



Property: 160 Acres – Lee County, Illinois

Location:

160 Acres in the NW ¼ of Sect. 12
T-19-N R-9-E in Lee County, Illinois

David Hueneke
815-291-6550
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P.O. Box 700
Maquoketa, IA 52060

Total Acres: 160
Till. Acres: 146
Production Index (PI): 120.1* (See Comments Below)

Ask - Gross: \$ 1,424,000.

Per Acre Price: \$ 8,900.

Income:

	146	(Tillable Acres)
	x 325.	(Potential Cash Rent)
- Cash Rent:	\$ 47,450.	

Gross Rent: \$ 47,450.

R.E. Taxes (Est.): \$ 4,033. (Est.\$25.21 per Acre ave.)

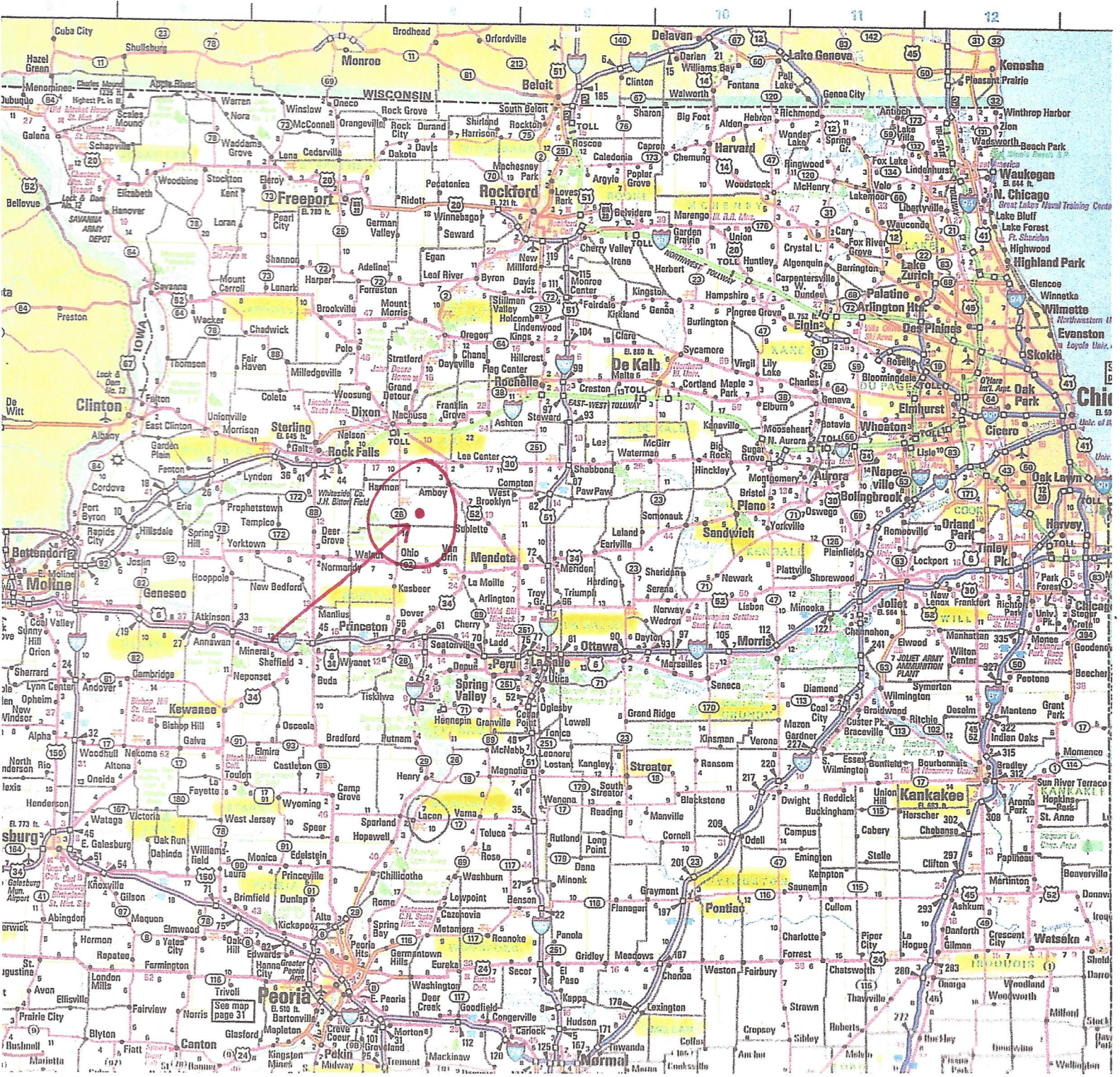
Net Return (After Tax): \$ 43,417.

Return Hypothetical: 3% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- PI on this farm was 124 – due to updated soil type values on 10/23/23 the PI is currently 120.1.
- Very nice farm – in my opinion, a good value in today’s market
- Long term tenant has leased for 2022 at \$325 per tillable acre, willing to continue farming it

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

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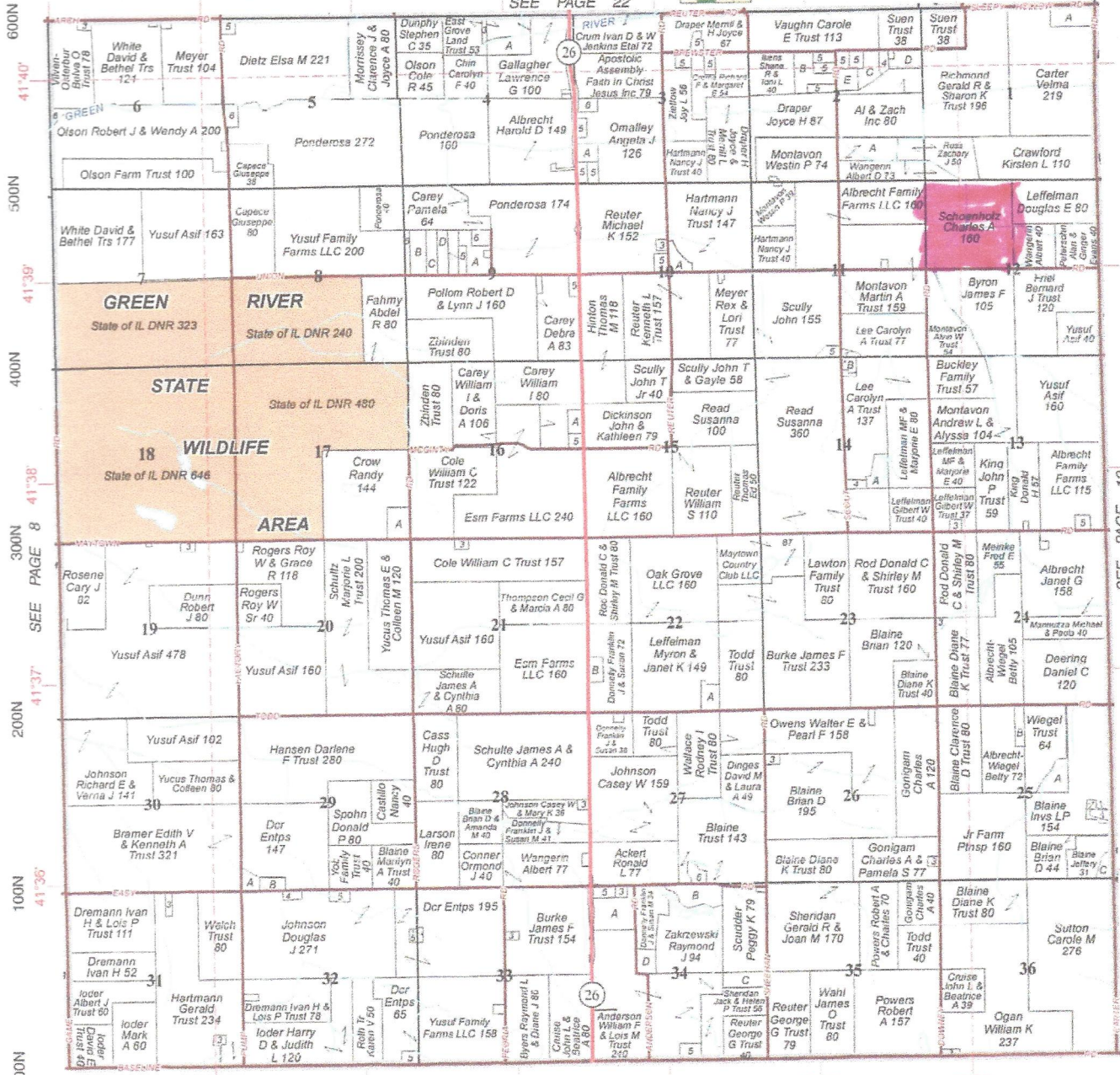
P.O. Box 700

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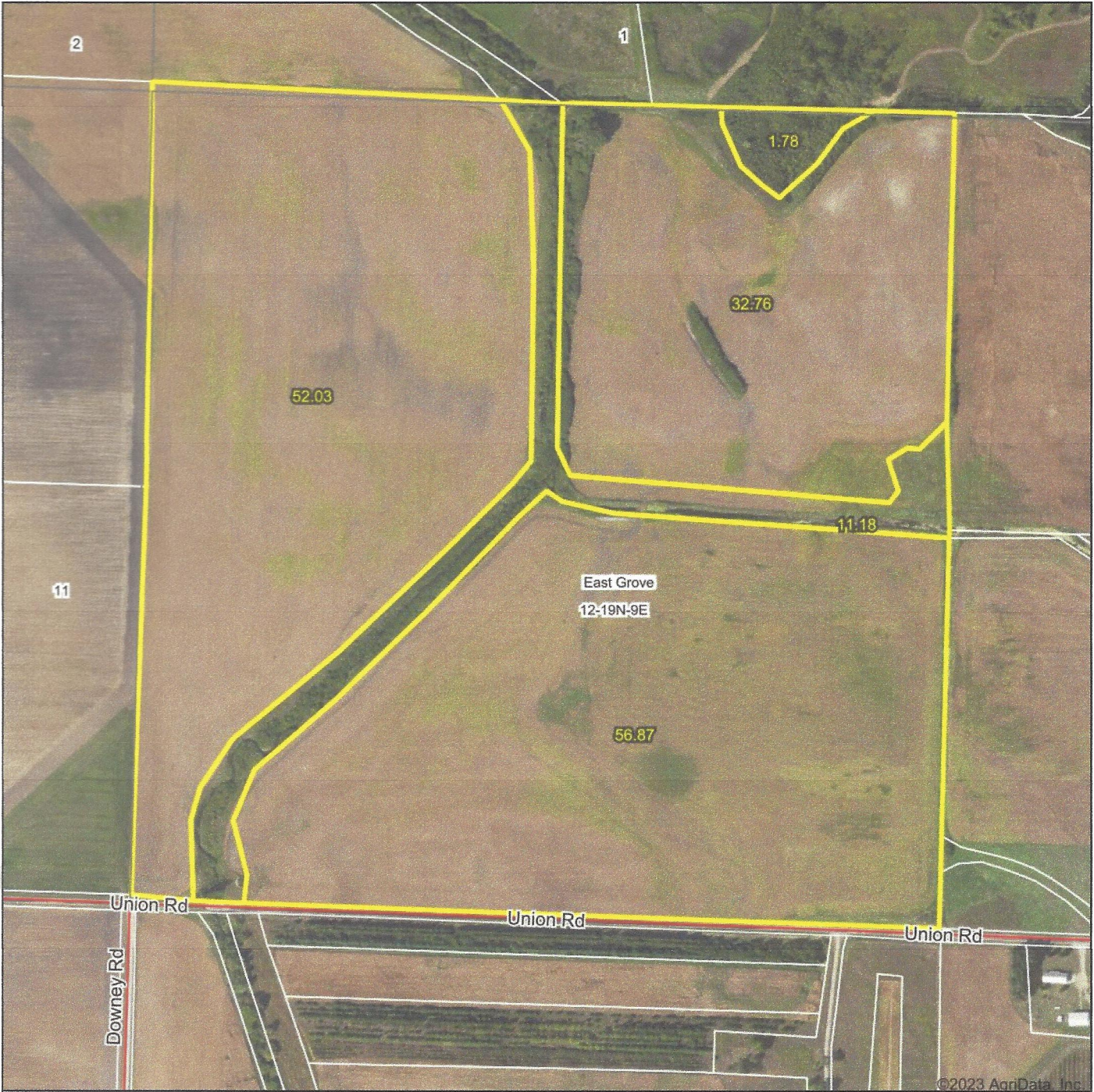
EAST GROVE

T.19N.-R.9E.

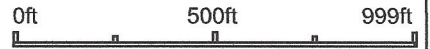
SEE PAGE 22



Aerial Map



Boundary Center: 41° 39' 12.95, -89° 24' 56.63



Maps Provided By:



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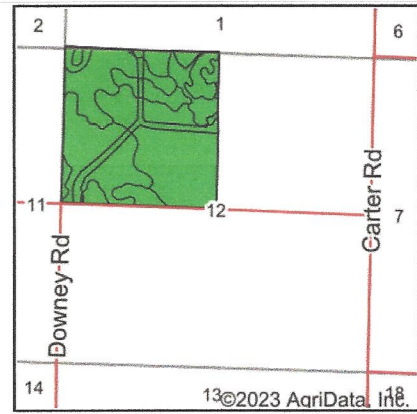
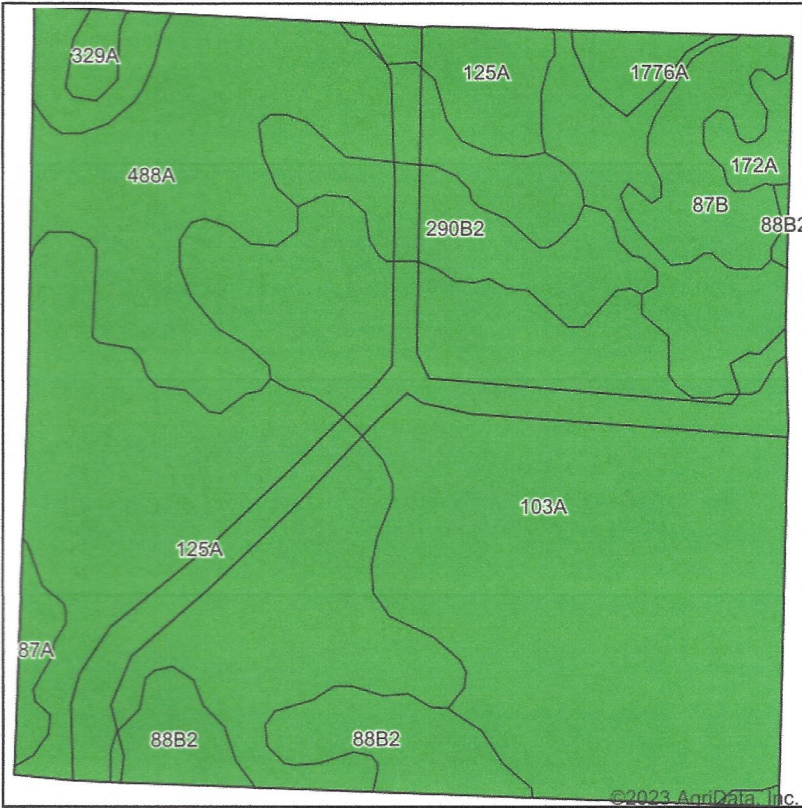
12-19N-9E
Lee County
Illinois



10/26/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Illinois**
 County: **Lee**
 Location: **12-19N-9E**
 Township: **East Grove**
 Acres: **154.62**
 Date: **10/26/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IL103, 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	Oats Bu/A ^b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
103A	Houghton muck, 0 to 2 percent slopes	54.66	35.4%	■	175	57	0	0	0	0.00	0.00	130
**125A	Selma loam, 0 to 2 percent slopes	41.82	27.0%	■	**176	**57	**70	**90	**1	**1.10	**6.40	**129
**488A	Hoopole loam, 0 to 2 percent slopes	22.38	14.5%	■	**163	**54	**64	**78	0	0.00	**5.00	**121
**1776A	Comfrey silt loam, undrained, 0 to 2 percent slopes, frequently flooded	9.80	6.3%	■	**96	**32	**36	**46	0	0.00	**2.86	**72
**88B2	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes, eroded	7.99	5.2%	■	**111	**38	**47	**54	0	0.00	**3.73	**86
**290B2	Warsaw silt loam, 2 to 5 percent slopes, eroded	7.81	5.1%	■	**153	**49	**61	**78	0	**4.85	0.00	**113
**87B	Dickinson sandy loam, 2 to 5 percent slopes	5.87	3.8%	■	**140	**45	**55	**73	0	**3.35	0.00	**103

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



Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
**172A	Hoopeston sandy loam, 0 to 2 percent slopes	1.68	1.1%		**146	**48	**59	**73	0	0.00	**4.78	**109
**87A	Dickinson sandy loam, 0 to 2 percent slopes	1.58	1.0%		**141	**46	**56	**74	0	**3.39	0.00	**104
**329A	Will loam, 0 to 2 percent slopes	1.03	0.7%		**172	**57	**67	**87	0	0.00	**4.85	**128
Weighted Average					162.1	52.9	39.7	50.2	0.3	0.7	2.9	120.1

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://www.nrcs.usda.gov/wps/portal/nrcs/detail/illinois/soil-productivity-and-yield-indices)

** Base indexes from Bulletin 811 adjusted for slope and erosion according to the II Soils EFOTG

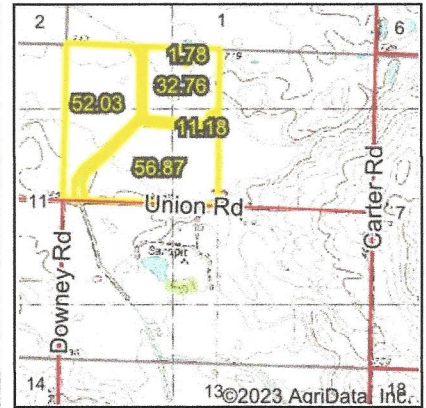
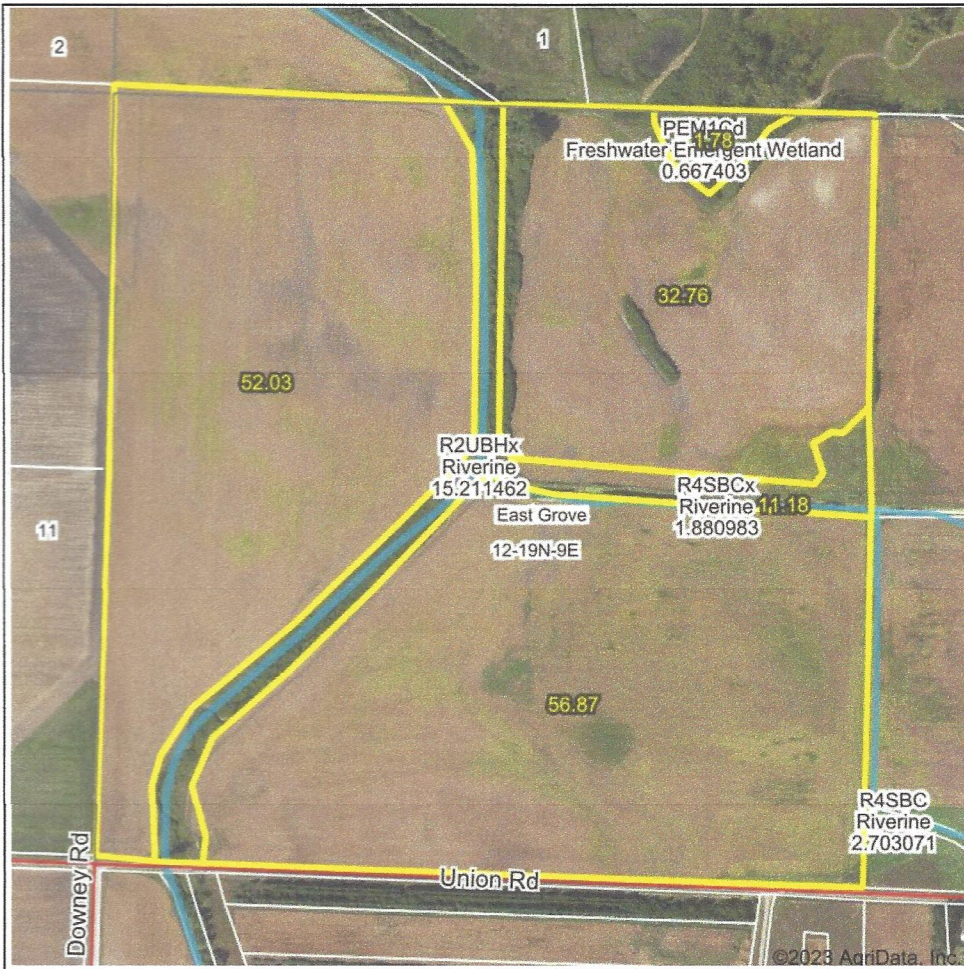
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

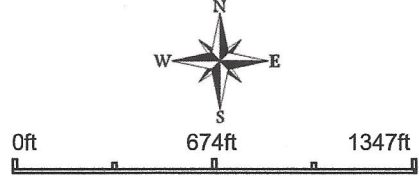
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

Wetlands Map



State: **Illinois**
 Location: **12-19N-9E**
 County: **Lee**
 Township: **East Grove**
 Date: **10/26/2023**



Classification Code	Type	Acres
R2UBHx	Riverine	1.83
PEM1Cd	Freshwater Emergent Wetland	0.67
R4SBCx	Riverine	0.61
Total Acres		3.11

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Field borders provided by Farm Service Agency as of 5/21/2008.