

# TYNE FARM

Located South of Chadwick, IL, On Fairhaven Rd

Section 36 Fairhaven Township

Section 31 Wysox Township

Carrol County, Illinois

Real Estate Taxes for 2024 TBD

Est 233 Total Acres, Approx 210 Tillable Acres

Surety Indicates Pl of 127.1 on Total Acres

PLC Yield 175 corn, 51 soybeans

Open For 2025

Productive Class \*B\* Soils

**Priced at \$3,192,100 / \$13,700 per acre**

**Soils include:**

**Sawmill**

**Edgington**

**Lawson**

**Osco**



**Andrew Brockwell, Broker**

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

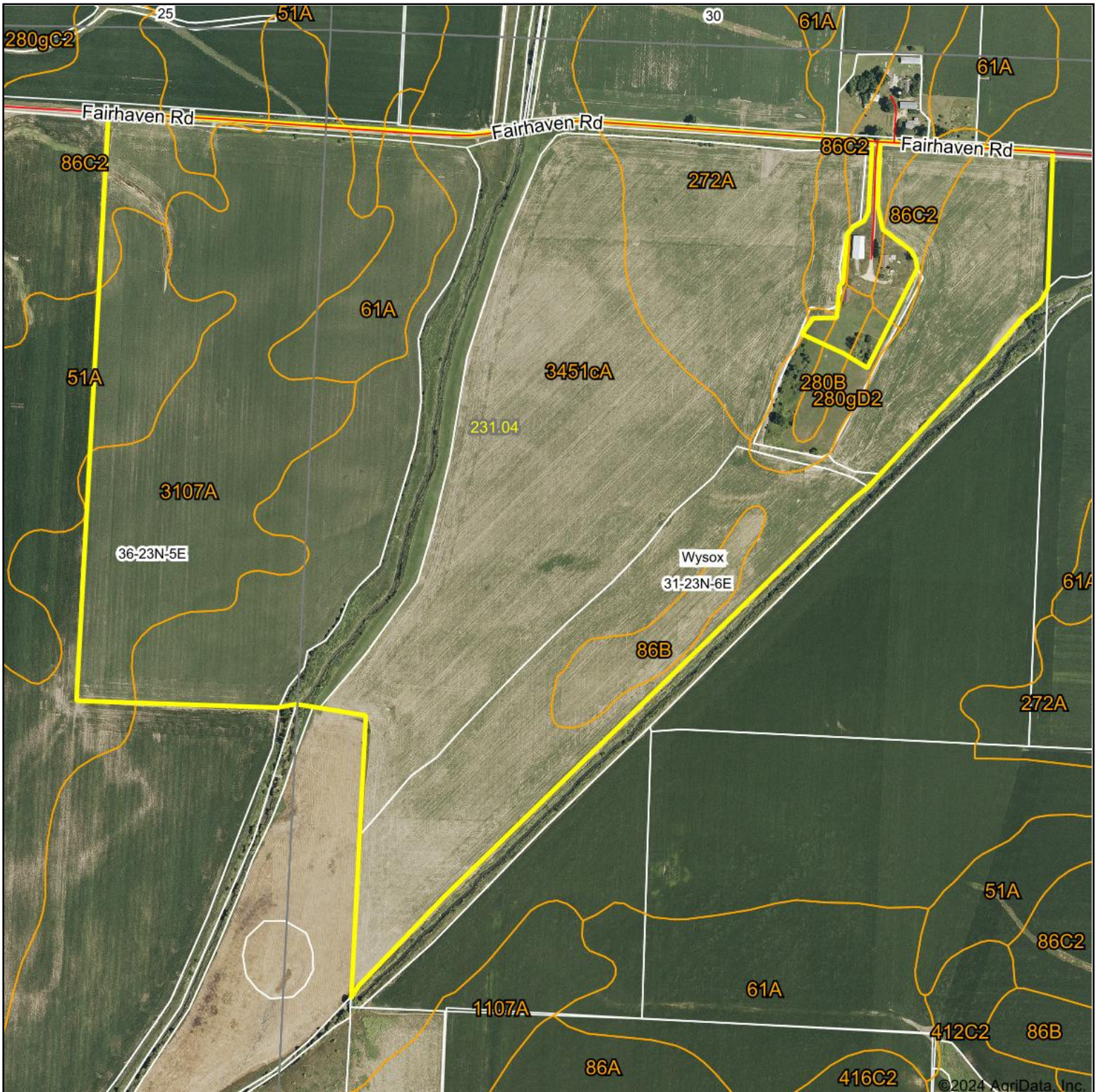
815-284-0298 Fax

815-440-8214

abrockwell815@gmail.com



# Aerial Map



Boundary Center: 41° 56' 22.77, -89° 51' 26.88



**31-23N-6E**  
**Carroll County**  
**Illinois**



Maps Provided By:

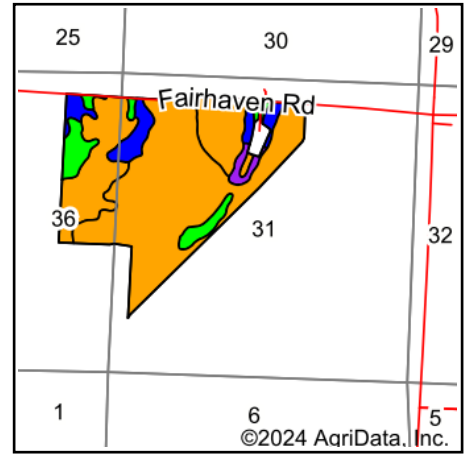
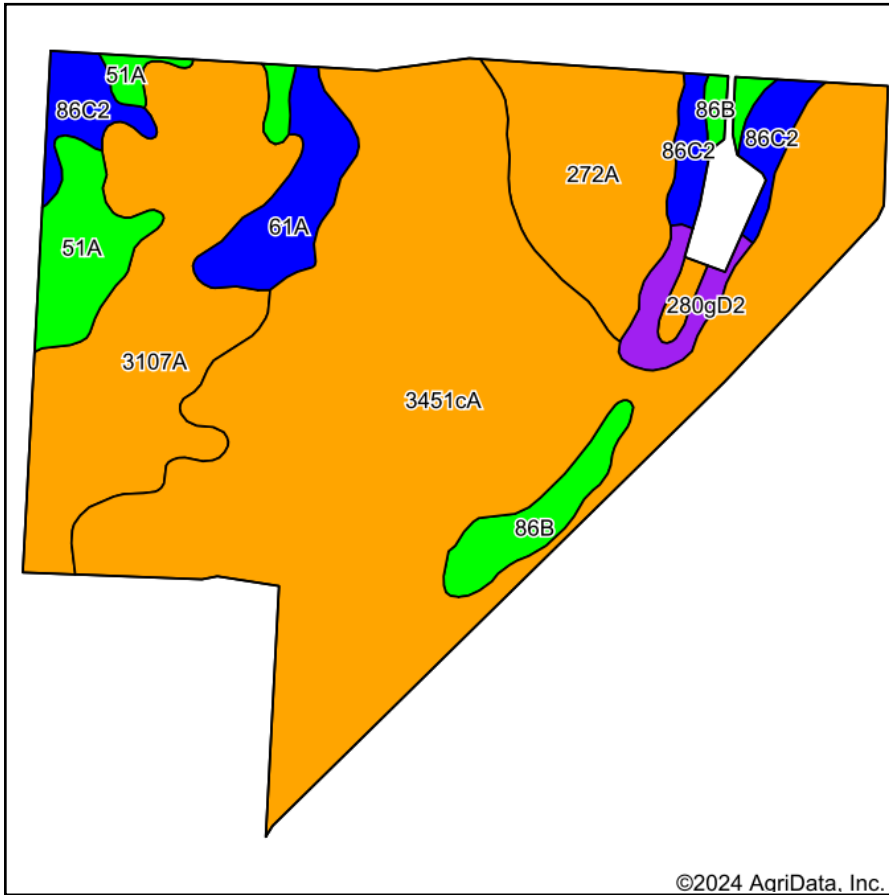


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11/23/2024

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

# Soils Map



State: **Illinois**  
 County: **Carroll**  
 Location: **31-23N-6E**  
 Township: **Wysox**  
 Acres: **232.27**  
 Date: **11/23/2024**



Soils data provided by USDA and NRCS.

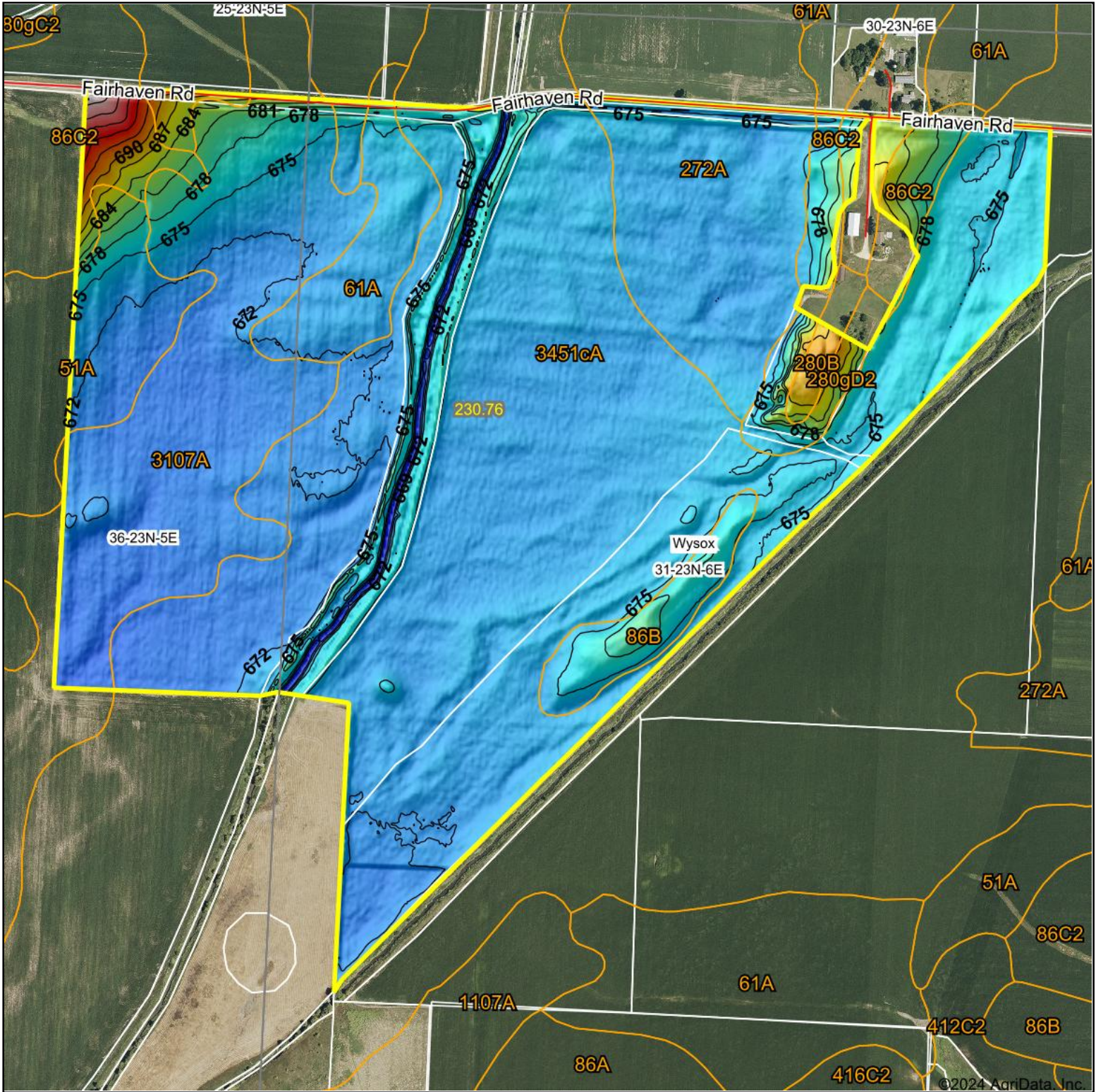
Area Symbol: IL015, Soil Area Version: 21

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	*n NCCPI Corn	*n NCCPI Soybeans
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	129.17	55.6%		**171	**55	**66	**126	85	81
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	39.63	17.1%		**170	**54	**64	**125	63	44
272A	Edgington silt loam, 0 to 2 percent slopes	21.37	9.2%		166	54	65	124	80	86
51A	Muscataune silt loam, 0 to 2 percent slopes	10.76	4.6%		200	64	75	147	95	79
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	9.89	4.3%		**178	**56	**70	**131	84	65
61A	Atterberry silt loam, 0 to 2 percent slopes	8.70	3.7%		182	56	71	132	84	79
**86B	Osco silt loam, 2 to 5 percent slopes	7.50	3.2%		**187	**59	**74	**138	92	78
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	4.08	1.8%		**145	**46	**57	**106	73	60
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	1.17	0.5%		**164	**52	**65	**120	89	78
<b>Weighted Average</b>					<b>172.4</b>	<b>55.2</b>	<b>66.4</b>	<b>127.1</b>	<b>*n 81.2</b>	<b>*n 73.8</b>

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



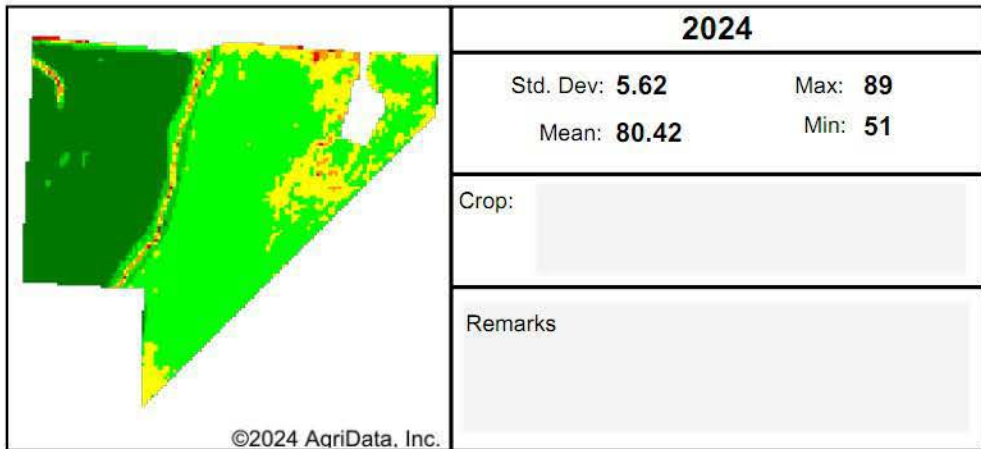
# Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem              Interval(ft): 3              Min: 665.9              Max: 707.4              Range: 41.5              Average: 673.6              Standard Deviation: 4 ft</p>	<p>0ft 685ft 1369ft</p>
<p>Maps Provided By:</p> <p>© AgriData, Inc. 2023 www.AgridataInc.com              Field borders provided by Farm Service Agency as of 5/21/2008.</p>	<p>Boundary Center: 41° 56' 22.77, -89° 51' 26.89</p>	<p>               11/25/2024  <b>31-23N-6E</b>  <b>Carroll County</b>  <b>Illinois</b> </p>



# Max Plant Growth(NDVI) Multi-year



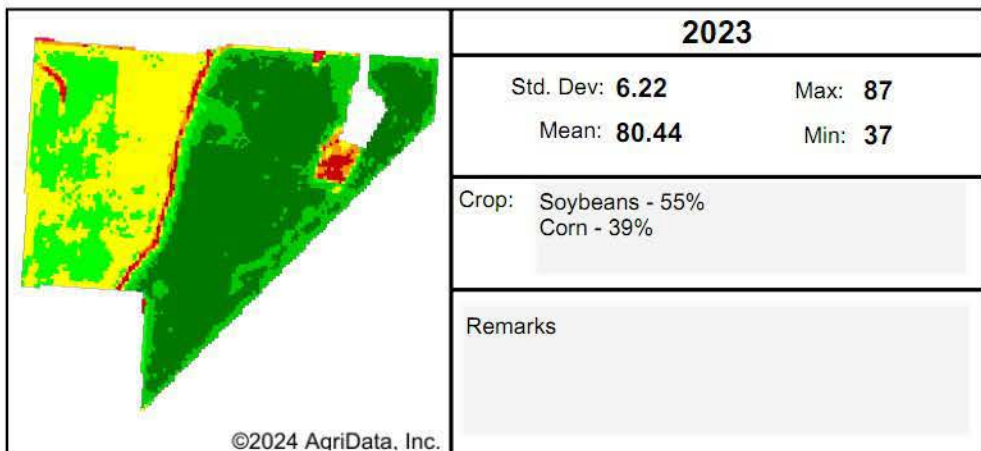
Client:

Farm:

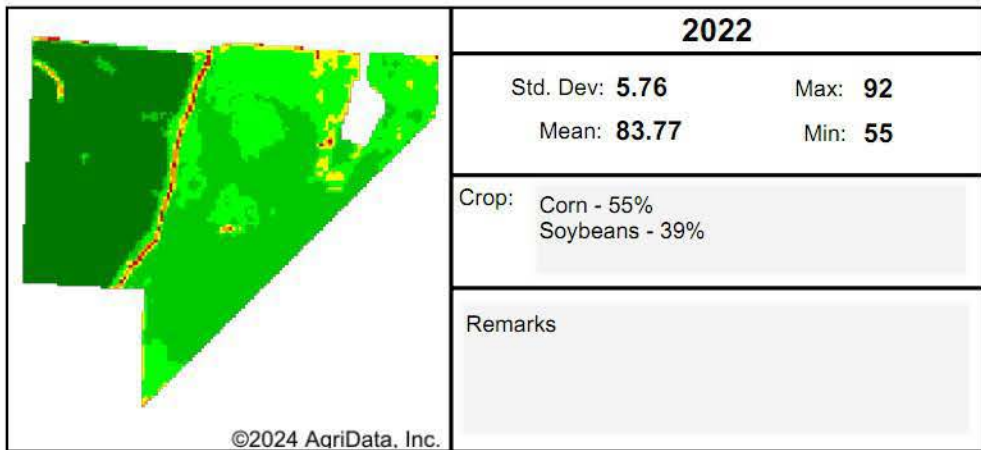
Field:

Date: 11/23/2024  
Acres: 231.32

State: IL  
County: Carroll  
Location: 31-23N-6E  
Township: Wysox  
Boundary Center: 41° 56' 22.8, -89° 51' 26.98



Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

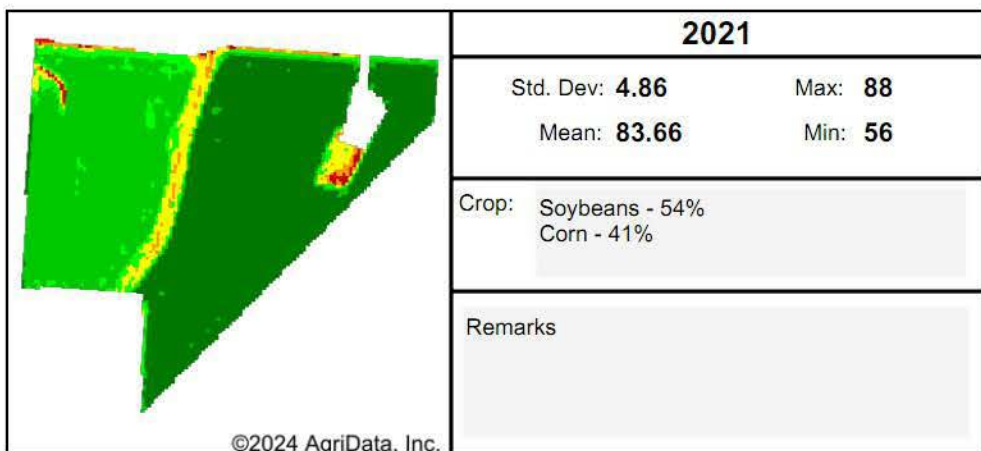


### Soils Weighted Average

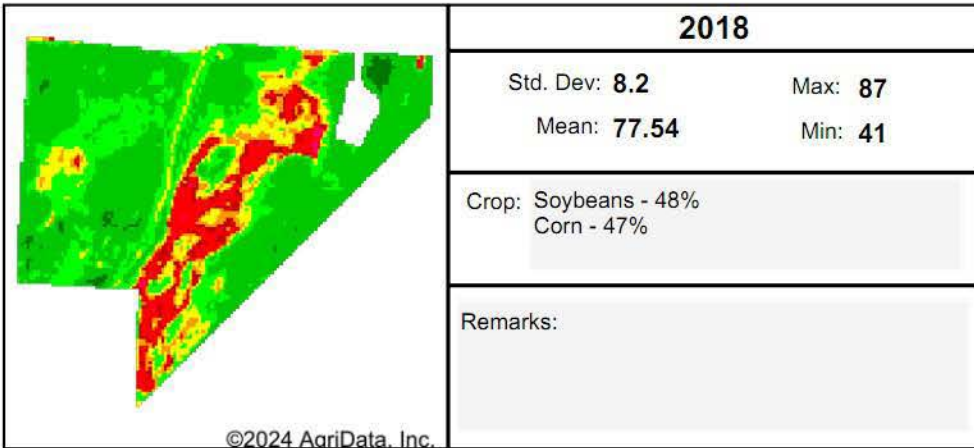
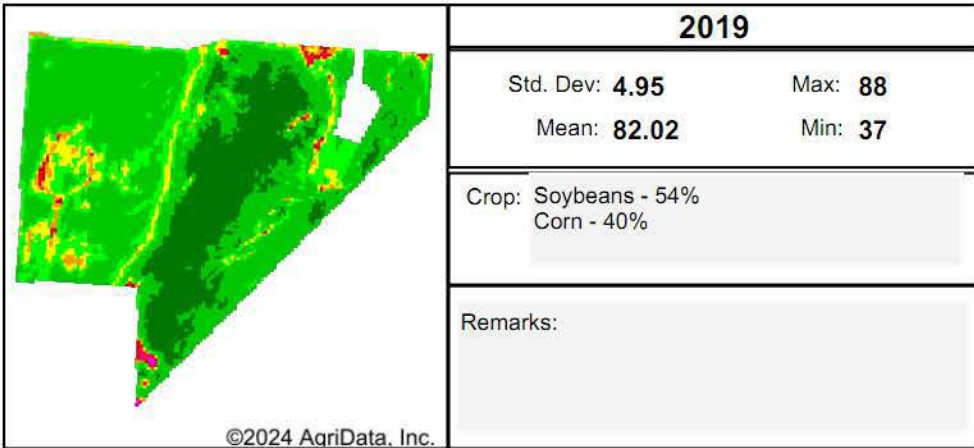
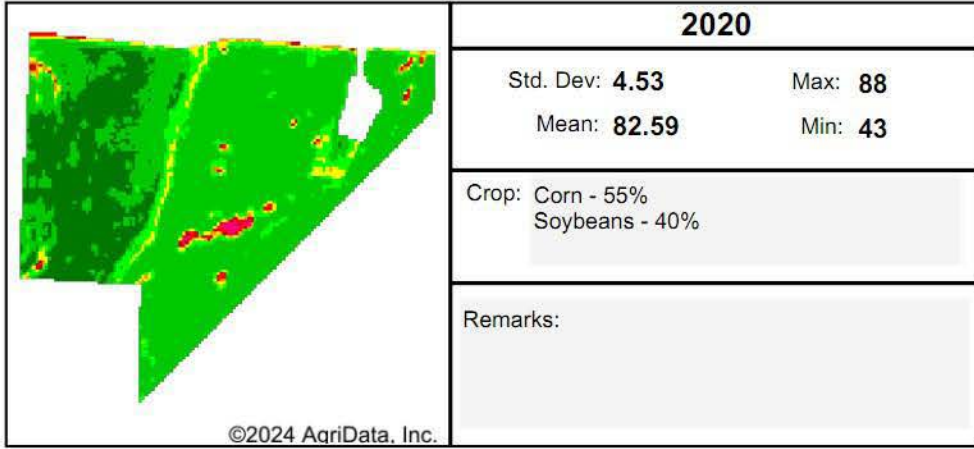
IL B811 PI: 127.1

### Elevation (feet)

Min: 665.9  
Max: 709.9  
Range: 44.0  
Mean: 673.6  
Std Dev: 4.2



# Max NDVI Multi-year



Client:

Farm:

Field:

Date: 11/23/2024

Acres: 231.32

State: IL

County: Carroll

Location: 31-23N-6E

Township: Wysox

Boundary Center: 41° 56' 22.8, -89° 51' 26.98

Low Relative Biomass High	Value
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	81 - 85
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	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
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IL B811 PI: 127.1

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Maps Provided By:



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