

High Quality Bureau Co. Farmland

FOR SALE

Bogdan Princeton Farm • Princeton, IL

76.26

Taxed Acres

\$1,220,160

\$16,000 per Acre



LOCATION: One mile south of Princeton on Route 26 to County Road 2125E, continue south to County Road 2155E; property on west side.

DESCRIPTION: Part of the North 1/2 of SW 1/4 of Sec 27 and part of the NW1/4 of SE 1/4 of Sec 27, all in T16N R9E, Princeton Township, Bureau County, IL.

BUREAU COUNTY:	<u>PIN</u>	<u>Taxed Ac</u>	<u>Taxes</u>
	16-27-300-011	76.26	\$3576.64

REAL ESTATE TAXES: 2022 real estate taxes payable 2023 total of \$3576.64. Equal to \$46.90 per acre.



Eric Manges, Broker
630-730-2975
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Manges Realty, Inc.
3939 Garnette Ct.
Naperville, IL 60564

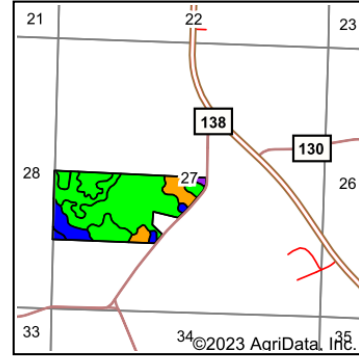
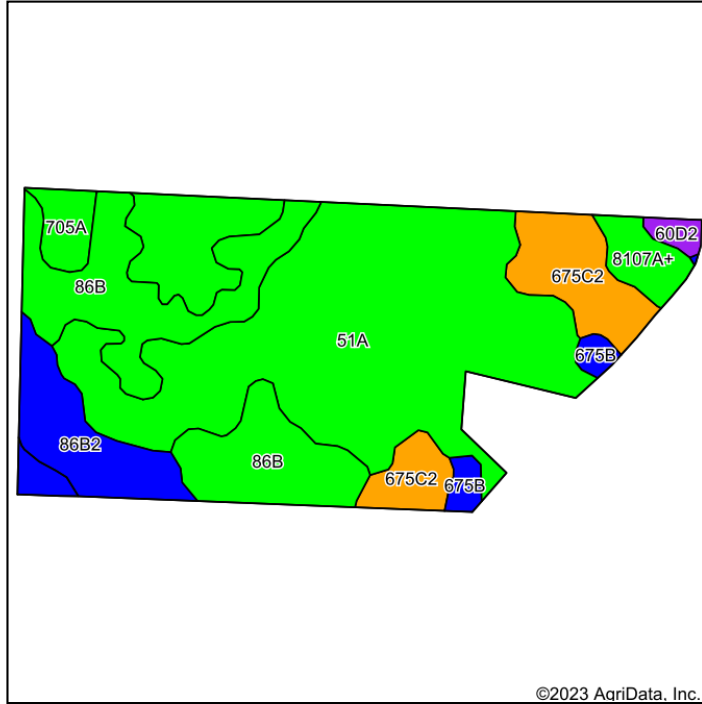
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Soils Map



State: **Illinois**
County: **Bureau**
Location: **27-16N-9E**
Township: **Princeton**
Acres: **75.27**
Date: **12/23/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IL011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataune silt loam, 0 to 2 percent slopes	39.50	52.5%		1.5ft.	> 6.5ft.	Somewhat poorly drained	200	64	147
**86B	Osco silt loam, 2 to 5 percent slopes	15.99	21.2%		5ft.	> 6.5ft.	Well drained	**187	**59	**138
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	7.27	9.7%		5ft.	> 6.5ft.	Well drained	**171	**54	**125
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	6.44	8.6%		5ft.	> 6.5ft.	Well drained	**180	**56	**133
**8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.22	2.9%		0.5ft.	> 6.5ft.	Poorly drained	**191	**61	**140
705A	Buckhart silt loam, 0 to 2 percent slopes	1.81	2.4%		2.7ft.	> 6.5ft.	Moderately well drained	190	61	142
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.34	1.8%		5ft.	> 6.5ft.	Well drained	**180	**57	**131
**60D2	La Rose silt loam, 10 to 18 percent slopes, eroded	0.70	0.9%		> 6.5ft.	> 6.5ft.	Well drained	**138	**45	**103
Weighted Average								191.3	60.8	140.7

SOILS: Dominant soil is 52.5% Muscataune silt loam. Other soils are predominantly Osco and Greenbush silt loams, with some Sawmill and Buckhart silt loams. SOIL PI = 140.7.

FARM LEASE: Seller retains 2023 lease income and will pay 2023 taxes. Leased for 2024 crop year with cash rent lease. The lease could be terminated if tenant is reimbursed for fertilizer application and tillage completed. Contact agent for details.

CROPLAND: Approximately 75 acres of cropland

BUILDINGS: None

Additional Information is available online at www.mangesrealtyinc.com



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