280 ACRES IN

WHITESIDE COUNTY ILLINOIS





MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE TILLABLE TRACT IN A CONVENIENT LOCATION

High percentage tillage farm just outside of Erie! Farms like this do not hit the market very often. This farm has access to hard roads on both the east and the south side for ease of operation. With a PI of approximately 121, it has a history of very respectable yields and should

hit close to 240 bushels of corn this year. Access to drainage is on the west side. The tillable is surrounded by CRP that is in compliance and provides extra income. Get this one under contract to start your planning for the 2024 crop season!



PROPERTY FEATURES

PRICE: \$3,080,000 | COUNTY: WHITESIDE | STATE: ILLINOIS | ACRES: 280

- Road access on two sides
- Great access to drainage
- 121 Pl average
- Just a few miles from Erie
- Zoned farmland

- Large contiguous tract
- Well-maintained
- CRP income
- 280 +/- total acres
- Close to elevators





280 +/- ACRES



CRP INCOME

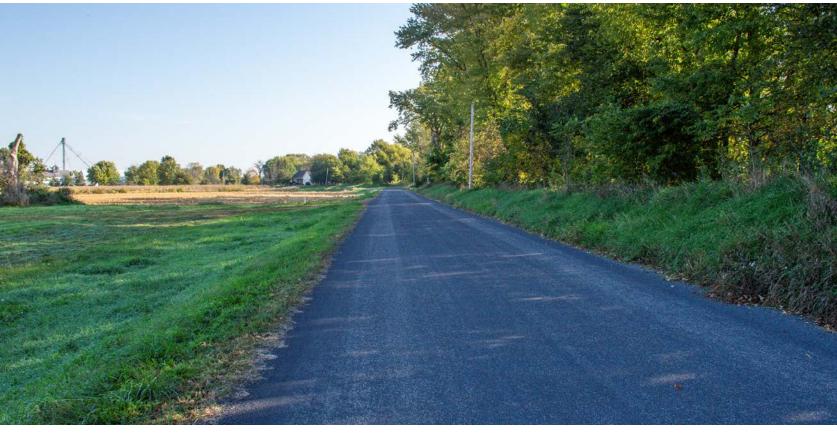


LARGE CONTIGUOUS TRACT



ROAD ACCESS ON TWO SIDES

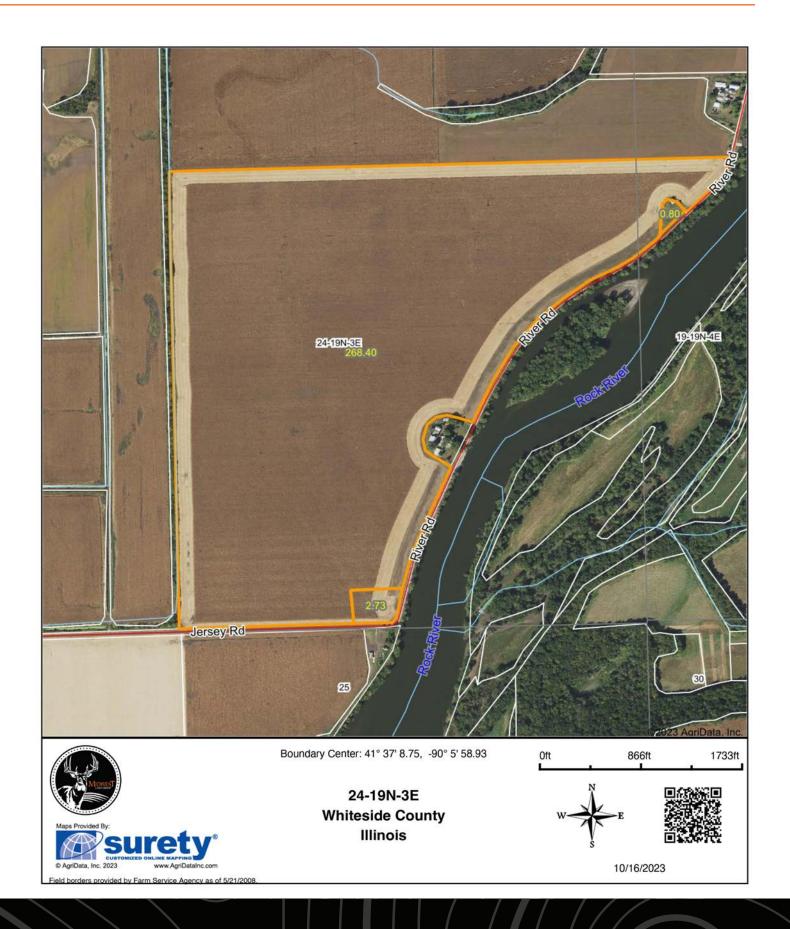




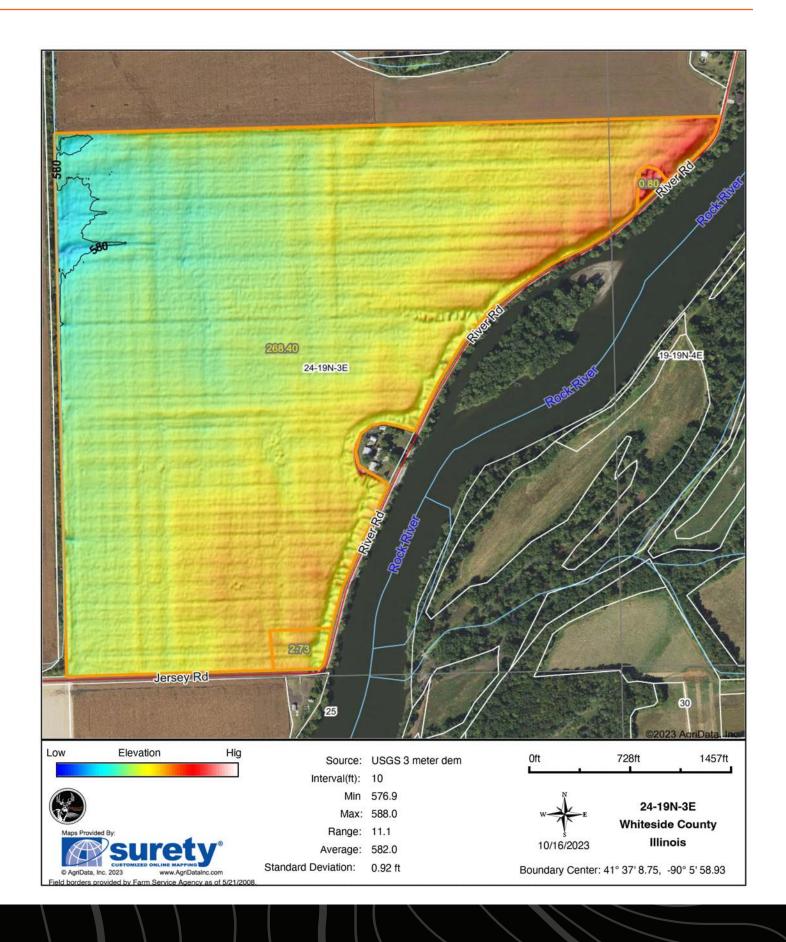
ADDITIONAL PHOTOS



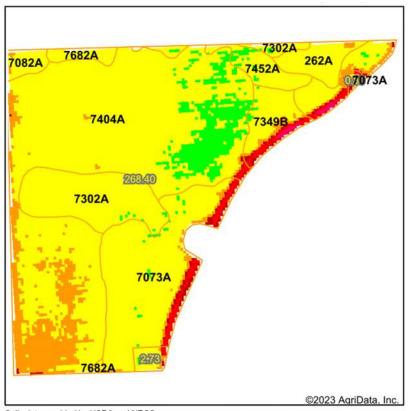
AERIAL MAP



HILLSHADE MAP



MAX NDVI WITH SOILS



_	Value
High	86 - 99
	81 - 85
OMASS	76 - 80
Š	71 - 75
ğ 🔽	66 - 70
KELAIIVE	61 - 65
	51 - 60
	41 - 50
	21 - 40
Š –	1 - 20
	0-0

Illinois State: County: Whiteside 24-19N-3E Location: Township: Erie

271.93 Acres: 10/16/2023 Date:

Crop:







Soils data provided by USDA and NRCS.

Area Sy	mbol: IL195, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	NDVI 2023
7404A	Titus silty clay loam, 0 to 2 percent slopes, rarely flooded	152.67	56.1%	Poorly drained	158	52	118	72.8
7073A	Ross silt loam, 0 to 2 percent slopes, rarely flooded	59.52	21.9%	Well drained	181	59	134	71.5
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	25.79	9.5%	Poorly drained	154	50	114	72.9
7349B	Zumbro sandy loam, 1 to 4 percent slopes, rarely flooded	10.74	3.9%	Well drained	133	44	98	69.6
262A	Denrock silt loam, 0 to 2 percent slopes	7.85	2.9%	Somewhat poorly drained	157	50	115	73.7
7452A	Riley loam, 0 to 2 percent slopes, rarely flooded	7.07	2.6%	Somewhat poorly drained	172	55	127	74.7
7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	4.70	1.7%	Moderately well drained	176	57	131	73.8
7082A	Millington clay loam, 0 to 2 percent slopes, rarely flooded	3.59	1.3%	Poorly drained	171	54	125	72.3
Weighted Average					162.5	53.2	120.8	

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

SOIL 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.

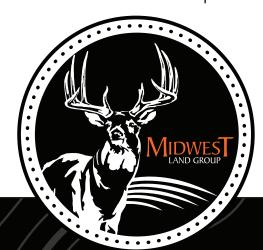


JASON DeSPLINTER,

LAND AGENT

309.517.2369

JDeSplinter@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.