

Foley Trust Farm

UPDATED
PRICE



Morton building, 10.10.23



airstrip looking East, 10.10.23

Looking North, 10.10.23



Professional Land Specialists

Leslie H. "Chip" Johnston
Licensed IL Real Estate Managing Broker

Land Pro LLC

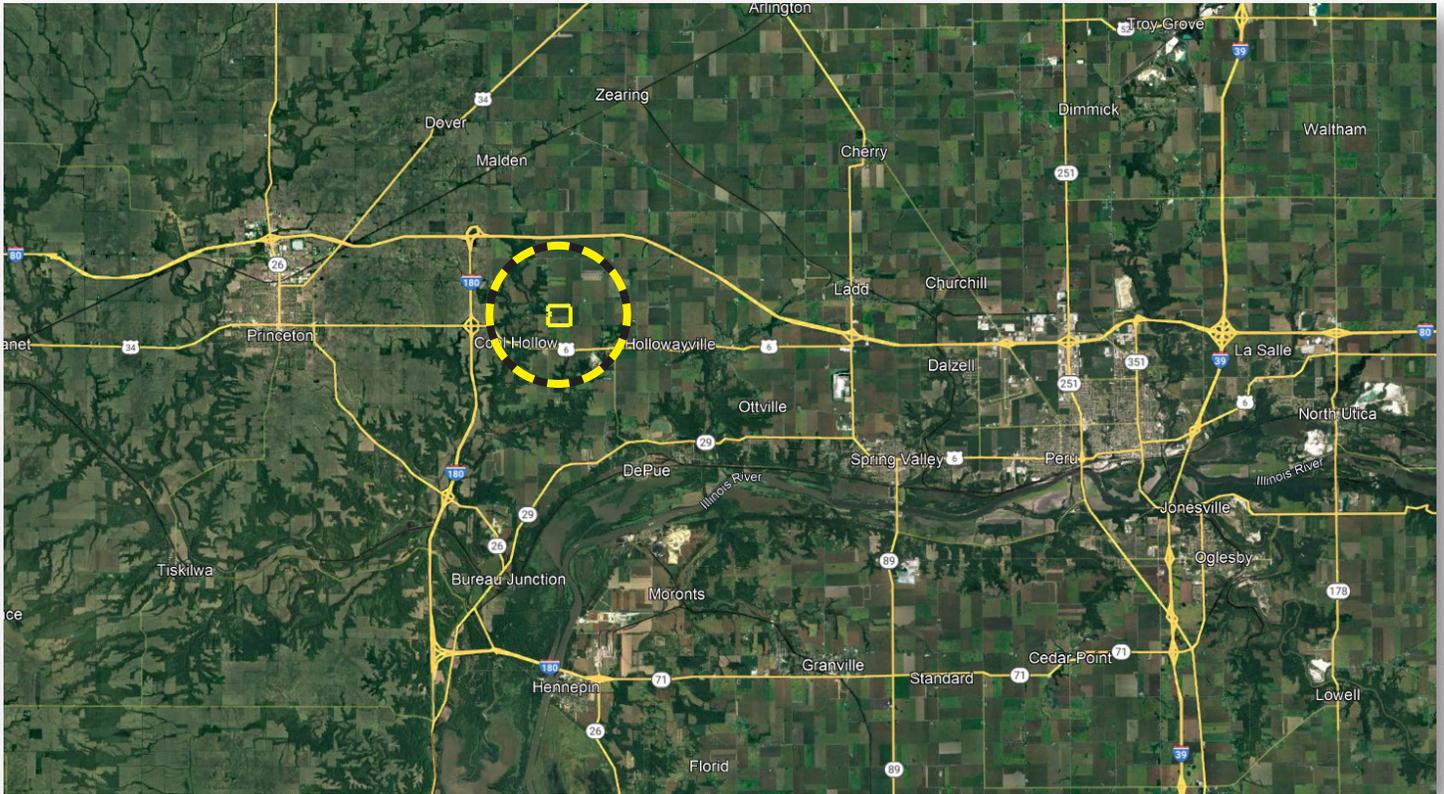
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November 28, 2023

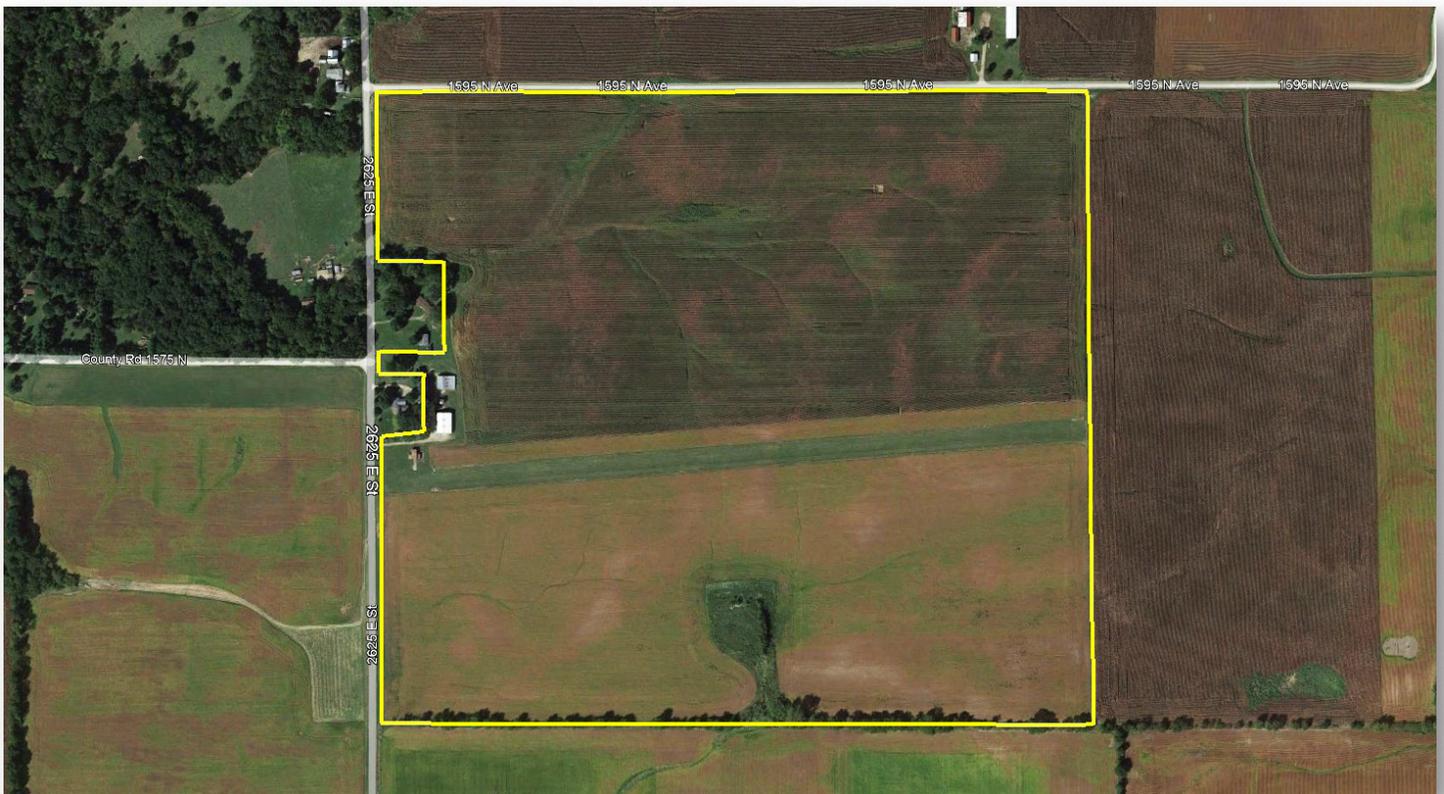


Foley Trust Farm

135.75± tax acres (130.21± tillable acres) | Section 16 | Selby Township | T.16N.-R.10E. | Bureau County IL



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Boundaries and acreages are approximate.

This is a unique 136± acre farm in Bureau County, Illinois that features an FAA registered lighted one-half mile airstrip that runs East to West. The property also has two nice Morton buildings and an airplane hangar along with 130± tillable acres. This may be just the farm for you. Give us a call today!



acreage	135.75± tax acres (130.21± tillable acres)
description	part of the NW¼ of Section 16 in Selby Township, T.16N.-R10E., Bureau County, Illinois
soils	Productivity Index - 130.3 (Birkbeck, Catlin, Muscatune, Radford, Catlin, Osco, Sable, Atterberry, Rozetta)
price	\$1,846,200.00 (\$13,600.00/ac)
taxes (2022)	\$5,513.28 (\$40.61/ac)
PIN	17.16.100.007, 17.16.100.008
buildings	2 Morton buildings airplane hangar
lease	farm lease open for 2024
frontage	Co Rd 1595 N, Co Rd 2625 E

FSA Information		
Farm 5058 Tract 9349		
Commodity	Base Acres	County Yield
Corn (PLC)	45.70	127
Soybeans (ARC-CO)	81.70	44

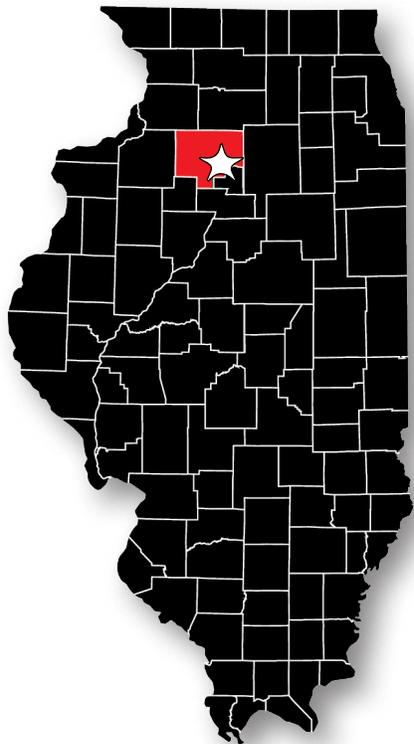


hangar, 10.10.23

5.9± mi NW of DePue IL
 7.3± mi E of Princeton IL
 29.0± mi W of Ottawa IL
 54.9± mi N of Peoria IL
 82.3± mi SW of Rockford IL
 106.0± mi SW of Chicago IL
 GPS 41.37729, -89.34928
 (points are to center of the city)



looking South, 10.10.23

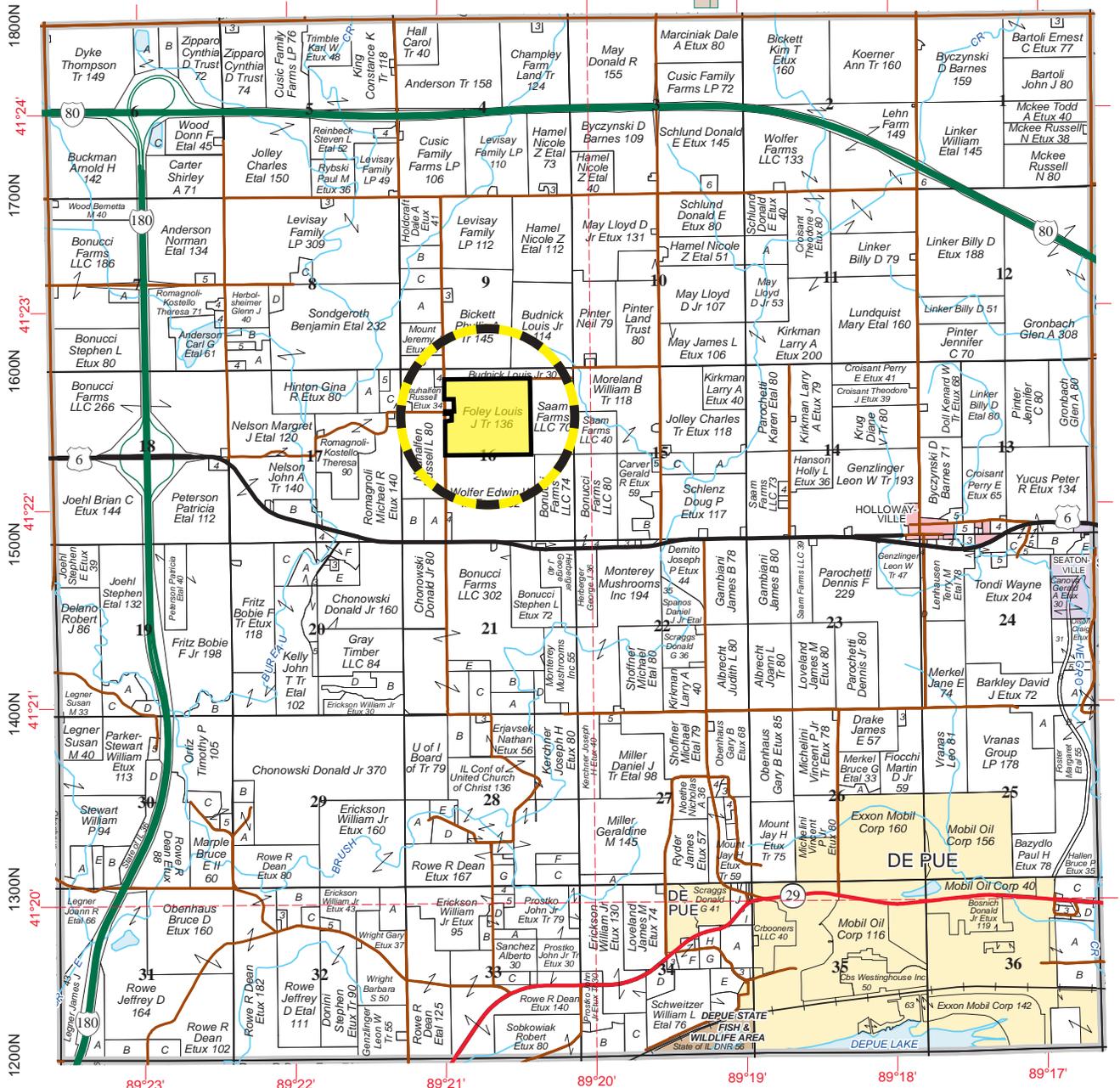


Boundaries and acreages are approximate.



SELBY

T.16N.-R.10E.



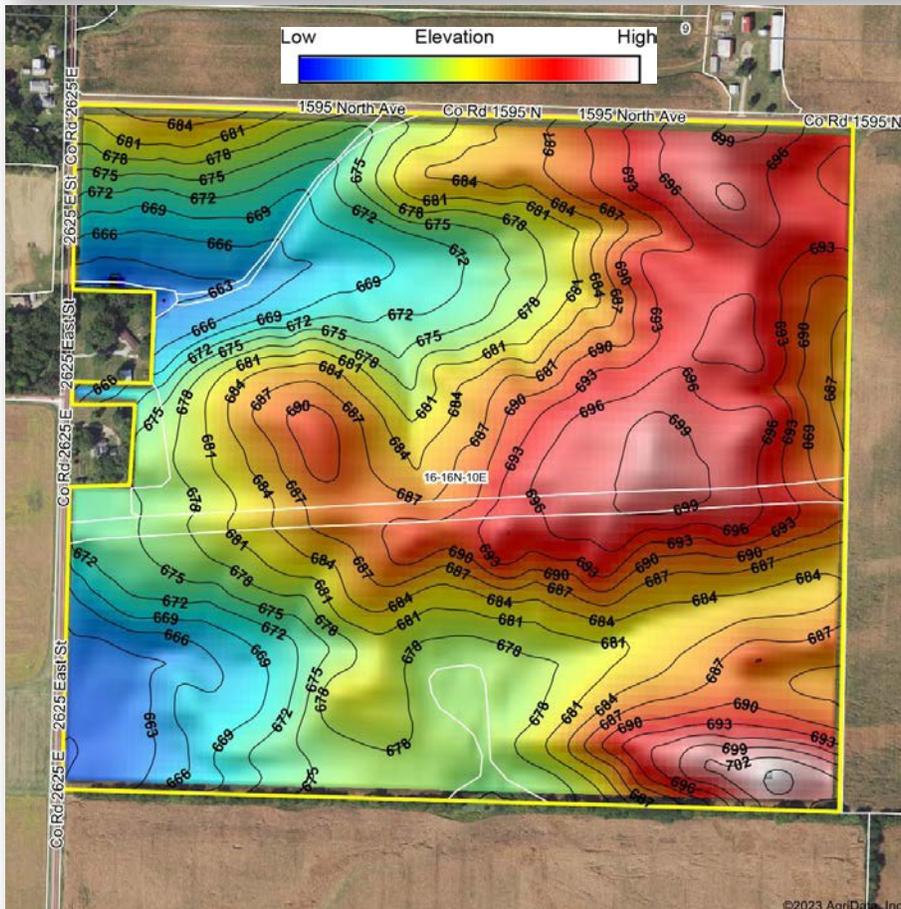
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Bureau County, IL

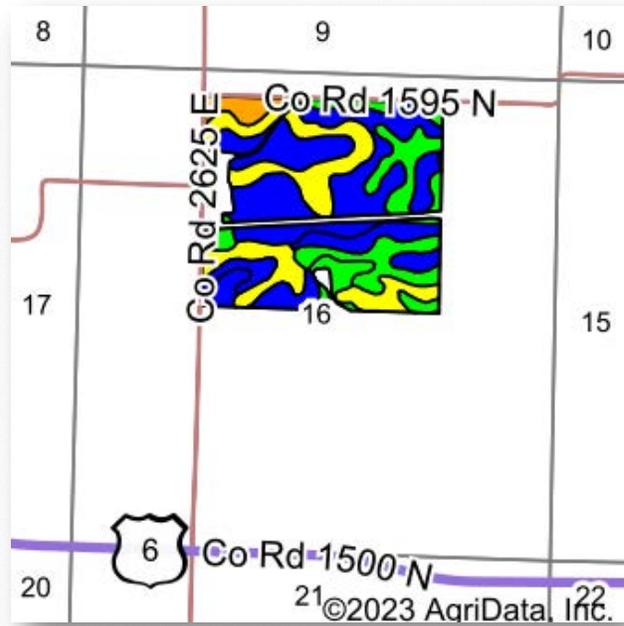
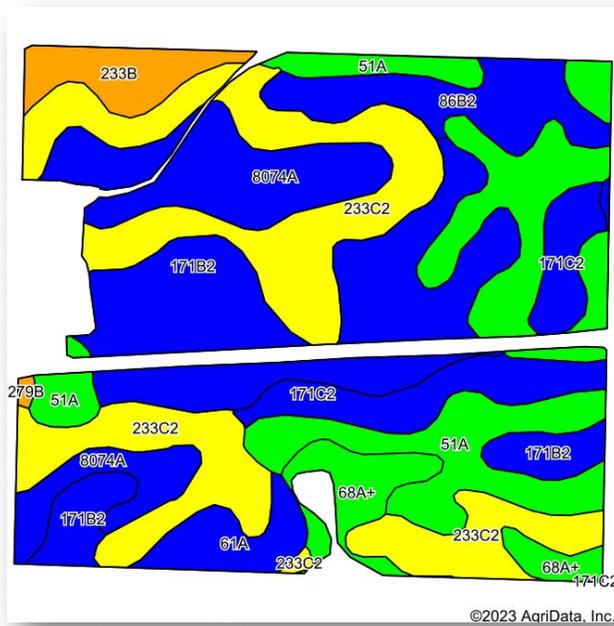
2400E 2500E 2600E 2700E 2800E 2900E 3000E



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Area Symbol: IL011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa d hay, T/A	Grass-legume e hay, T/A	Crop productivity index for optimum management
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	30.91	24.4%		FAV	**155	**48	**61	**4.78	0.00	**113
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	26.61	21.0%		FAV	**178	**56	**69	**6.43	0.00	**131
51A	Muscataine silt loam, 0 to 2 percent slopes	23.92	18.9%		FAV	200	64	75	0.00	6.02	147
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	14.68	11.6%		FAV	186	58	73	0.00	5.52	136
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	9.07	7.2%		FAV	**174	**55	**68	**6.30	0.00	**128
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	7.67	6.1%		FAV	**181	**57	**71	**6.56	0.00	**134
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	5.26	4.2%		FAV	192	63	74	0.00	5.77	143
**233B	Birkbeck silt loam, 2 to 5 percent slopes	4.31	3.4%		FAV	**165	**51	**65	**5.09	0.00	**121
61A	Atterberry silt loam, 0 to 2 percent slopes	3.80	3.0%		FAV	182	56	71	0.00	5.52	132
**279B	Rozetta silt loam, 2 to 5 percent slopes	0.20	0.2%		FAV	**162	**50	**64	**5.22	0.00	**119
Weighted Average						177.6	55.9	68.8	3.55	2.19	130.3

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

d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

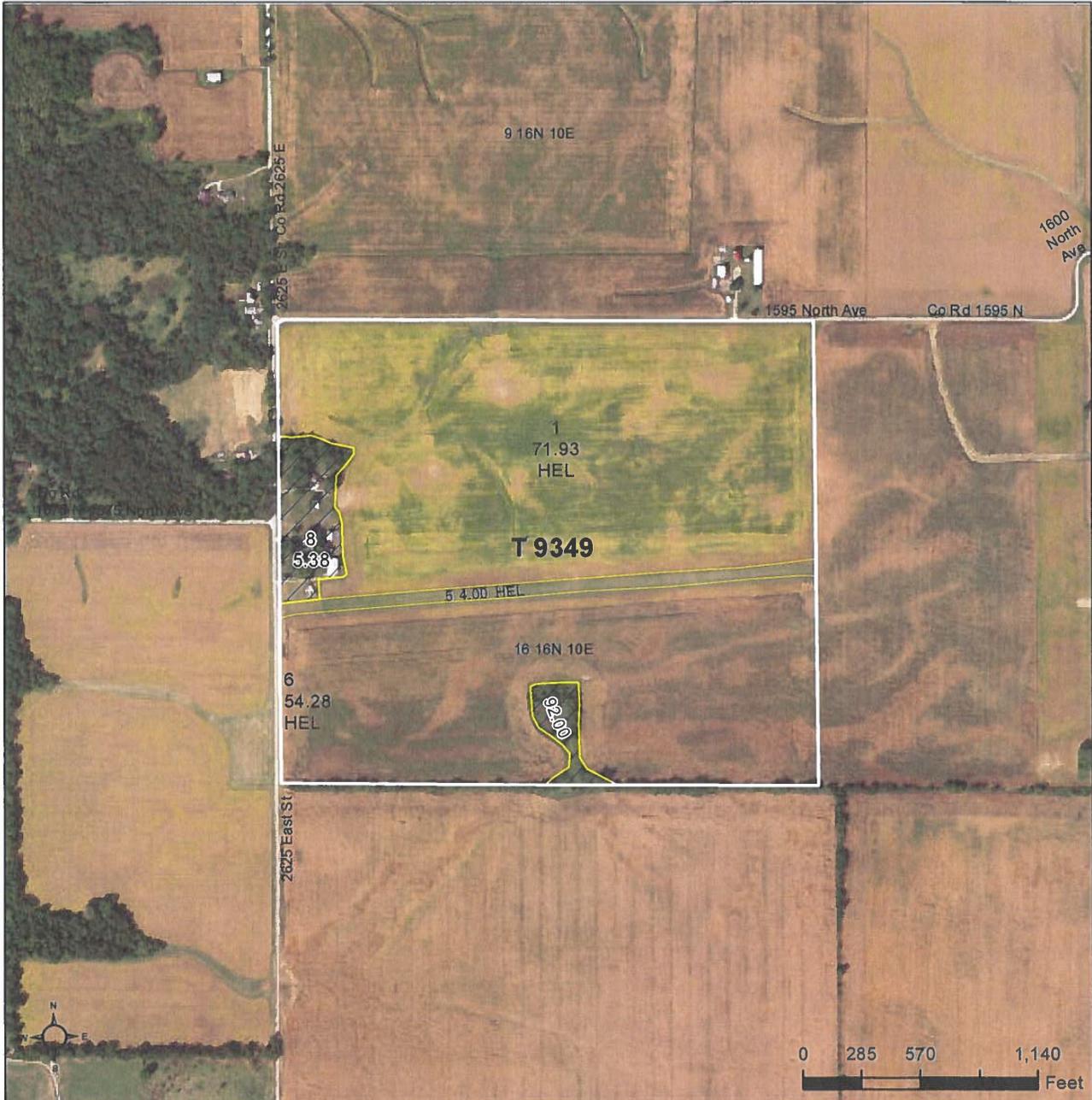
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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



Boundaries and acreages are approximate.

USDA United States Department of Agriculture
Bureau County, Illinois



Common Land Unit	
	Tract Boundary
	Non-Cropland
	Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 130.21 acres

2023 Program Year
 Map Created November 30, 2022

Farm 5058
Tract 9349

IL011_T9349

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based out of Princeton Illinois
concentrating in West and North Central Illinois



Land Brokerage | Farm Management

Land Auctions | Land Consulting



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