

# LEE COUNTY FARMLAND

# FOR SALE

ALTO TWP. NORTH FARM • ROCHELLE, IL

**151.42**  
Taxed Acres  
**\$2,097,167**  
\$13,850 per Acre



**LOCATION:** 3 miles east of Rochelle, NW corner of Hayes and Locust Roads, 1.5 miles east of I-39

**DESCRIPTION:** The NE 1/4 of Section 3 except 5± acres, all in T39N R2E, Alto Township, Lee County, IL.

LEE COUNTY:	<u>PIN</u>	<u>Taxed Ac</u>	<u>Taxes</u>
	01-06-03-200-005	51.20	\$1965.84
	01-06-03-200-003	54.42	\$1952.08
	01-06-03-200-004	<u>45.80</u>	<u>\$1597.10</u>
	<b>Total:</b>	<b>151.42</b>	<b>\$5,515.02</b>



Eric Manges, Broker  
630-730-2975  
www.mangesrealtyinc.com

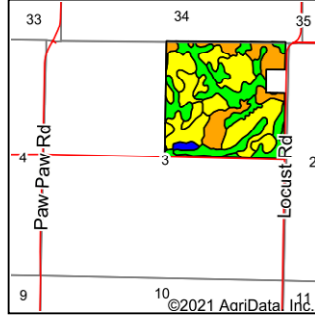
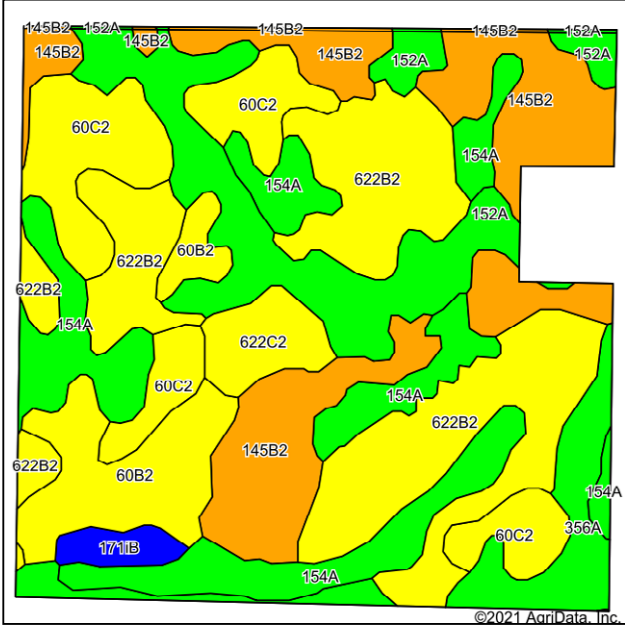
Manges Realty, Inc.  
3939 Garnette Ct.  
Naperville, IL 60564

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Soils Map



State: **Illinois**  
County: **Lee**  
Location: **3-39N-2E**  
Township: **Alto**  
Acres: **149.61**  
Date: **4/1/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 17  
Area Symbol: IL141, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Water Table	Restrictive Layer	Soil Drainage	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	34.99	23.4%		> 6.5ft.	> 6.5ft.	Well drained	FAV	**153	**50	**114
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	26.56	17.8%		2.3ft.	> 6.5ft.	Moderately well drained	FAV	**170	**54	**125
154A	Flanagan silt loam, 0 to 2 percent slopes	23.10	15.4%		1.5ft.	> 6.5ft.	Somewhat poorly drained	FAV	194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	19.05	12.7%		0.5ft.	> 6.5ft.	Poorly drained	FAV	195	63	144
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	18.10	12.1%		> 6.5ft.	> 6.5ft.	Well drained	FAV	**148	**48	**110
**60B2	La Rose silt loam, 2 to 5 percent slopes, eroded	12.03	8.0%		> 6.5ft.	> 6.5ft.	Well drained	FAV	**151	**49	**112
356A	Elpaso silty clay loam, 0 to 2 percent slopes	8.78	5.9%		0.5ft.	> 6.5ft.	Poorly drained	FAV	195	63	144
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	4.24	2.8%		> 6.5ft.	> 6.5ft.	Well drained	FAV	**150	**49	**112
**171B	Catin silt loam, Illinois till plain, 2 to 5 percent slopes	1.94	1.3%		2.6ft.	> 6.5ft.	Moderately well drained	FAV	**185	**58	**137
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.55	0.4%		2.3ft.	> 6.5ft.	Moderately well drained	FAV	**170	**54	**125
152A	Drummer silty clay loam, 0 to 2 percent slopes	0.27	0.2%		0.5ft.	> 6.5ft.	Poorly drained	FAV	195	63	144
<b>Weighted Average</b>									<b>169.9</b>	<b>54.9</b>	<b>125.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

a UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Additional Information is available online at  
[www.mangesrealtyinc.com](http://www.mangesrealtyinc.com)

**REAL ESTATE TAXES:** 2022 real estate taxes payable 2023 total of \$5,515.02. Equal to \$36.42 per acre.

**SOILS:** Predominate soils are Wyanet, Saybrook and Flanagan silt loams, with Drummer silty clay loam and LaRose silt loam. SOIL PI = 125.9.

**FARM LEASE:** Free of lease for 2024 crop year.

**CROPLAND:** 149.09 acres of cropland. FSA Farm #8854, T22

**BUILDINGS:** None



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