

SPRING TWP. FARM

Located South of Garden Prairie IL,

Section 2 & Section 11 Spring Twp.

Boone County, Illinois

Real Estate Taxes for 2022 = \$2,047.02

73.97 Total Acres (MOL), Approximately 69.24 FSA Tillable Acres

Surety Indicates PI of 113.4

Leased For 2024

Nearly all tillable

Access via recorded easement off of Shattuck Rd

Priced at \$732,303 / \$9,900 per acre

Soils Include:

Parr
Billett
Odell



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

815-288-0998 Phone

815-284-0298 Fax

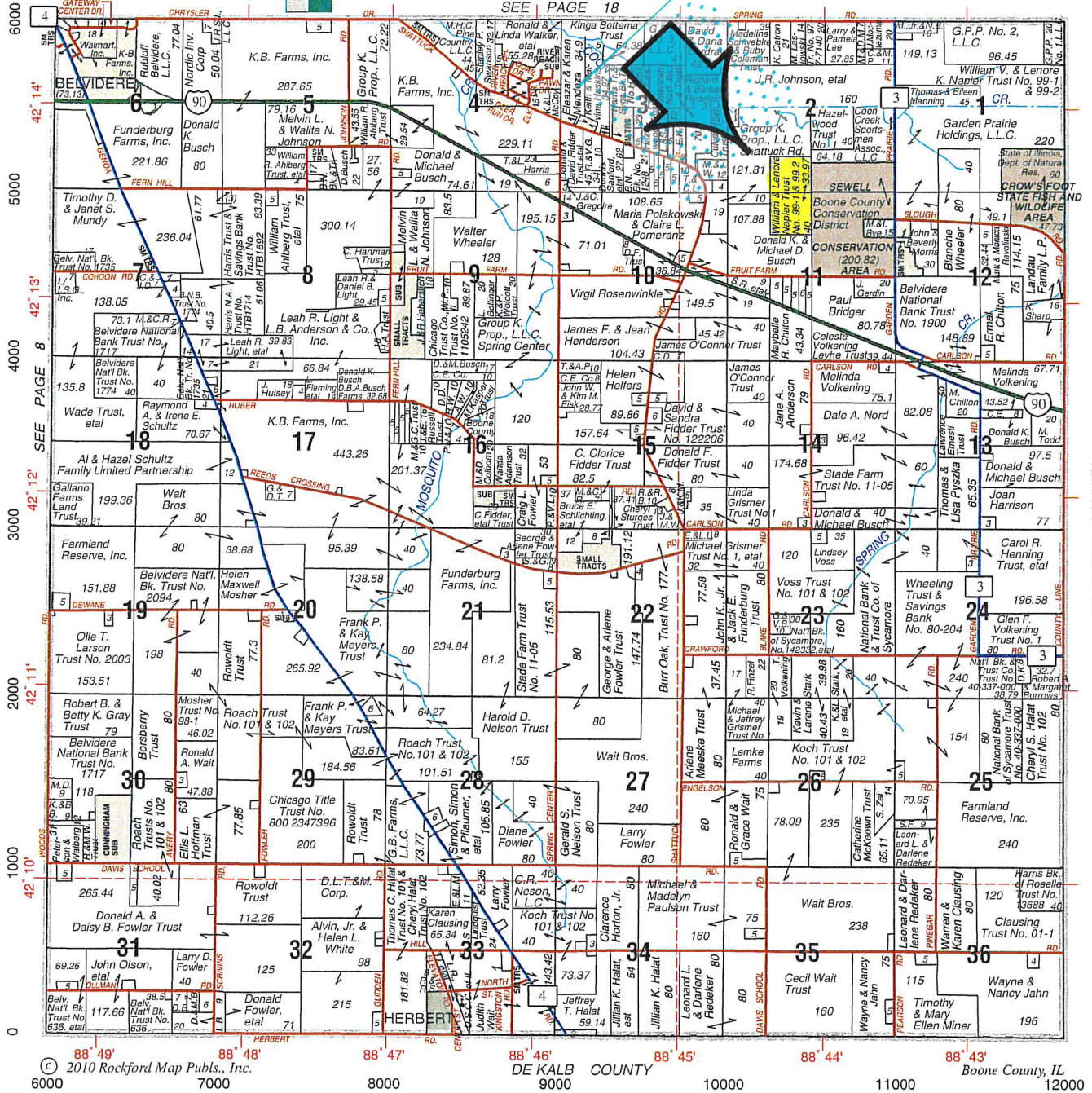
815-973-6768 Cell

ericbird2004@yahoo.com

SPRING

T.43N.-R.4E.

SEE PAGE 18



© 2010 Rockford Map Publs., Inc. 88° 49' 88° 48' 88° 47' 88° 46' 88° 45' 88° 44' 88° 43' DE KALB COUNTY Boone County, IL 6000 7000 8000 9000 10000 11000 12000

(815) 923-2231

- INVESTMENT
- DEVELOPMENT
- COMMERCIAL



HARMONY
REAL ESTATE

Fax: (815) 923-2281
Email: harmonyre@foxvalley.net

- COUNTRY HOMESITES
- FARMS
- COUNTRY ESTATES



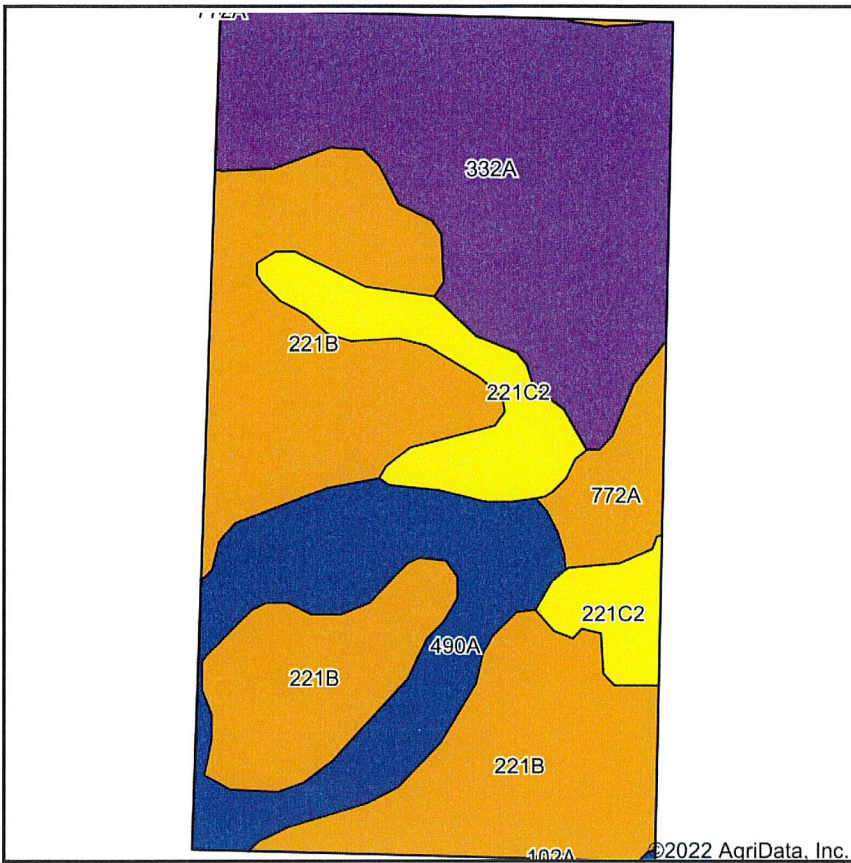
THE COUNTRYPOLITAN OFFICE

JACK FELDKAMP, Managing Broker

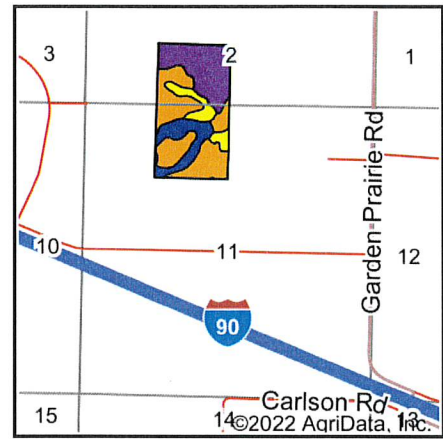
ROUTE 20 AND HARMONY ROAD - ONE MILE NORTH OF I-90 INTERCHANGE
16903 HARMONY ROAD • MARENGO, ILLINOIS 60152



Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Boone**
 Location: **2-43N-4E**
 Township: **Spring**
 Acres: **74**
 Date: **10/14/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL007, Soil Area Version: 15								
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
**221B	Parr silt loam, 2 to 5 percent slopes	29.72	40.2%		**157	**51	**63	**118
332A	Billett sandy loam, 0 to 2 percent slopes	22.65	30.6%		135	44	54	99
490A	Odell silt loam, 0 to 2 percent slopes	11.41	15.4%		176	56	68	129
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	7.25	9.8%		**148	**48	**60	**111
772A	Marshan loam, 0 to 2 percent slopes	2.97	4.0%		166	55	64	124
Weighted Average					152.7	49.5	60.8	113.4

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.

Aerial Map



Map Center: 42° 13' 35.07, -88° 44' 13.89



2-43N-4E
Boone County
Illinois



10/14/2022







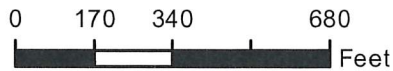
Tract Boundary

Common Land Unit

-  Non-Cropland
-  Cropland
-  plss_a_il_WMAS
-  CRP

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions



2022 Program Year

Map Created December 06, 2021

Farm 2304
Tract 47

Tract Cropland Total: 69.24 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

ILLINOIS
BOONE



United States Department of Agriculture
Farm Service Agency

FARM : 2304

Prepared : 9/29/22 7:53 AM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ROBERT OSTERBERG SR
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
235.40	177.94	177.94	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	177.94	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	170.57	0.00	130	
Soybeans	7.37	0.00	40	
TOTAL	177.94	0.00		

NOTES

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Tract Number : 47

Description : G10-1 SPRING SEC. 2 & 11
 FSA Physical Location : ILLINOIS/BOONE
 ANSI Physical Location : ILLINOIS/BOONE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : LENORE K NAPIER
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
74.28	69.24	69.24	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	69.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	66.01	0.00	130