



Farmland Solutions LLC

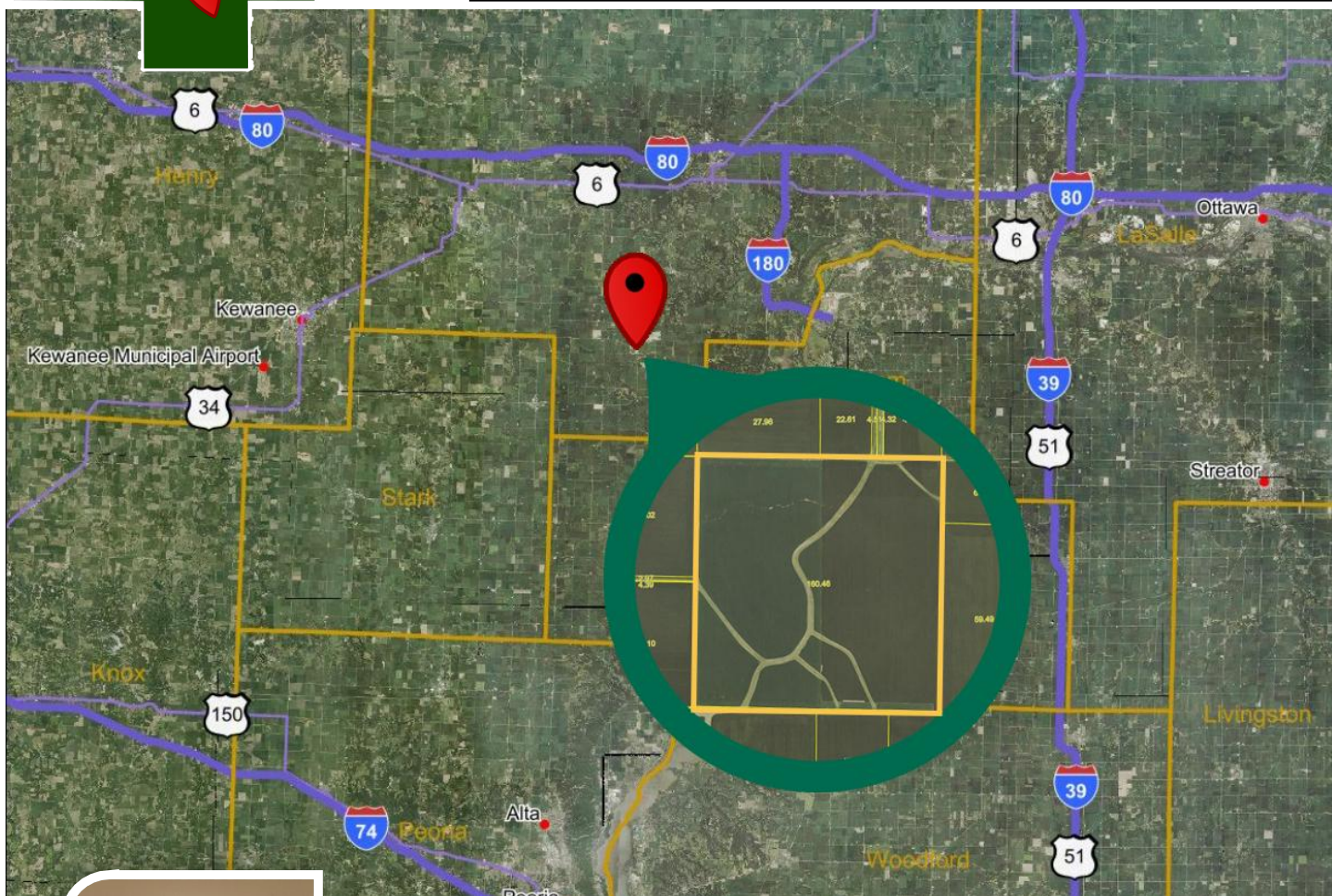
BUREAU COUNTY

Farmland For Sale

Phyllis Read Trust Farm

160.0 +/- acres

Listing Price of \$2,700,000.00 (\$16,875.00/acre)



Rob Woodrow

Real Estate Broker & Accredited Farm Manager

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**American Society
of Farm Managers
& Rural Appraisers**

farmlandsolutionsllc.com



Property Details



LEGAL DESCRIPTION

Northwest Quarter of Section 17 and to a right-of-way for a road over and along the South 20 feet and the West 20 feet of the Southwest Quarter of the Northeast Quarter of said Section 17, and also in and to a 2 rod strip off the North side of the North Half of the Southeast Quarter of Section 17 used for a road, all in Township 14 North, Range 9 East of the 4th P.M., subject to existing roads and highways and existing easements, and to any zoning ordinance, Bureau County, Illinois.

ACREAGE BREAKDOWN

Taxable Acres: 160.00 (per tax bill)

Tillable Acres: 152.04

CRP Acres 8.4 *CRP payment of \$300.00/acre expires 09/30/2032*

Township: Wheatland

Soil Productivity: 141.8

5-Year CORN average: 229.2

5-Year SOYBEAN average: 77.6

2024 Property Taxes: \$10,235.88

Parcel Number: 26-17-100-001

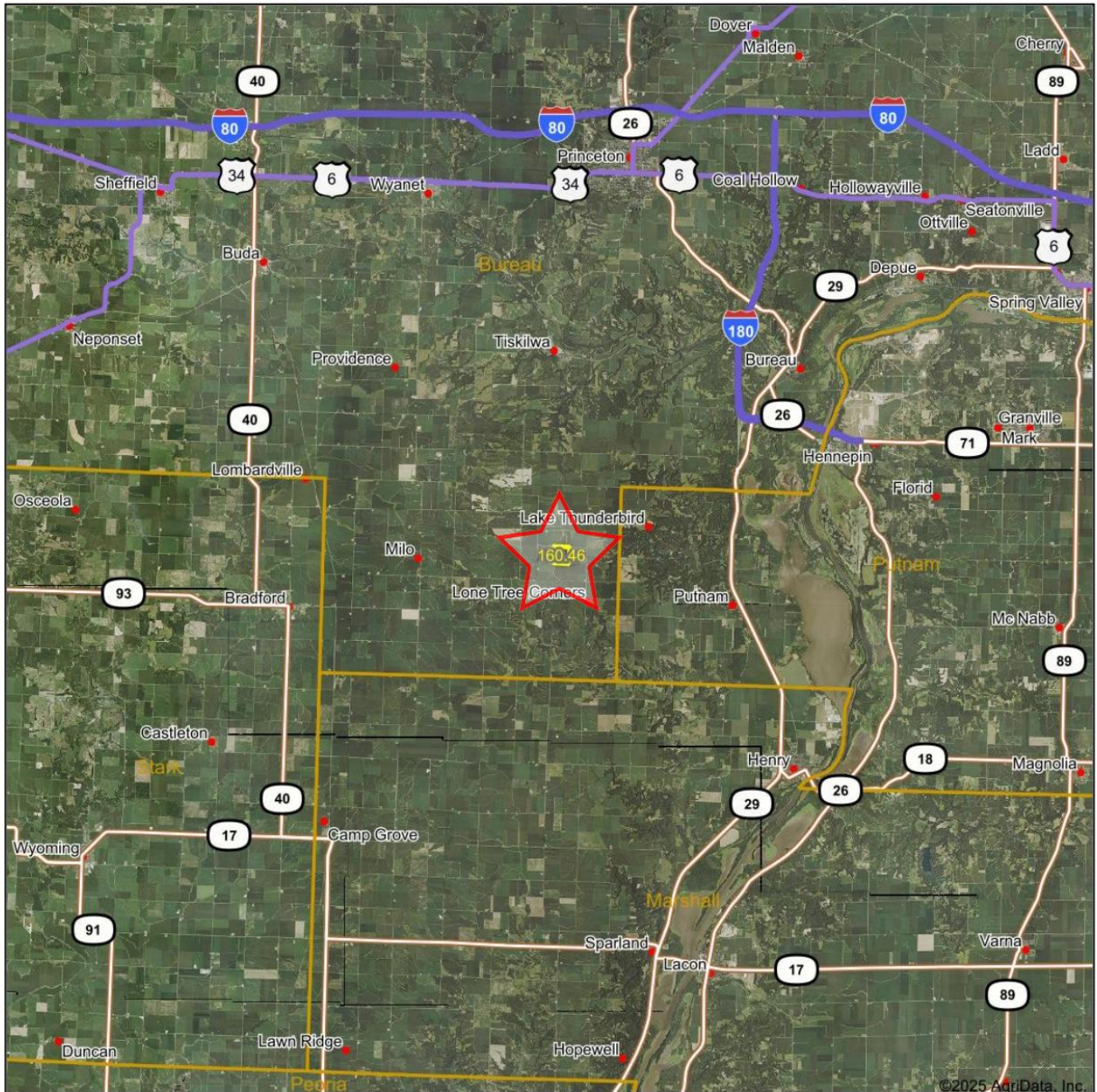
2026 Tenancy:

The farm tenancy is open for 2026; however, buyer will be required to reimburse for fertilizer applied in fall of 2025 in the amount of \$13,048.56. The applied fertilizer analysis is 14.7-34.5-68-8.5 applied in 30" strip till.



Farmland
Solutions LLC

Location Map



Farmland
Solutions LLC

Boundary Center: 41° 12' 11.43, -89° 30' 0.76

0mi 4.7mi 9.4mi



Maps Provided By:



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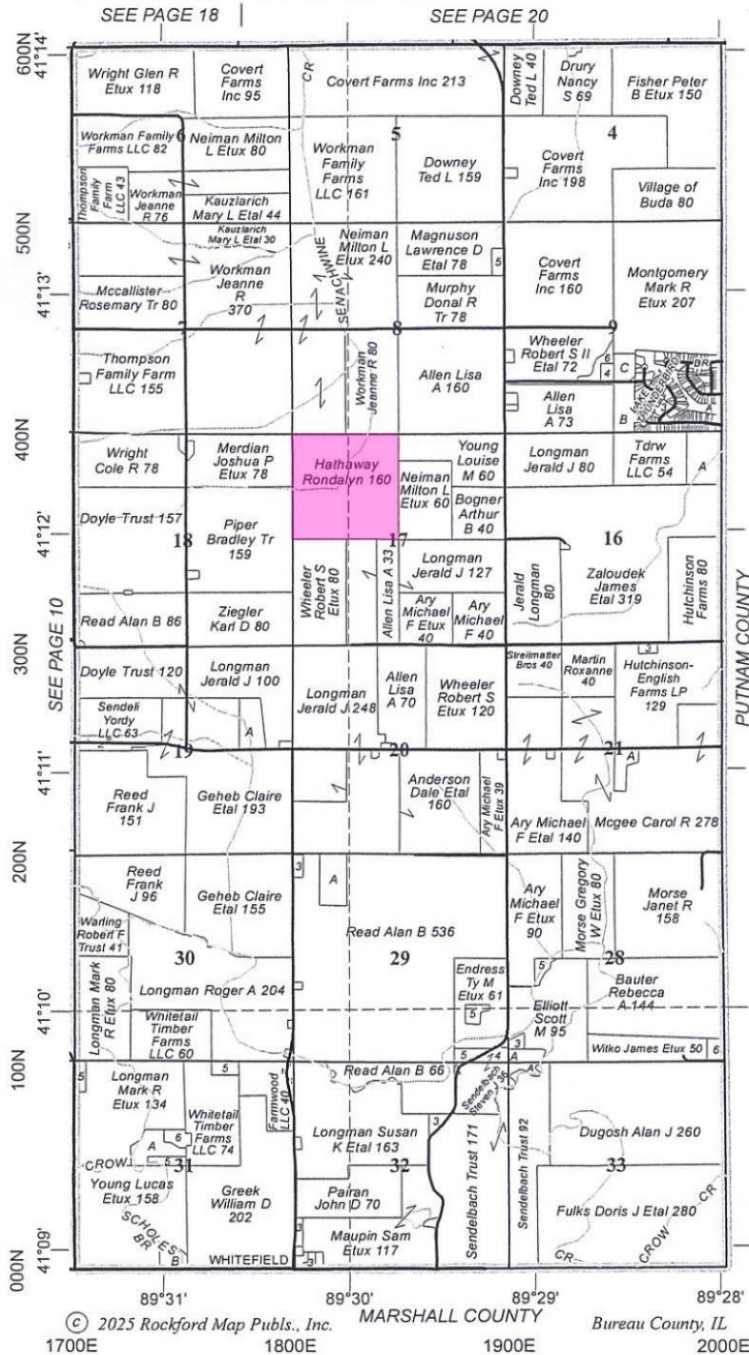
17-14N-9E
Bureau County
Illinois



WHEATLAND

Refer to page 62 for keyed parcels

T.14N.-R.9E.





Map Center: 41° 12' 11.43, -89° 30' 0.76

17-14N-9E
Bureau County
Illinois



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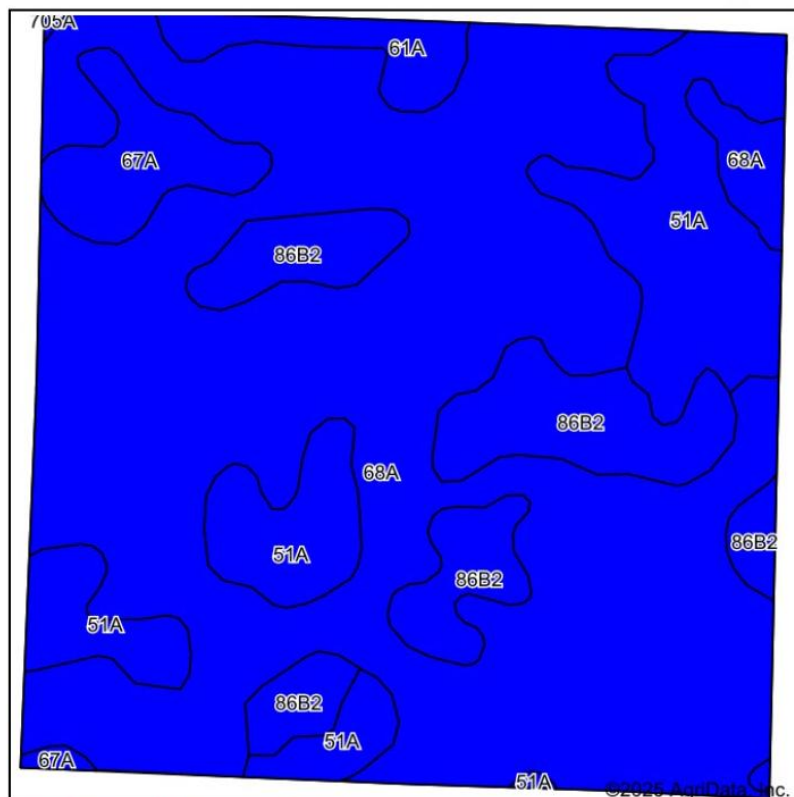


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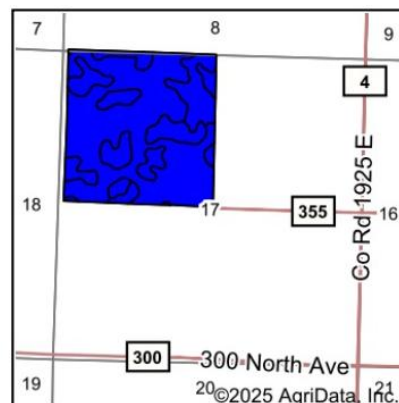
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11/5/2025



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bureau**
Location: **17-14N-9E**
Township: **Wheatland**
Acres: **160.46**



Maps Provided By:



Area Symbol: IL011, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Overall
**68A	Sable silty clay loam, 0 to 2 percent slopes	105.67	65.9%		**192	**63	**143	84
51A	Muscature silt loam, 0 to 2 percent slopes	25.75	16.0%		200	64	147	96
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	18.66	11.6%		**180	**56	**133	85
**67A	Harpster silty clay loam, 0 to 2 percent slopes	6.28	3.9%		**182	**57	**133	79
61A	Atterberry silt loam, 0 to 2 percent slopes	3.98	2.5%		182	56	132	84
705A	Buckhart silt loam, 0 to 2 percent slopes	0.12	0.1%		190	61	142	95
Weighted Average					191.2	61.9	141.8	*n 85.9

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"



Tile Map

1400' 6" tile @ 1.18/A
6455' of 5" tile @ 1.62/A



June 13, 2025



June 13, 2025



June 13, 2025



Summer 2025

General Terms:

10% down payment required at contract signing and balance due in ~ 30 days. A title policy in the amount of the purchase price will be furnished to the buyer, subject to standard and usual exceptions. 2025 real estate taxes, special assessments, if any, due and payable in 2026 shall be paid by the seller. 2026 and future real estate taxes shall be paid by the buyer.

Disclaimer: The information provided was obtained from sources believed to be accurate and representative, but is not guaranteed. All information is subject to verification or correction, and no liability for errors or omissions is assumed. It is recommended that all interested parties make an independent inspection of the property at their own risk, with the assistance of the Listing Broker. Aerial & soils data provided by Agridata, Inc. Lines drawn are estimates. The farm is being sold in "as is" condition.

Disclosure: Robert Woodrow, Broker with Farmland Solutions LLC Brokerage, is the designated agent of the sellers, and represents only the seller in the sale of the real estate.
