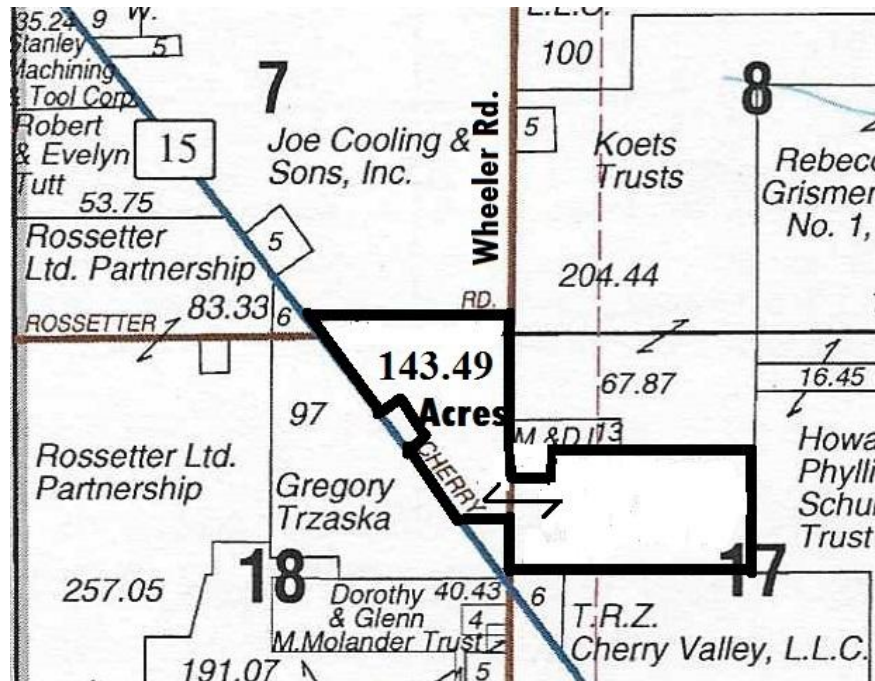




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**143.49 Acres,
Wheeler Rd, Cherry Valley, IL**



- LOCATION:** From Cherry Valley, IL south on Cherry Valley Road 2 miles to Wheeler Rd.
- ACRES:** 143.49 acres more or less, no buildings. Approximately 136 acres tillable.
- PRICE:** \$9,500 per acre. \$1,363,155. total price.
- SOILS:** PI rating: 120.70. Jasper, Rockton and Dodgeville, Kishwaukee, Selmass, Ringwood, Dakota, Hilt
- TAXES:** \$2,860 for 2017. PINs 07-17-100-010, 07-18-200-004, and 07-07-400-006
- COMMENTS:** Class B farm. Good location: south of Belvidere. 2 miles south of Rt. 20 and I-90 on Wheeler Road.

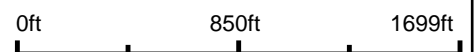
Aerial Map



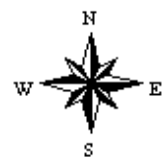
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map center: 42° 12' 23.6, -88° 55' 5.2

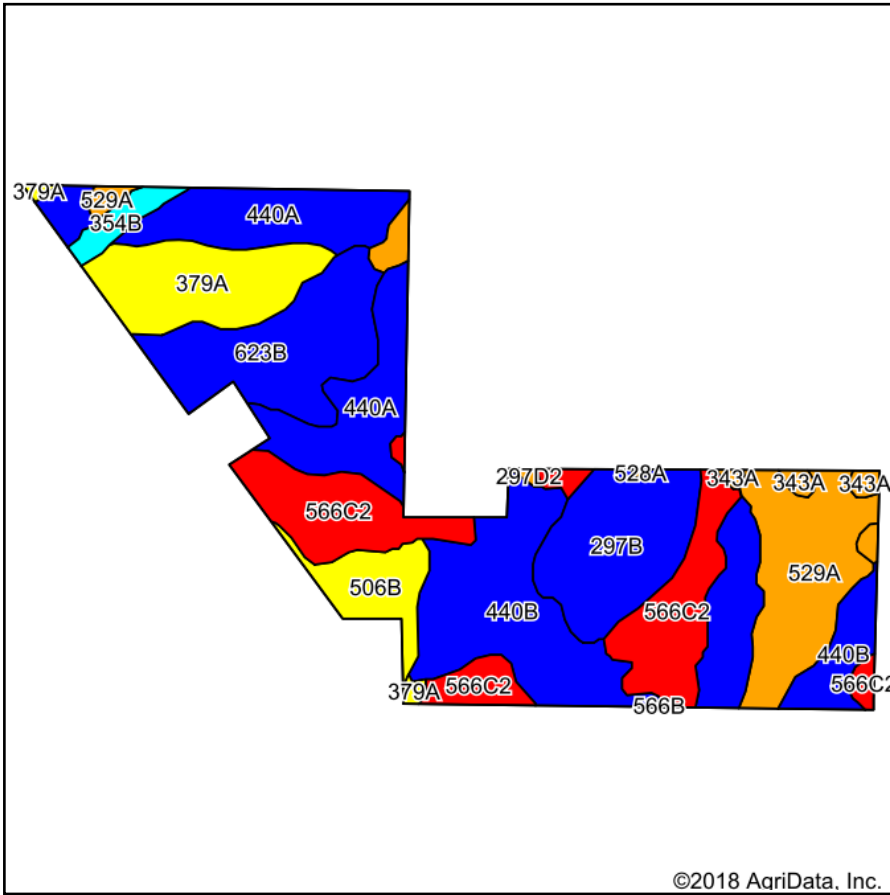


17-43N-3E
Boone County
Illinois



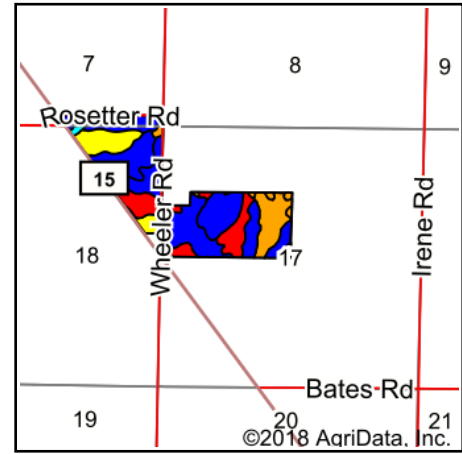
12/12/2018

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Boone**
 Location: **17-43N-3E**
 Township: **Flora**
 Acres: **143.5**
 Date: **12/12/2018**



Maps Provided By:



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Area Symbol: IL007, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Alfalfa d hay, T/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management
**440B	Jasper silt loam, 2 to 5 percent slopes	29.50	20.6%	Blue	FAV	**173	**56	**70	**93	0	**5.71	0.00	**129
**566C2	Rockton and Dodgeville soils, 5 to 10 percent slopes, eroded	23.07	16.1%	Red	FAV	**126	**43	**56	**68	0	**3.66	0.00	**96
440A	Jasper silt loam, 0 to 2 percent slopes	20.40	14.2%	Blue	FAV	175	57	71	94	0	5.77	0.00	130
**623B	Kishwaukee silt loam, 2 to 5 percent slopes	17.38	12.1%	Blue	FAV	**180	**57	**70	**96	0	**6.58	0.00	**134
529A	Selma loam, 0 to 2 percent slopes	16.49	11.5%	Orange	FAV	163	53	64	84	0	0.00	5.14	121
**297B	Ringwood silt loam, 2 to 4 percent slopes	14.12	9.8%	Blue	FAV	**173	**55	**68	**91	0	**5.58	0.00	**128
379A	Dakota loam, 0 to 2 percent slopes	12.63	8.8%	Yellow	FAV	150	49	61	74	0	4.39	0.00	112
**506B	Hitt silt loam, 2 to 5 percent slopes	5.76	4.0%	Yellow	FAV	**156	**52	**62	**82	0	**4.59	0.00	**117
**354B	Hononegah loamy coarse sand, 2 to 6 percent slopes	2.16	1.5%	Cyan	FAV	**113	**37	**47	**55	0	0.00	**3.47	**83
343A	Kane silt loam, 0 to 2 percent slopes	1.69	1.2%	Orange	FAV	168	55	68	87	0	0.00	4.89	125
**297D2	Ringwood silt loam, 6 to 12 percent slopes, eroded	0.22	0.2%	Blue	FAV	**163	**52	**64	**86	0	**5.25	0.00	**120
528A	Lahoguess loam, 0 to 2 percent slopes	0.08	0.1%	Orange	FAV	170	55	65	88	0	0.00	5.14	126
Weighted Average						161.7	52.6	65.5	85.5	*	4.51	0.70	120.7

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

a UNF = unfavorable; FAV = favorable

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

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume 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.