



## Parcel 2

<b>FSA/Eff. Crop Acres:</b>	<b>5.02</b>
<b>Corn Base Acres:</b>	<b>4.04</b>
<b>Bean Base Acres:</b>	<b>0.98</b>
<b>Soil Productivity:</b>	<b>124.70 P.I.</b>

### Parcel 2 Property Information 5.00 Acres, m/l

#### Location

4 miles east of Belvidere, Illinois on the west side of Garden Prairie Rd., directly north of the grain elevator.

#### Legal Description

Part of E½ SE¼, Section 35, Township 44 North, Range 4 E of the 3rd P.M., Boone Co., IL.

#### Real Estate Tax

2021 Taxes Payable 2022: \$148.20  
Taxable Acres: 5.00  
Tax per Taxable Acre: \$29.64  
Tax Parcel ID#: 06-35-400-016

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Farm Number 4465, Tract 8967  
FSA/Eff. Crop Acres: 5.02  
Corn Base Acres: 4.04  
Corn PLC Yield: 130 Bu.  
Bean Base Acres: 0.98  
Bean PLC Yield: 38 Bu.

#### Soil Types/Productivity

Main soil type is Marshan. Productivity Index (PI) on the FSA/Eff. Crop acres is 124.70. See soil map for details

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

#### Land Description

Relatively flat.

#### Drainage

Natural.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

#### Comments

This multi-use parcel sits on a main road with access to natural gas and 3-phase electricity. Road is rated for 80,000 lb. truck traffic.

#### Troy Dukes

Licensed Broker in IL

**815-764-9082**

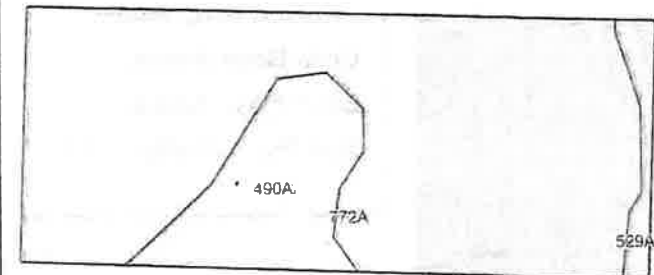
**TroyD@hertz.ag**

**815-748-4440**


143 N 2nd St. / PO Box 907

DeKalb, IL 60115


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State: **Illinois**  
 County: **Boone**  
 Location: **35-44N-4E**  
 Township: **Bonus**  
 Acres: **5.02**  
 Date: **6/13/2022**



Maps Provided by  
  
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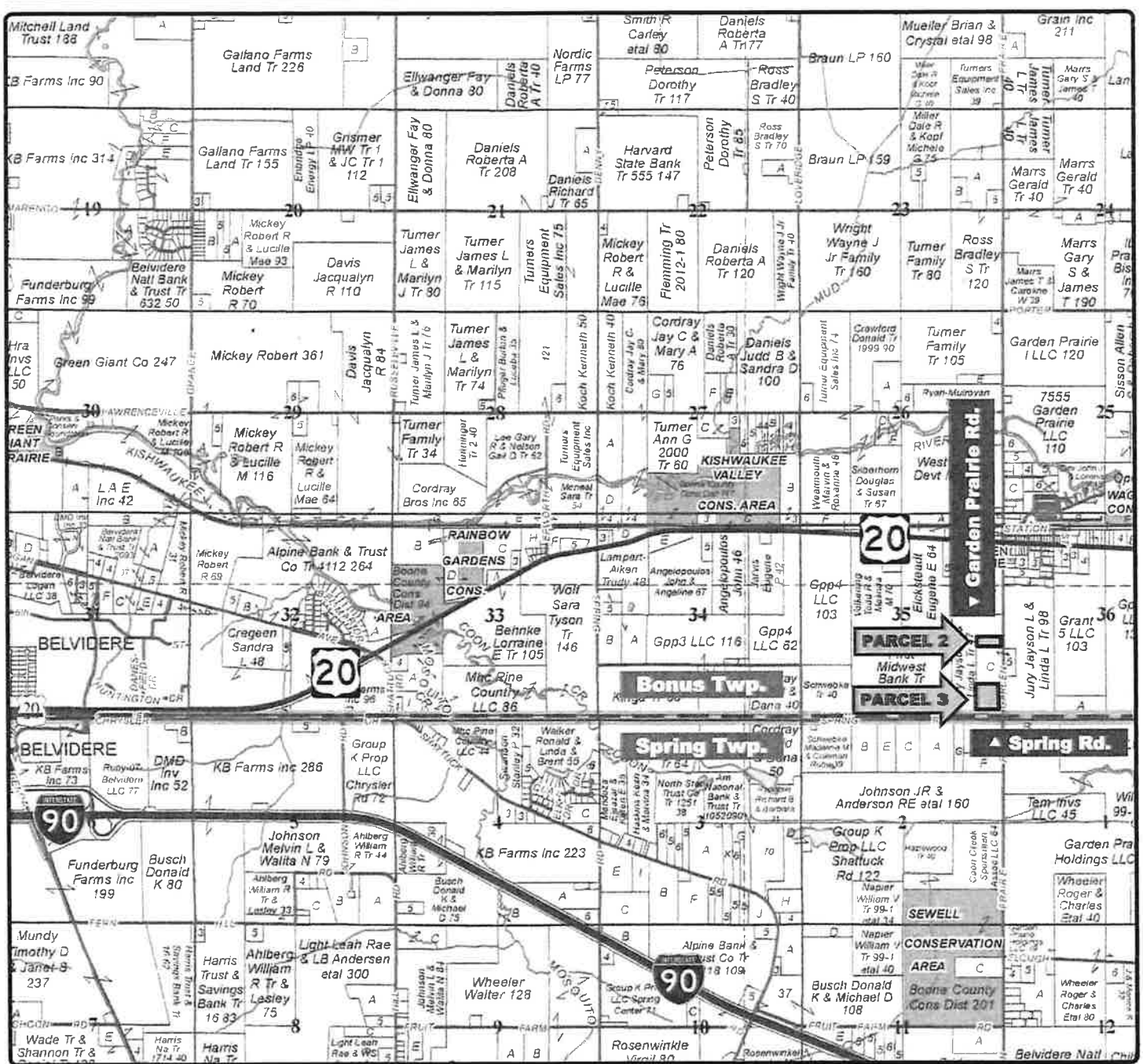
Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 15					
Code	Soil Description	Acres	Percent of field	Ill State Productivity Index Legend	Crop productivity index for optimum management
772A	Marshall loam, 0 to 2 percent slopes	4.02	80.2%		124
490A	Odell silt loam, 0 to 2 percent slopes	0.85	16.6%		129
529A	Selma loam, 0 to 2 percent slopes	0.15	3.3%		121
<b>Weighted Average</b>					<b>124.7</b>

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: <http://soilproductivity.nres.illinois.edu/>  
 \*\* 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.

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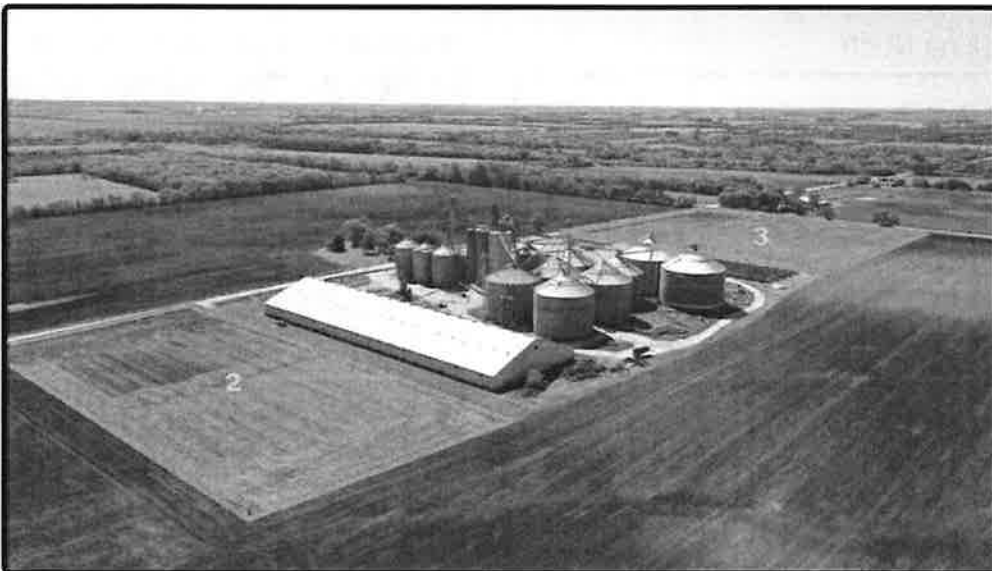
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**Parcels 2 & 3 - Looking Southwest**



**Parcels 2 & 3 - Looking Southeast**



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