

Prime LaSalle County Farmland

FOR SALE

BINGHAM FARM - EARLVILLE, IL

476.13

Taxed Acres

\$6,427,755

\$13,500 per Acre



BINGHAM FARM: 476.13 taxed Acres

PRICE: \$6,427,755 based on \$13,500 per acre

LOCATION: 2 miles east of Earlville, SE corner of N4650th Road and E1550th Road, north and south of railroad; also 1/2 mile north of Route 34 on E1659th Road.

DESCRIPTION: The SE 1/4 Sec 10, the W 1/2 W 1/2 SW 1/4 Sec 11, pt of S 1/2 SW 1/4 Sec 11, the E 1/2 NE 1/4 Sec 15, the NW 1/4 Sec 14, all in T36N R3E, Earl Township, LaSalle County, IL.

LASALLE COUNTY:	PIN	Taxed Ac	Taxes	Drainage Taxes
	03-10-400-000	80.00	\$4378.66	\$ 0.00
	03-10-401-000	62.88	3078.42	54.00
	03-10-402-000	12.64	598.40	75.84
	03-11-300-000	41.33	2096.54	43.50
	03-11-301-000	39.28	2065.14	235.68
	03-14-100-000	160.00	9552.84	960.00
	03-15-201-000	80.00	4789.40	480.00
Total:		476.13	\$26,559.40	\$1849.02



Presented by Sterling Land Company and Manges Realty, Inc

Erik K. Manges, Broker

630-730-2975

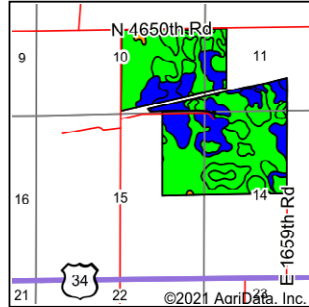
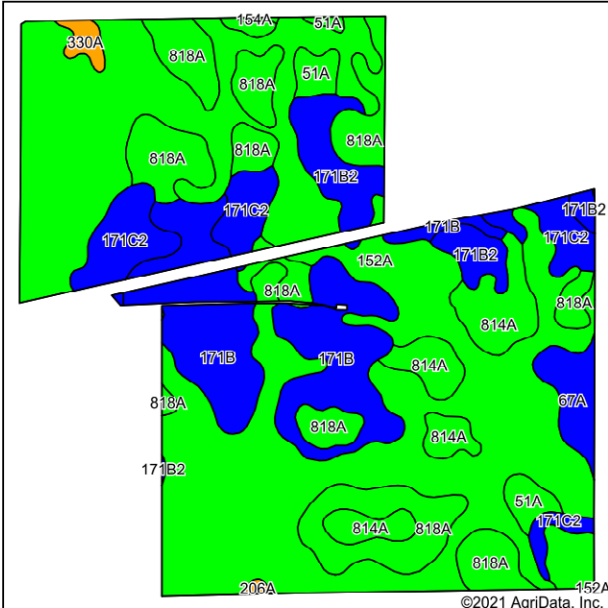
Manges Realty, Inc.

3939 Garnette Ct. Naperville, IL 60564

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Soils Map



State: **Illinois**
County: **La Salle**
Location: **10-36N-3E**
Township: **Earl**
Acres: **467.75**
Date: **4/21/2021**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	236.93	50.7%		0.5ft.	> 6.5ft.	Poorly drained	FAV	195	63	144
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	75.67	16.2%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	191	61	142
**171B	Catlin silt loam, 2 to 5 percent slopes	61.42	13.1%		2.6ft.	> 6.5ft.	Moderately well drained	FAV	**185	**58	**137
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	28.73	6.1%		2.6ft.	> 6.5ft.	Moderately well drained	FAV	**174	**55	**128
814A	Muscatune-Buckhart silt loams, 0 to 3 percent slopes	24.85	5.3%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	193	62	145
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	20.02	4.3%		2.6ft.	> 6.5ft.	Moderately well drained	FAV	**178	**56	**131
67A	Harpster silty clay loam, 0 to 2 percent slopes	8.57	1.8%		0.5ft.	> 6.5ft.	Poorly drained	FAV	182	57	133
51A	Muscatune silt loam, 0 to 2 percent slopes	8.12	1.7%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	200	64	147
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.64	0.6%		0.5ft.	> 6.5ft.	Very poorly drained	FAV	164	55	123
206A	Thorp silt loam, 0 to 2 percent slopes	0.53	0.1%		0.5ft.	> 6.5ft.	Poorly drained	FAV	170	55	126
154A	Flanagan silt loam, 0 to 2 percent slopes	0.27	0.1%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	194	63	144
Weighted Average									190.6	61	141

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
*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.

REAL ESTATE TAXES: 2020 real estate taxes payable 2021 total of \$26,559.40, including drainage district taxes of \$1,849.02. Equal to \$55.78 per acre.

FSA: Farm #7551, Cropland: 464.60 acres; Corn Base: 412.60 acres, PLC Yield: 159 bu/ac, SBN Base: 52.00 acres, PLC Yield: 58 bu/ac.

SOILS: Predominate soils are Drummer silty clay loam and Flanagan-Catlin silt loams, with Catlin and Muscatune-Buckhart silt loams. SOIL PI = 141.

DRAINAGE DISTRICT: Property is located in the Adams/Earl 1 and Adams/Earl Sub drainage districts.

FARM LEASE: Seller retains 2021 lease income and will pay 2021 taxes. Free of lease for 2022 crop year.



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