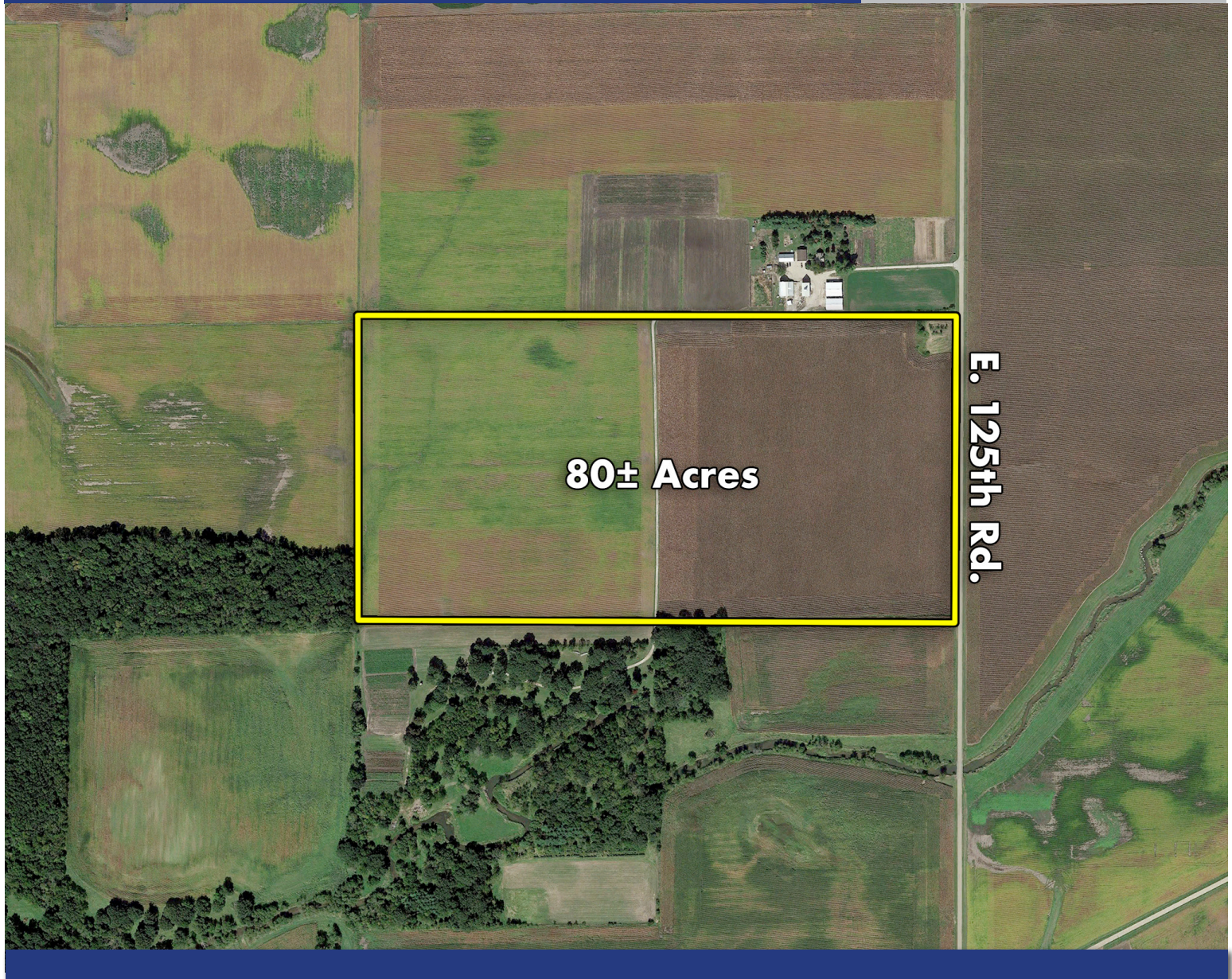


Prime LaSalle County Farmland  
**FOR SALE**  
GUELDE FARM • EARLVILLE, IL

**80.0**  
Taxed Acres  
**\$1,296,000**  
\$16,200 per Acre



**LOCATION:** 2 miles northeast of Earlville, west side of E1525th Road, 1/2 mile north of N47th Road.

**DESCRIPTION:** The SE 1/4 of NE 1/4 Sec 4 and the SW 1/4 of NW 1/4 Sec 3, all in T36N R3E, Earl Township, LaSalle County, IL.

LASALLE COUNTY:	PIN	Taxed Ac	Taxes
	03-04-202-000	40.00	\$1,972.02
	03-03-101-000	40.00	\$2,201.98
Total:		80.00	\$4,172.00



Eric Manges, Broker  
630-730-2975  
[www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)

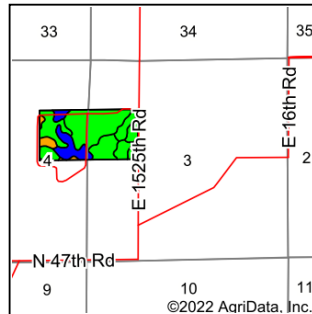
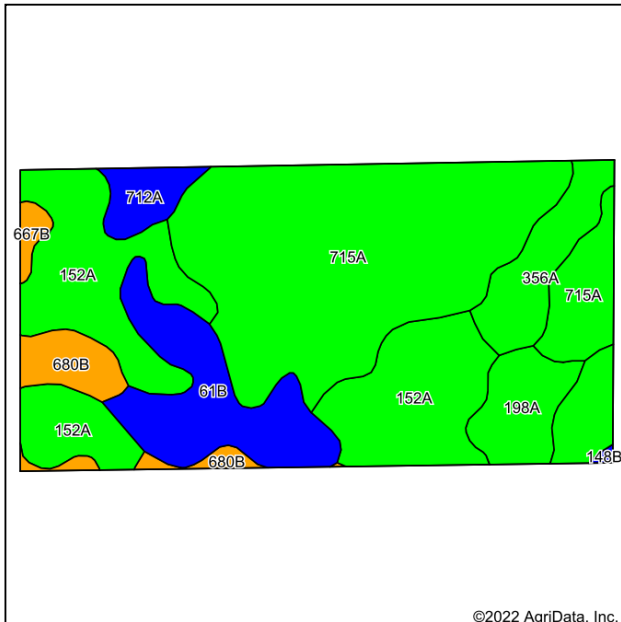
Manges Realty, Inc.  
3939 Garnette Ct.  
Naperville, IL 60564



# Prime LaSalle County Farmland **FOR SALE** GUELDE FARM • EARLVILLE, IL

**80.0**  
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Soils Map



State: **Illinois**  
County: **LaSalle**  
Location: **4-36N-3E**  
Township: **Earl**  
Acres: **79.92**  
Date: **6/20/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 17

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
715A	Arrowsmith silt loam, 0 to 2 percent slopes	31.88	39.9%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	190	61	140
152A	Drummer silty clay loam, 0 to 2 percent slopes	24.01	30.0%		0.5ft.	> 6.5ft.	Poorly drained	FAV	195	63	144
**61B	Atterberry silt loam, 2 to 5 percent slopes	9.02	11.3%		1.2ft.	> 6.5ft.	Somewhat poorly drained	FAV	**180	**55	**131
356A	Elpaso silty clay loam, 0 to 2 percent slopes	4.69	5.9%		0.5ft.	> 6.5ft.	Poorly drained	FAV	195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	3.98	5.0%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	197	61	143
**680B	Campton silt loam, 2 to 5 percent slopes	3.37	4.2%		2.7ft.	> 6.5ft.	Moderately well drained	FAV	**162	**50	**118
712A	Spaulding silty clay loam, 0 to 2 percent slopes	2.19	2.7%		0.5ft.	> 6.5ft.	Poorly drained	FAV	183	58	134
**667B	Kaneville silt loam, 2 to 5 percent slopes	0.67	0.8%		2.7ft.	> 6.5ft.	Moderately well drained	FAV	**176	**54	**127
**148B	Proctor silt loam, 2 to 5 percent slopes	0.11	0.1%		> 6.5ft.	> 6.5ft.	Well drained	FAV	**183	**57	**134
Weighted Average									189.5	60.4	139.4

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

a UNF = unfavorable; FAV = favorable

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

## REAL ESTATE TAXES:

2021 real estate taxes payable 2022 total of \$4,172.00. Equal to \$52.15 per acre.

**SOILS:** Predominate soils are Drummer silty clay loam and Arrowsmith silt loams, with Atterberry and Elburn silt loams and ElPaso silty clay loam. SOIL PI = 139.4.

**FARM LEASE:** Seller retains 2022 lease income and will pay 2022 taxes. Free of lease for 2023 crop year.

**CROPLAND:** Approximately 77 acres of cropland. There is a 33 foot easement along south line containing a private access road granted to neighboring landowner. No other roadways or lanes through the property.

Additional Information is available online at  
[www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)



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