

Zan Trust Farm



Offered For Sale By:

**Farmland
Solutions** LLC

www.FarmlandSolutionsLLC.com

320 South Crossing Road, Sherman, IL 62684

Robert H. Woodrow, Designated Agent

217-496-3500

Class A Farm in Galva Township – Henry County, Illinois

Size: 80 Acres – 77.7 tillable acres;

Location: 3 miles north of Galva or 4 miles west of Kewanee at the intersection of township roads N 500th Ave. & E 2150th St.

Legal: South ½ of the Southeast Quarter Section 3, T.14N – R.4E (Galva Township) Henry County, Illinois

FSA Data:

	<u>Estimated</u>	<u>Base</u>	<u>PLC Yield</u>
Corn	57.2	171	
Soybeans	19.0	61	
The farm is NHEL			

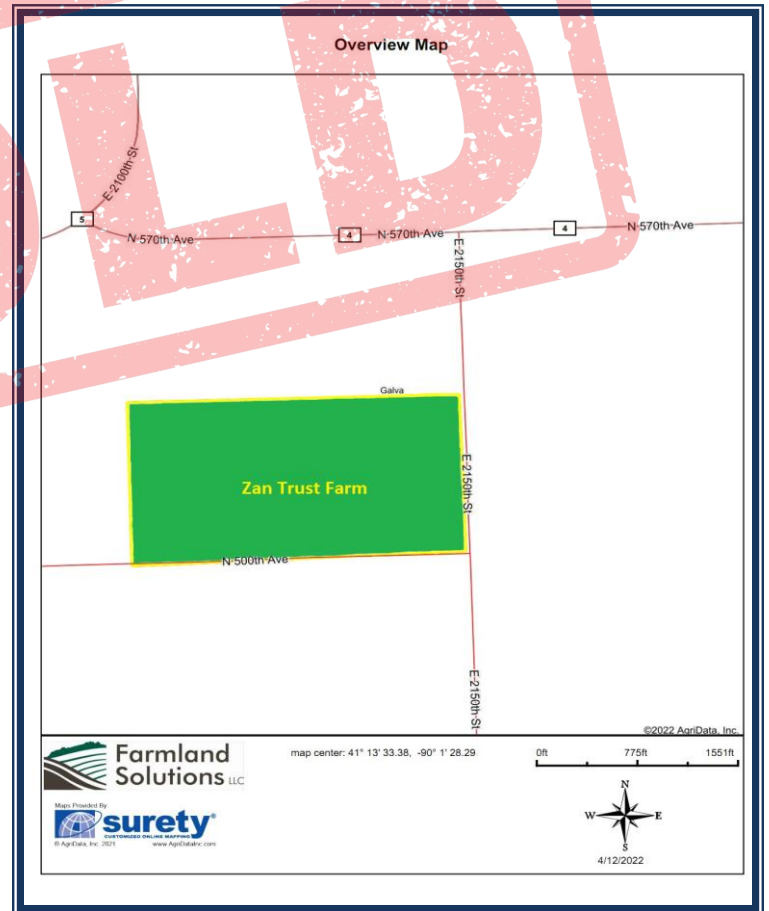
Improvements: None

R. E. Taxes: \$3,114.32 (\$38.93 per acre)

PIN: 24-03-400-002

Price: \$1,168,000.00 (\$14,600 per acre)

Terms: Cash



Farmland Solutions LLC Brokerage has entered into an agreement with a client to provide certain real estate brokerage services. Robert H. Woodrow is the designated agent for the seller. The information provided is believed to be accurate and representative. However, it is subject to verification and no liability for error or omissions is assumed. There are no warranties, expressed or implied as to the information herein contained, and it is recommended that all buyers make an independent inspection of the property. Seller reserves the right to reject any and all offers.

Aerial Map



Map Center: 41° 13' 33.38, -90° 1' 28.29

0ft 775ft 1550ft

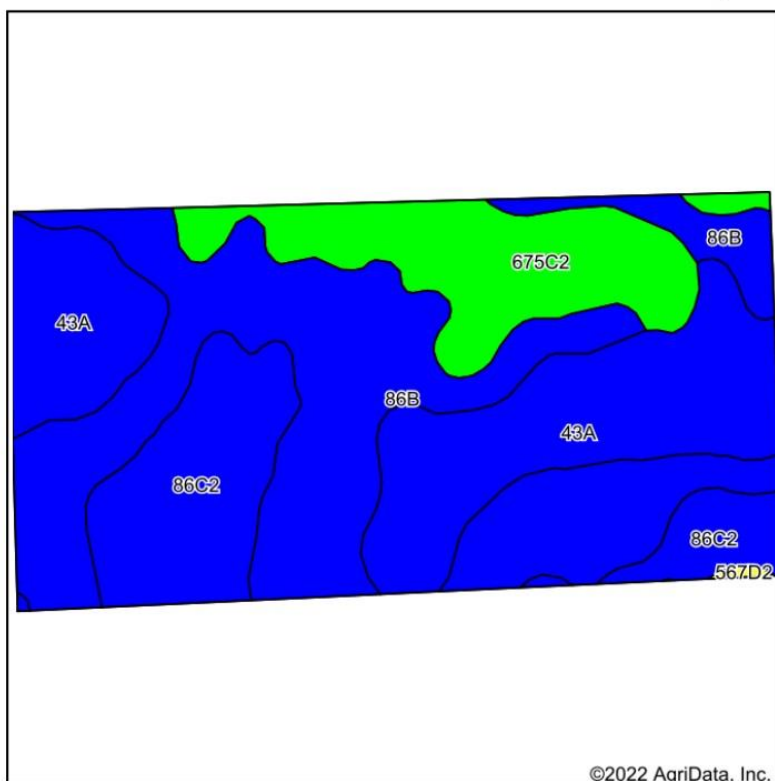
Maps Provided By
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3-14N-4E
Henry County
Illinois

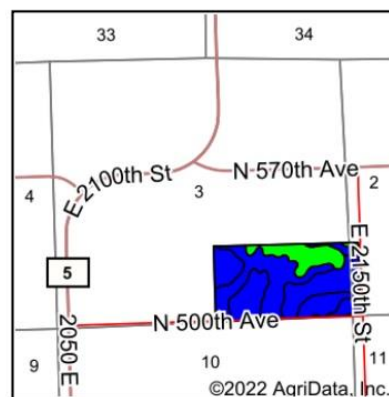


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **3-14N-4E**
 Township: **Galva**
 Acres: **77.67**
 Date: **4/12/2022**



Area Symbol: IL073, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	32.09	41.3%		**189	**59	**140
43A	Ipava silt loam, 0 to 2 percent slopes	20.95	27.0%		191	62	142
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	12.47	16.1%		**178	**56	**131
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	12.01	15.5%		**171	**54	**125
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	0.15	0.2%		**152	**48	**111
Weighted Average					184.9	58.5	136.7

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