



Farmland Solutions LLC

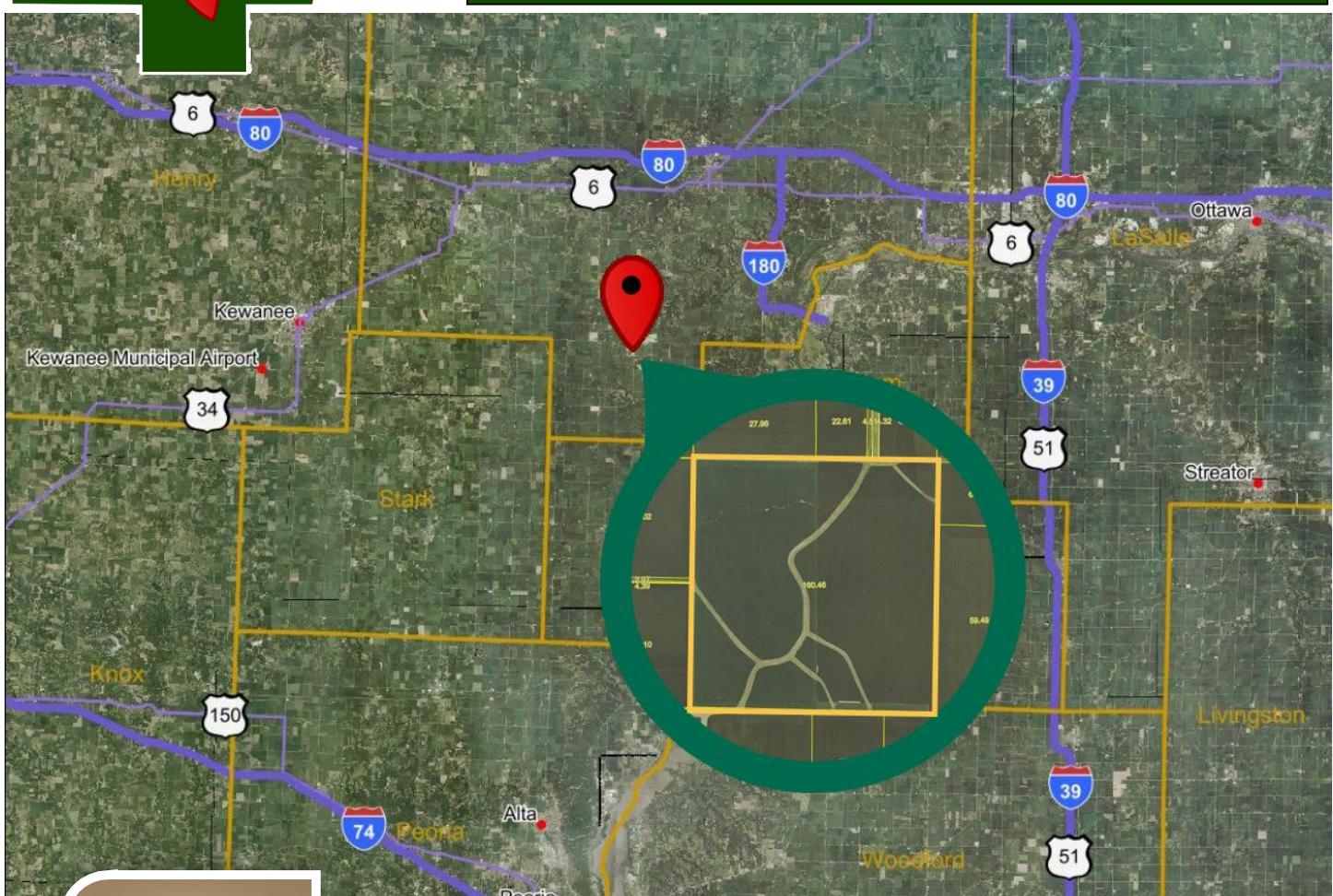
BUREAU COUNTY

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

PH: 217-496-3500

FX: 217-698-6138

robwoodrow@farmlandsolutionsllc.com



American Society
of Farm Managers
& Rural Appraisers



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

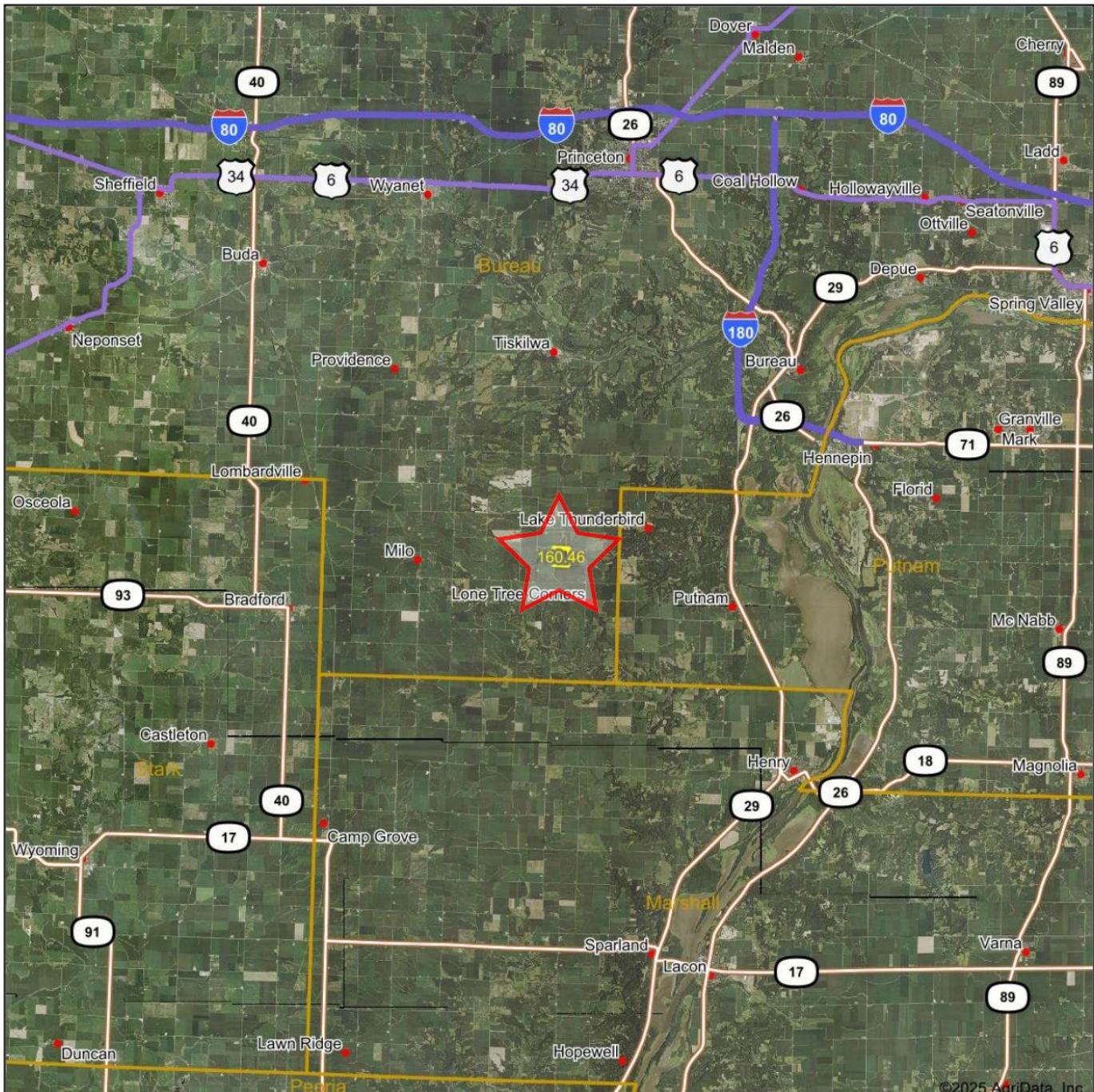
Parcel Number: 26-17-100-001

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



©2025 AgriData, Inc.



**Farmland
Solutions** LLC

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

0mi 4.7mi 9.4mi



17-14N-9E
Bureau County
Illinois

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
www.AgriDataInc.com

© AgriData, Inc. 2023





Plat Map



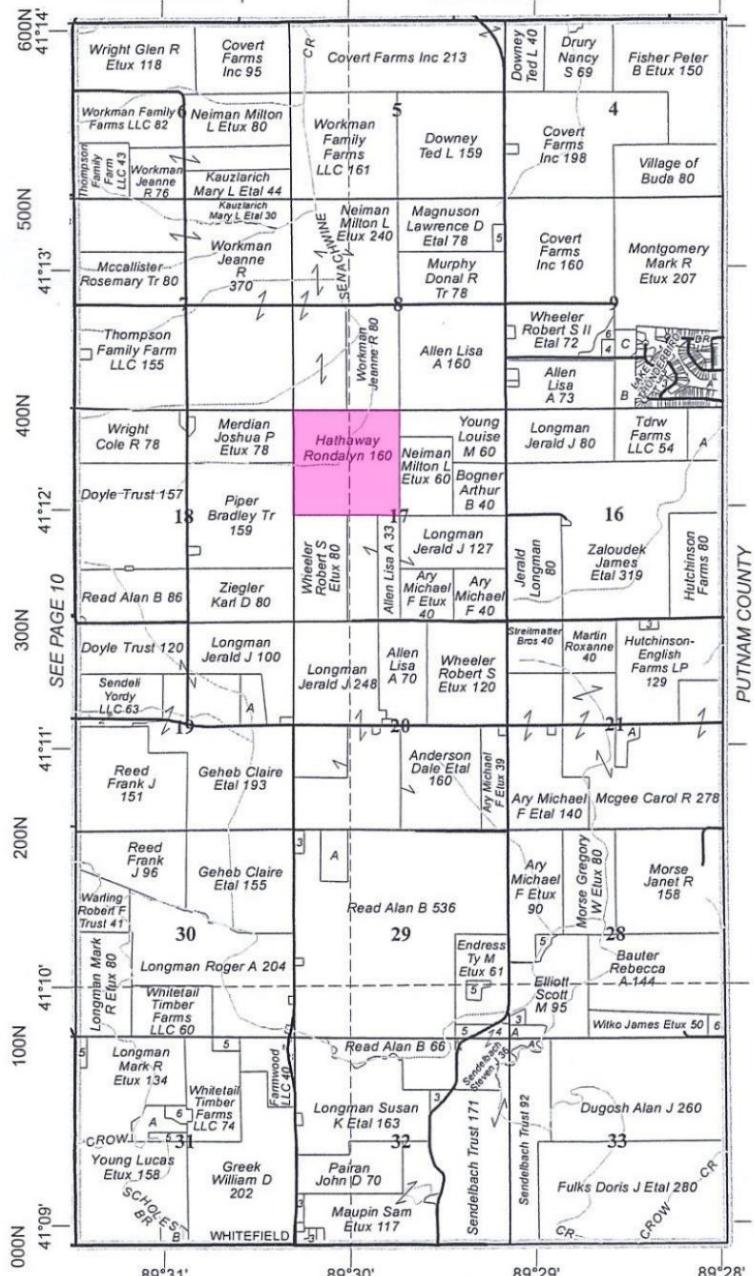
WHEATLAND

SEE PAGE 18

SEE PAGE 20

Refer to page 62 for keyed parcels

T.14N.-R.9E.



© 2025 Rockford Map Publs., Inc. MARSHALL COUNTY Bureau County, IL
1700E 1800E 1900E 2000E



**Farmland
Solutions** LLC

Aerial Photo



©2025 AgriData, Inc.



**Farmland
Solutions** LLC

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

0ft 435ft 870ft

17-14N-9E
Bureau County
Illinois

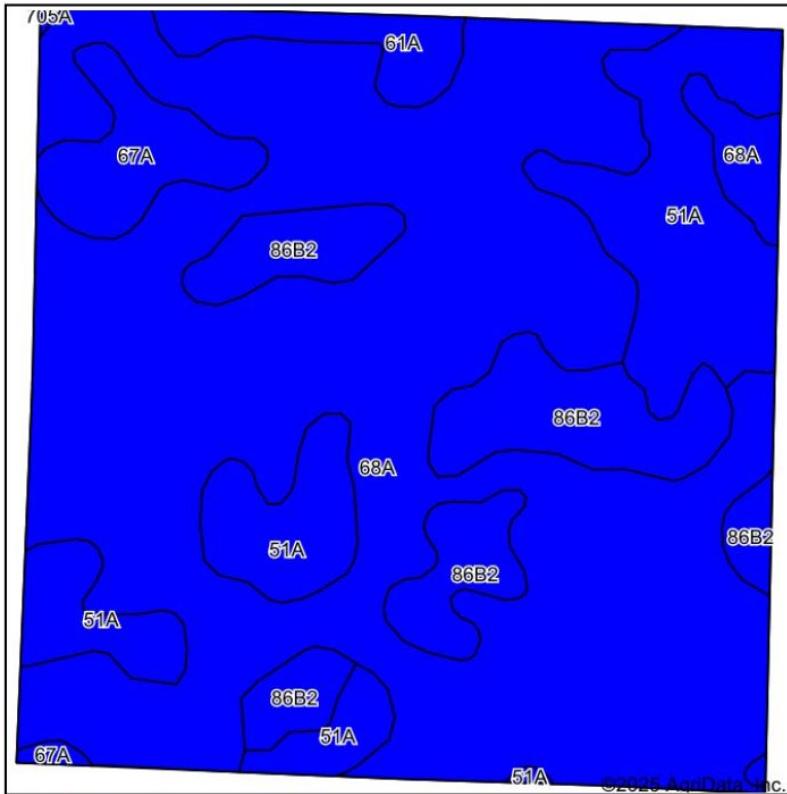


Maps Provided By:

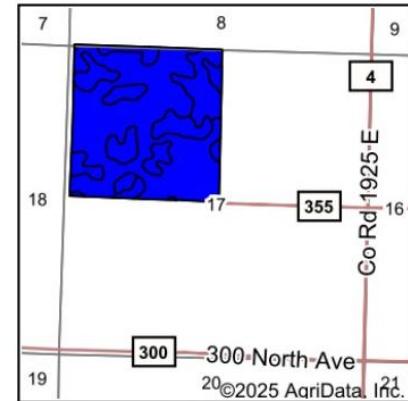


© AgriData, Inc. 2023

11/5/2025



Soils data provided by USDA and NRCS.



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



**Farmland
Solutions** LLC



Maps Provided By:
 surety[®]
 © AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: IL011, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	II. 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	Muscatune silt loam, 0 to 2 percent slopes	25.75	16.0%		200	64	147	96
**86B2	Oscosil 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 II. Soils EFOTG

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



Farmland Solutions LLC

Tile Map



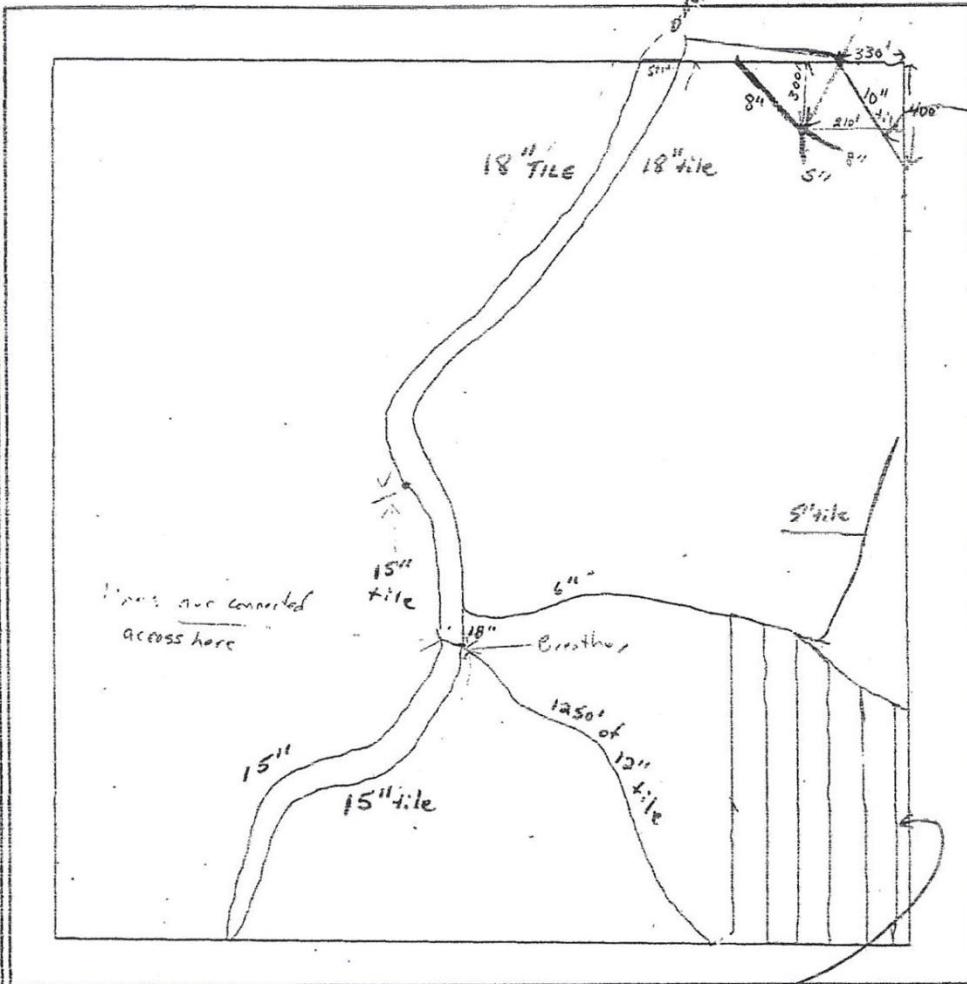
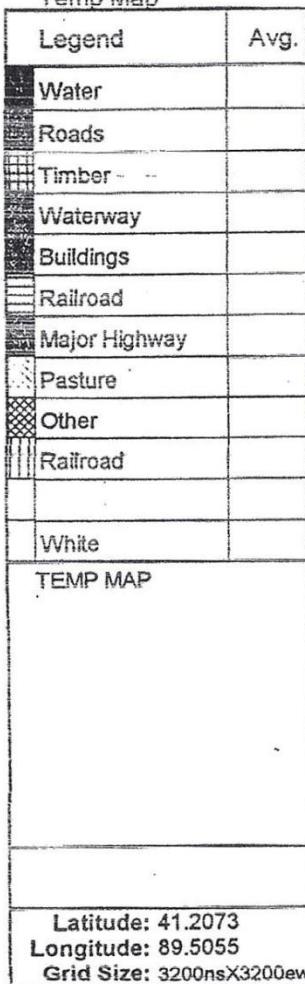
MARQUIS INC.
BUDA, IL

File Laid in Fall 1998

GPS Spring 1999

Customer: READ MARK
Field: BOTTOMS (#1628)
Description: 160 ON BOTTOMS
Acres:
of Samples: 1
Temp Map

County: Clayfile
Township: Old Shallow Spring '98
Range: 10 miles from East
Section: 1/4 mile from North
Date Tested: 1 Inch = 496 feet



GPS by Marguis in Spring 1999

Marquis will keep on computer

LATERALS are 5" tile

1400' 6" tile @ 1.18/ft
6455' of 5" tile @ 1.02/ft



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.