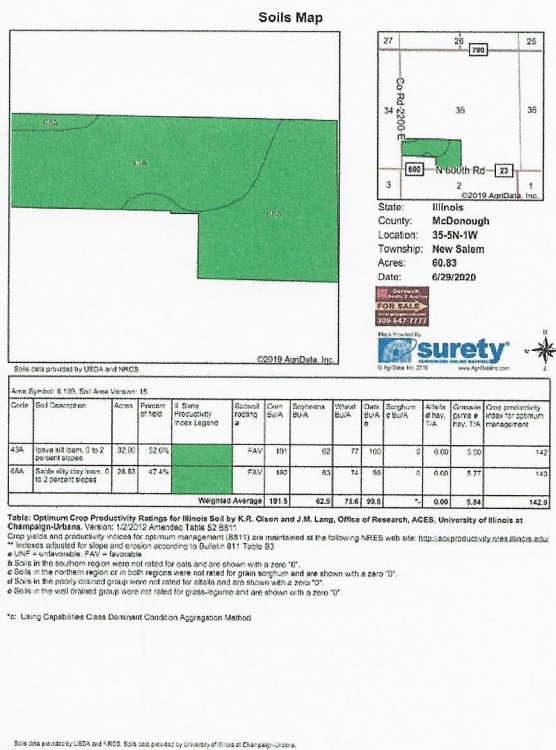


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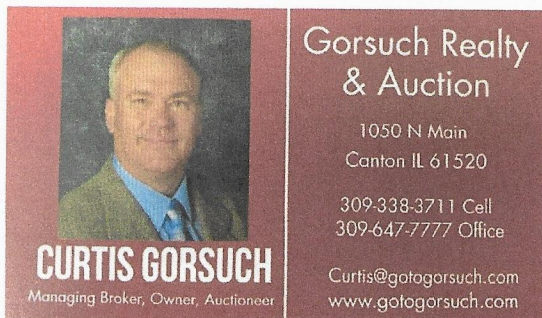
Add this Class A Farm to your Farming Portfolio

The property consists of 60 Acres+/- and is located in New Salem Township, Section 35. The property consists of approx. 32 Acres of Ipava Silt Loam 0 to 2 % Slope CPI of 142 and approx. 28 Acres of Sable Silty Clay Loam 0 to 2 % Slopes CPI 143. This gives the farm an average of 142.5 CPI, which is a very good Class A Farm. Farm has tenant for the 2020 crop year. Possession of land would be after Fall Harvest 2020 and Possession of 3 Bins would be after March 1st 2021. Property has been surveyed.

\$699,900

\$699,900

Directions: Table Grove take South Street West to E2200 Turn North go 100 Yards to Bins; Watch For Signs



Aerial Map



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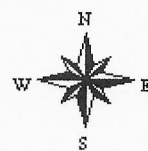
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 21' 59.04, -90° 28' 56.07

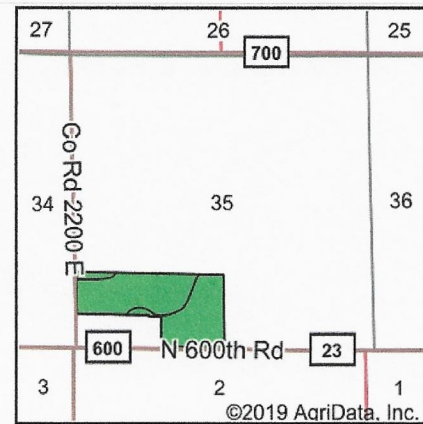
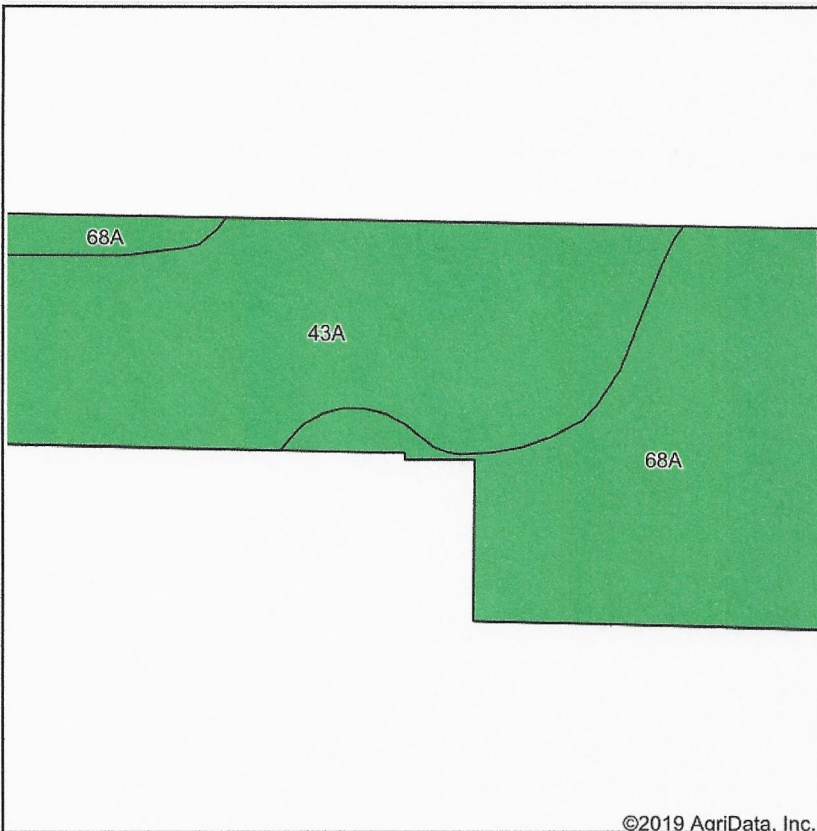
0ft 421ft 842ft

35-5N-1W
McDonough County
Illinois



6/29/2020

Soils Map



State: Illinois
County: McDonough
Location: 35-5N-1W
Township: New Salem
Acres: 60.83
Date: 6/29/2020



Maps Provided By:



Area Symbol: IL109, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <i>a</i>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Sorghum <i>c</i> Bu/A	Alfalfa <i>d</i> hay, T/A	Grass-legume <i>e</i> hay, T/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	32.00	52.6%	■	FAV	191	62	77	100	0	0.00	5.90	142
68A	Sable silty clay loam, 0 to 2 percent slopes	28.83	47.4%	■	FAV	192	63	74	99	0	0.00	5.77	143
Weighted Average						191.5	62.5	75.6	99.5	0.00	0.00	5.84	142.5

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

a UNF = unfavorable; FAV = favorable

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".

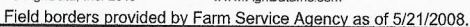
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

This aerial map displays a farmstead in New Salem, ND, with a yellow-outlined property boundary. The map features elevation contours ranging from 666 to 675 feet. A road, labeled 34, runs vertically along the left side. A well is visible on the left side of the property, and a barn is located in the center. The photo date is 7/28/2019. The map also shows a small inset of a different area, possibly a different view of the same property or a nearby area, with a white outline.

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Standard Deviation: 3.44 ft

35-5N-1W
McDonough County
Illinois

Map Center: 40° 21' 59.04, -90° 28' 56.07