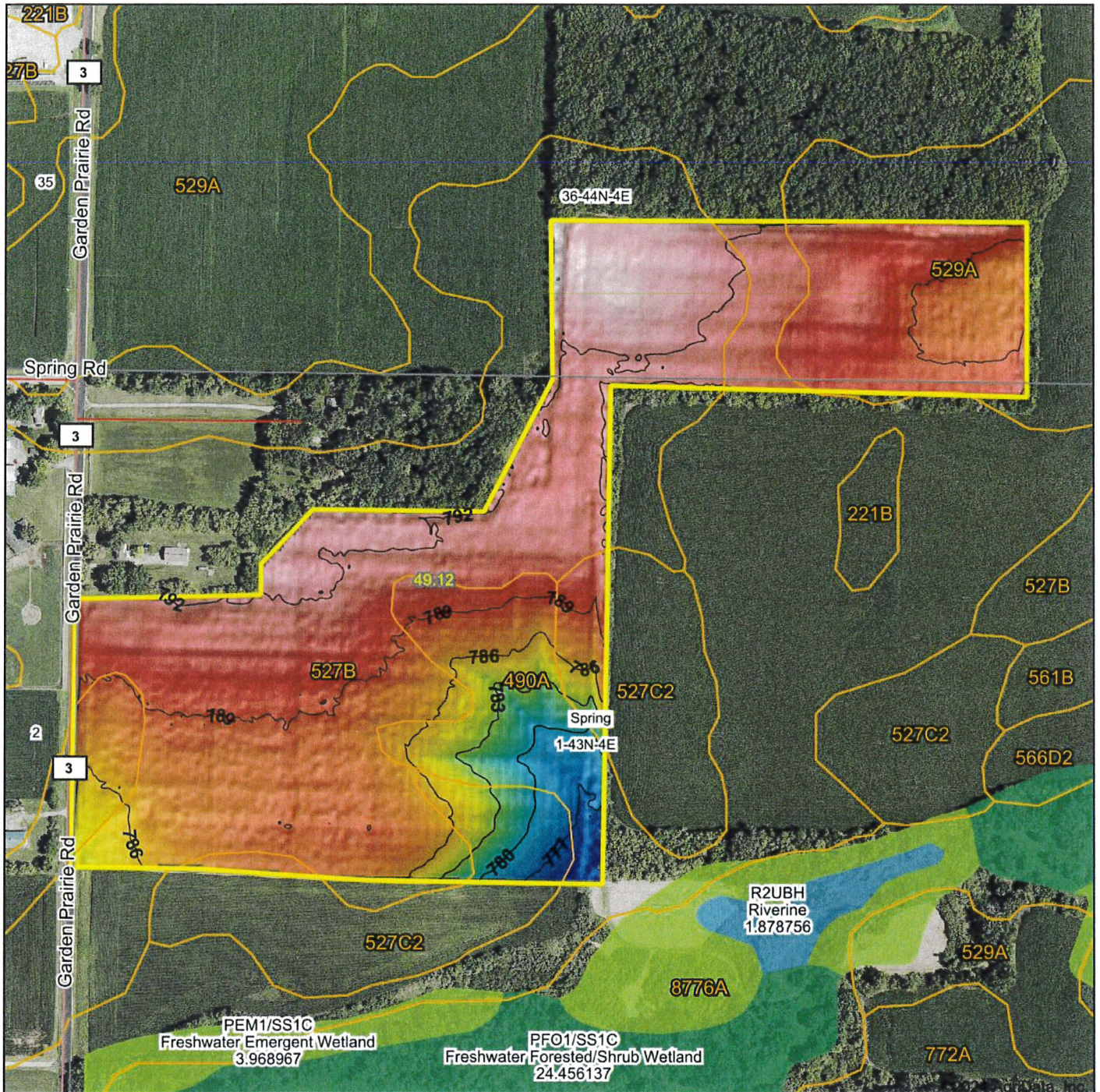
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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>

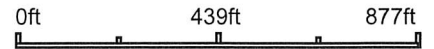
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 774.6
 Max: 794.8
 Range: 20.2
 Average: 788.8
 Standard Deviation: 3.61 ft

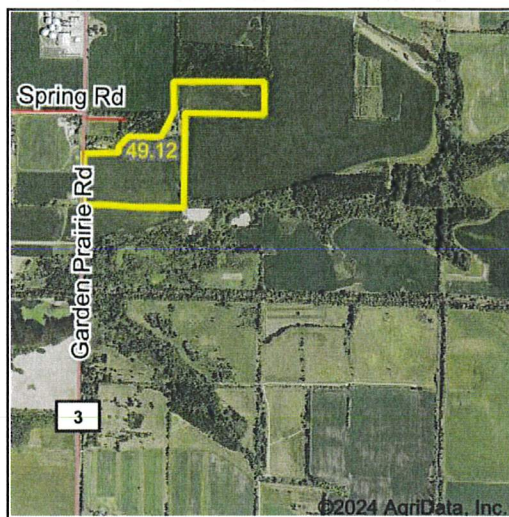
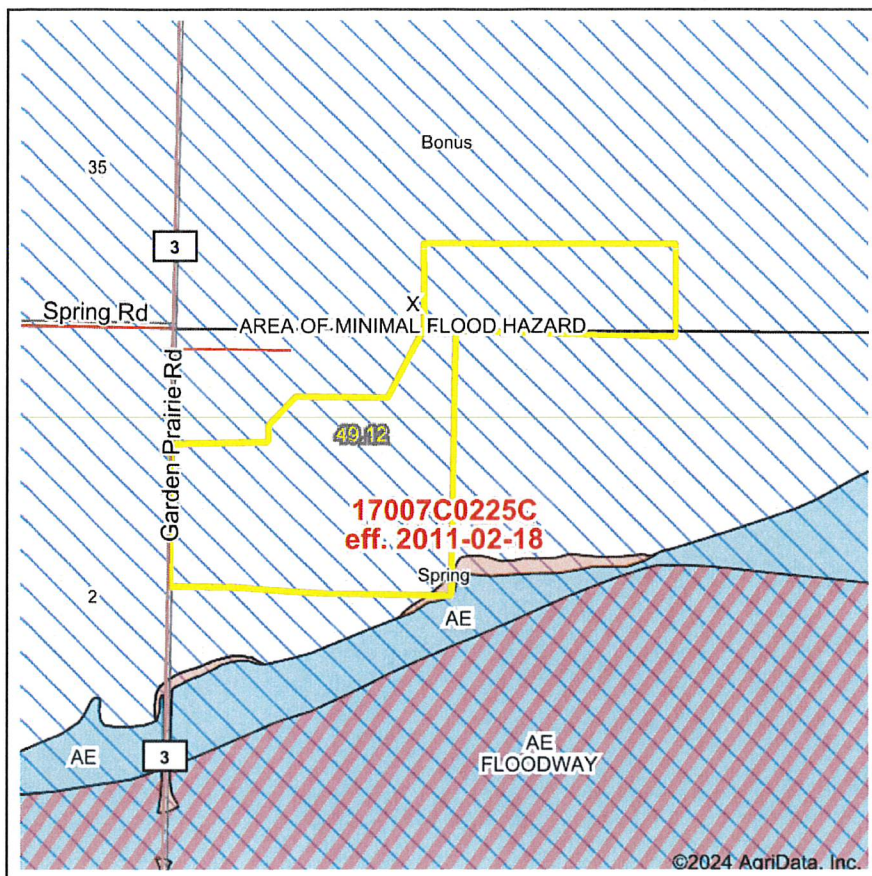


1-43N-4E
Boone County
Illinois

Boundary Center: 42° 14' 22.39, -88° 43' 12.79



FEMA Report



Map Center: 42° 14' 20.98, -88° 43' 11.26
 State: IL Acres: 49.12
 County: Boone Date: 7/25/2024
 Location: 1-43N-4E
 Township: Spring

Maps Provided By:



Name	Number	County	NFIP Participation	Acres	Percent
Boone County	170807	Boone	Regular	49.12	100%
Total				49.12	100%

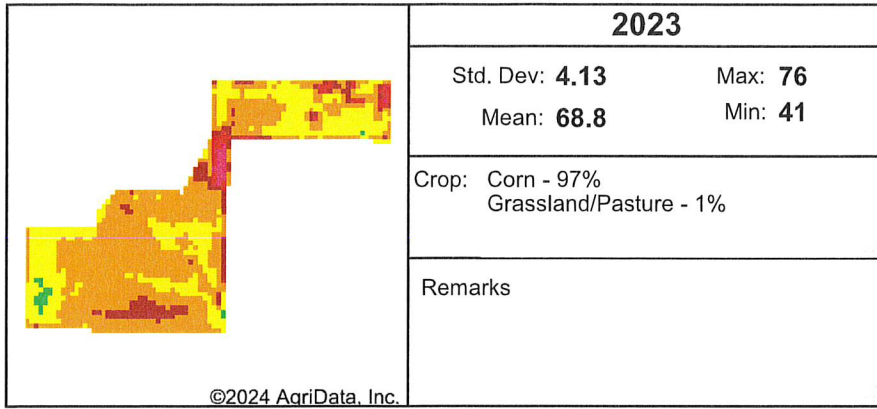
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	48.97	99.7%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.15	0.3%
Total			49.12	100%

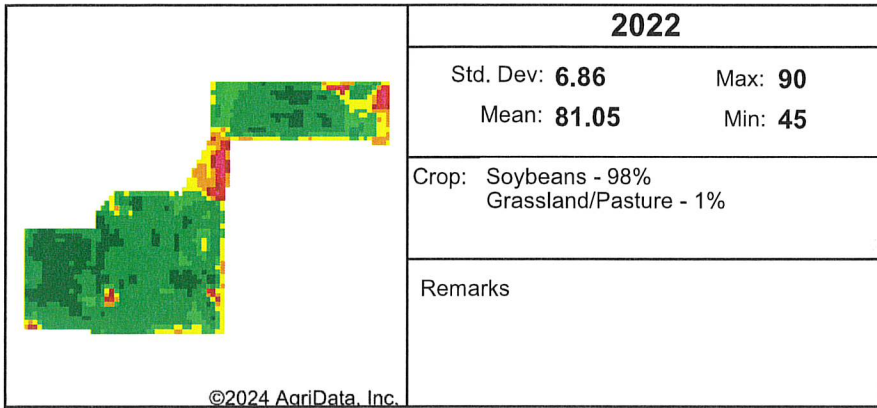
Panel	Effective Date	Acres	Percent
17007C0225C	2/18/2011	49.12	100%
Total		49.12	100%

Flood related information provided by FEMA

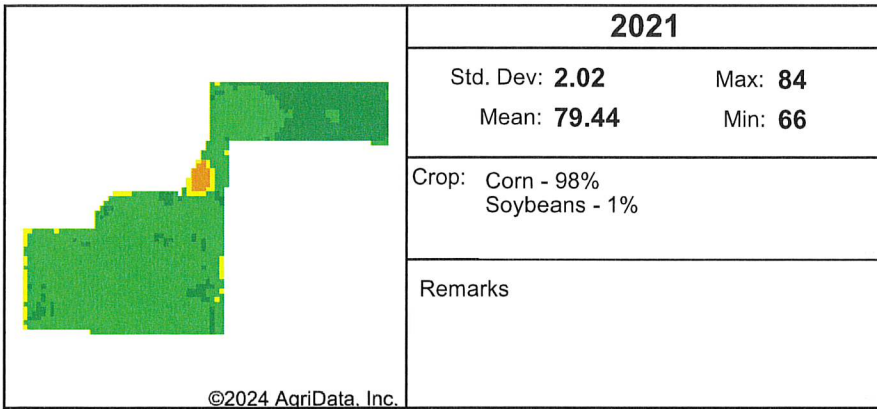
Max NDVI Multi-year



Client:
 Farm:
 Field:
 Date: 7/25/2024
 Acres: 49.12
 State: IL
 County: Boone
 Location: 1-43N-4E
 Township: Spring
 Boundary Center: 42° 14' 22.39, -88° 43' 12.79



Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

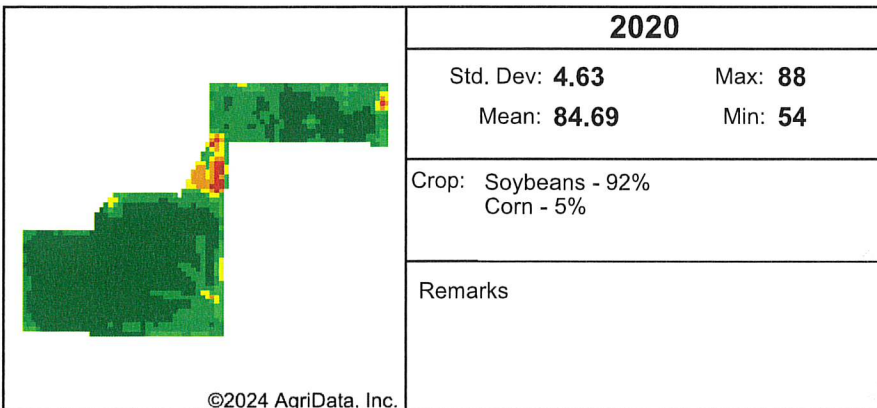


Soils Weighted Average

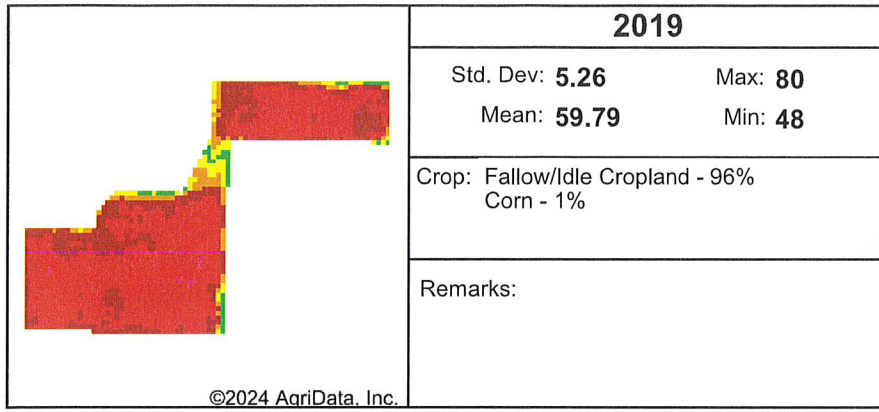
IL B811 PI: 117.5

Elevation (feet)

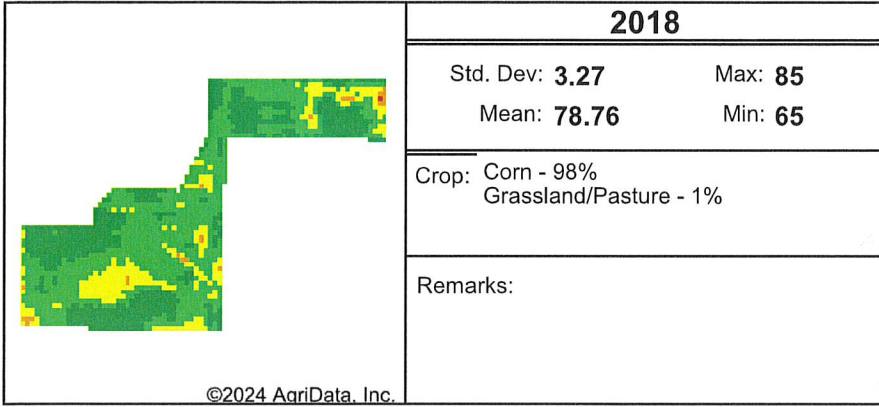
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 Range: 20.2
 Mean: 788.8
 Std Dev: 3.6



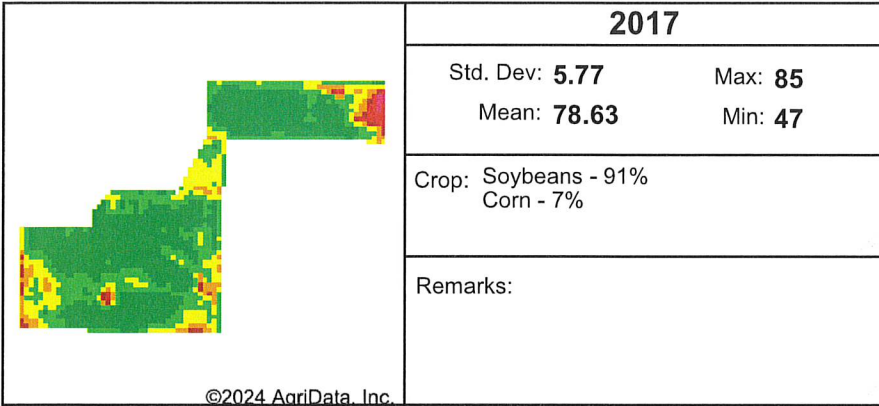
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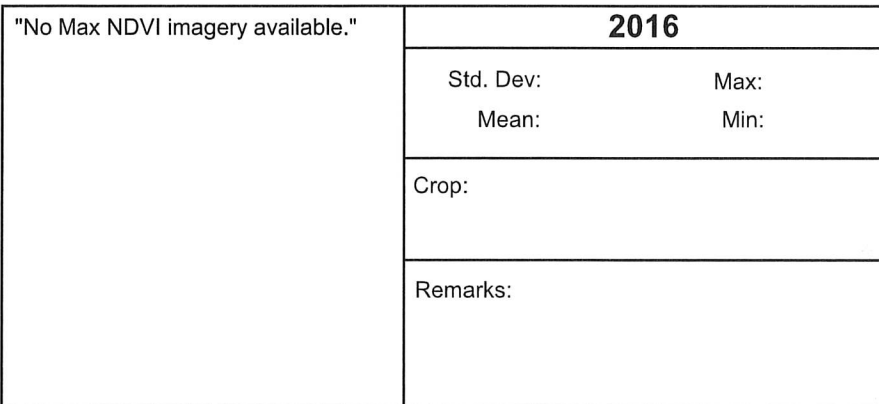


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