



Property: 189.6 Whiteside County, Illinois

Location:

189.6 Acres in Sect 23 & 24 T-22-N R-5-E
In Whiteside County, Illinois

David Hueneke

815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Total Acres: 189.6

Till. Acres: 183

Production Index (PI): 117.1* (See Comments Below)

Ask - Gross: \$2,038,200.

Per Acre Price: \$ 10,750.

Income:

	183	(Tillable Acres)
	x 325	(Potential Cash Rent per till. acre)
- Cash Rent:	\$ 59,475.	

Gross Rent: \$ 59,475.00

R.E. Taxes (Est.): \$ 5,919.31 (Est. \$31.22 per Acre ave.)

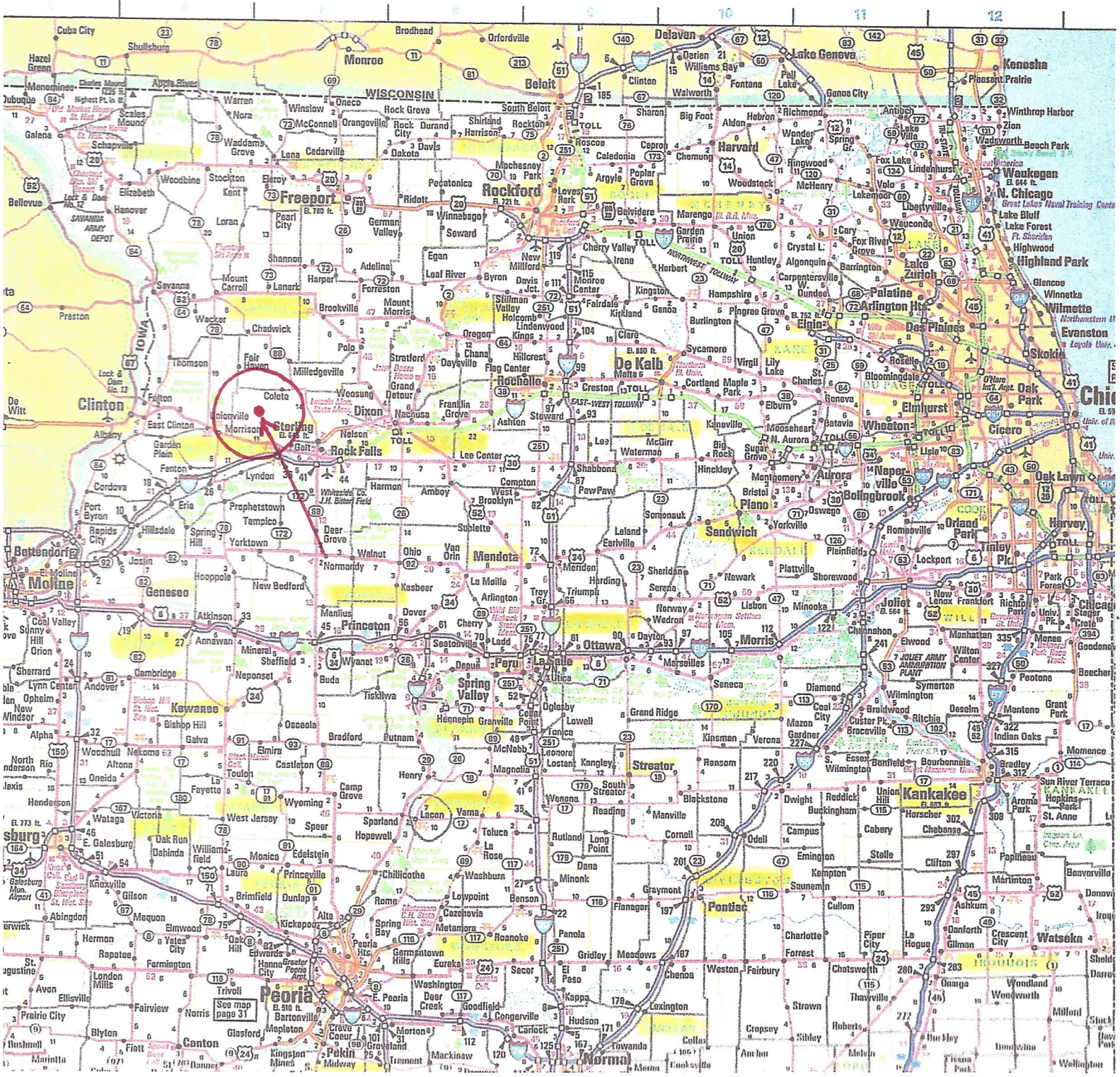
Net Return (After Tax): \$ 53,555.69

Return Hypothetical: 2.6% (Based on Asking Price/Current Rent/Current Taxes)

Comments:

- * Prior to 10/23/23 this farms PI was 123.2, however due to updated soil type values the PI is now 117.1
- Highly farmable in a great farming area with strong tenant participation

* 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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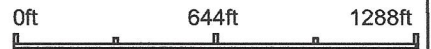
P.O. Box 700

Maquoketa, IA 52060

Aerial Map



Boundary Center: 41° 52' 39.73, -89° 52' 44.03



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

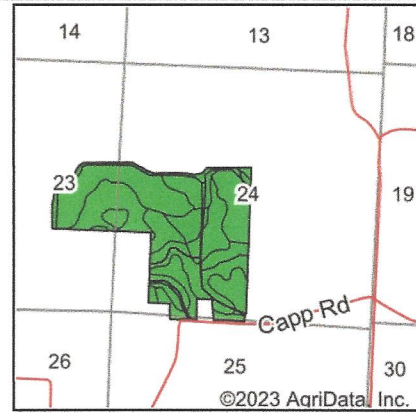
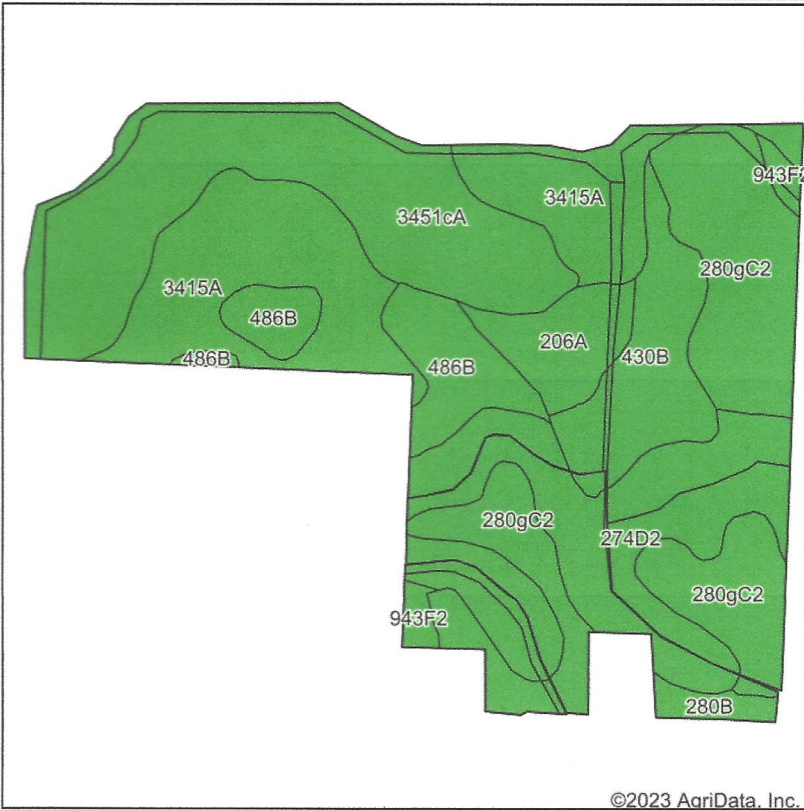
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24-22N-5E
Whiteside County
Illinois

10/26/2023

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

Soils Map



State: **Illinois**
 County: **Whiteside**
 Location: **24-22N-5E**
 Township: **Clyde**
 Acres: **189.85**
 Date: **10/26/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IL195, 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 <i>b</i>	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	41.01	21.6%	■	**171	**55	**66	**87	0	0.00	**5.22	**126
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	39.21	20.7%	■	**155	**49	**61	**79	0	**4.93	0.00	**113
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	35.78	18.8%	■	**162	**51	**59	**80	0	0.00	**4.50	**118
**274D2	Seaton silt loam, 10 to 18 percent slopes, eroded	34.82	18.3%	■	**144	**44	**56	**74	0	**3.92	0.00	**104
**430B	Raddle silt loam, 2 to 5 percent slopes	14.24	7.5%	■	**187	**58	**72	**96	0	**6.44	0.00	**137
**486B	Bertrand silt loam, 2 to 5 percent slopes	12.47	6.6%	■	**155	**50	**60	**81	0	**3.86	0.00	**113

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




Code	Soil Description	Acres	Percent of field	II. 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
206A	Thorp silt loam, 0 to 2 percent slopes	7.88	4.2%		170	55	66	88	0	0.00	5.10	126
**943F2	Seaton-Timula silt loams, 18 to 35 percent slopes, eroded	2.27	1.2%		**108	**34	**41	**53	0	**2.79	0.00	**79
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	2.17	1.1%		**164	**52	**65	**83	0	**5.19	0.00	**120
Weighted Average					160.3	50.6	61.6	81.5	*-	2.6	2.2	117.1

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/?cid=stcrce0000001)

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

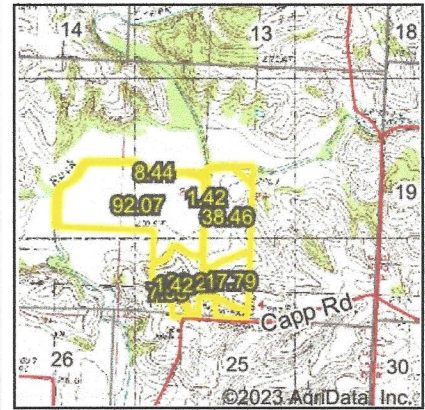
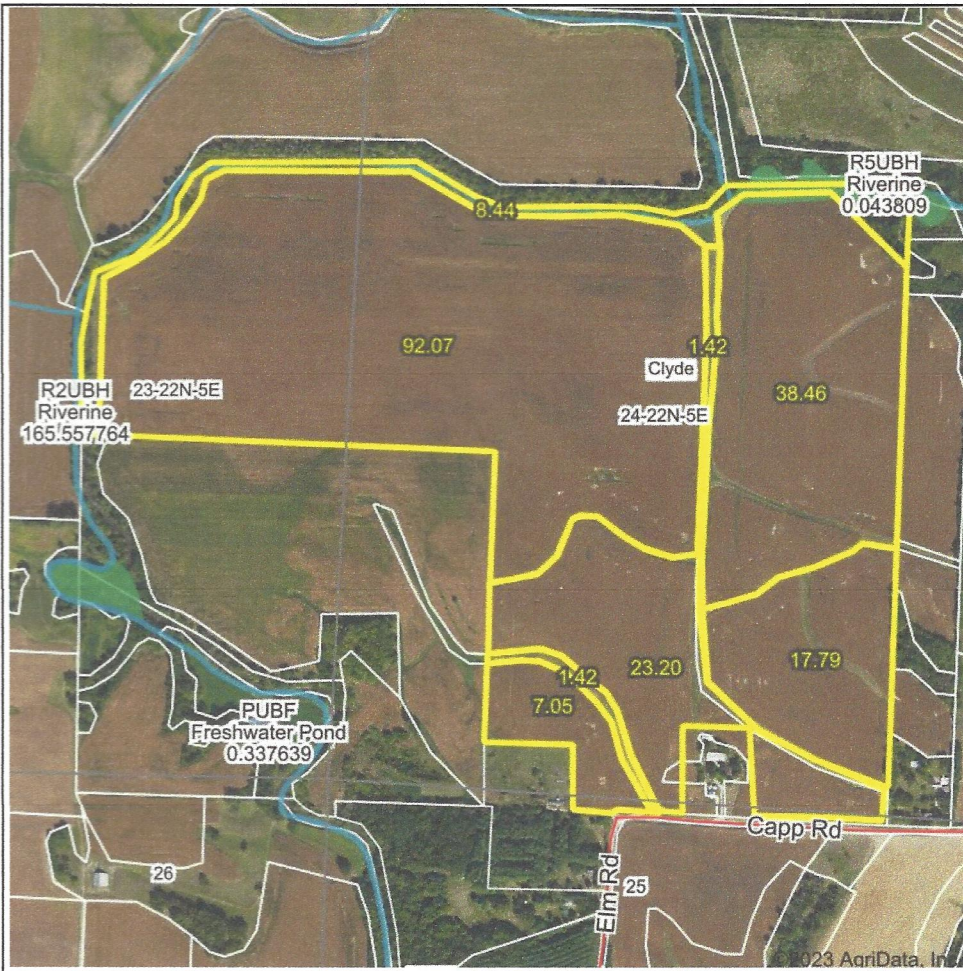
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

^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".

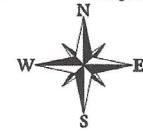
Wetlands Map



State: Illinois
Location: 24-22N-5E
County: Whiteside
Township: Clyde
Date: 10/26/2023



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Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	1.64
R2UBH	Riverine	1.55
R5UBH	Riverine	0.02
Total Acres		3.21

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.