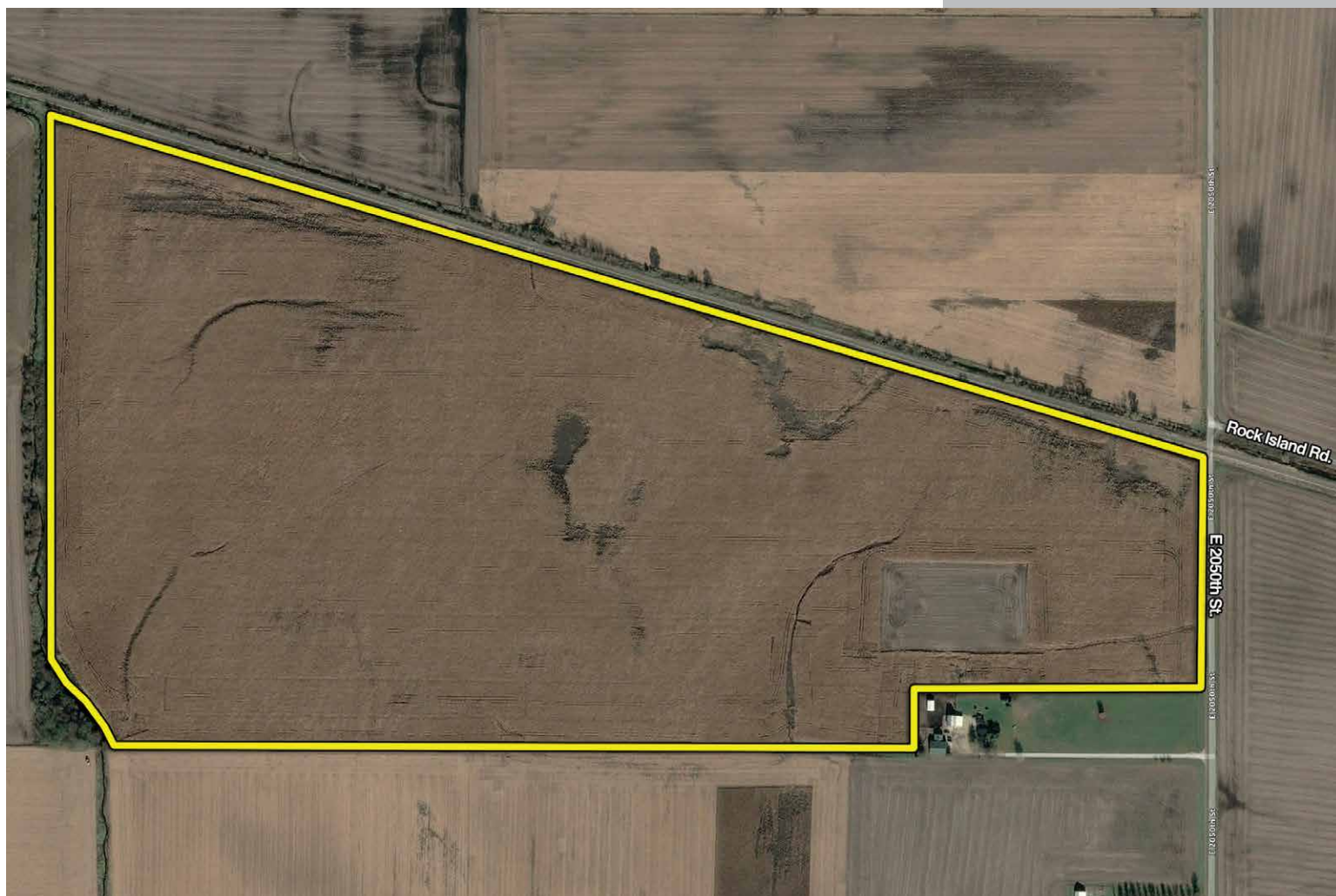


High Quality Henry Co. Farmland
FOR SALE
INGRAM TRUST FARM • ATKINSON, IL

153.0
Taxed Acres
\$2,461,598
\$16,088 per Acre



LOCATION: One mile west of Atkinson, IL on Rock Island Road to 2050th Road. Property at SW corner of Rock Island Road and 2050th Road.

DESCRIPTION: Part of the SW 1/4 of Sec 28 and part of the SE 1/4 of Sec 29, all lying south of railroad, all in T17N R43E, Atkinson Township, Henry County, IL.

HENRY COUNTY:	PIN	Taxed Ac	Taxes
	<u>09-29-400-005</u>	<u>25.58</u>	<u>\$1303.84</u>
	09-29-400-004	46.19	\$2688.06
	09-28-300-007	71.23	\$3818.58
	<u>09-28-300-010</u>	<u>10.00</u>	<u>\$584.00</u>
	Total:	153.00	\$8394.48



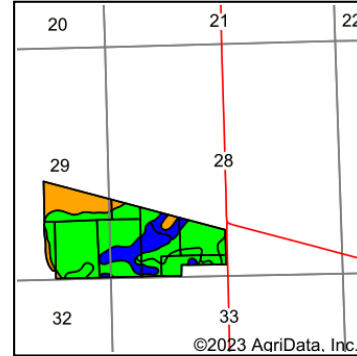
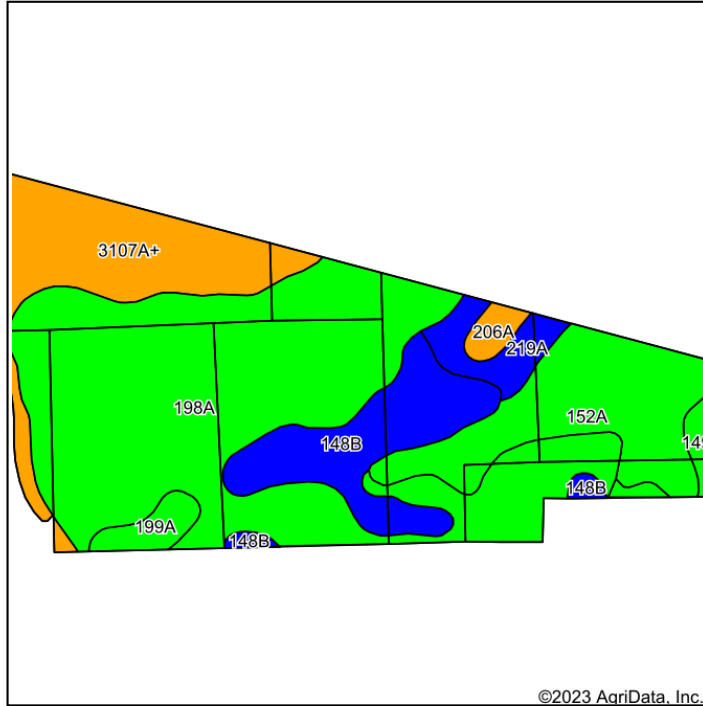
Craig Mann, Broker
815-592-6266
www.mangesrealtyinc.com

Manges Realty, Inc.
3939 Garnette Ct.
Naperville, IL 60564

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Soils Map



State: **Illinois**
County: **Henry**
Location: **28-17N-4E**
Township: **Atkinson**
Acres: **146.07**
Date: **12/22/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IL073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	74.55	51.0%		1.5ft.	> 6.5ft.	Somewhat poorly drained	197	61	143
**152A	Drummer silty clay loam, 0 to 2 percent slopes	21.12	14.5%		0.5ft.	> 6.5ft.	Poorly drained	**195	**63	**144
**3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	21.04	14.4%		0.5ft.	> 6.5ft.	Poorly drained	**172	**55	**126
**148B	Proctor silt loam, 2 to 5 percent slopes	17.31	11.9%		> 6.5ft.	> 6.5ft.	Well drained	**181	**57	**132
219A	Millbrook silt loam, 0 to 2 percent slopes	4.95	3.4%		1.2ft.	> 6.5ft.	Somewhat poorly drained	177	55	129
199A	Plano silt loam, 0 to 2 percent slopes	2.81	1.9%		> 6.5ft.	> 6.5ft.	Well drained	194	60	142
149A	Brenton silt loam, 0 to 2 percent slopes	2.52	1.7%		1.5ft.	> 6.5ft.	Somewhat poorly drained	195	60	141
206A	Thorp silt loam, 0 to 2 percent slopes	1.77	1.2%		0.5ft.	> 6.5ft.	Poorly drained	170	55	126
Weighted Average								190.1	59.6	138.7

REAL ESTATE TAXES: 2022 real estate taxes payable 2023 total of \$8394.48. Equal to \$54.87 per acre.

SOILS: Predominate soils are Elburn silt loam and Drummer silty clay loam, with Sawmill and Proctor silt loams.

SOIL PI = 138.7.

FARM LEASE: Seller retains 2023 lease income and will pay 2023 taxes. Leased for 2024 crop year with cash rent lease.

CROPLAND: FSA reports 145.9 acres of cropland. FSA Farm #9115, Tract #9739

BUILDINGS: None

Additional Information is available online at www.mangesrealtyinc.com



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