



226 Prairie Lane West
P.O. Box 39
Princeton, IL 61356

"Protecting Your Investment In Farmland"SM

Douglas D. Ray
Accredited Farm Manager
Managing Real Estate Broker

Tel: 1-815-872-3276
Fax: 1-815-875-3276
Mobile: 1-815-878-5225
www.rayfarm1.com

Email: rayfarm1@comcast.net

JAMES H. DUNN FARM

Part of Section 6 - Clarion Township – Bureau County
187.09 Total Acres m/l 172.31 Acres Tillable m/l

The Dunn farm is highly productive farmland in an excellent farming community. The farm has frontage on 3000 E and 2950 N Roads. There are no Improvements. There are 3 CRP contracts expiring in 2020 (17.5 acres), 2022 (16.9 acres), 2028 (3.6 acres)

MAJOR SOIL TYPES

Soil Name & Code

86 B2 **Osco silt loam**
171 C2 **Catlin silt loam**
86 B **Osco silt loam**
51A **Muscatine silt loam**

Yields
Corn Beans
181 **57**
174 **55**
189 **59**
200 **64**

Soil Productivity Index for optimum management 134.1

*Figures taken from the Univ. of Illinois Bulletin 811- August 2000,
Optimum Crop Productivity Ratings for Illinois Soils using the optimum level of management.

Listing Price: \$1,800,741 \$9,625 per acre

FARM SERVICE AGENCY INFO: Farm # 336 Tract # 277

Corn base acres: 134.3 PLC Yield: 164

REAL ESTATES TAXES (2018 taxes paid in 2019)

PARCEL # ACRES

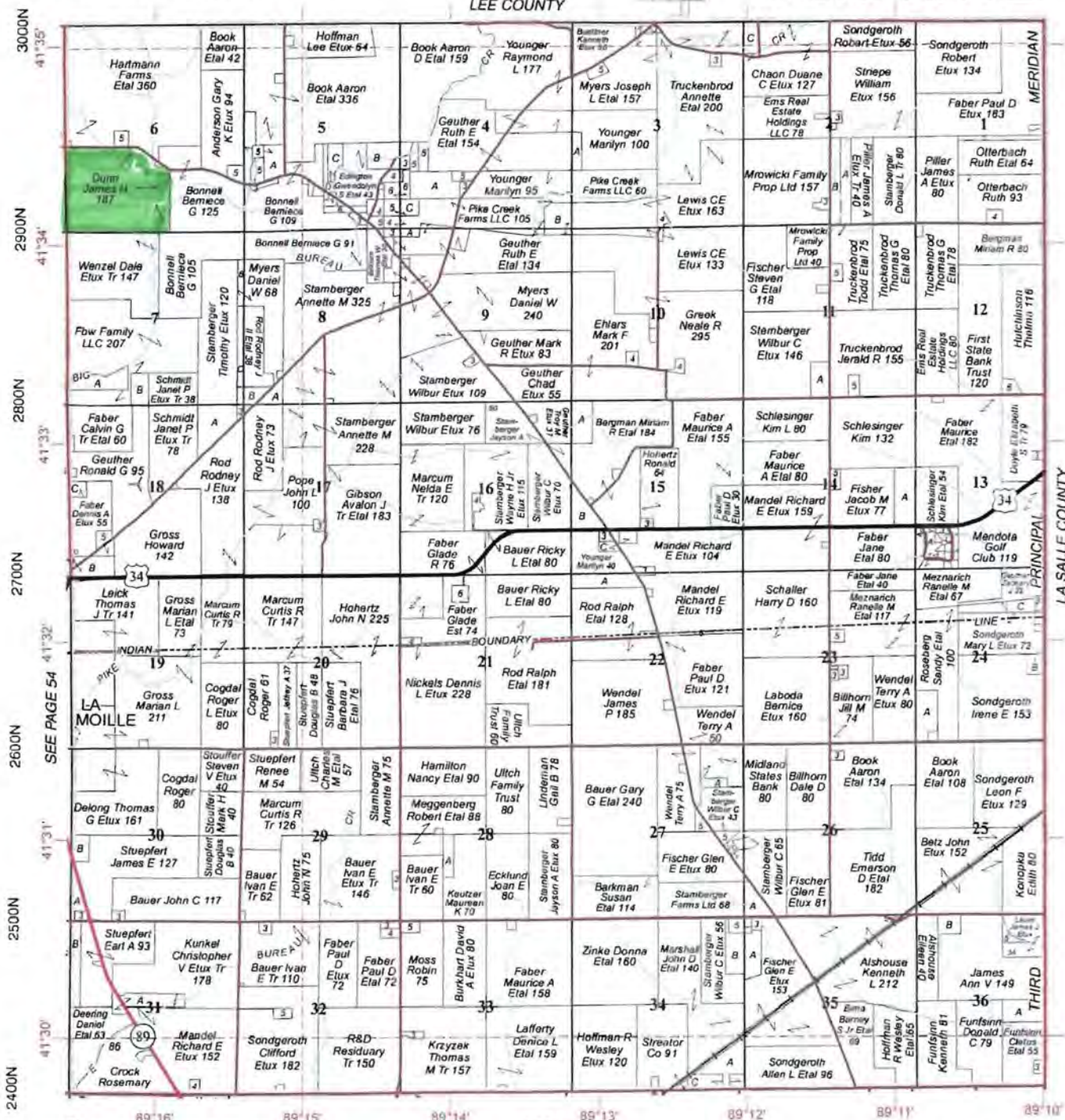
06-06-300-002 187.09 \$5,605.14 (\$29.96 per acre)

RAY FARM MANAGEMENT REPRESENTS THE SELLERS

CLARION

LEE COUNTY

T.18N.-R.11E.



© 2019 Rockford Map Publs., Inc.
3000E 3100E 3200E 3300E 3400E 3500E 3575E

SEE PAGE 44

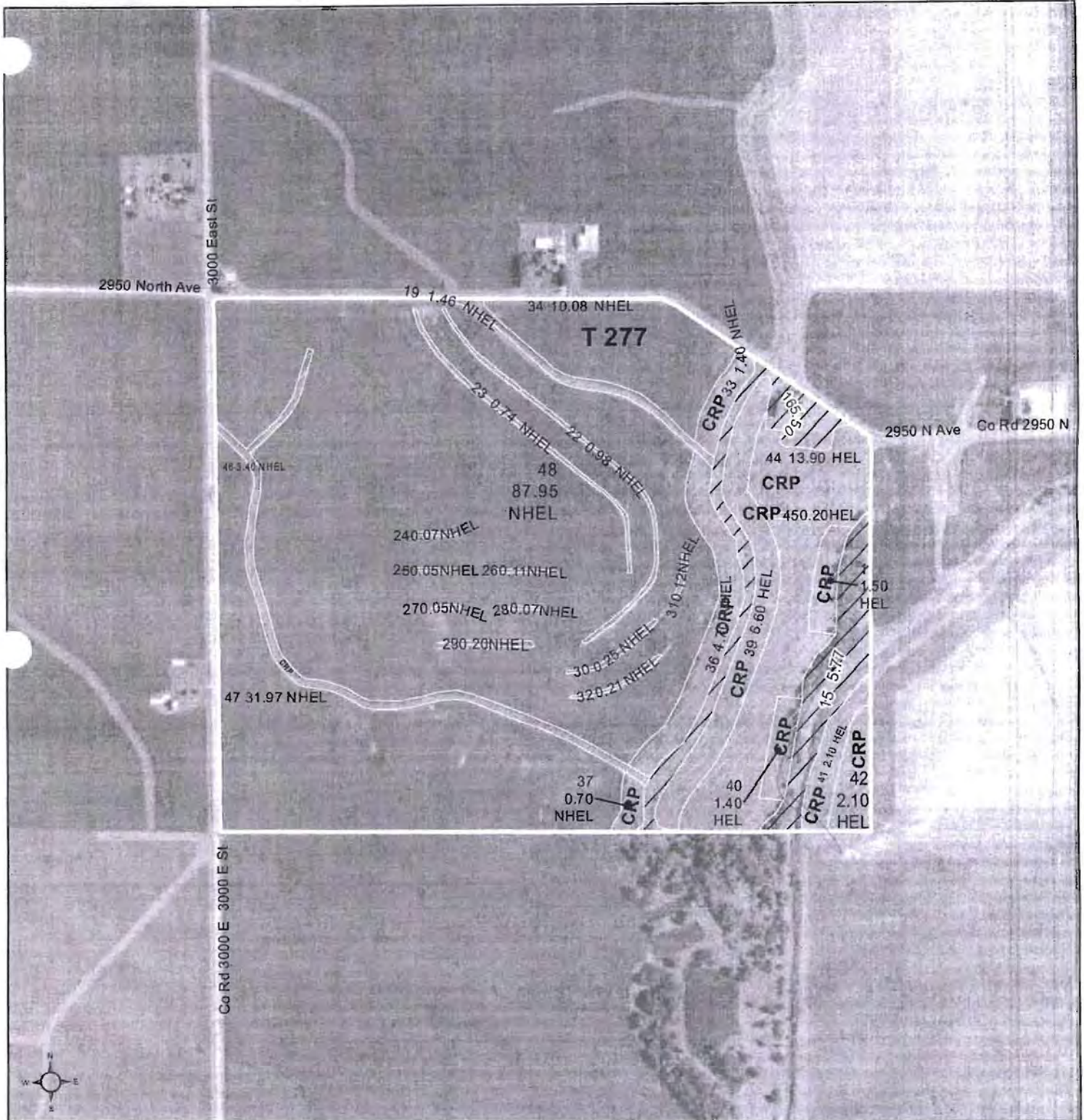
Bureau County, IL



United States
Department of
Agriculture

Bureau County, Illinois

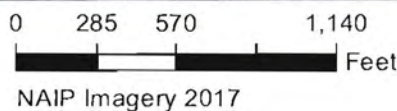
J. Dunn



Common Land Unit

- Non-Cropland
- Cropland

- CRP
- Tract Boundary



2018 Program Year
Map Created December 19, 2017

Wetland Determination

- Restricted Use Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 172.31 acres

Farm 336
Tract 277

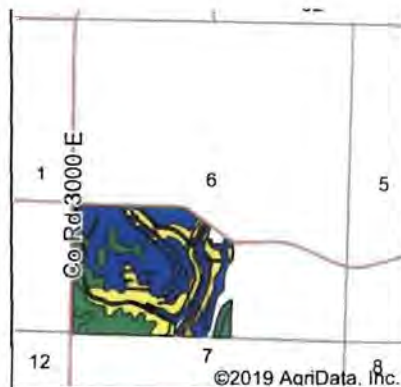
IL011_T277

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).



©2019 AqriData, Inc.

Soils data provided by USDA and NRCS.



©2019 AqriData, Inc.

State: **Illinois**
 County: **Bureau**
 Location: **6-18N-11E**
 Township: **Clarion**
 Acres: **170.53**
 Date: **10/12/2019**



Area Symbol: IL011, Soil Area Version: 16									
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	65.55	38.4%		**181	**57	**71	**97	**134
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	40.78	23.9%		**174	**55	**68	**92	**128
**86B	Osco silt loam, 2 to 5 percent slopes	18.57	10.9%		**189	**59	**74	**101	**140
51A	Muscataine silt loam, 0 to 2 percent slopes	17.10	10.0%		200	64	75	104	147
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.84	5.8%		189	60	71	98	139
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	7.59	4.5%		**178	**56	**69	**94	**131
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	4.16	2.4%		190	61	73	97	140
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	4.05	2.4%		**164	**52	**65	**88	**121
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	2.26	1.3%		**148	**48	**59	**69	**110
**233B	Birkbeck silt loam, 2 to 5 percent slopes	0.63	0.4%		**165	**51	**65	**87	**121
Weighted Average					181.7	57.4	70.6	96.2	134.1

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

b Soils in the southern region were not rated for oats and are shown with a zero "0".

*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.