

McNair Rd 199 FARM

Located on the north side of McNair Rd, Just east of Winnebago

Part of Sections 3, 4 and 9 Winnebago Twp.

Winnebago County, Illinois

Real Estate Taxes for 2023 = \$11,281.12

Subject to a lease for 2025, open tenancy for 2026

199.72 total acres

Surety indicates a PI of 136

Nearly all tillable farmland

Solar Lease in place on the west 80 acres for additional income

Priced at \$3,390,247 / \$16,975 per acre



Eric Bird, Managing Broker

11410 Lawrence Rd

Harvard, IL 60033

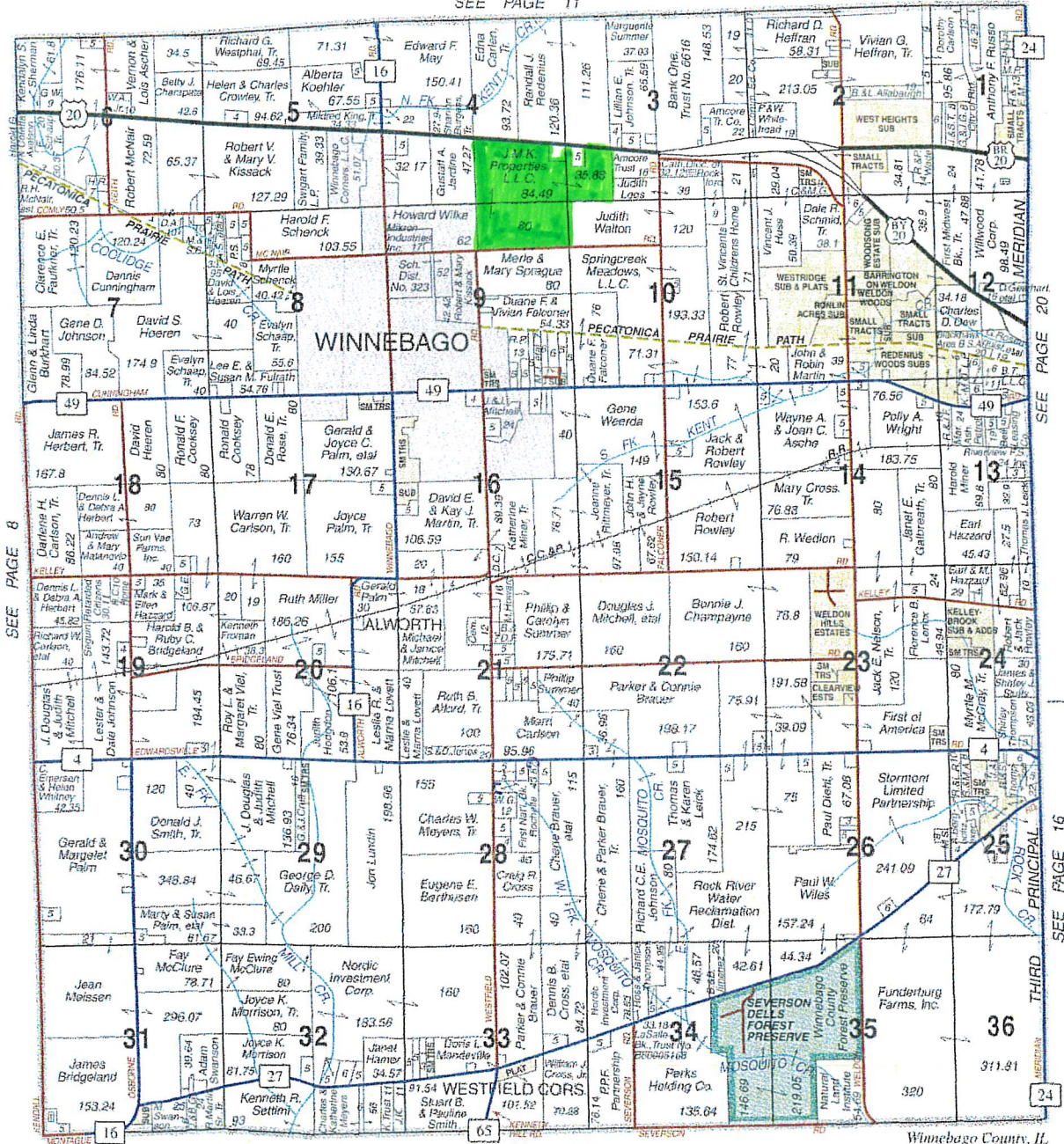
815-973-6768 Cell

ericbird2004@yahoo.com

WINNEBAGO

T.26N.-R.11E.

SEE PAGE 11



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SEE PAGE 16

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OGLE COUNTY

Winnebago County, IL

Wishop Tile & Drainage

- Tile Systems
- Commercial
- Farm Drainage
- Waterway Projects


Examine your drainage concerns
Better drainage will produce better yields
Call for a consultation or quote.

815-629-2688

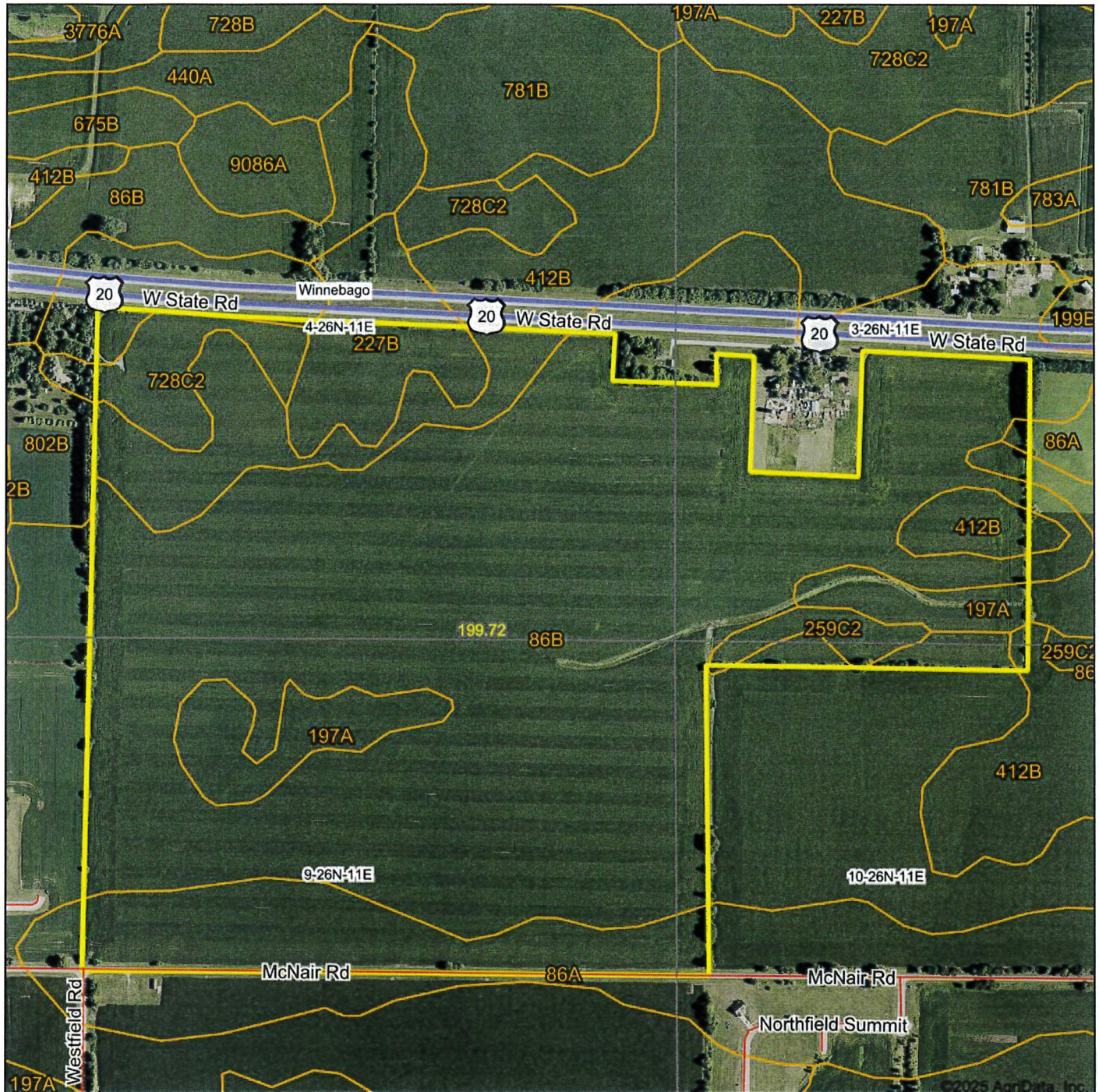
Jonas Martin Well Drilling, Co.

Handy & Vickie Rood
Rotary Drilling, Pumps, Water Systems
Sales & Service

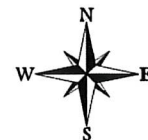
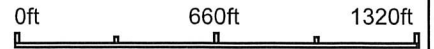
P.O. Box 222
Oregon, IL 61061
Phone: 815-732-2216
Fax: 815-732-4466



Aerial Map



Boundary Center: 42° 16' 34.93, -89° 13' 28.12

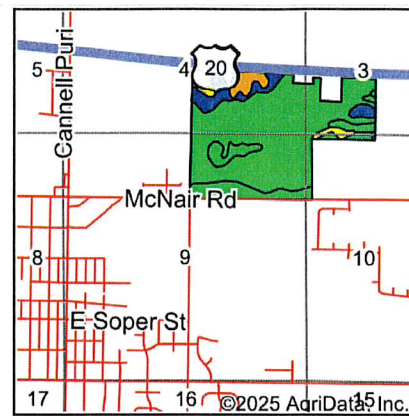
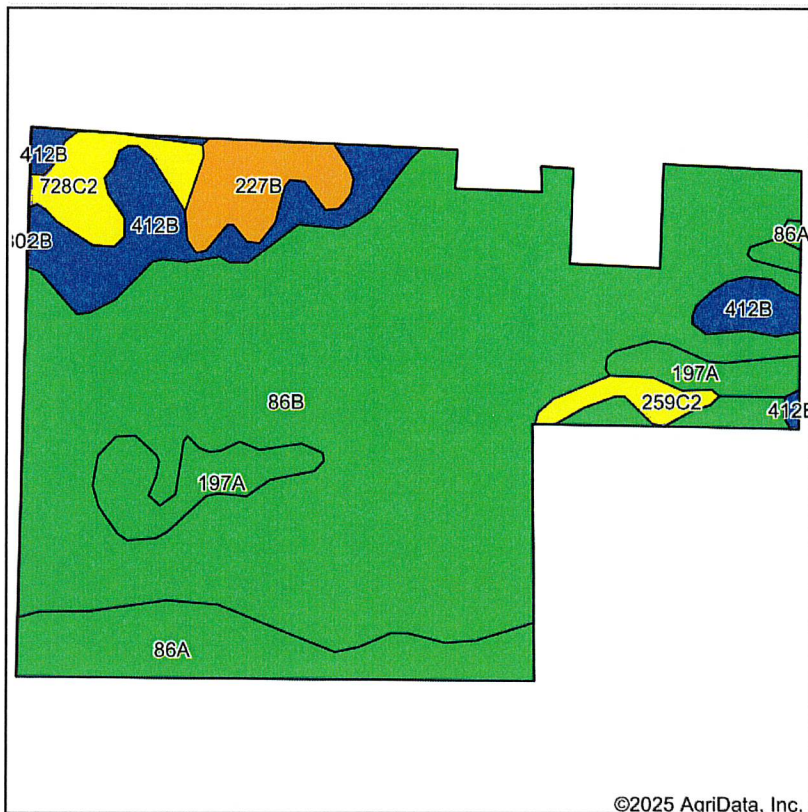


9-26N-11E
Winnebago County
Illinois

2/15/2025



Soils Map



State: **Illinois**
 County: **Winnebago**
 Location: **9-26N-11E**
 Township: **Winnebago**
 Acres: **199.72**
 Date: **2/15/2025**



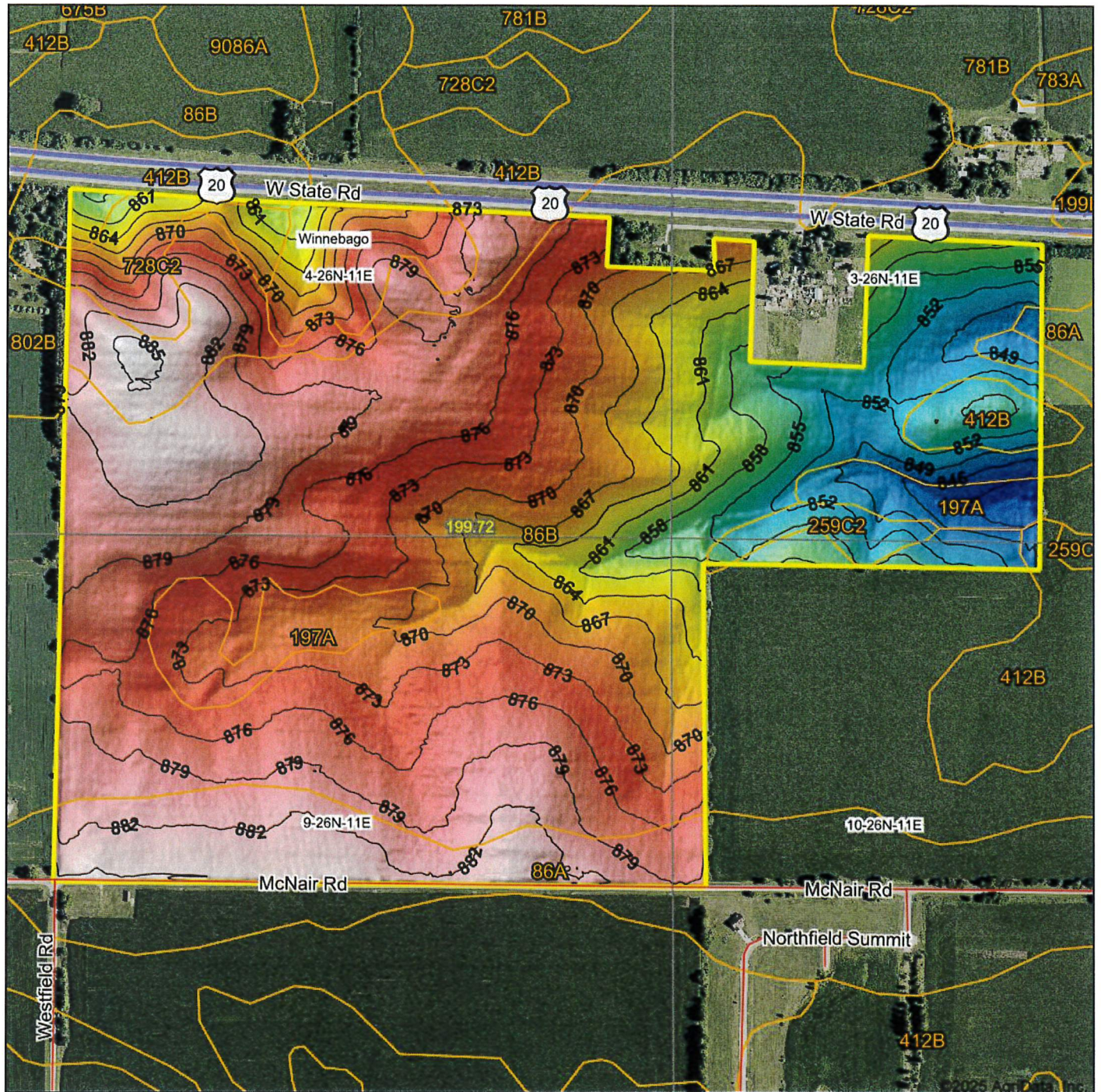
Soils data provided by USDA and NRCS.

Area Symbol: IL201, Soil Area Version: 20										
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
**86B	Osco silt loam, 2 to 5 percent slopes	137.58	68.9%	■	**187	**59	**74	**138	92	78
86A	Osco silt loam, 0 to 2 percent slopes	17.41	8.7%	■	191	60	75	141	94	80
**412B	Ogle silt loam, 2 to 5 percent slopes	16.73	8.4%	■	**175	**56	**69	**130	89	72
197A	Troxel silt loam, 0 to 2 percent slopes	11.96	6.0%	■	191	60	73	140	92	82
**227B	Argyle silt loam, 2 to 5 percent slopes	7.16	3.6%	■	**162	**53	**64	**121	91	77
**728C2	Winnebago silt loam, 5 to 10 percent slopes, eroded	6.06	3.0%	■	**153	**50	**61	**113	74	59
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.82	1.4%	■	**152	**48	**60	**111	86	66
Weighted Average					184.2	58.3	72.7	136	*n 91.3	*n 77.1

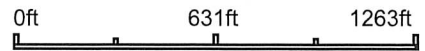
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
 Crop yields and productivity (B811 EFOTG) are maintained at the following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

Topography Hillshade



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 840.3
 Max: 885.8
 Range: 45.5
 Average: 870.9
 Standard Deviation: 10.4 ft

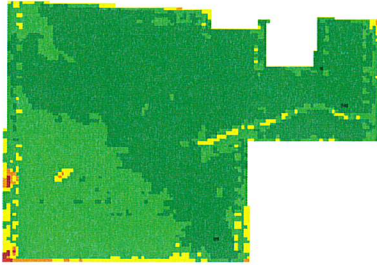


9-26N-11E
Winnebago County
Illinois

Boundary Center: 42° 16' 34.93, -89° 13' 28.12

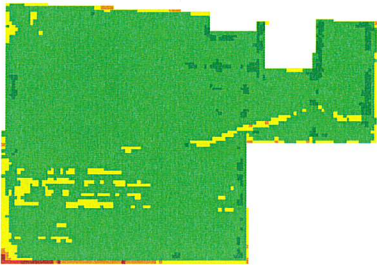


Max Plant Growth(NDVI) Multi-year

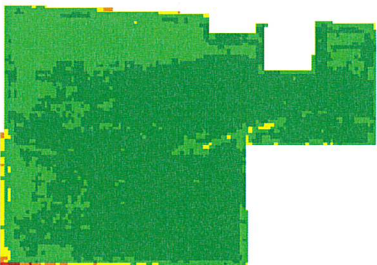
 <p>©2025 AgriData, Inc.</p>	2024	
	Std. Dev: 2.92	Max: 86
	Mean: 81.01	Min: 54
	Crop:	
Remarks		

Client: _____
 Farm: _____
 Field: _____
 Date: 2/15/2025
 Acres: 199.72

State: IL
 County: Winnebago
 Location: 9-26N-11E
 Township: Winnebago
 Boundary Center: 42° 16' 34.93, -89° 13' 28.12

 <p>©2025 AgriData, Inc.</p>	2023	
	Std. Dev: 2	Max: 85
	Mean: 77.7	Min: 54
	Crop: Corn - 98% Developed/Low Intensity - 1%	
Remarks		

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

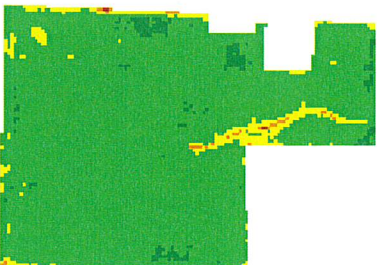
 <p>©2025 AgriData, Inc.</p>	2022	
	Std. Dev: 1.93	Max: 84
	Mean: 80.56	Min: 54
	Crop: Corn - 99% Developed/Low Intensity - 1%	
Remarks		

Soils Weighted Average

IL B811 PI: 136

Elevation (feet)

Min: 840.3
 Max: 885.8
 Range: 45.5
 Mean: 870.9
 Std Dev: 10.4

 <p>©2025 AgriData, Inc.</p>	2021	
	Std. Dev: 1.69	Max: 82
	Mean: 78.35	Min: 62
	Crop: Corn - 98% Developed/Low Intensity - 1%	
Remarks		

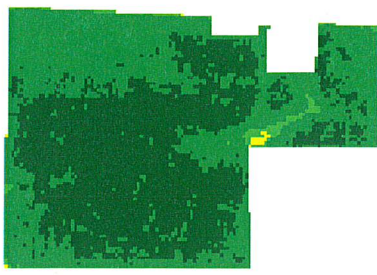


Max NDVI Multi-year

Client: _____
 Farm: _____
 Field: _____
 Date: 2/15/2025
 Acres: 199.72

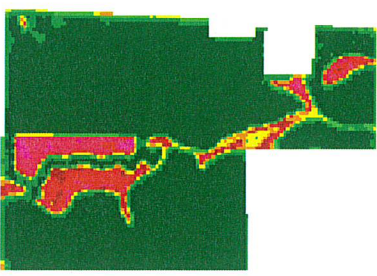
State: IL
 County: Winnebago
 Location: 9-26N-11E
 Township: Winnebago
 Boundary Center: 42° 16' 34.93, -89° 13' 28.12

2020	
Std. Dev: 1.36	Max: 87
Mean: 85.14	Min: 72
Crop: Corn - 98% Developed/Low Intensity - 1%	
Remarks:	



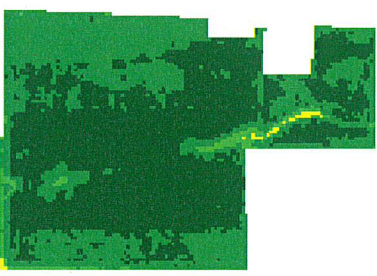
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2019	
Std. Dev: 10.66	Max: 89
Mean: 82.68	Min: 35
Crop: Soybeans - 88% Fallow/Idle Cropland - 9%	
Remarks:	



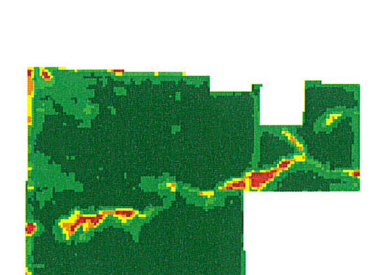
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2018	
Std. Dev: 1.63	Max: 87
Mean: 85.17	Min: 71
Crop: Corn - 96% Developed/Open Space - 3%	
Remarks:	



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2017	
Std. Dev: 4.39	Max: 88
Mean: 84.73	Min: 52
Crop: Soybeans - 92% Corn - 4%	
Remarks:	



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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: 136

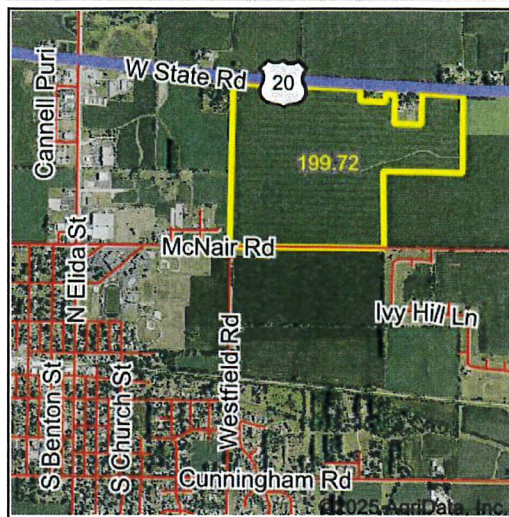
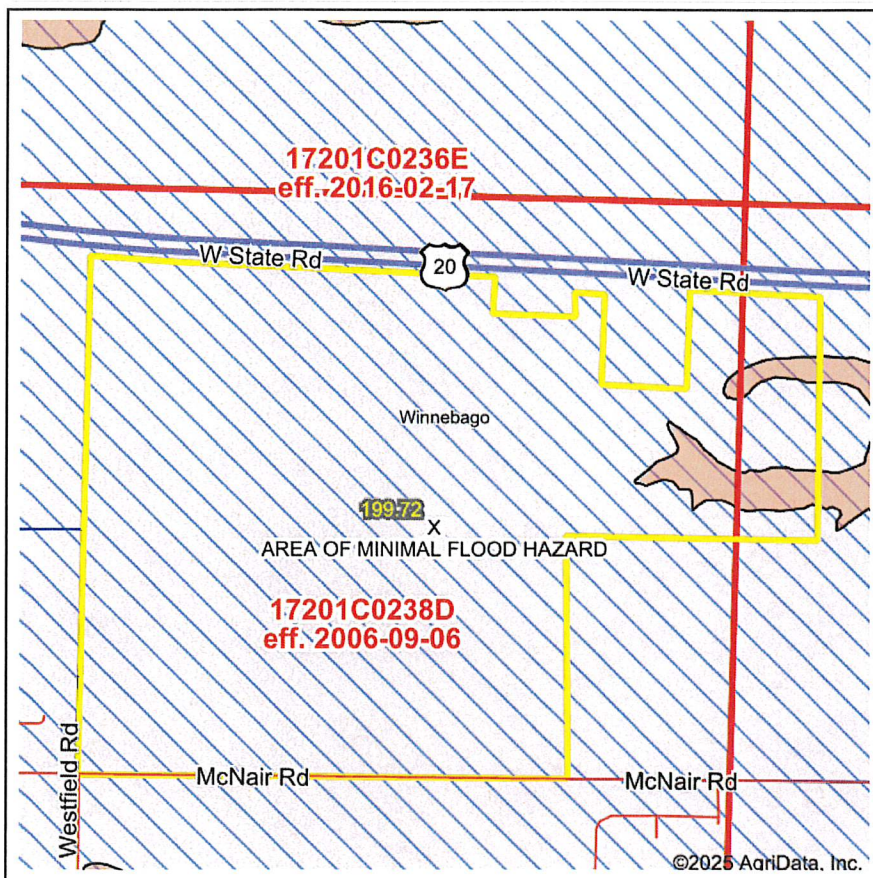
Elevation (feet)

Min: 840.3
 Max: 885.8
 Range: 45.5
 Mean: 870.9
 Std Dev: 10.4



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

FEMA Report



Map Center: 42° 16' 39.21, -89° 13' 28.75
 State: IL Acres: 199.72
 County: Winnebago Date: 2/15/2025
 Location: 9-26N-11E
 Township: Winnebago



Name	Number	County	NFIP Participation	Acres	Percent
Winnebago County	170720	Winnebago	Regular	199.63	100.0%
Village of Winnebago	175183	Winnebago	None	0.09	0.0%
Total				199.72	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	193.54	96.9%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	6.18	3.1%
Total			199.72	100%

Panel	Effective Date	Acres	Percent
17201C0238D	9/6/2006	186.59	93.4%
17201C0239D	9/6/2006	13.13	6.6%
Total		199.72	100%

Flood related information provided by FEMA