
Horton-Irwin Farm For Sale

GREENE FARM MANAGEMENT SERVICE, INC.

Benjamin J. Clary, Managing Broker
Priscilla Koser, A.F.M., A.F.I.S., Broker
Hunter Stauffer, Broker



213 Second Street, P.O. Box 400
Dunlap, Illinois 61525-0400
(309) 243-1070
Insurance: (309) 243-1410
Fax: (309) 243-1739
www.greenefarm.com

The information contained herein is from sources Greene Farm Management Service, Inc. considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Greene Farm Management Service, Inc. represents the Seller in this transaction.



Horton-Irwin Farm For Sale

160.0 acres, more or less of Northwest Quarter(NW1/4) of Section 25,
Township 22 North(22N), Range 4 West (R4W) of the, County of Tazewell,
State of Illinois.

Two miles north of Emden. Five miles west of Interstate 155

- FSA No: 6086
FSA Tract: 2782
FSA Tillable Acres: 158.02
Soil Raiting: 140.2 PI



	<u>Acres</u>	<u>APH Yield</u>	<u>5yr Average</u>
Corn	158.02	244	229.8

- | <u>Parcel No.</u> | <u>Acres</u> | <u>2025 Taxes</u> |
|-------------------|--------------|-------------------|
| 21-21-25-100-001 | 160.0 | \$8,519.06 |
- Drainage Tile Installed in 2003 and 2017

Listing Price: \$19,500.00 per acre

CONTACT: PRISCILLA KOSER
GREENE FARM MANAGEMENT SERVICE, INC., BROKER
213 Second Street, P.O. Box 400
Dunlap, IL 61525-0400
Phone: (309) 243-1070

R-4-W

DILLON TWP

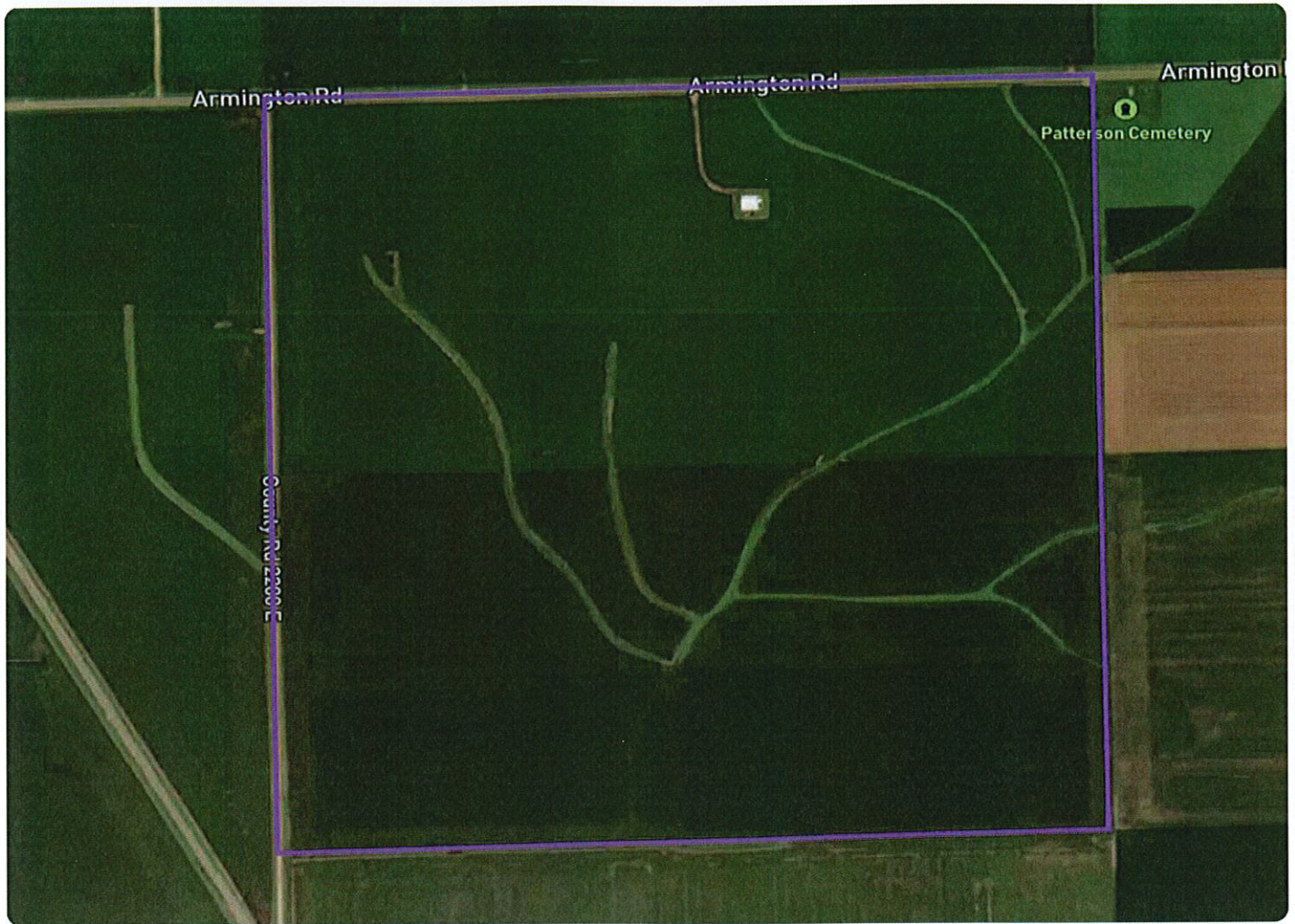


BOYNTON TWP

Tazewell-PK-160 Farm

Tazewell County, Illinois | 25 22N 4W | 160.00 gross acres

40.332635, -89.503835



Tazewell-PK-160

Tazewell County, Illinois



159.50

Production
acres



1 Parcel



160.00

Gross acres



140.2 Soil rating



Using the camera
on your mobile
device, scan the
above QR code to
view this web page.
Or [click here](#).

Tazewell-PK-160 Farm

Tazewell County, Illinois | 25 22N 4W | 160.00 gross acres

40.332635, -89.503835

Soil Map



Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Code	Soil Description	% of Map	Acres	PI
684B	Broadwell silt loam, 2 to 5 percent slopes	35.44%	56.52	137
152A	Drummer silty clay loam, 0 to 2 percent slopes	17.85%	28.47	144
86B	Oscos silt loam, 2 to 5 percent slopes	17.62%	28.11	138
138A	Shiloh silty clay loam, 0 to 2 percent slopes	8.39%	13.38	130
43A	Ipava silt loam, 0 to 2 percent slopes	8.13%	12.95	142
198A	Elburn silt loam, 0 to 2 percent slopes	4.68%	7.46	143
68A	Sable silty clay loam, 0 to 2 percent slopes	3.76%	5.99	143
684C2	Broadwell silt loam, 5 to 10 percent slopes, eroded	2.18%	3.47	128
705B	Buckhart silt loam, 2 to 5 percent slopes	1.97%	3.15	141
Total			159.5	140.2

All data courtesy SSURGO database distributed by the U.S. NRCS.

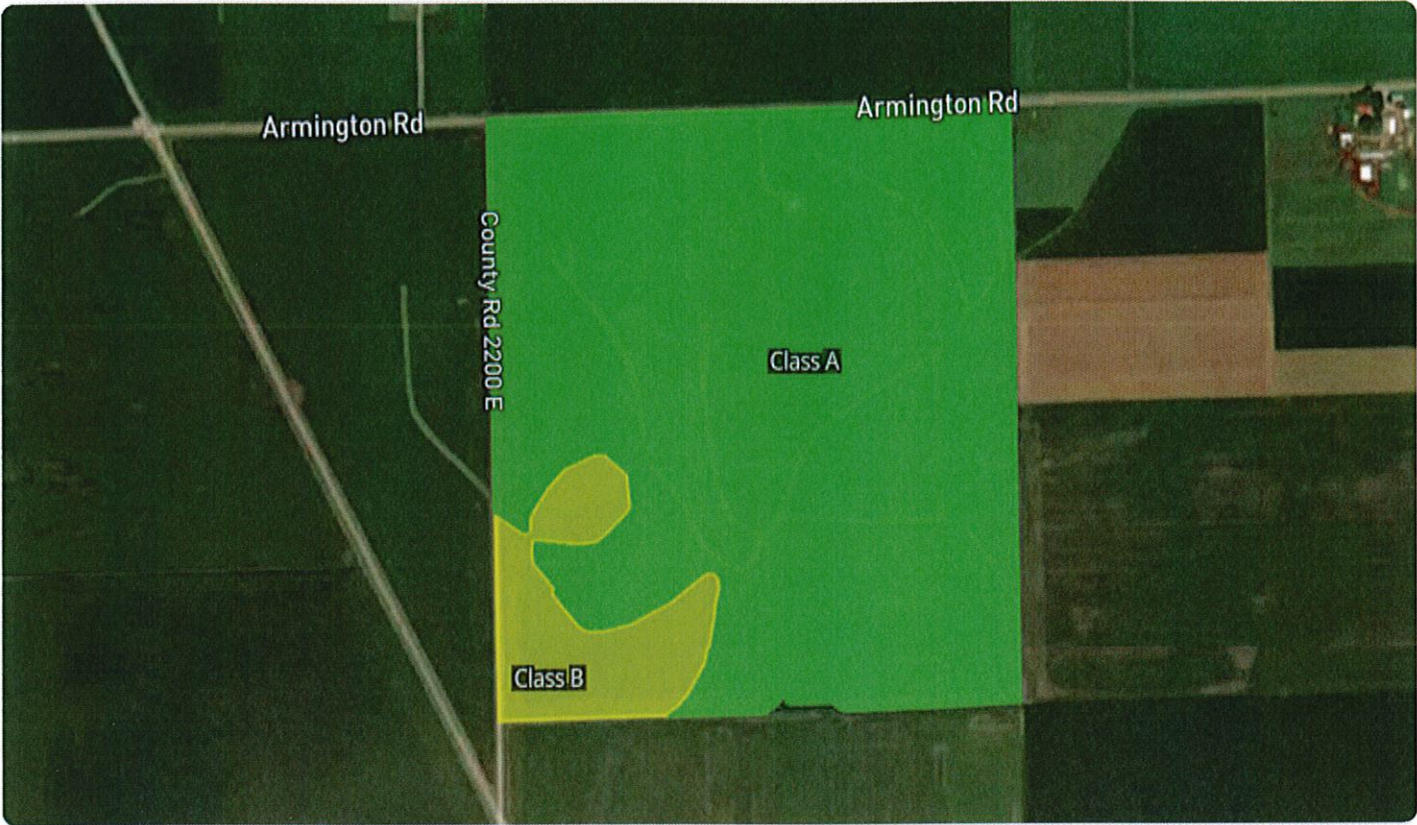
Illinois soil data based on research bulletin 811, published by [University of Illinois NRES](#)

Tazewell-PK-160 Farm

Tazewell County, Illinois | 25 22N 4W | 160.00 gross acres

40.332635, -89.503835

Illinois Soil Classes



Acreage types displayed on map: Dryland, CRP, Irrigated

Soil Class		% of Map	Acres	Soil Rating
	Class A	89.44%	142.65	133 - 147
	Class B	10.56%	16.85	117 - 133
Total			159.5	

All data courtesy SSURGO database distributed by the U.S. NRCS.
Illinois soil data based on research bulletin 811, published by [University of Illinois NRES](#)
Soil class ratings for states have been added in consultation with local Farm Credit Associations.

Soil Capability Classes Non-Irrigated

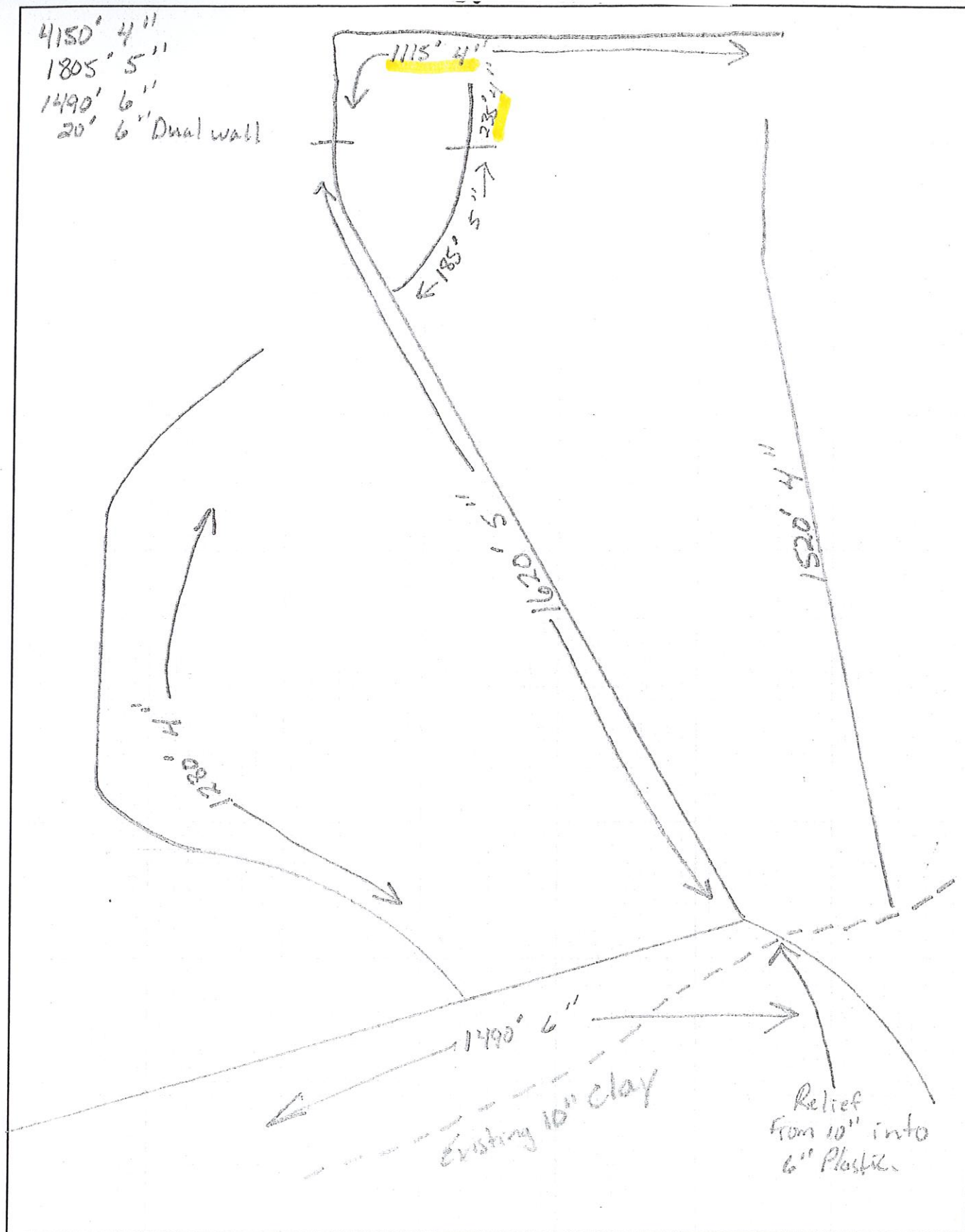


Acresage types displayed on map: Dryland, CRP, Irrigated

Capability Class		% of Map	Acres
	2e	55.03%	87.78
	2w	30.00%	47.84
	1	12.81%	20.41
	3e	2.18%	3.47
Total			159.5

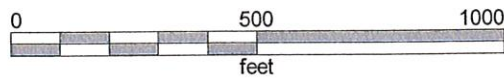
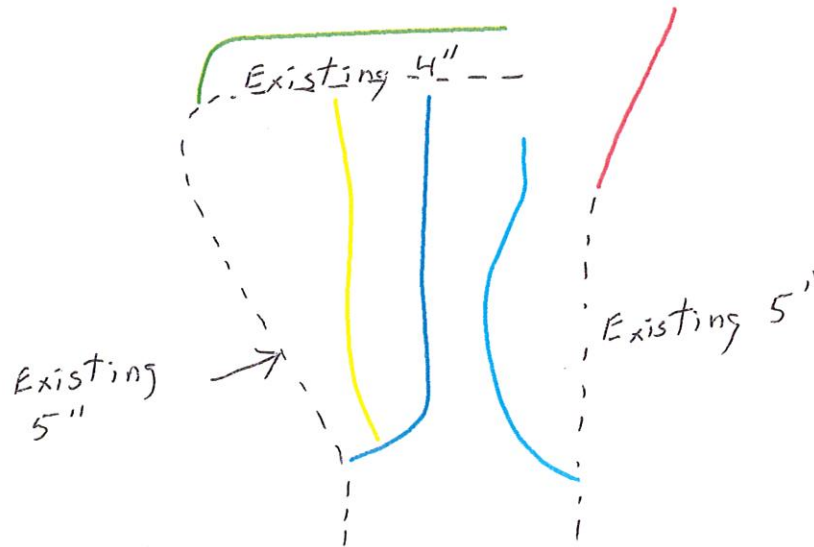
All data courtesy SSURGO database distributed by the U.S. NRCS.
Illinois soil data based on research bulletin 811, published by [University of Illinois NRES](#)

LEESMAN TILING & FARM THE MOST ADVANCED NAME IN DRAINAGE SYSTEMS
1569 2575th St.
ATLANTA, IL 61723



800-821-6710

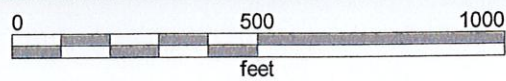
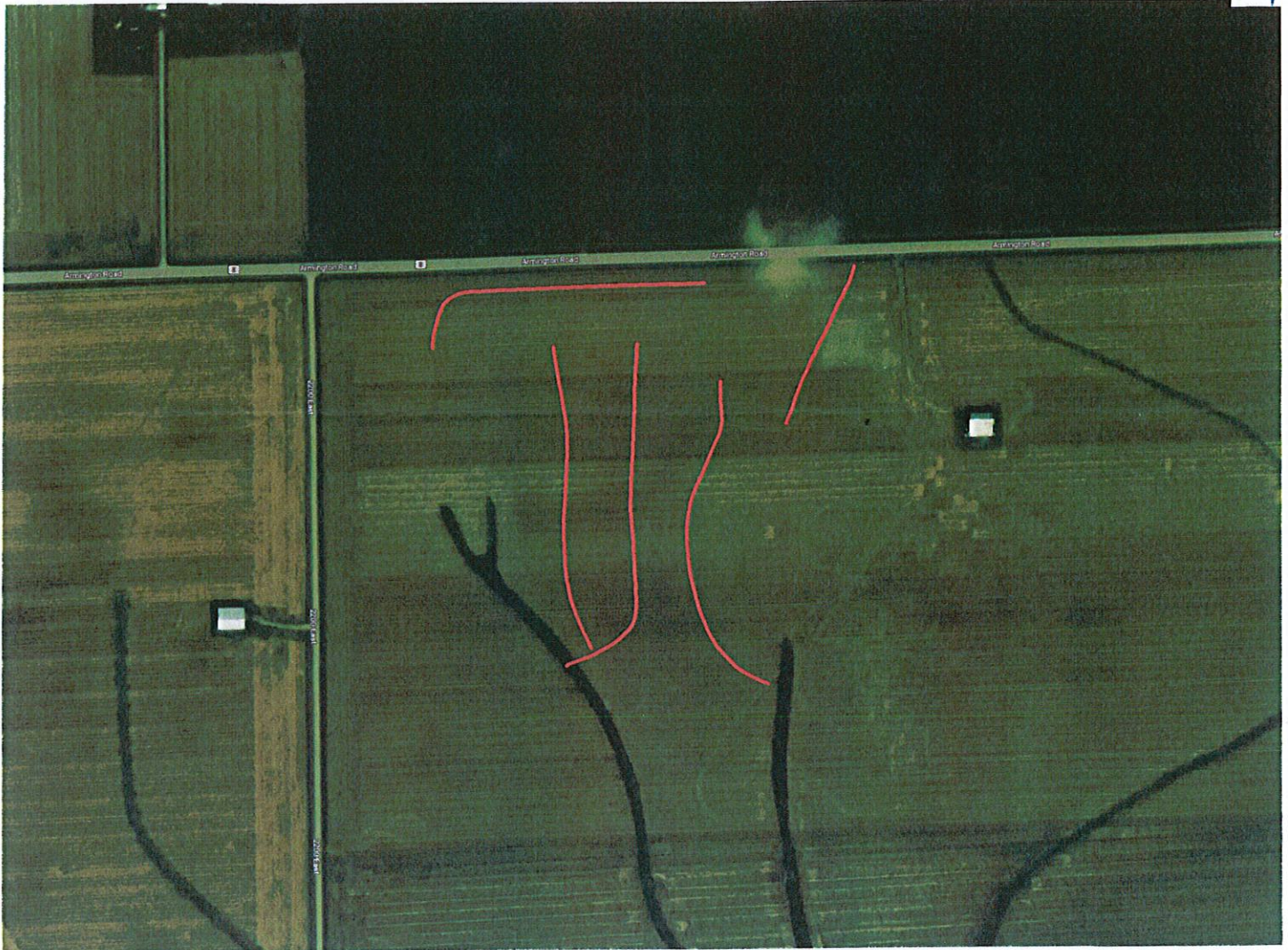
11 16 17
Length (calculated)



Client: horton
Farm: armington rd
Field: 11 16 17
Name: Drainage - Planned

	817.47 ft
	778.76 ft
	709.12 ft
	697.85 ft
	388.67 ft

11 16 17 Drainage Width



Client: horton

Farm: armington rd

Field: 11 16 17

Name: Drainage - Planned

Min: 0.0 ft

Max: 0.0 ft

Avg: 0.0 ft

0.0 ft