STERLING LAND COMPANY

306 West 14th • Street Sterling, IL 61081

Monte Van Kooten
Managing Broker
815-718-2244

Jon Windstrup
Broker
815-440-2679

BUREAU COUNTY
LA MOILLE TOWNSHIP FARM

116 Acres M/L
PRIME CLASS A ILLINOIS FARMLAND

Part of Sections 15, 16 & 22, LaMoille Township, Bureau County.

Nearly 100% Tillable

Soil Types include Osco Silt Loam –53.5%, Muscatune Silt Loam-28.6%, Sable Silty Clay Loam-14.4% with an outstanding Productivity Index of 139.3

5 Year Yield History-

2017	Soybeans	70 Bushels/Acre
2016	Corn	222 Bushels/Acre
2015	Corn	208 Bushels/Acre
2014	Corn	234 Bushels/Acre
2013	Soybeans	70 Bushels/Acre

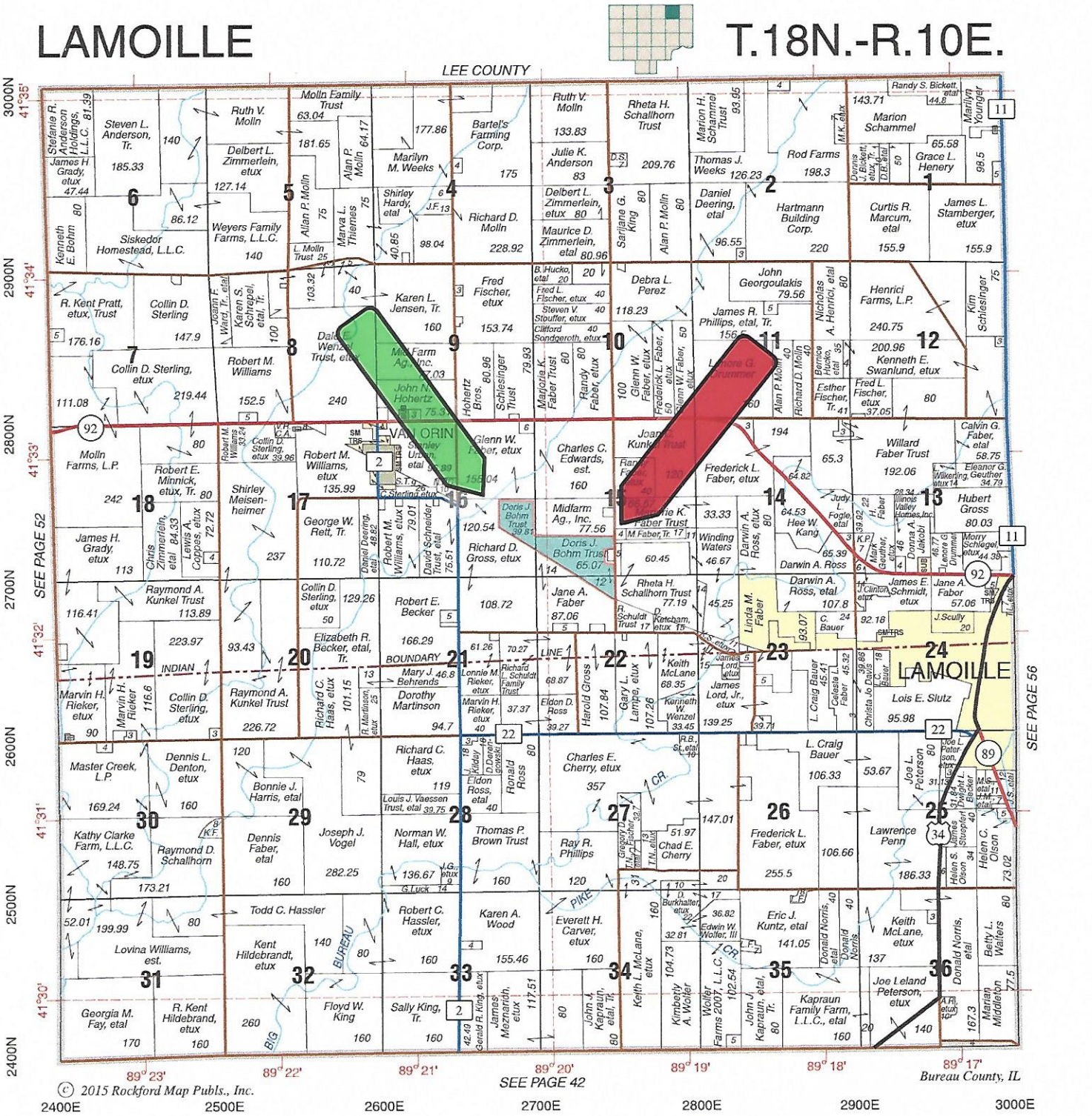
REAL ESTATES TAXES-2016 paid in 2017

PARCEL #	ACRES	TAXES
05-15-300-009	65.07	$2,665.64
05-16-400-004	39.18	$1,427.32
05-22-100-009	12.13	$ 422.48
	116.38	$4,515.44

PRICE-$11,500/Acre. Subject to leaseback with seller.

Sterling Land Company represents the Seller in this transaction.
(INFORMATION DEEMED RELIABLE BUT NOT GUARRANTEED)

LAMOILLE T.18N.-R.10E.



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STERLING LAND COMPANY

www.sterlinglandcompany.com

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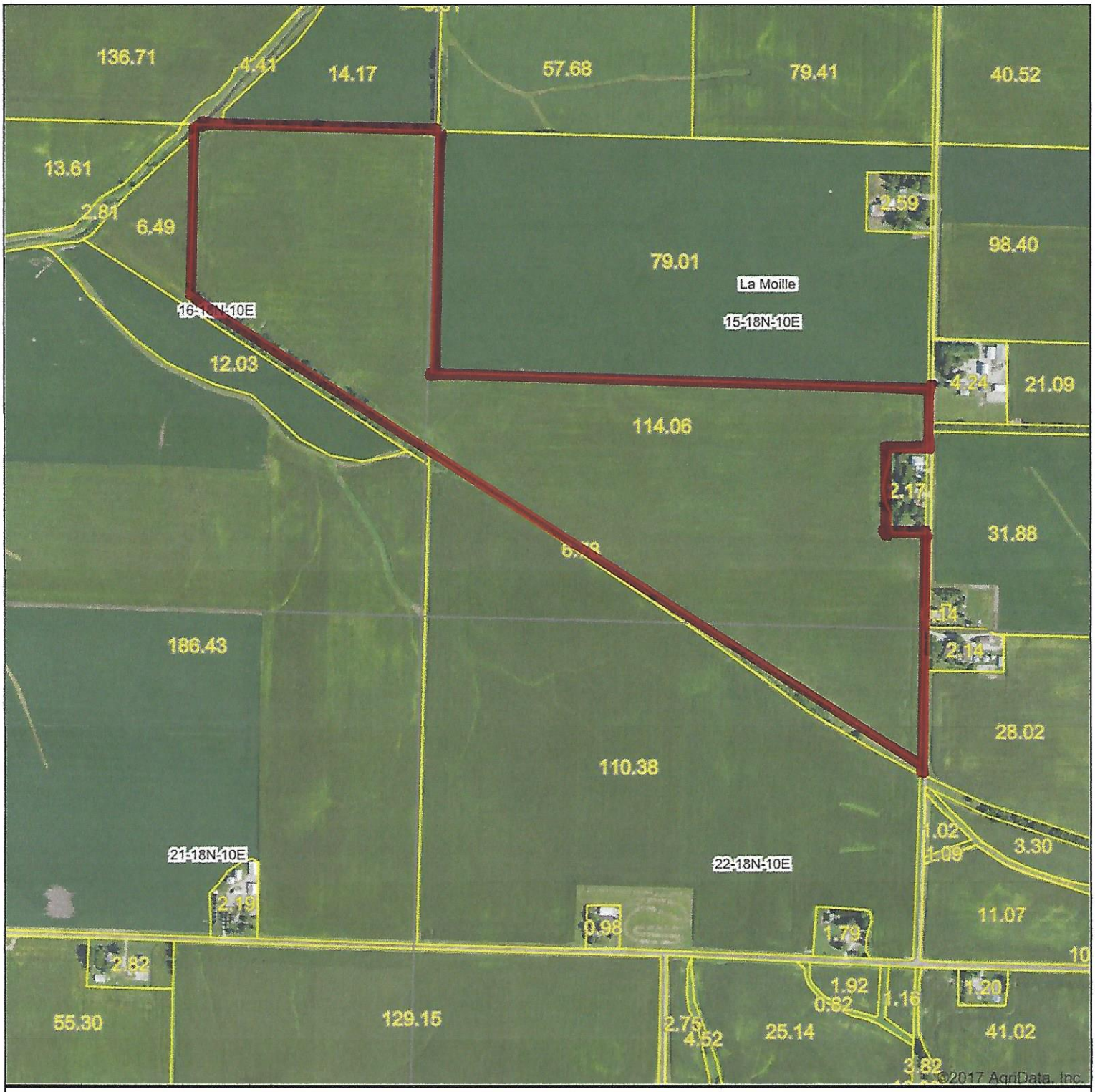
Dan Cribben
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306 W. 14th Street • Sterling, Illinois 61081 • agent5841@gmail.com

Aerial Map



map center: 41° 32' 25.06, -89° 19' 56.14

0ft 843ft 1686ft

15-18N-10E
Bureau County
Illinois

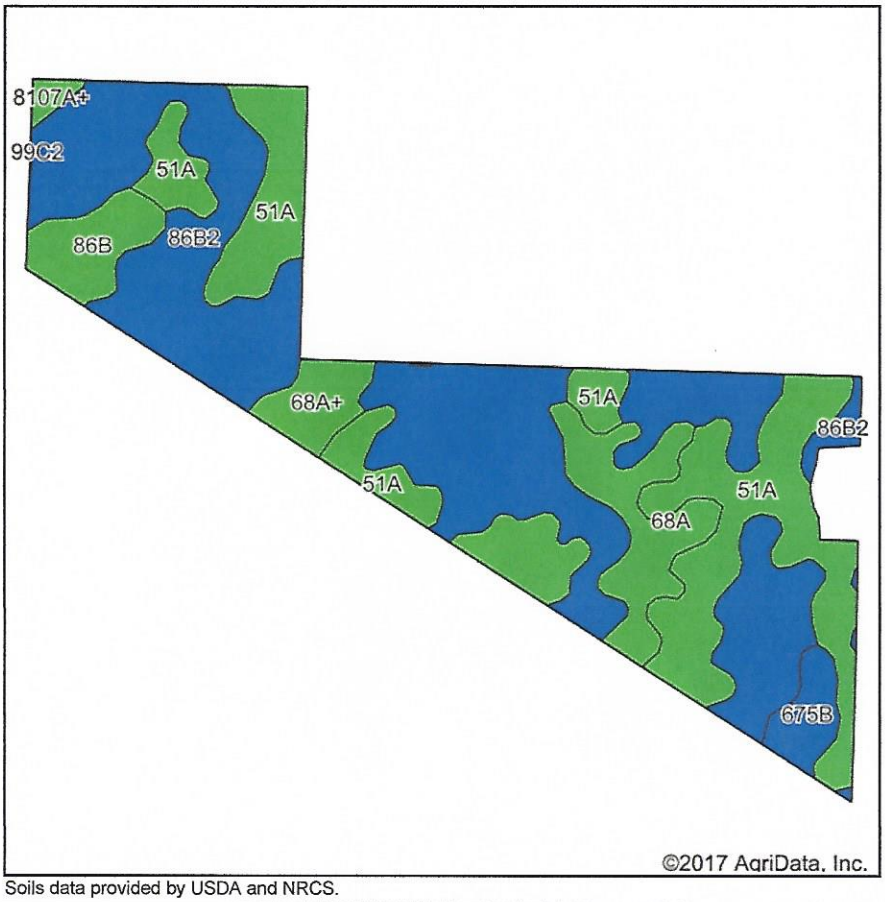
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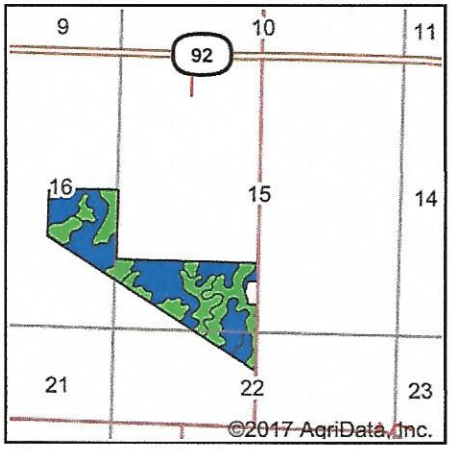
Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bureau**
Location: **15-18N-10E**
Township: **La Moille**
Acres: **114.06**
Date: **10/21/2017**

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N W E S

Area Symbol: IL011, Soil Area Version: 14

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
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	56.08	49.2%		**181	**57	**71	**134
51A	Muscatune silt loam, 0 to 2 percent slopes	32.62	28.6%		200	64	75	147
68A	Sable silty clay loam, 0 to 2 percent slopes	12.71	11.1%		192	63	74	143
**86B	Osco silt loam, 2 to 5 percent slopes	4.96	4.3%		**189	**59	**74	**140
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	3.78	3.3%		192	63	74	143
**675B	Greenbush silt loam, 2 to 5 percent slopes	3.13	2.7%		**182	**57	**69	**133
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.78	0.7%		189	60	71	139
				Weighted Average	**188.5**	**60**	**72.7**	**139.3**

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:
https://www.ideals.illinois.edu/handle/2142/1027/
** 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.

*c: Using Capabilities Class Dominant Condition Aggregation Method