

# SPRING TWP. FARM

Located southwest of Garden Prairie, IL off of Shattuck Rd.

Section s 2 and 11of Spring Twp.

Boone County, Illinois

Real Estate Taxes for 2023 = \$2,334.98

Subject to a lease for 2025 unless otherwise negotiated

73.84 (mol) total acres, 69.24 (mol) tillable acres

Surety indicates a PI of 113.4

Accessed via a recorded easement off of Shattuck Rd

**Priced at \$583,336 / \$7,900 per acre**



**Eric Bird, Managing Broker**

11410 Lawrence Rd

Harvard, IL 60033

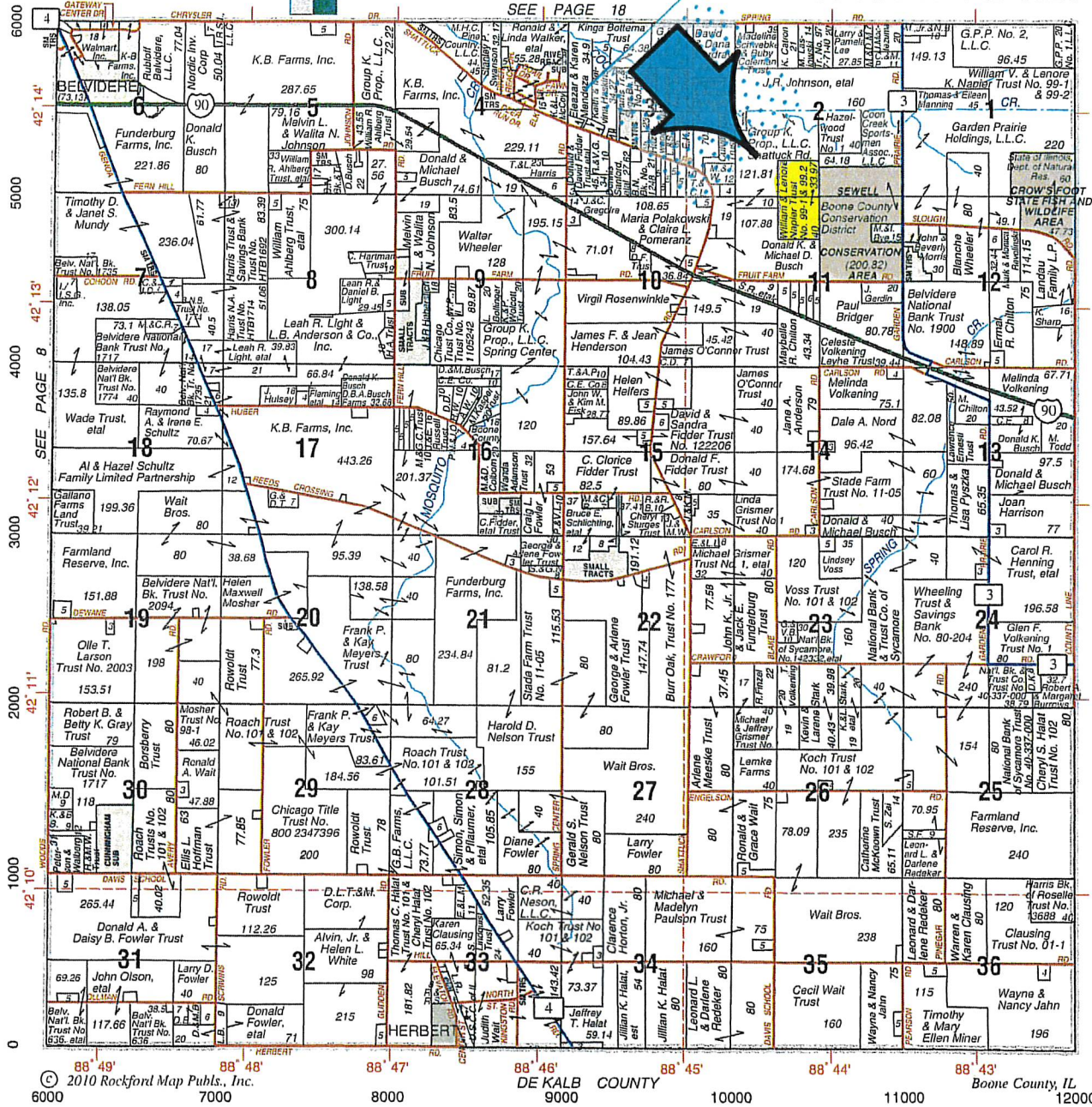
815-973-6768 Cell

ericbird2004@yahoo.com

SPRING

T.43N.-R.4E.

SEE PAGE 18



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

(815) 923-2231

- INVESTMENT
- DEVELOPMENT
- COMMERCIAL



**HARMONY**  
**REAL ESTATE**

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

- COUNTRY HOMESITES
- FARMS
- COUNTRY ESTATES



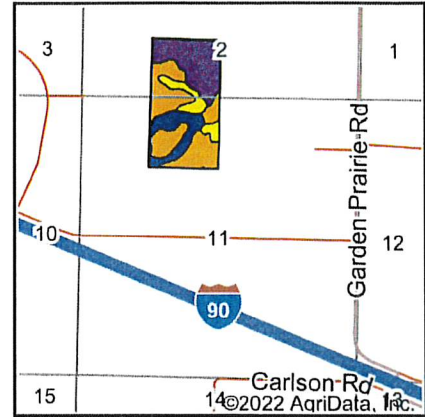
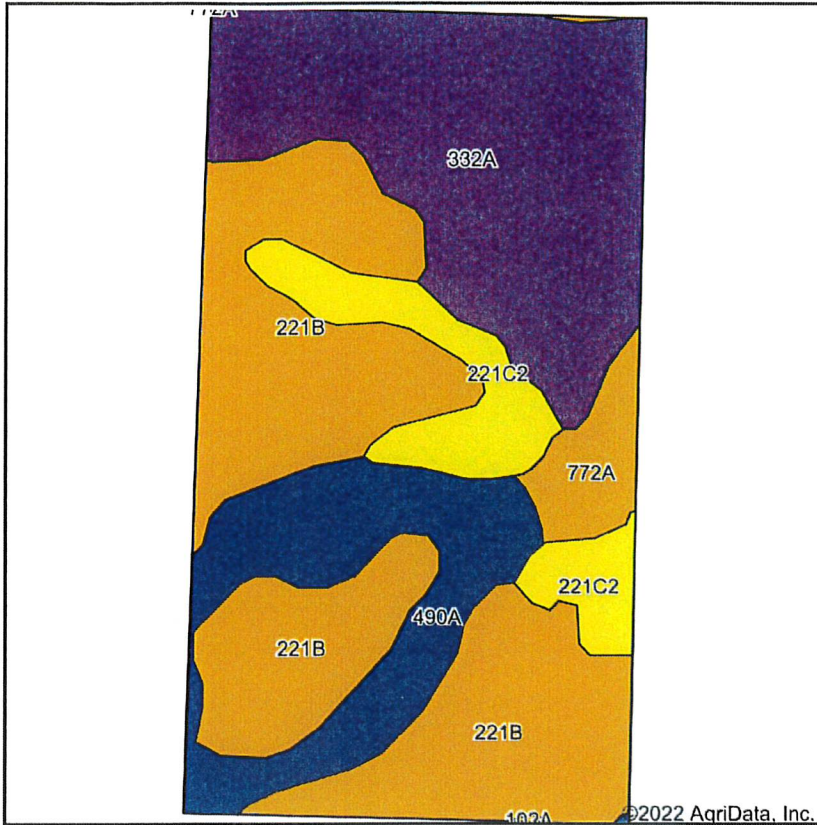
THE COUNTRYPOLITAN OFFICE

JACK FELDKAMP, Managing Broker

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



# Soils Map



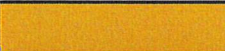




State: **Illinois**  
 County: **Boone**  
 Location: **2-43N-4E**  
 Township: **Spring**  
 Acres: **74**  
 Date: **10/14/2022**

Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 15

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
**221B	Parr silt loam, 2 to 5 percent slopes	29.72	40.2%		**157	**51	**63	**118
332A	Billett sandy loam, 0 to 2 percent slopes	22.65	30.6%		135	44	54	99
490A	Odell silt loam, 0 to 2 percent slopes	11.41	15.4%		176	56	68	129
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	7.25	9.8%		**148	**48	**60	**111
772A	Marshan loam, 0 to 2 percent slopes	2.97	4.0%		166	55	64	124
<b>Weighted Average</b>					<b>152.7</b>	<b>49.5</b>	<b>60.8</b>	<b>113.4</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811**

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

# Aerial Map



Map Center: 42° 13' 35.07, -88° 44' 13.89



**2-43N-4E**  
**Boone County**  
**Illinois**



10/14/2022

Maps Provided By

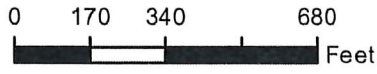


CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



**Common Land Unit**

- Non-Cropland
- Cropland
- plss\_a\_il\_WMAS
- CRP
- Wetland Determination Identifiers**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



2022 Program Year  
Map Created December 06, 2021

**Farm 2304**  
**Tract 47**

Tract Cropland Total: 69.24 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS  
BOONE



United States Department of Agriculture  
Farm Service Agency

FARM : 2304

Prepared : 9/29/22 7:53 AM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : ROBERT OSTERBERG SR  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
235.40	177.94	177.94	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	177.94	0.00		0.00		0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	170.57	0.00	130	
Soybeans	7.37	0.00	40	
<b>TOTAL</b>	<b>177.94</b>	<b>0.00</b>		

**NOTES**

Tract Number : 47  
 Description : G10-1 SPRING SEC. 2 & 11  
 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
74.28	69.24	69.24	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	69.24	0.00	0.00	0.00	0.00	0.00

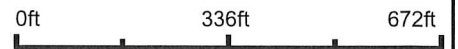
**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	66.01	0.00	130

# Aerial Map



Boundary Center: 42° 13' 33.89, -88° 44' 35.41



**11-43N-4E**  
**Boone County**  
**Illinois**



08-11-100-001

525

*easement  
in legal*

DEED RECORD No. 123

**This Indenture Witnesseth,** That the Grantor is William V. Napier and Lenore K. Napier, individually and as husband and wife

of the Town of Bonus in the County of Boone and State of Illinois  
for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and for other good ~~value~~ and valuable consideration  
in hand paid, CONVEY and WARRANT to Orin Williams and Audra Williams, husband and wife

of the City of Rockford County of Winnebago and State of Illinois  
not in tenancy in common, but in joint tenancy, the following described Real Estate, to-wit:

The West Half of the North Half of the Northwest Quarter of Section 11,  
Township 43 North, Range 4, East of the Third Principal Meridian, in Boone  
County, Illinois,

Subject to a permanent easement of ingress and egress in favor of the Grantors  
herein, their heirs, Grantees and assigns over the North Twenty (20) feet of  
the aforesaid tract of land.

USLF  
\$28.60  
Canc.

situated In the County of Boone, in the State of Illinois, hereby releasing  
and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

TO HAVE AND TO HOLD the above granted promises unto the said parties of the second part forever, not in tenancy in common,  
but in joint tenancy.

Dated this 1st day of February A. D. 1964.

William V. Napier (SEAL)  
William V. Napier  
Lenore K. Napier (SEAL)  
Lenore K. Napier (SEAL)  
(SEAL)

STATE OF ILLINOIS,  
County of Boone

I, John A. Strom, Notary Public  
in and for said County, in the State aforesaid, Do Hereby Certify that William V. Napier and Lenore K. Napier,  
individually and as husband and wife

(JOHN A. STROM)  
(NOTARY PUBLIC)  
(BOONE COUNTY,  
ILL.)

personally known to me to be the same persons, whose names are subscribed to the foregoing  
instrument, appeared before me this day in person and acknowledged that they signed, sealed  
and delivered the said instrument as their free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.  
Given under my hand and notary seal this 1st day  
of February A. D. 1964.

John A. Strom  
Notary Public

Filed for Record the 3rd day of February A. D. 1964, at 2:48 o'clock P. M.

Irene A. Murley Recorder  
Elsa W. Walz Deputy

Document Number 199

COMPALED