

MIDWEST LAND GROUP PRESENTS

96 ACRES IN

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# BUREAU COUNTY ILLINOIS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# OUTSTANDING INCOME AND WHITETAIL PRODUCER

Farmhouse with tillable and CRP with unreal hunting! Country setting while very close to town that grows big deer and has income. The house is a four bedroom, three bath and has a standby generator. The house has been well maintained and has a wood burner in the basement. The property itself has approximately 30 acres of tillable with part of that enrolled into CRP. Wildlife is abundant while you walk the fields. Bureau County and the Tiskilwa area are known for their unreal whitetails. There is a

great history of big bucks in this area and on this farm. With the tillable field providing ample food and the old-growth timber providing awesome cover, this farm will produce! This site would be an excellent place to hunt or relocate your family to the country. There is income potential off the trees if someone would like to log the farm also. If you are looking for a great getaway or your forever home on a large acreage, come take a look at this one!!





# PROPERTY FEATURES

PRICE: **\$1,060,000** | COUNTY: **BUREAU** | STATE: **ILLINOIS** | ACRES: **96**

- 96 +/- acres
- Nice home
- Great deer sign
- Minutes from Tiskilwa
- Tillable income
- Hard road frontage
- Quiet setting
- CRP income
- ATV riding
- Great funnels for stand placement
- Outbuildings





96 +/- ACRES

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# 4 BED, 3 BATH FARMHOUSE

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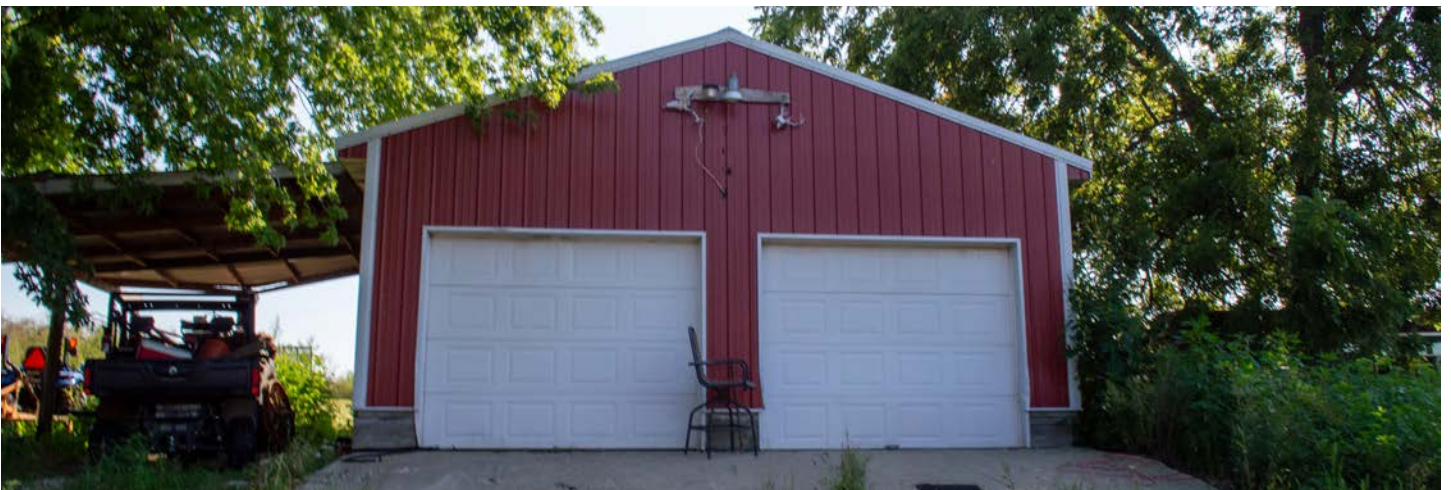
# TILLABLE INCOME

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# OUTBUILDINGS

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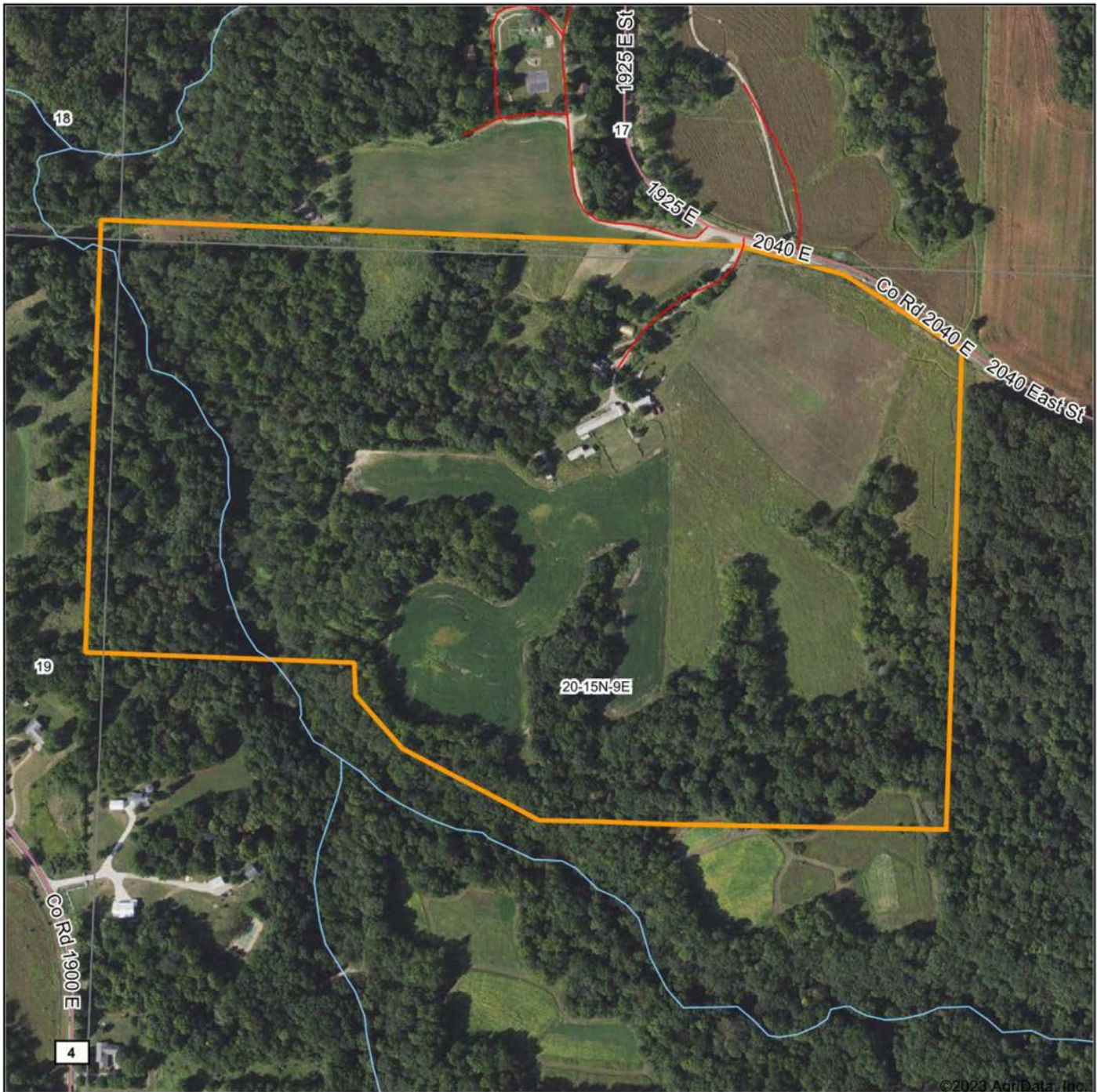


# ADDITIONAL PHOTOS





# AERIAL MAP



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Boundary Center: 41° 16' 30.69, -89° 29' 7.63



Maps Provided By:



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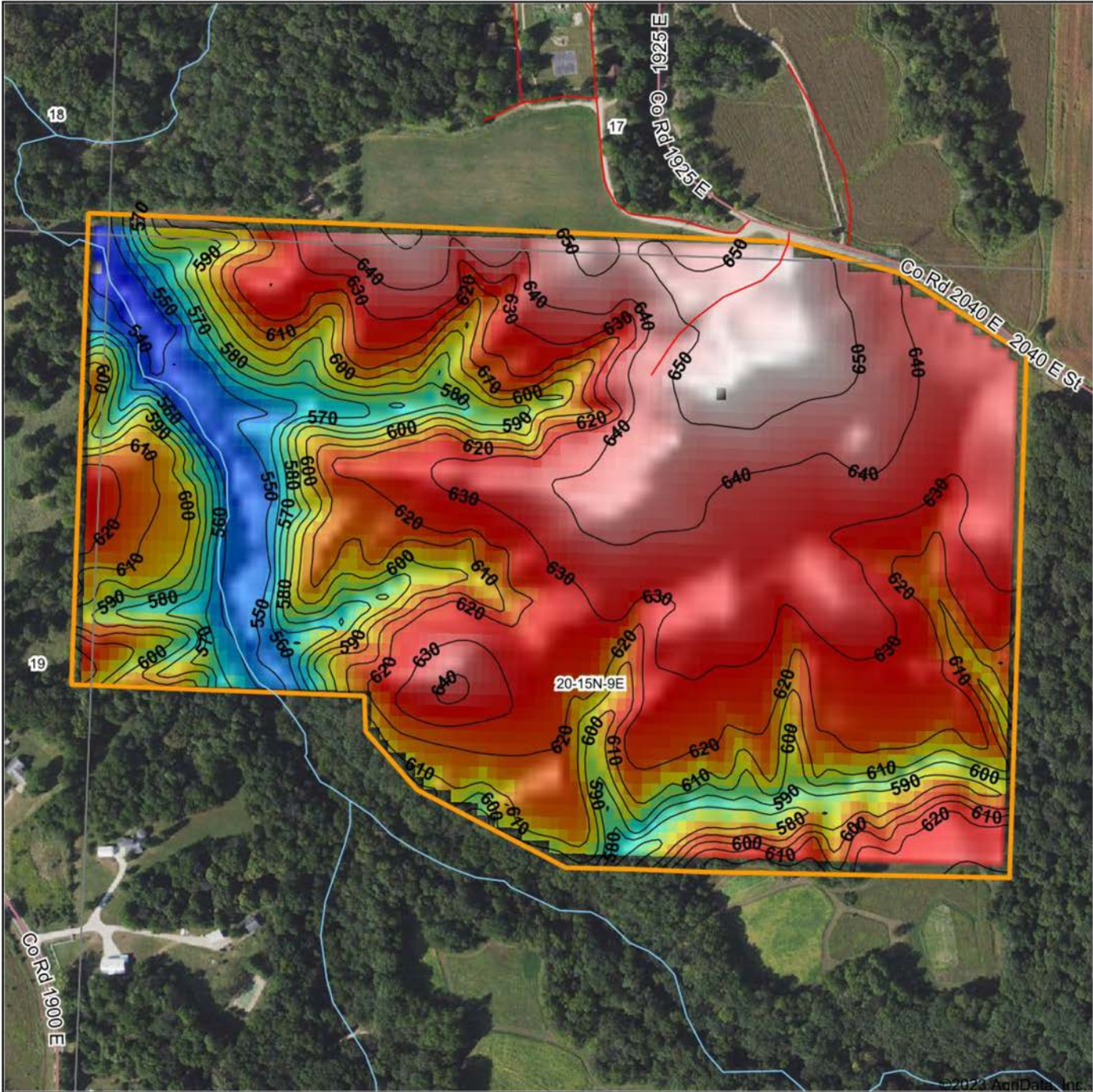
**20-15N-9E**  
**Bureau County**  
**Illinois**



7/26/2023



# HILLSHADE MAP



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
 Interval(ft): 10  
 Min: 533.4  
 Max: 658.5  
 Range: 125.1  
 Average: 615.2  
 Standard Deviation: 28.18 ft



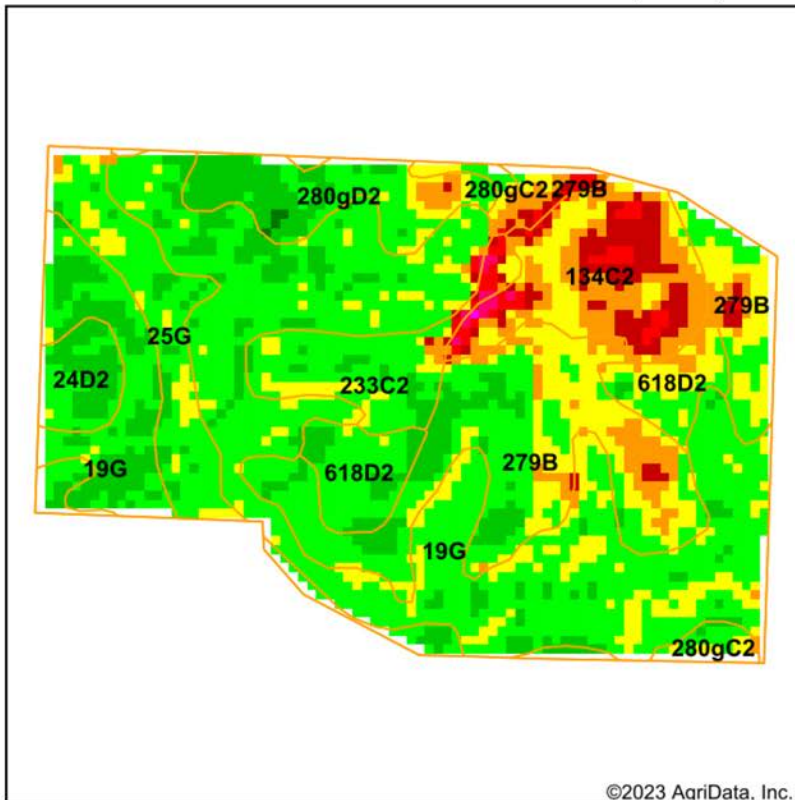
7/26/2023

**20-15N-9E**  
**Bureau County**  
**Illinois**

Boundary Center: 41° 16' 30.69, -89° 29' 7.63



# SOIL MAP



Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow-Green	71 - 75
Yellow	66 - 70
Orange	61 - 65
Red-Orange	51 - 60
Red	41 - 50
Pink	21 - 40
Purple	1 - 20
Blue	0 - 0

State: **Illinois**  
 County: **Bureau**  
 Location: **20-15N-9E**  
 Township: **Arispie**  
 Acres: **96**  
 Date: **7/26/2023**

Crop:

Deciduous Forest - 59%  
 Grassland/Pasture - 35%

\*USDA CropScape



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2022
**19G	Sylvan silt loam, 35 to 60 percent slopes	38.71	40.3%	Well drained	**72	**24	**53	78
**279B	Rozetta silt loam, 2 to 5 percent slopes	19.95	20.8%	Well drained	**162	**50	**119	75.1
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	8.77	9.1%	Well drained	**154	**47	**111	66.1
**25G	Hennepin loam, 35 to 70 percent slopes	7.26	7.6%	Well drained	**54	**18	**41	77.9
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	5.52	5.8%	Well drained	**149	**47	**109	79
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	5.30	5.5%	Moderately well drained	**155	**48	**113	76
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	5.29	5.5%	Well drained	**130	**42	**95	77.4
**24D2	Dodge silt loam, 10 to 18 percent slopes, eroded	3.10	3.2%	Well drained	**149	**47	**109	80.7
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.10	2.2%	Well drained	**155	**49	**113	74.3
<b>Weighted Average</b>					<b>113.3</b>	<b>36</b>	<b>83.1</b>	

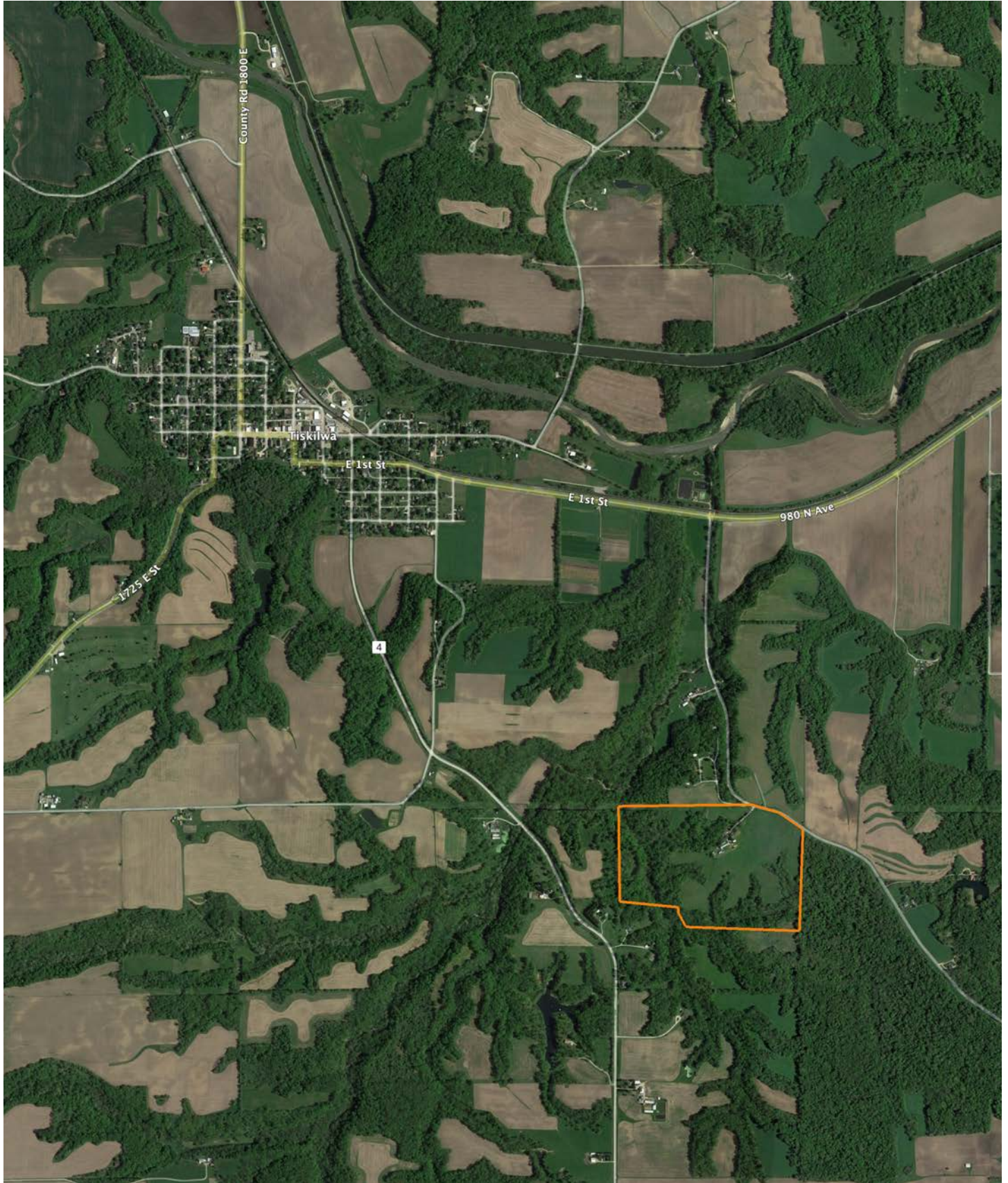
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811**

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



# OVERVIEW MAP





# AGENT CONTACT

Jason DeSplinter isn't afraid to talk to anyone, but that's just part of what makes him such a good land agent. Prior to coming to Midwest Land Group, Jason had years of experience selling tillable and recreational ground. His ag knowledge extends well beyond the land itself, having also served as a technical support specialist with John Deere Harvester Works. He enjoys working in real estate because it allows him to interact with people and, of course, the outdoors. Born in Annawan, IL, Jason has been hunting whitetails since he was 10 years old. He graduated from Annawan High School and Black Hawk College in Kewanee, IL, with an Associate's degree in Business.

Jason has a diverse background, and that experience has made him well-versed in farm programs through the FSA and NRCS. He's assisted many clients with Beginning Farmer/Rancher loans and CRP applications/compliance. He's so dedicated to each client's goals that he doesn't rest when it comes to helping them buy or sell land.

A member of the Henry County Farm Bureau, coach for youth football, and member of the Annawan Booster Club, Jason enjoys hunting, fishing, and farming in his spare time. He lives outside Annawan with his wife, Kelli, son Wyatt, and daughter Shelby. If you're in the market to buy or sell land, look no further than Jason DeSplinter. He'll ensure no stone is left unturned.



**JASON DeSPLINTER,**  
LAND AGENT

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