

# ***McConville Realty & Auctioneering***

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[www.mcconvillerealty.com](http://www.mcconvillerealty.com)

## **Schoenholz Farm**

NW ¼ of section 12 East Grove Twp., Lee County IL

Price: \$ 1,008,000.00 or \$ 6,200.00 per acre

Location: Rt. 26 to Union Rd. (450 N. Rd.) East 2 miles

Total Acres: 160 acres

Tillable Acres: 142 acres

Soils: Houghton muck, Selma Loam, Comfrey silt loam, Comfrey silt loam, Sparta loamy sand, Warsaw silt loam, Hoopston sandy loam, and Will loam

Taxes: \$ 2,876.00 per year

Parcel #: 08-20-12-100-001

Improvements: None

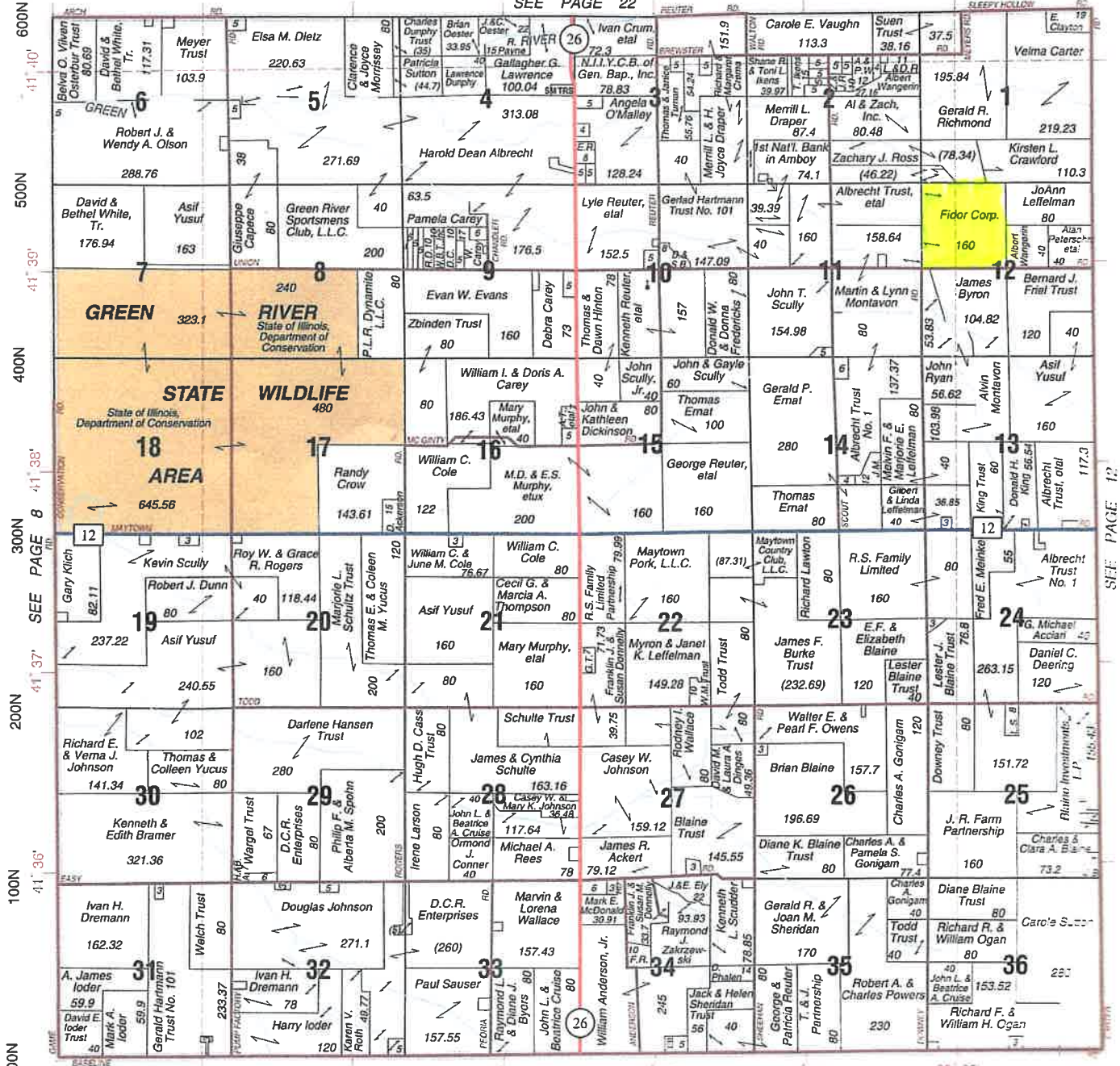
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This farm is offered for sale by McConville Realty and Auctioneering. The information is believed accurate but not warranted.

# EAST GROVE

# T.19N.-R.9E.

SEE PAGE 22



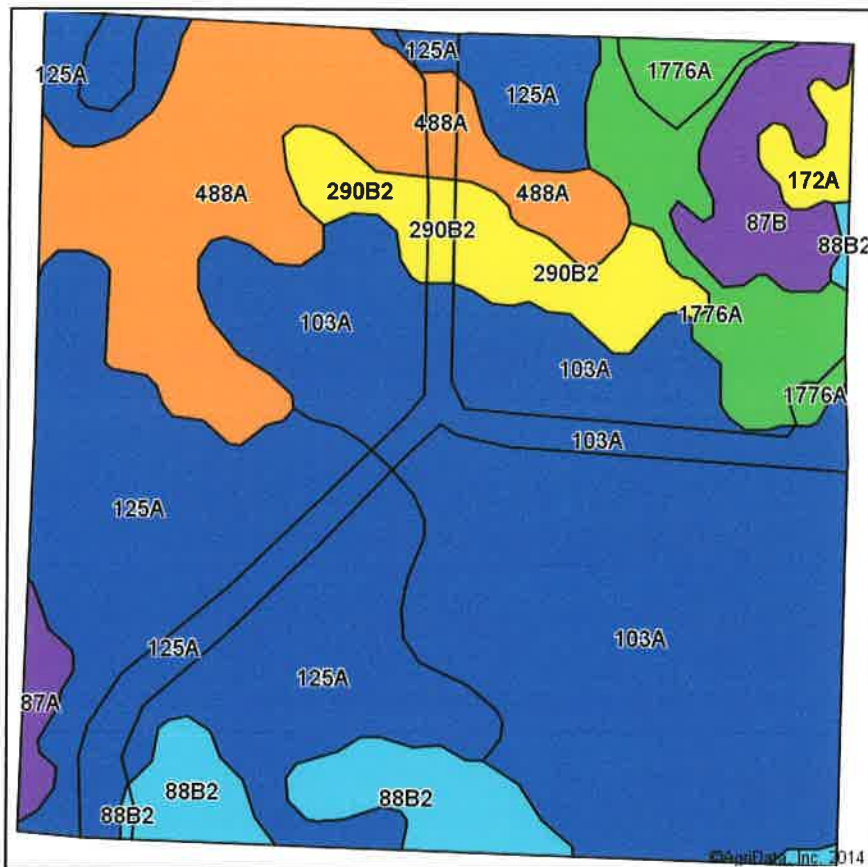
© 2009 Rockford Map Publs., Inc.  
600E 700E

BUREAU COUNTY  
800E 900E

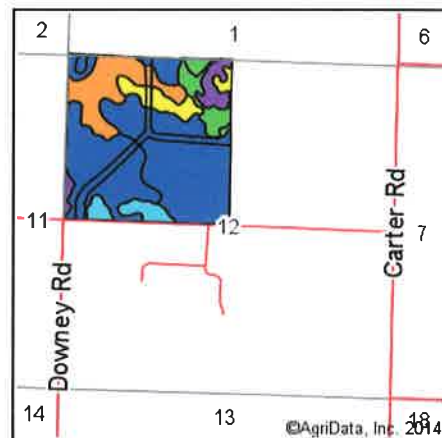
1000E 1100E  
Lee County, IL 1200E

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# Soil Map

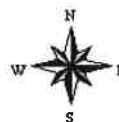


Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Lee**  
 Location: **12-19N-9E**  
 Township: **East Grove**  
 Acres: **154.62**  
 Date: **7/30/2014**

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Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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## Area Symbol: IL103, Soil Area Version: 9

| Code                    | Soil Description                                                        | Acres | Percent of field | Il. State Productivity Index Legend | Com Bu/A     | Soybeans Bu/A | Crop productivity index for optimum management |
|-------------------------|-------------------------------------------------------------------------|-------|------------------|-------------------------------------|--------------|---------------|------------------------------------------------|
| 103A                    | Houghton muck, 0 to 2 percent slopes                                    | 54.67 | 35.4%            |                                     | 175          | 57            | 130                                            |
| 125A                    | Selma loam, 0 to 2 percent slopes                                       | 41.82 | 27.0%            |                                     | 176          | 57            | 129                                            |
| 488A                    | Hoopole loam, 0 to 2 percent slopes                                     | 22.38 | 14.5%            |                                     | 163          | 54            | 121                                            |
| 1776A                   | Comfrey silt loam, undrained, 0 to 2 percent slopes, frequently flooded | 9.79  | 6.3%             |                                     | 185          | 61            | 138                                            |
| **88B2                  | Sparta loamy sand, 2 to 7 percent slopes, eroded                        | 7.99  | 5.2%             |                                     | **113        | **39          | **87                                           |
| **290B2                 | Warsaw silt loam, 2 to 5 percent slopes, eroded                         | 7.81  | 5.1%             |                                     | **153        | **49          | **113                                          |
| **87B                   | Dickinson sandy loam, 2 to 5 percent slopes                             | 5.87  | 3.8%             |                                     | **141        | **46          | **103                                          |
| 172A                    | Hoopeston sandy loam, 0 to 2 percent slopes                             | 1.68  | 1.1%             |                                     | 147          | 48            | 109                                            |
| 87A                     | Dickinson sandy loam, 0 to 2 percent slopes                             | 1.58  | 1.0%             |                                     | 142          | 46            | 104                                            |
| 329A                    | Will loam, 0 to 2 percent slopes                                        | 1.03  | 0.7%             |                                     | 174          | 58            | 129                                            |
| <b>Weighted Average</b> |                                                                         |       |                  |                                     | <b>167.9</b> | <b>54.9</b>   | <b>124.3</b>                                   |

Area Symbol: IL103, Soil Area Version: 9

**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 (Updated 1/10/2012)

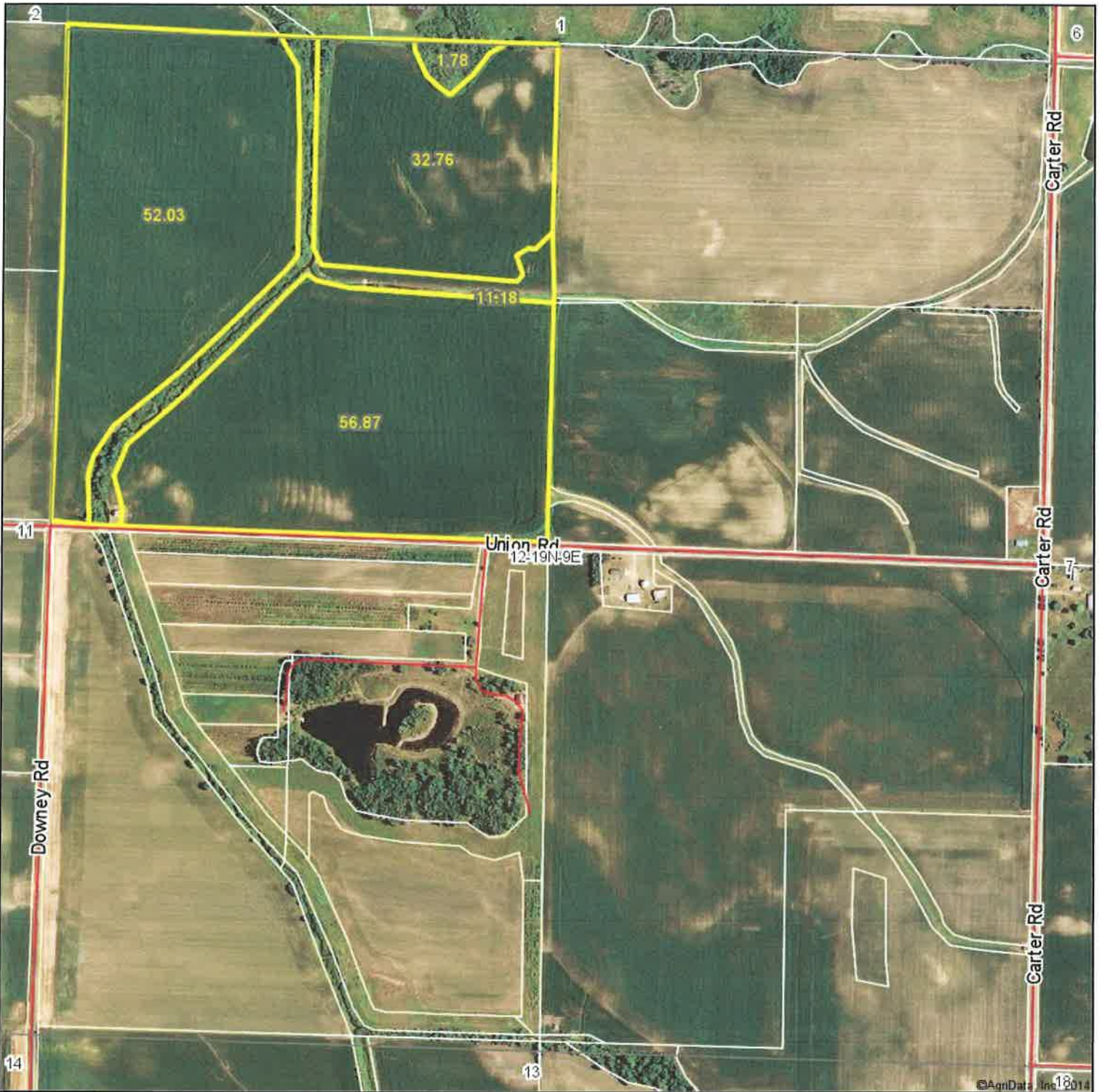
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# Aerial Map



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map center: 41° 38' 59.56, 89° 24' 39.46

scale: 9372

12-19N-9E  
Lee County  
Illinois

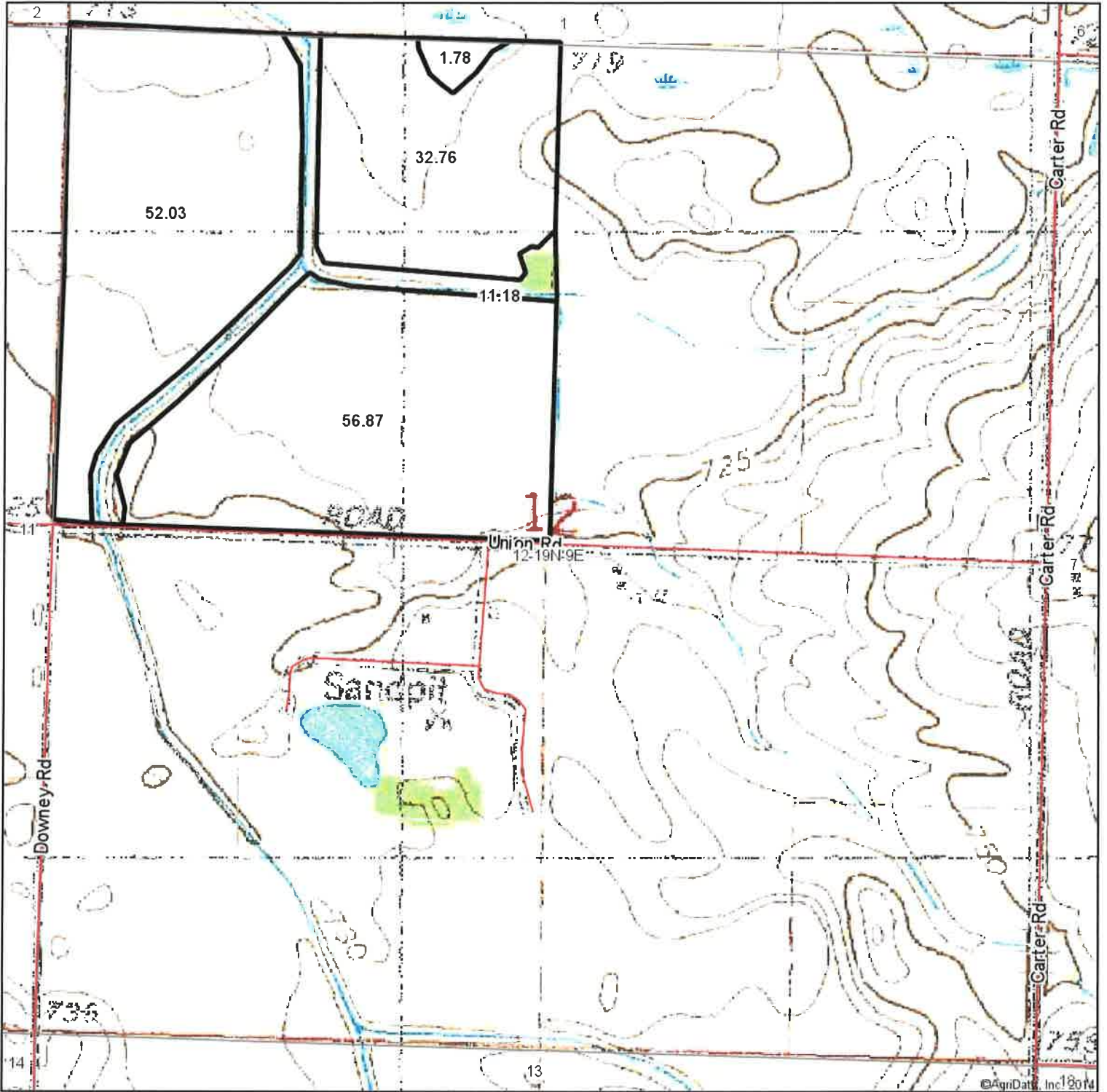


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7/30/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# Topography Map



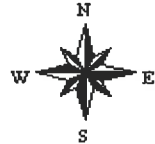
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7/30/2014