

# Winnebago Township Farm

Located East of Winnebago, IL on McNair Road

Sections 3, 4, 9 Winnebago Township

Winnebago County, Illinois

Real Estate Taxes for 2021 = \$10,613.69

199.72 Total Acres, Approximately 197.32 Tillable Acres

Highly Productive Class "A" Soils

Surety Indicates At PI of 137.4

**Priced at \$3,390,281 / \$16,975 per acre**

**Soils Include:**

Oscos Silt Loam

Troxel Silt Loam

Ogle Silt Loam

Winnebago Silt Loam



**Eric Bird, Managing Broker**

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

815-284-0298 Fax

815-973-6768 Cell

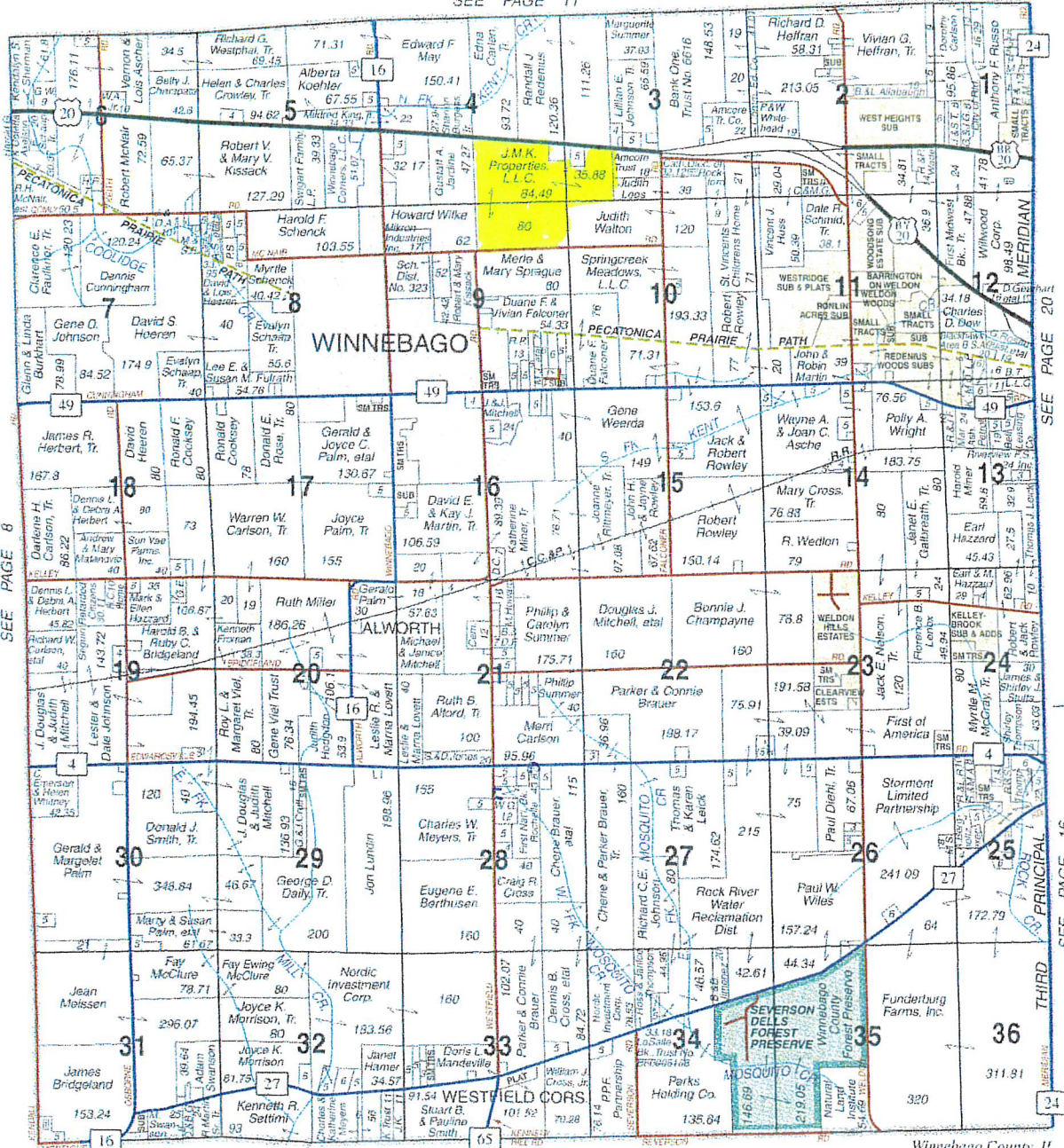
ericbird2004@yahoo.com



# WINNEBAGO

# T.26N.-R.11E.

SEE PAGE 11



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OGLE COUNTY

Winnebago County, IL

## Wishop Tile & Drainage

- ◆ Tile Systems    ◆ Commercial
- ◆ Farm Drainage    ◆ Waterway Projects


Examine your drainage concerns.  
Better drainage will produce better yields.  
Call for a consultation or quote.

### 815-629-2688

## Jonas Martin Well Drilling, Co.

Randy & Vickie Rupp  
Rotary Drilling, Pumps, Water Systems  
Sales & Service

P.O. Box 222  
Oregon, IL 61061  
Phone: 815-732-2216  
Fax: 815-732-4466





# Aerial Map



Map Center: 42° 16' 36.99, -89° 13' 29.36



**4-26N-11E**  
**Winnebago County**  
**Illinois**



9/26/2022

Maps Provided By

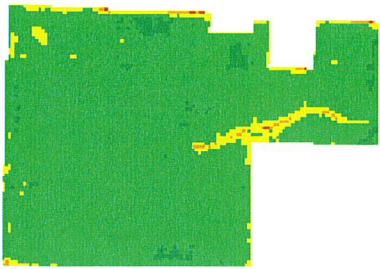


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# Max NDVI Multi-year

2021	
Std. Dev: <b>1.79</b>	Max: <b>82</b>
Mean: <b>78.32</b>	Min: <b>62</b>
Crop: Corn - 98% Developed/Low Intensity - 1%	
Remarks	

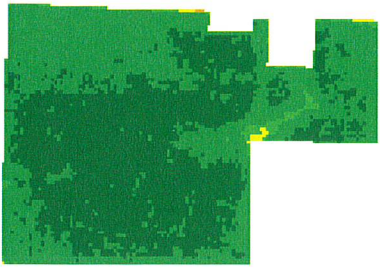


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Client:  
 Farm:  
 Field:  
 Date: 9/26/2022  
 Acres: 199.7

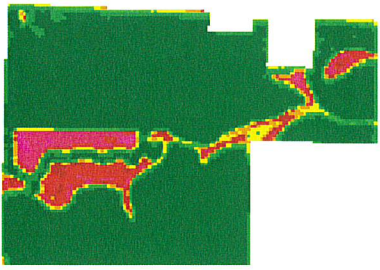
State: IL  
 County: Winnebago  
 Location: 4-26N-11E  
 Township: Winnebago  
 Map Center: 42° 16' 36.99, -89° 13' 29.36

2020	
Std. Dev: <b>1.47</b>	Max: <b>87</b>
Mean: <b>85.11</b>	Min: <b>69</b>
Crop: Corn - 98% Developed/Open Space - 1%	
Remarks	



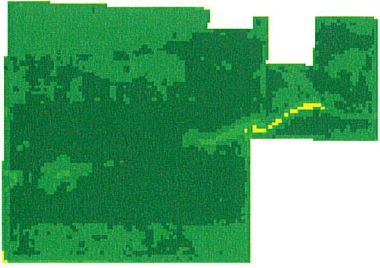
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2019	
Std. Dev: <b>10.65</b>	Max: <b>89</b>
Mean: <b>82.66</b>	Min: <b>35</b>
Crop: Soybeans - 89% Fallow/Idle Cropland - 8%	
Remarks	



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2018	
Std. Dev: <b>1.63</b>	Max: <b>87</b>
Mean: <b>85.16</b>	Min: <b>71</b>
Crop: Corn - 95% Developed/Open Space - 4%	
Remarks	



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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: 137.4

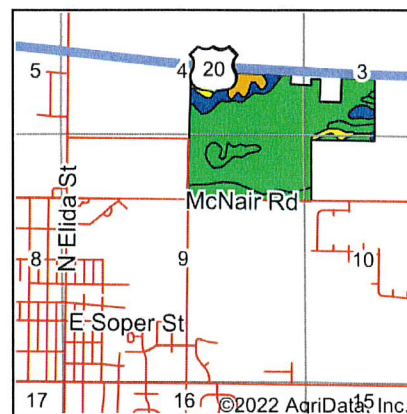
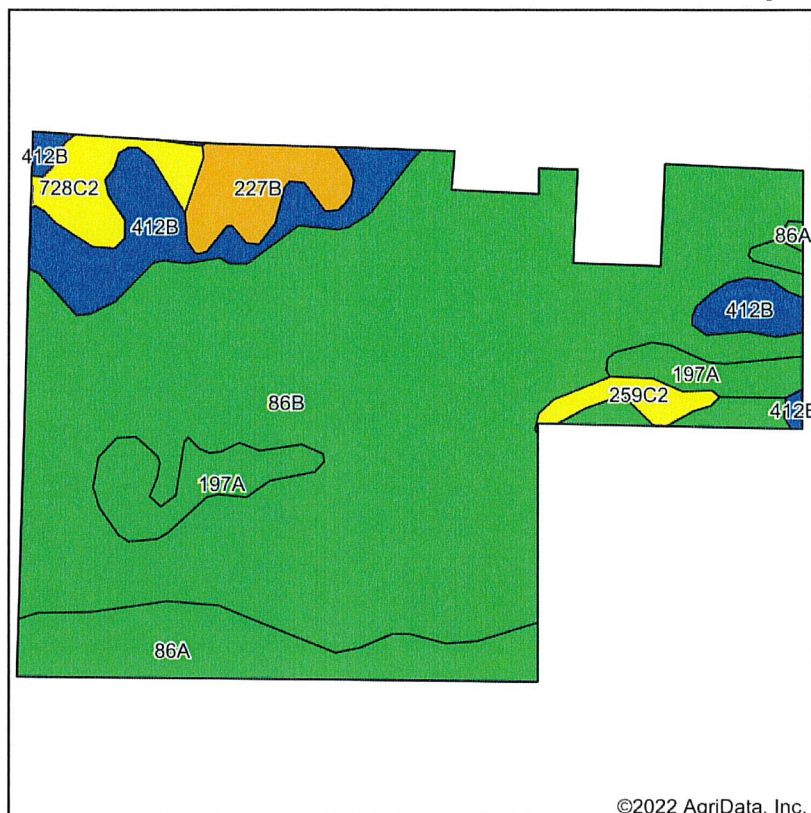
### Elevation (feet)

Min: 839.8  
 Max: 886.0  
 Range: 46.2  
 Mean: 870.9  
 Std Dev: 10.4



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

### Soils Map



State: **Illinois**  
 County: **Winnebago**  
 Location: **4-26N-11E**  
 Township: **Winnebago**  
 Acres: **199.7**  
 Date: **9/26/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IL201, Soil Area Version: 17								
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
**86B	Osco silt loam, 2 to 5 percent slopes	138.14	69.2%	<span style="color: green;">■</span>	**189	**59	**74	**140
86A	Osco silt loam, 0 to 2 percent slopes	17.42	8.7%	<span style="color: green;">■</span>	191	60	75	141
**412B	Ogle silt loam, 2 to 5 percent slopes	16.44	8.2%	<span style="color: blue;">■</span>	**175	**56	**69	**130
197A	Troxel silt loam, 0 to 2 percent slopes	12.03	6.0%	<span style="color: green;">■</span>	191	60	73	140
**227B	Argyle silt loam, 2 to 5 percent slopes	6.94	3.5%	<span style="color: orange;">■</span>	**162	**53	**64	**121
**728C2	Winnebago silt loam, 5 to 10 percent slopes, eroded	5.92	3.0%	<span style="color: yellow;">■</span>	**153	**50	**61	**113
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	2.81	1.4%	<span style="color: yellow;">■</span>	**152	**48	**60	**111
<b>Weighted Average</b>					<b>185.6</b>	<b>58.3</b>	<b>72.7</b>	<b>137.4</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.