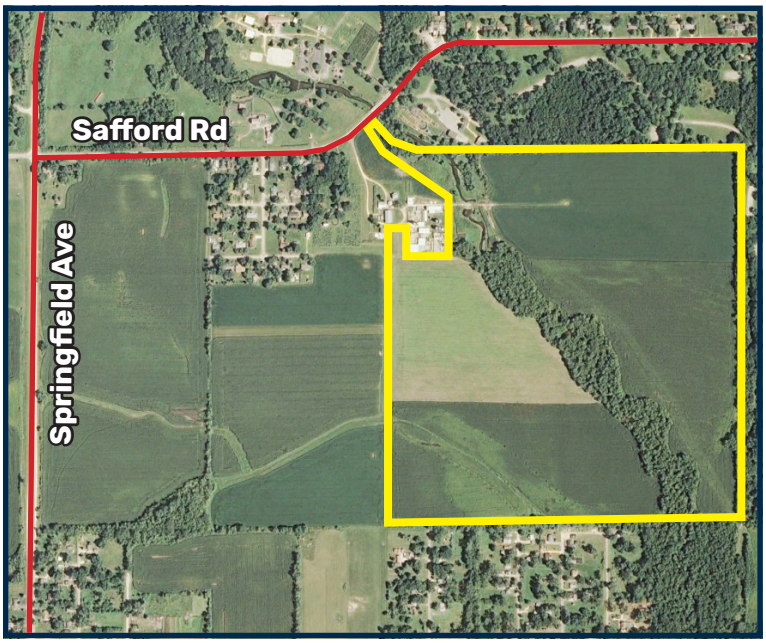
FARMLAND FOR SALE
Winnebago County, Illinois



154± ACRES
Asking Price: $5,812/Ac.

Property Description
A quality Winnebago Co. farm featuring a 122.2 Productivity Index. 2019 real estate taxes due in 2020 are $2,390.82 (or $15.52 per acre).

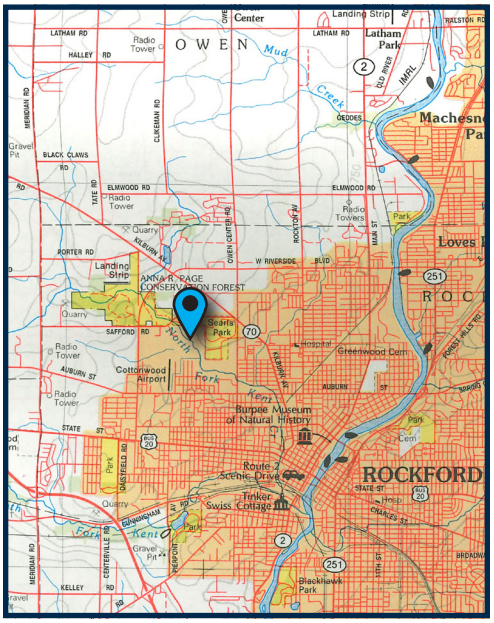
Acreage
154.019± surveyed acres with 129.62± tillable acres (per Winnebago Co. FSA)

Location & Directions
Section 9, Rockford Township, Winnebago County (T44N-R1E)

- Directly adjacent to the W side of Rockford
- 23 miles east of Freeport

From the intersection of US Highway 20 and Montague Road, head east on Montague road for 0.2 miles and turn left onto Springfield Ave. Travel north on Springfield Ave. for 3.9 miles to Safford Rd and turn right. Travel east on Safford Ave. for 0.5 miles and the farm will begin on your right.

MurrayWiseAssociates.com



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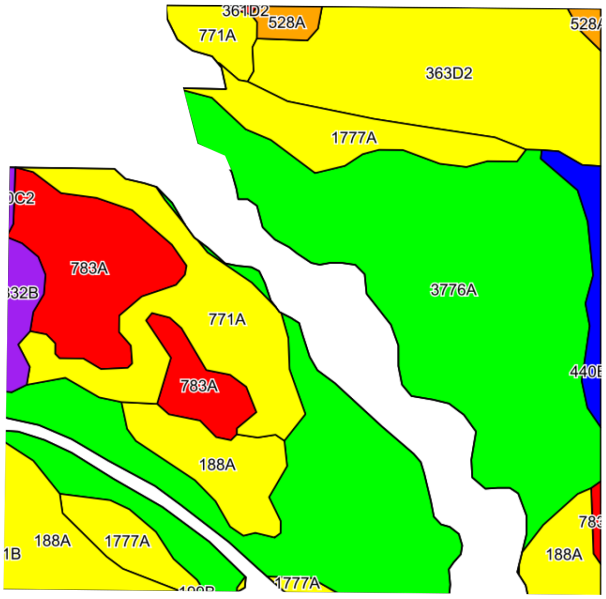
Soil Map



Area Symbol: IL201, Soil Area Version: 14

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
3776A	Comfrey loam, 0 to 2 percent slopes, frequently flooded	57.07	45.0%		FAV	185	61	138
**363D2	Griswold loam, 6 to 12 percent slopes, eroded	17.70	13.9%		FAV	**145	**48	**109
771A	Hayfield loam, 0 to 2 percent slopes	13.67	10.8%		FAV	152	50	114
188A	Beardstown loam, 0 to 2 percent slopes	12.55	9.9%		FAV	152	50	114
783A	Flagler sandy loam, 0 to 2 percent slopes	12.07	9.5%		FAV	129	44	96
1777A	Adrian muck, undrained, 0 to 2 percent slopes, frequently flooded	8.48	6.7%		FAV	146	49	110
**440B	Jasper silt loam, 2 to 5 percent slopes	2.06	1.6%		FAV	**173	**56	**129
**332B	Billett sandy loam, 2 to 5 percent slopes	1.77	1.4%		FAV	**134	**44	**98
528A	Lahoguess loam, 0 to 2 percent slopes	1.31	1.0%		FAV	170	55	126
**780C2	Grellton fine sandy loam, 5 to 10 percent slopes, eroded	0.16	0.1%		FAV	**133	**43	**98
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	0.07	0.1%		FAV	**127	**43	**95
					Weighted Average	163.5	54.1	122.2

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AGENCY: Murray Wise Associates is the exclusive agent of the seller.

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