



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

*"Protecting Your Investment In Farmland"*<sup>SM</sup>

**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](http://www.rayfarm1.com)

Email: [rayfarm1@comcast.net](mailto:rayfarm1@comcast.net)

## JERENE KELLER FARM

Part of Sections 29 & 30 – Manlius Township – Bureau County  
80.00 Acres m/l                      79.46 Acres FSA Tillable m/l

The Keller Farm is highly productive farmland in an excellent farming community. The farm has frontage on 675 E.

### MAJOR SOIL TYPES

Soil Name & Code		Yields	
		Corn	Beans
67A	Harpster silty clay loam	182	57
68 A	Sable silt loam	192	63
152A	Drummer Silty clay loam	195	63
200A	Orio loam	147	48
290B2	Warsaw silt loam	153	49
369B	Waupecan silt loam	189	59
485A	Richwood silt loam	186	57
<b>Soil Productivity Index for optimum management</b>		<b>126.4</b>	

\*Figures taken from the Univ. of Illinois Bulletin 811- August 2000,

**Optimum Crop Productivity Ratings for Illinois Soils** using the optimum level of management.

**List Price: \$677,000**

**\$8,462 per acre**

### FARM SERVICE AGENCY INFO: Farm # 5006; Tract #1434

Corn base acres:	47.3	PLC Yield: 150
Soybean base acres:	29.9	PLC Yield: 40

### REAL ESTATES TAXES (2019 taxes paid in 2020)

PARCEL #	ACRES		
08-29-100-002	40.00	\$1,394.68	(\$ 34.87 per acre)
08-30-200-003	40.00	\$1,114.86	(\$ 27.87 per acre)

***RAY FARM MANAGEMENT REPRESENTS THE SELLER***







United States  
Department of  
Agriculture

# Bureau County, Illinois



### Common Land Unit

- Non-Cropland
- Cropland

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary



2020 Program Year

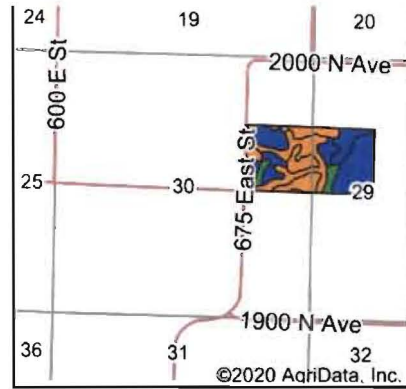
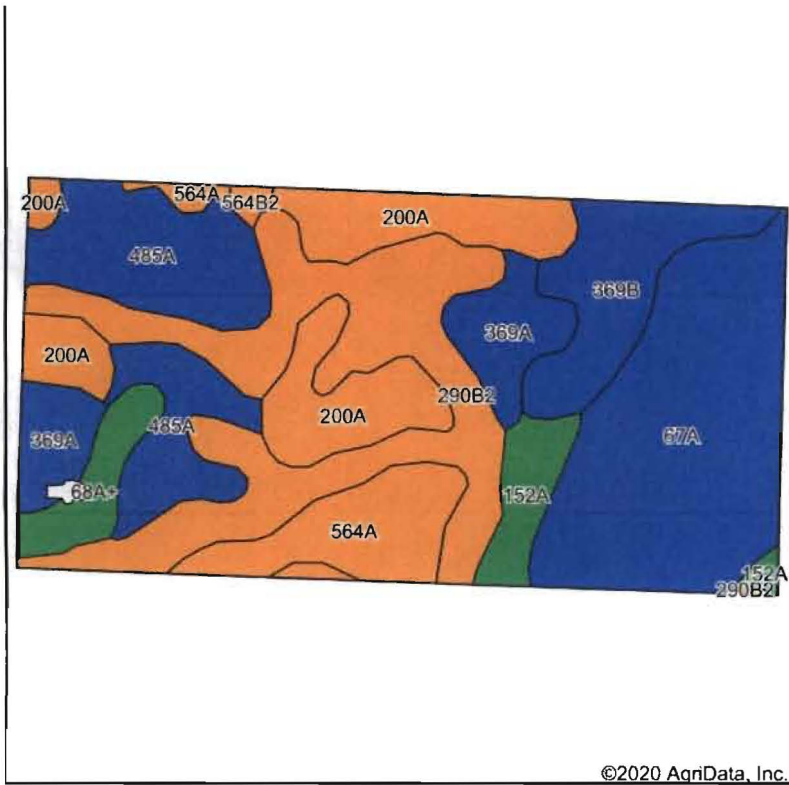
Map Created March 10, 2020

**Farm 5006**  
**Tract 1434**

**Tract Cropland Total: 79.46 acres**

IL011\_T1434

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).



State: **Illinois**  
 County: **Bureau**  
 Location: **29-17N-7E**  
 Township: **Manlius**  
 Acres: **79.46**  
 Date: **10/6/2020**



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Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 18									
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <i>b</i>	Crop productivity index for optimum management
**290B2	Warsaw silt loam, 2 to 5 percent slopes, eroded	17.46	22.0%		**153	**49	**61	**78	**113
67A	Harpster silty clay loam, 0 to 2 percent slopes	17.40	21.9%		182	57	68	89	133
485A	Richwood silt loam, 0 to 2 percent slopes	11.20	14.1%		186	57	71	102	136
200A	Orio loam, 0 to 2 percent slopes	10.70	13.5%		147	48	59	71	110
**369B	Waupecan silt loam, 2 to 5 percent slopes	6.15	7.7%		**187	**58	**73	**101	**138
564A	Waukegan silt loam, 0 to 2 percent slopes	5.53	7.0%		162	53	63	82	119
369A	Waupecan silt loam, 0 to 2 percent slopes	5.36	6.7%		189	59	74	102	139
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.75	3.5%		195	63	73	100	144
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	2.58	3.2%		192	63	74	99	143
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	0.33	0.4%		**154	**50	**60	**78	**113
<b>Weighted Average</b>					<b>171.6</b>	<b>54.3</b>	<b>66.5</b>	<b>88</b>	<b>126.4</b>

**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.