

McNair Rd 119 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 = \$6,762.34 (est).

Subject to a lease for 2025, open tenancy for 2026

119.7 (mol) total acres

Surety indicates a PI of 136.9

Nearly all tillable farmland

Exact final acreage to be determined by a new survey

Priced at \$1,903,230 / \$15,900 per acre



Eric Bird, Managing Broker

11410 Lawrence Rd

Harvard, IL 60033

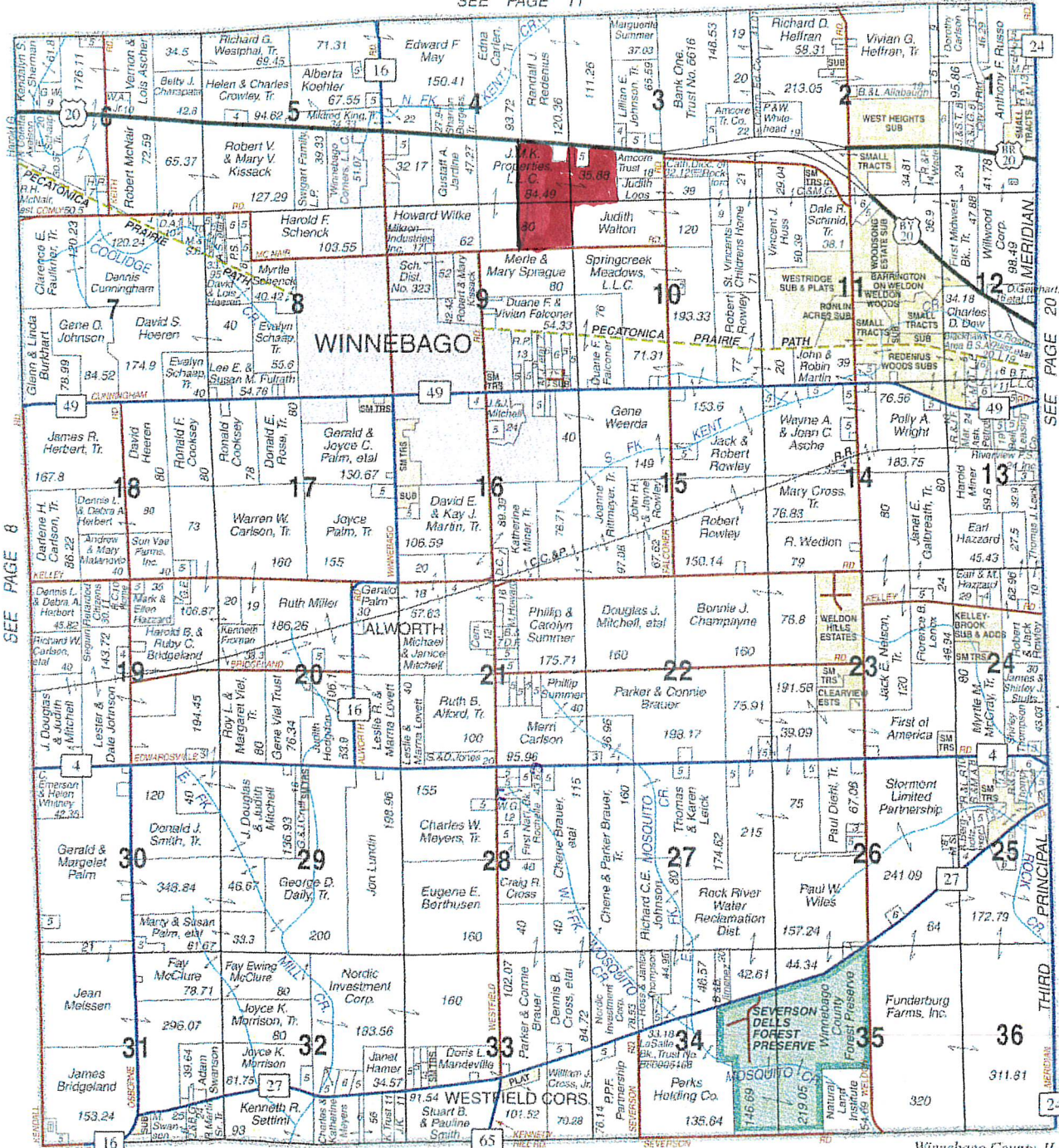
815-973-6768 Cell

ericbird2004@yahoo.com

WINNEBAGO

T.26N.-R.11E.

SEE PAGE 11



SEE PAGE 8

SEE PAGE 20

SEE PAGE 16

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OGLE COUNTY

Winnebago County, IL

Wishop Tile & Drainage

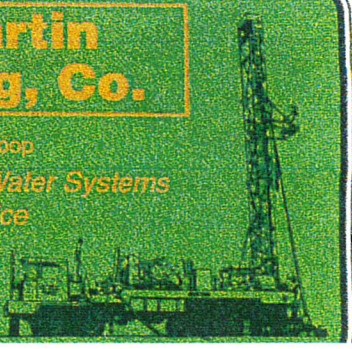
- ◆ Tile Systems
 - ◆ Commercial
 - ◆ Farm Drainage
 - ◆ Waterway Projects
- Examine your drainage concerns
Better drainage will produce better yields
Call for a consultation or quote

815-629-2688

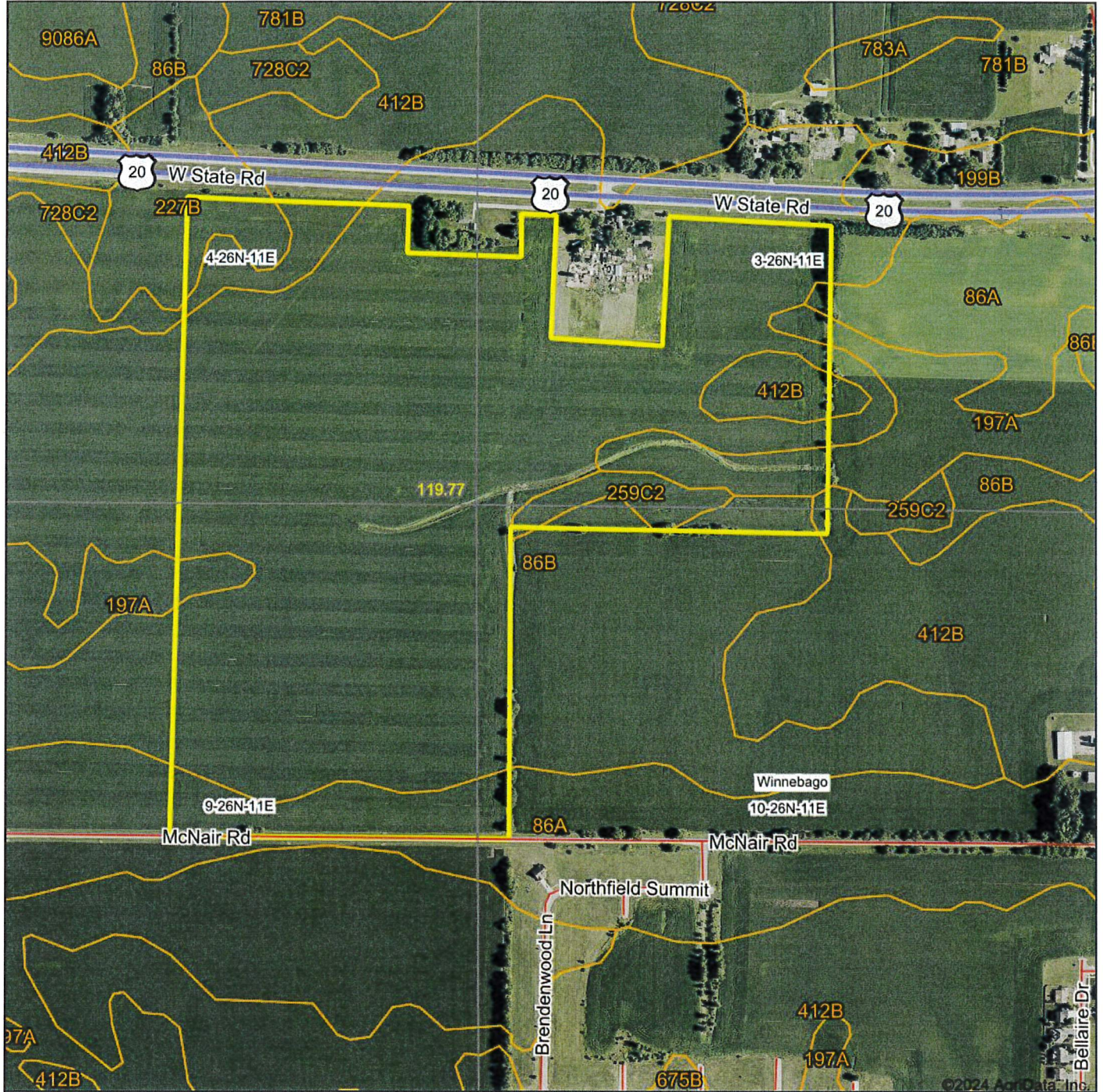
Jonas Martin Well Drilling, Co.

Randy & Vickie Roop
Rotary Drilling, Pumps, Water Systems
Sales & Service

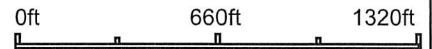
P.O. Box 222
Oregon, IL 61061
Phone: 815-732-2216
Fax: 815-732-4466



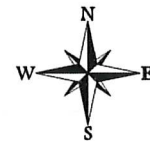
Aerial Map



Boundary Center: 42° 16' 34.65, -89° 13' 20.05



10-26N-11E
Winnebago County
Illinois

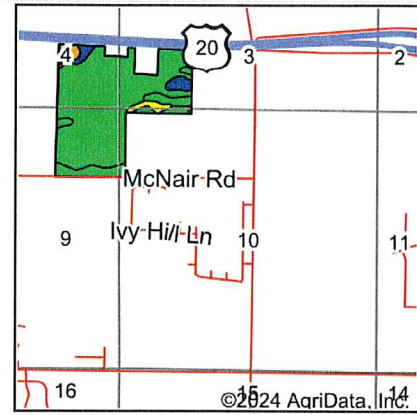
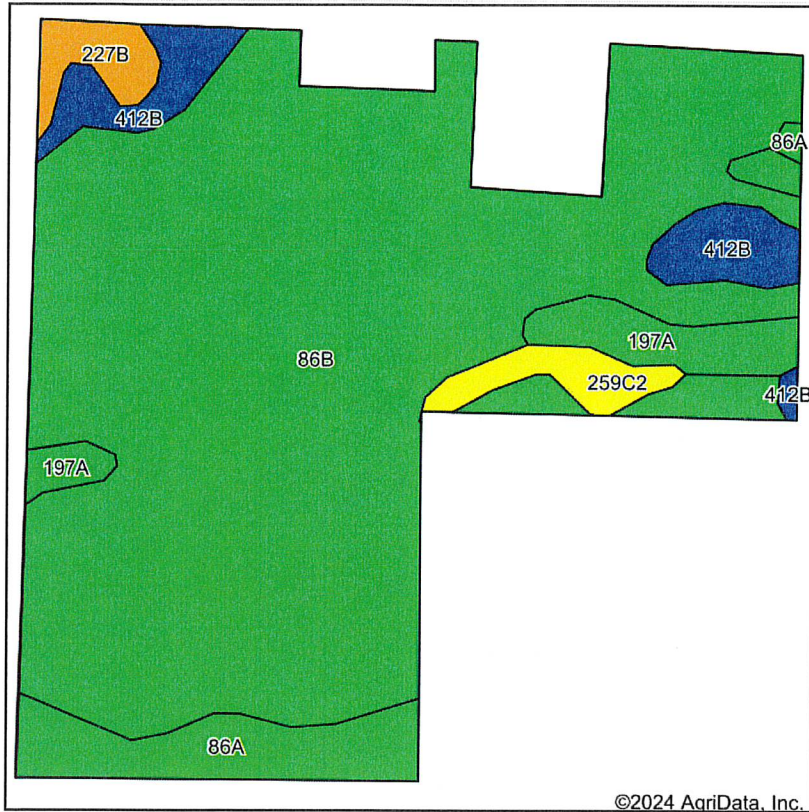


12/4/2024

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Illinois**
 County: **Winnebago**
 Location: **10-26N-11E**
 Township: **Winnebago**
 Acres: **119.77**
 Date: **12/4/2024**



Soils data provided by USDA and NRCS.

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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	95.12	79.5%	■	**187	**59	**74	**138	92	78
86A	Osco silt loam, 0 to 2 percent slopes	7.34	6.1%	■	191	60	75	141	94	80
**412B	Ogle silt loam, 2 to 5 percent slopes	6.33	5.3%	■	**175	**56	**69	**130	89	72
197A	Troxel silt loam, 0 to 2 percent slopes	5.76	4.8%	■	191	60	73	140	92	82
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.80	2.3%	■	**152	**48	**60	**111	86	66
**227B	Argyle silt loam, 2 to 5 percent slopes	2.42	2.0%	■	**162	**53	**64	**121	91	77
Weighted Average					185.5	58.6	73.2	136.9	*n 91.8	*n 77.7

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

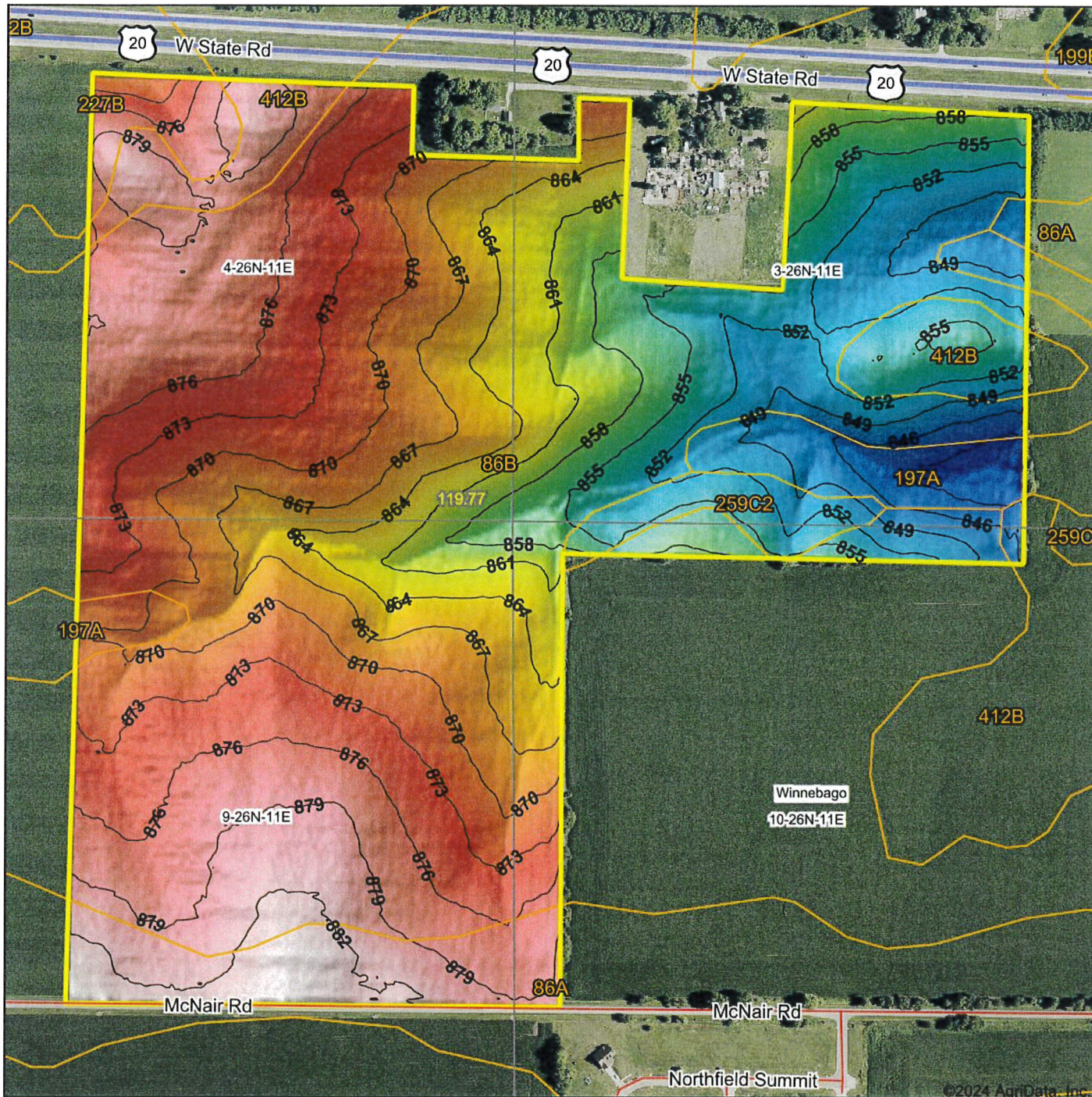
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** 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.

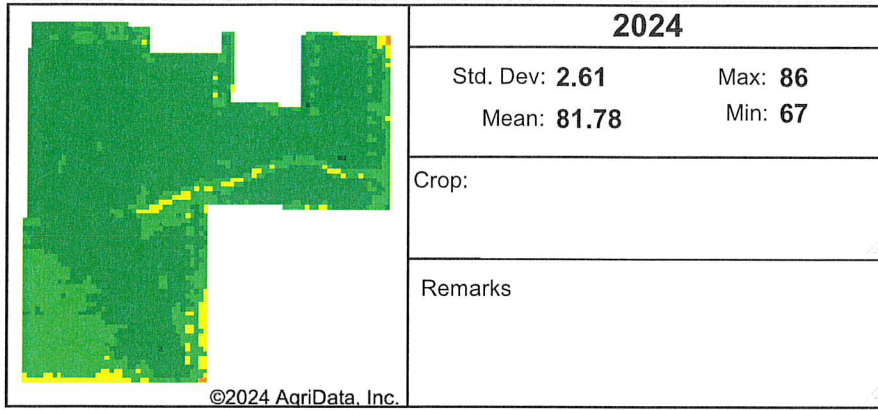
Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 3 Min: 840.5 Max: 884.8 Range: 44.3 Average: 866.8 Standard Deviation: 10.73 ft</p>	<p>0ft 454ft 909ft</p> <p> 12/4/2024 10-26N-11E Winnebago County Illinois Boundary Center: 42° 16' 34.65, -89° 13' 20.05 </p>
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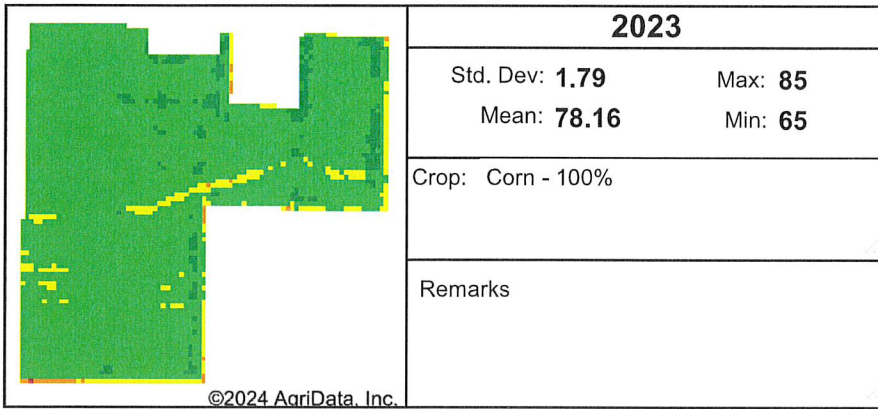


Max Plant Growth(NDVI) Multi-year

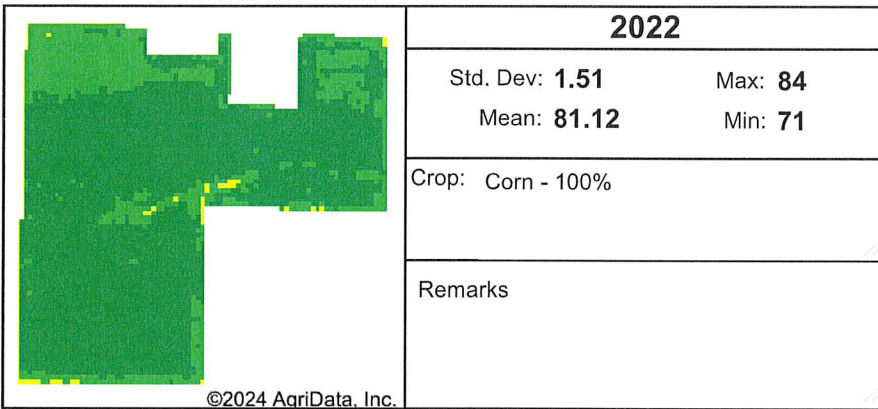


Client: _____
 Farm: _____
 Field: _____
 Date: 12/4/2024
 Acres: 119.77

State: IL
 County: Winnebago
 Location: 10-26N-11E
 Township: Winnebago
 Boundary Center: 42° 16' 34.65, -89° 13' 20.05



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

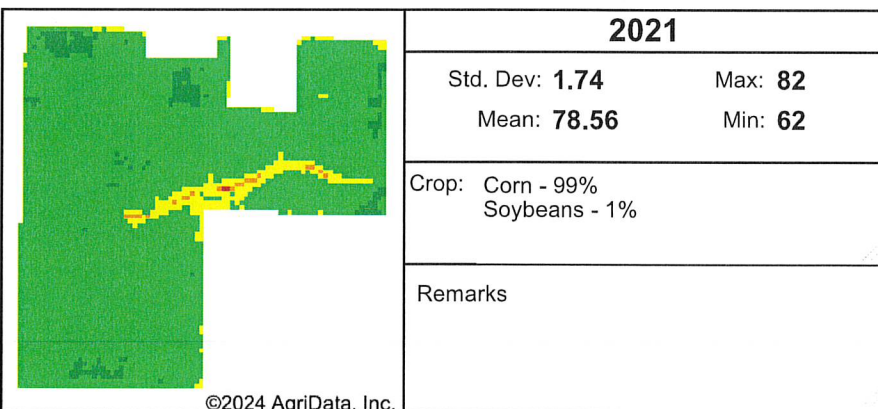


Soils Weighted Average

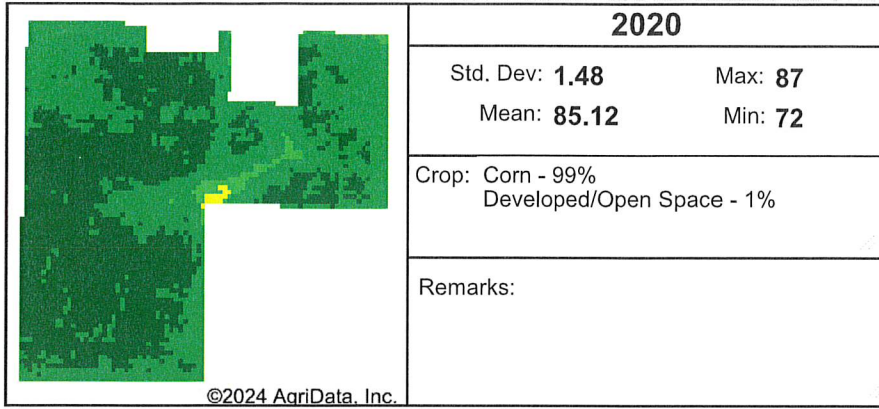
IL B811 PI: 136.9

Elevation (feet)

Min: 840.5
 Max: 884.8
 Range: 44.3
 Mean: 866.8
 Std Dev: 10.7



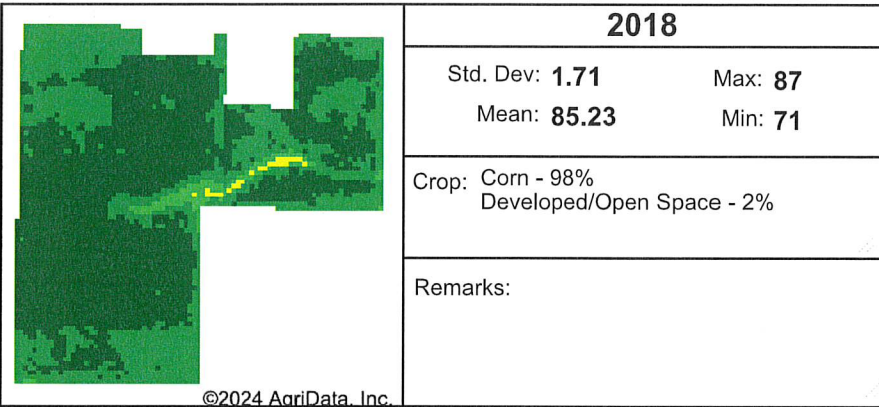
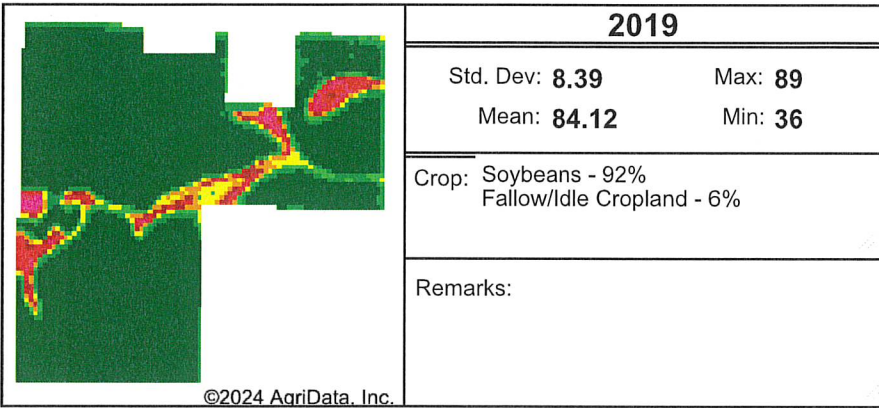
Max NDVI Multi-year



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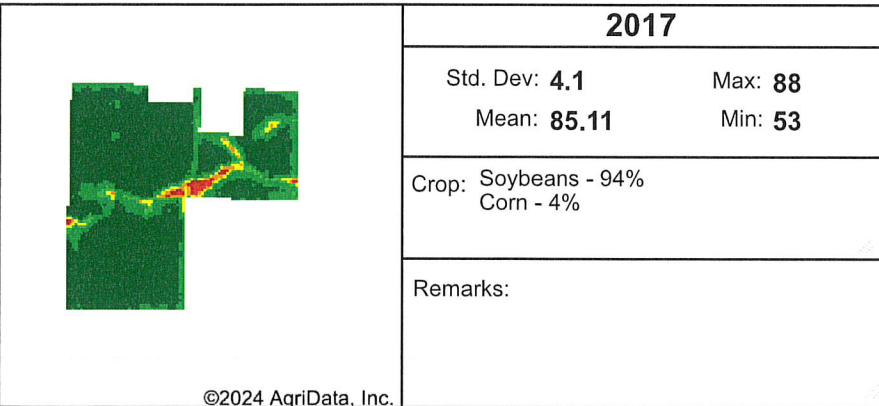


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