

Illinois Agland Services Inc.

For Sale:

Osterberg Farm 202 ACRES

(owners: Osterberg)



Township: Bonus, Section 11

County: Boone

Illinois

Size: 202 acres more or less

Cropland: Estimate 202 acres mol.

Zoning: Agricultural

Buildings: none

Real Estate Tax: Estimate \$29.00 per acre

PIN:

Land Description: Located in the west ½ of Section 11 of Bonus Twp, Boone County, Illinois

Directions: 3.5 miles North of Garden Prairie and ¾ mile west located on the south side of Woodstock Rd.

Price: \$8975.00/Acre

Possession: Farmland is under Cash Rent Lease for the 2018 crop year.

Predominant Soils: Plano, Jasper, Lahoguess, Selmass, Parmod. Productivity Index average: 127, based on Bulletin 811

For Additional Information on This Listing Contact:

Illinois Agland Services, Inc.

2004 Island Rd. Harvard, Illinois 60033-9635

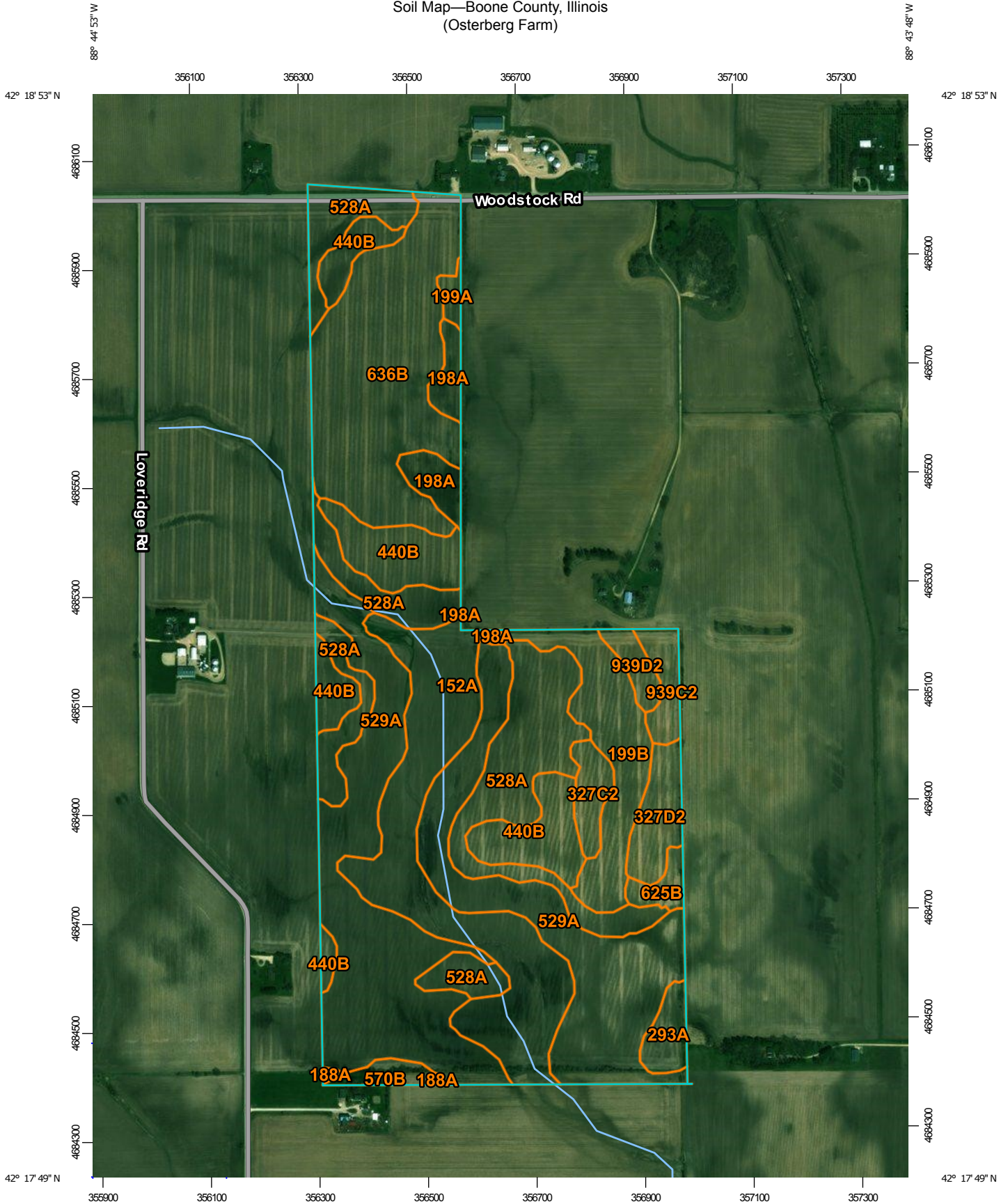
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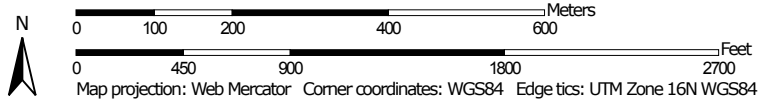
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Soil Map—Boone County, Illinois
(Osterberg Farm)




Map Scale: 1:9,680 if printed on A portrait (8.5" x 11") sheet.



Soil Map—Boone County, Illinois
(Osterberg Farm)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Boone County, Illinois
Survey Area Data: Version 11, Sep 20, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 26, 2010—Jul 24, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
152A	Drummer silty clay loam, 0 to 2 percent slopes	27.5	14.2%
188A	Beardstown loam, 0 to 2 percent slopes	0.2	0.1%
198A	Elburn silt loam, cool, 0 to 2 percent slopes	4.4	2.3%
199A	Plano silt loam, 0 to 2 percent slopes	0.8	0.4%
199B	Plano silt loam, 2 to 5 percent slopes	11.6	6.0%
293A	Andres silt loam, 0 to 2 percent slopes	2.6	1.3%
327C2	Fox silt loam, 4 to 6 percent slopes, eroded	2.8	1.4%
327D2	Fox loam, 6 to 12 percent slopes, eroded	4.5	2.3%
440B	Jasper silt loam, 2 to 5 percent slopes	17.4	9.0%
528A	Lahoguess loam, 0 to 2 percent slopes	30.2	15.5%
529A	Selma loam, 0 to 2 percent slopes	54.3	28.0%
570B	Martinsville silt loam, 2 to 4 percent slopes	1.7	0.9%
625B	Geryune silt loam, 2 to 5 percent slopes	1.7	0.9%
636B	Parmod silt loam, 2 to 5 percent slopes	29.5	15.2%
939C2	Rodman-Warsaw complex, 4 to 6 percent slopes, eroded	2.8	1.4%
939D2	Rodman-Warsaw complex, 6 to 12 percent slopes, eroded	1.9	1.0%
Totals for Area of Interest		194.0	100.0%