

164 Acre Tillable Schuyler Farm
Off S SD Center RD.
Plymouth IL 62367



164 ACRE TILLABLE SCHUYLER FARM

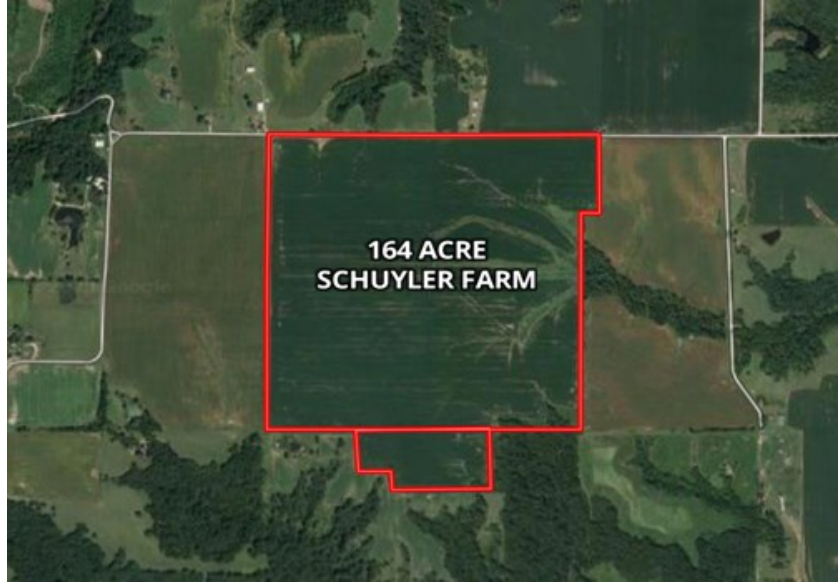
Off S SD Center RD.
Plymouth IL 62367

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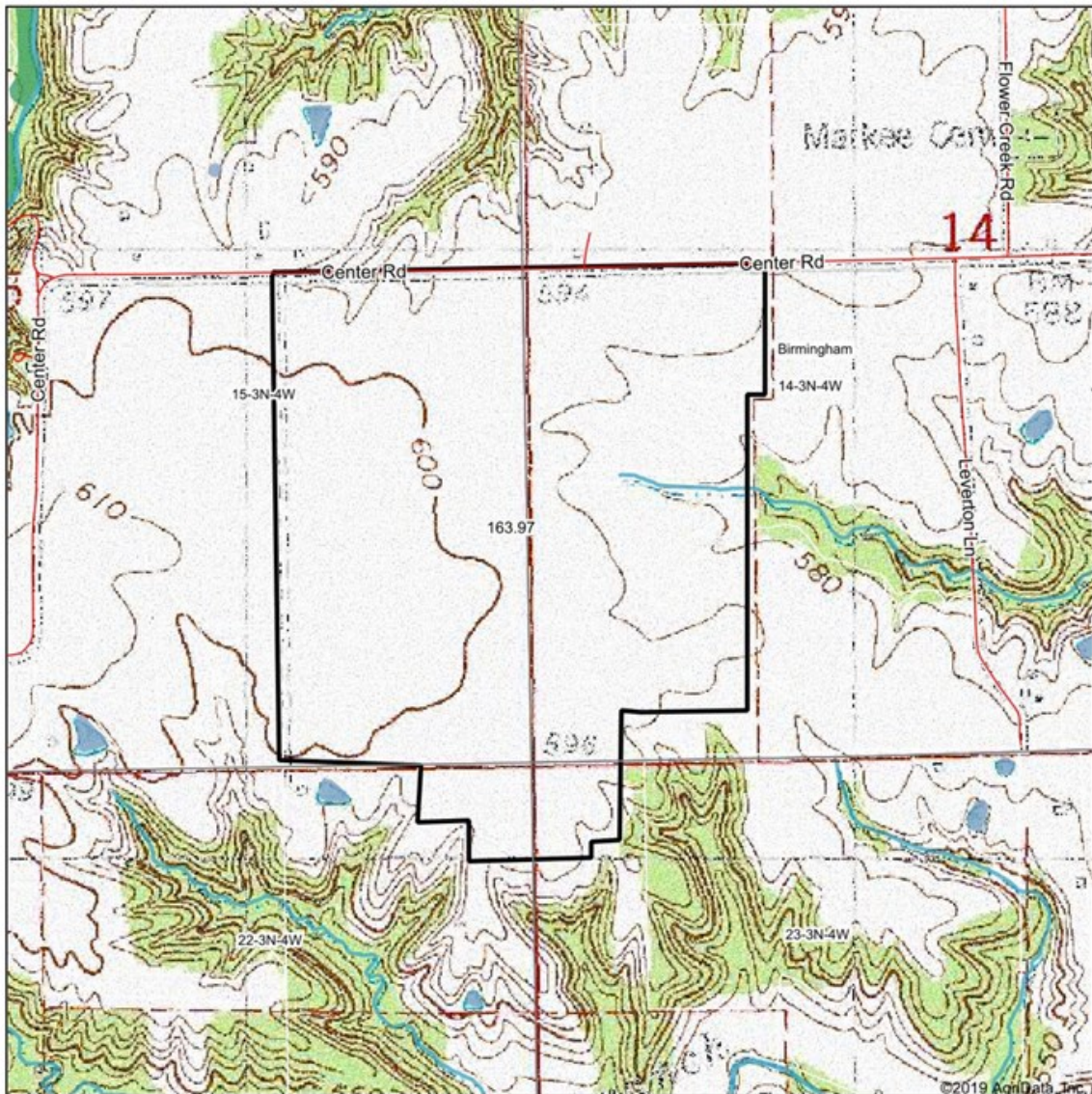


County:	Schuyler
Township:	Birmingham
Gross Land Area:	164 Acres
Property Type:	Farmland
Possible Uses:	Agricultural Production
Total Investment:	1,394,000
Unit Price:	8500 per acre
Buildings:	No Buildings



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Topography Map



map center: 40° 14' 25.98, -90° 49' 52.18

0ft 837ft 1673ft



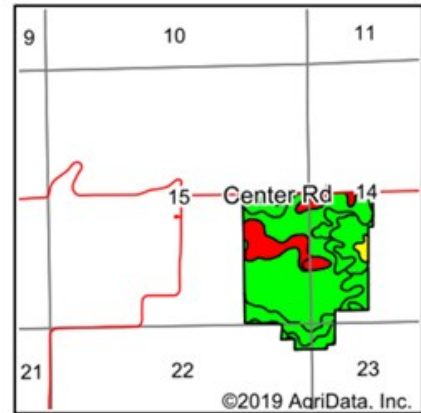
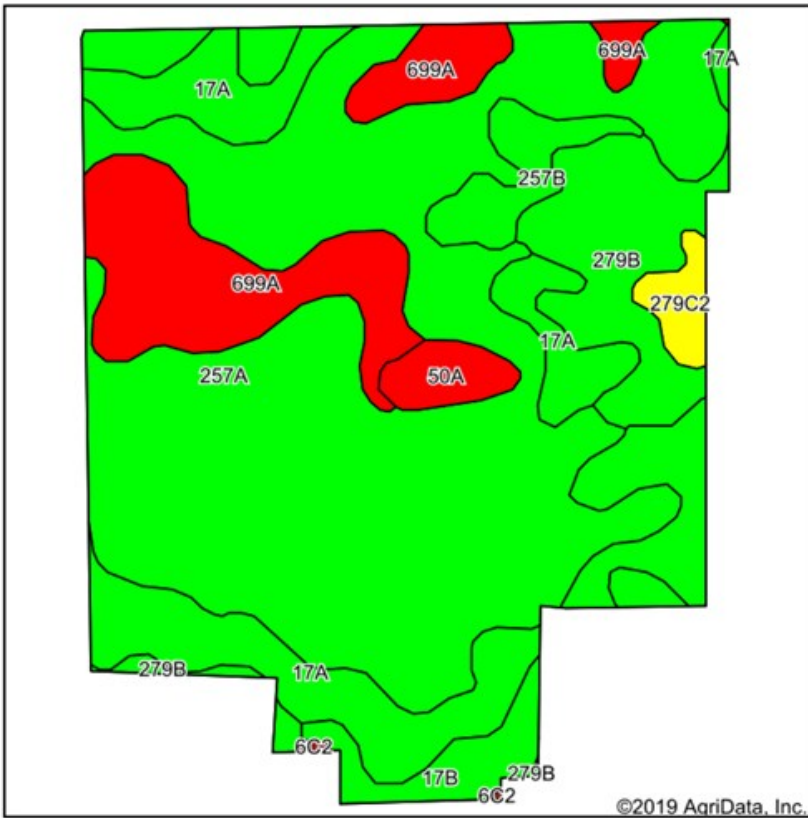
14-3N-4W
Schuyler County
Illinois



1/20/2020

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana

Soils Map



State: **Illinois**
 County: **Schuyler**
 Location: **14-3N-4W**
 Township: **Birmingham**
 Acres: **163.97**
 Date: **1/20/2020**

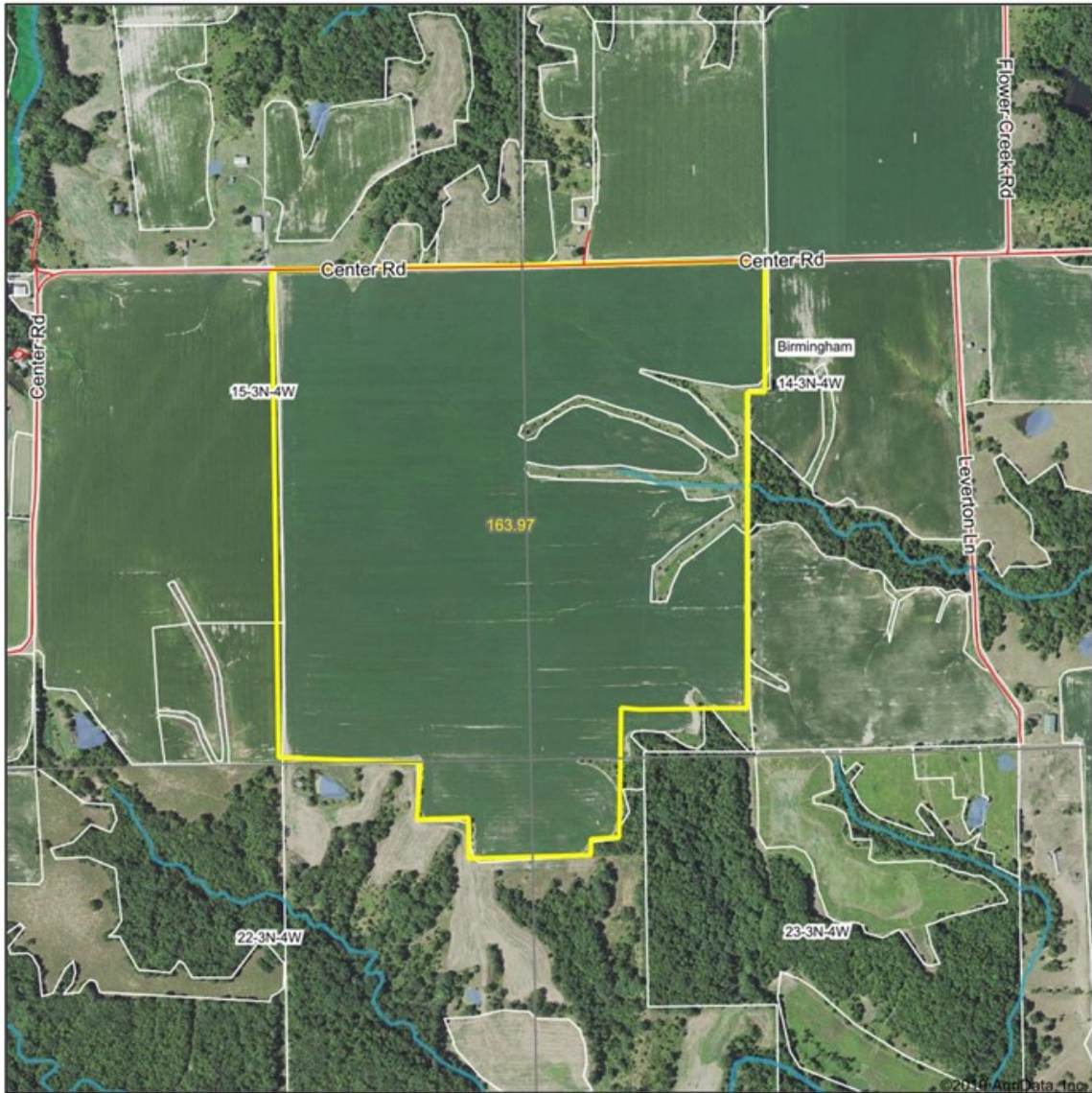


Soils data provided by USDA and NRCS.

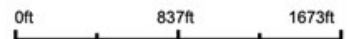
Area Symbol: IL 169, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
257A	Clarksdale silt loam, 0 to 2 percent slopes	84.93	51.8%		174	56	128
17A	Keomah silt loam, 0 to 2 percent slopes	28.29	17.3%		161	51	119
699A	Timewell silt loam, 0 to 2 percent slopes	19.48	11.9%		185	60	138
**279B	Rozetta silt loam, 2 to 5 percent slopes	16.19	9.9%		**162	**50	**119
**17B	Keomah silt loam, 2 to 5 percent slopes	5.17	3.2%		**159	**50	**118
**257B	Clarksdale silt loam, 2 to 5 percent slopes	4.67	2.8%		**172	**55	**127
50A	Virden silty clay loam, 0 to 2 percent slopes	2.78	1.7%		182	59	135
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	2.29	1.4%		**153	**47	**112
**6C2	Fishhook silt loam, 5 to 10 percent slopes, eroded	0.17	0.1%		**119	**38	**87
Weighted Average					171.1	54.7	126.3

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
 *c: Using Capabilities Class Dominant Condition Aareation Method

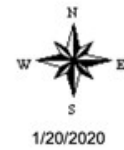
Aerial Map



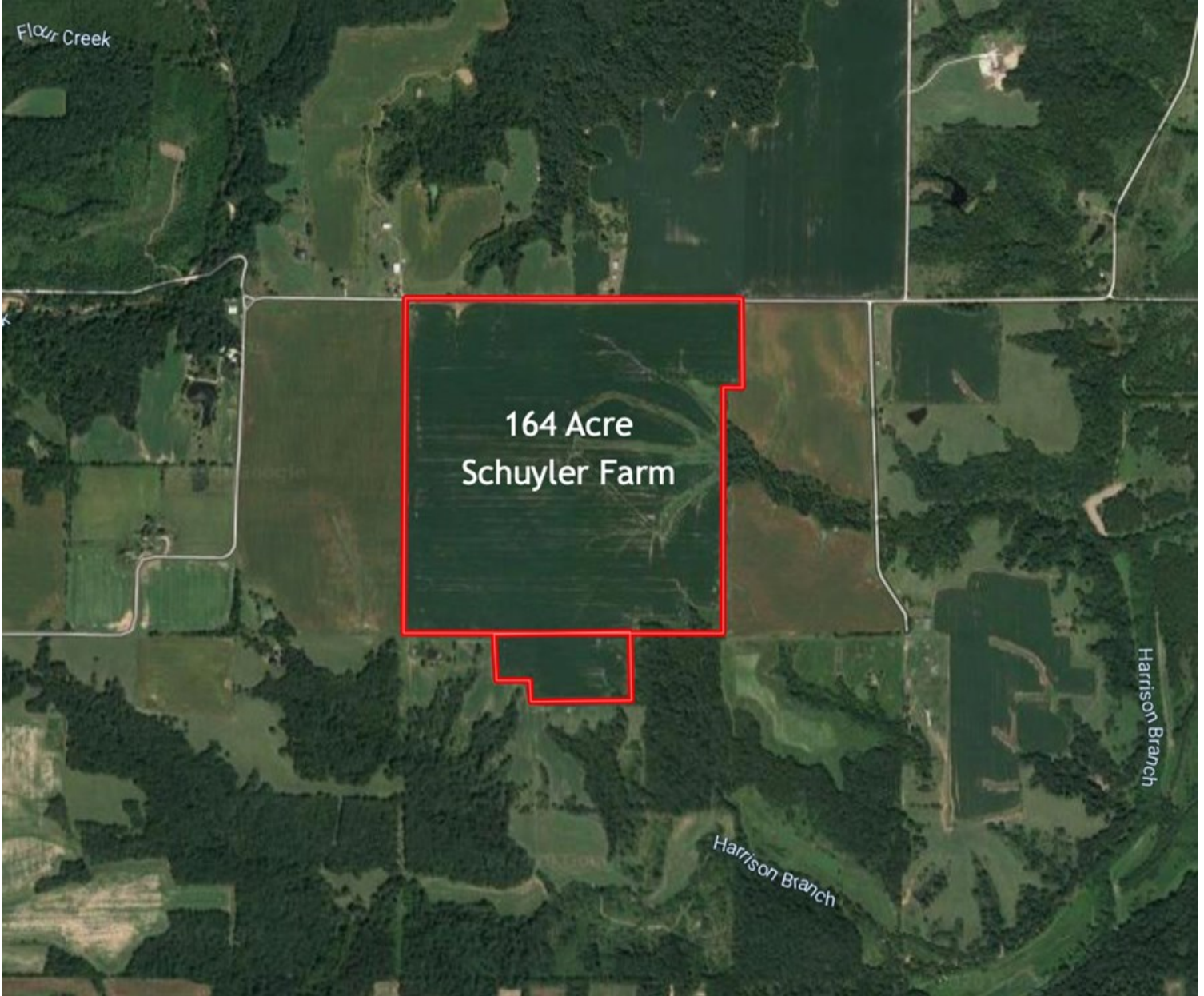
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14-3N-4W
Schuyler County
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Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.











DOUGLAS W. DEININGER, ALC PROFESSIONAL BIOGRAPHY

As a member of the Illinois Farm and Land Brokers Chapter of the Realtors Land Institute, he was elected state President in 2000. In 2008 he acquired his Accredited Land Consultant accreditation (ALC) and also the Chapter awarded Mr. Deininger the Land Broker of the year award.

Doug has been a speaker at numerous Farmland Seminars sharing his expertise on farm land values, leasing, and 1031 like kind exchanges.

He has been a licensed farm real estate broker in Illinois for over 30 years. Throughout his career Mr. Deininger has sold or acquired approximately 100 million dollars in farm real estate. He has a genuine interest in finding the best possible solution for his clients.



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