



FARM LISTING

THE STEVENS FARM

619 ACRES, MORE OR LESS

OFFERED AT PRIVATE TREATY

619 acres, more or less, located north and east of Geneseo, Illinois in Sections 13 and 24 of Phoenix Township, Henry County, Illinois.

516 acres of this farm are tillable and in an excellent state of cultivation. The balance is in mature timber.

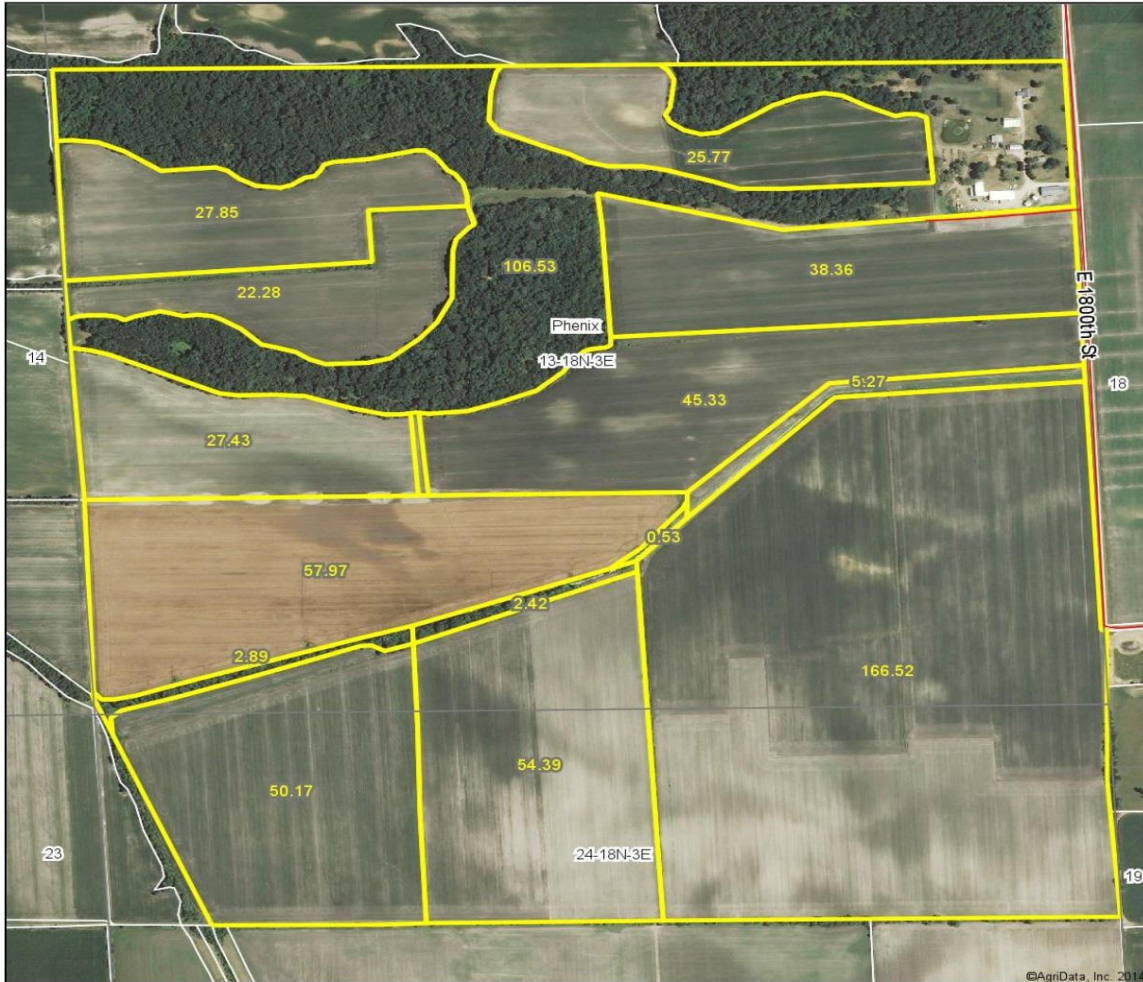
Sales note: Here is an excellent chance to purchase a large continuous acreage in one location, or it could possibly be split to suit the buyers. The main value of the tillable land is agricultural and it has been well farmed for years. The timber is one of the best hunting spots in the area; deer and turkey abound. As an add-on or investment this is a great opportunity. Reasonably priced.

**FOR MORE INFORMATION OR TO INSPECT THE PROPERTY
CONTACT ROY HOLMSTROM 309-944-4734 OR TIM HOLMSTROM
AT 309-944-6423**

Holmstrom Realty Services
Atkinson, Illinois 61235
309-944-6423
HolmstromRealEstate.com

Asking Price: \$6,300.00 per acre **REDUCED**
Total Acres: 619.00
Tillable Acres: 516.00
Taxes: \$3,262.02

Aerial Map



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map center: 41° 32' 41.89, 90° 5' 44.14
scale: 9885

Maps Provided By:

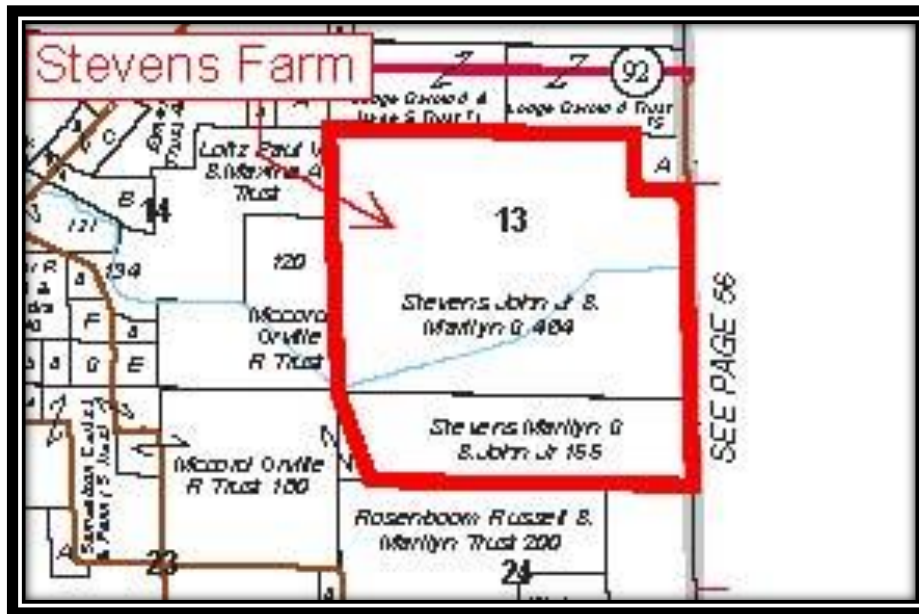
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13-18N-3E
Henry County
Illinois



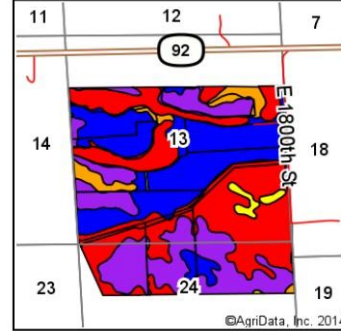
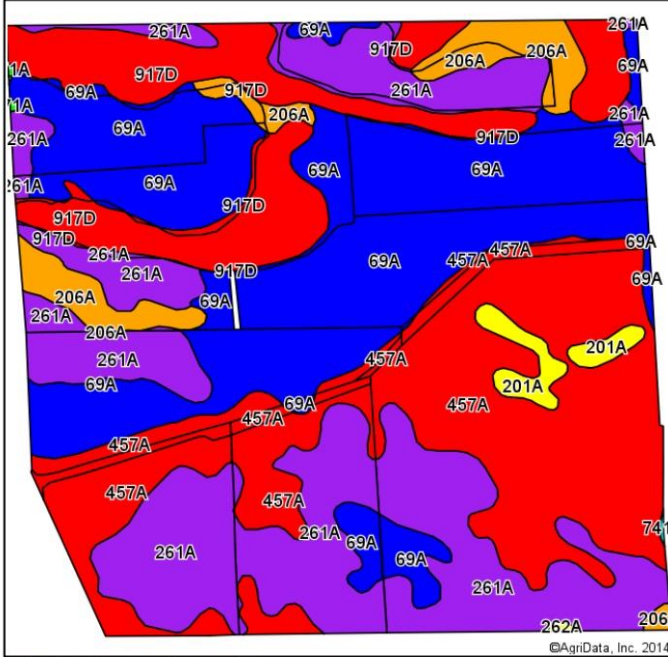
11/17/2014

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



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Soil Map



State: **Illinois**
 County: **Henry**
 Location: **13-18N-3E**
 Township: **Phenix**
 Acres: **633.71**
 Date: **11/17/2014**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	189.66	29.9%		FAV	171	57	128
261A	Niota silt loam, 0 to 2 percent slopes	169.76	26.8%		FAV	131	43	98
457A	Booker silty clay, 0 to 2 percent slopes	160.13	25.3%		FAV	116	41	89
**917D	Oakville-Tell complex, 7 to 15 percent slopes	76.74	12.1%		FAV	**116	**39	**88
206A	Thorp silt loam, 0 to 2 percent slopes	27.96	4.4%		FAV	170	55	126
201A	Gilford fine sandy loam, 0 to 2 percent slopes	8.75	1.4%		FAV	148	49	110
262A	Denrock silt loam, 0 to 2 percent slopes	0.35	0.1%		FAV	157	50	115
671A	Biggsville silt loam, 0 to 2 percent slopes	0.22	0.0%		FAV	195	61	142
**741F	Oakville fine sand, 20 to 30 percent slopes	0.14	0.0%		FAV	**86	**30	**66
Weighted Average						139.3	46.8	104.9

Area Symbol: IL073, Soil Area Version: 10

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

^a UNF = unfavorable; FAV = favorable

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