

Albany Property

Located off Route 84 on Palmer Road

Section 19, Garden Plain Township

Whiteside County, Illinois

Real Estate Taxes for 2020 = \$452.26

42.36 Acres

Surety Indicates PI of 125.1 on Total Acres

Many Hunting and Recreational Opportunities

Priced at \$165,000 / \$3,895 per acre

Soils Include:

Faxon

Sawmill

Otter



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

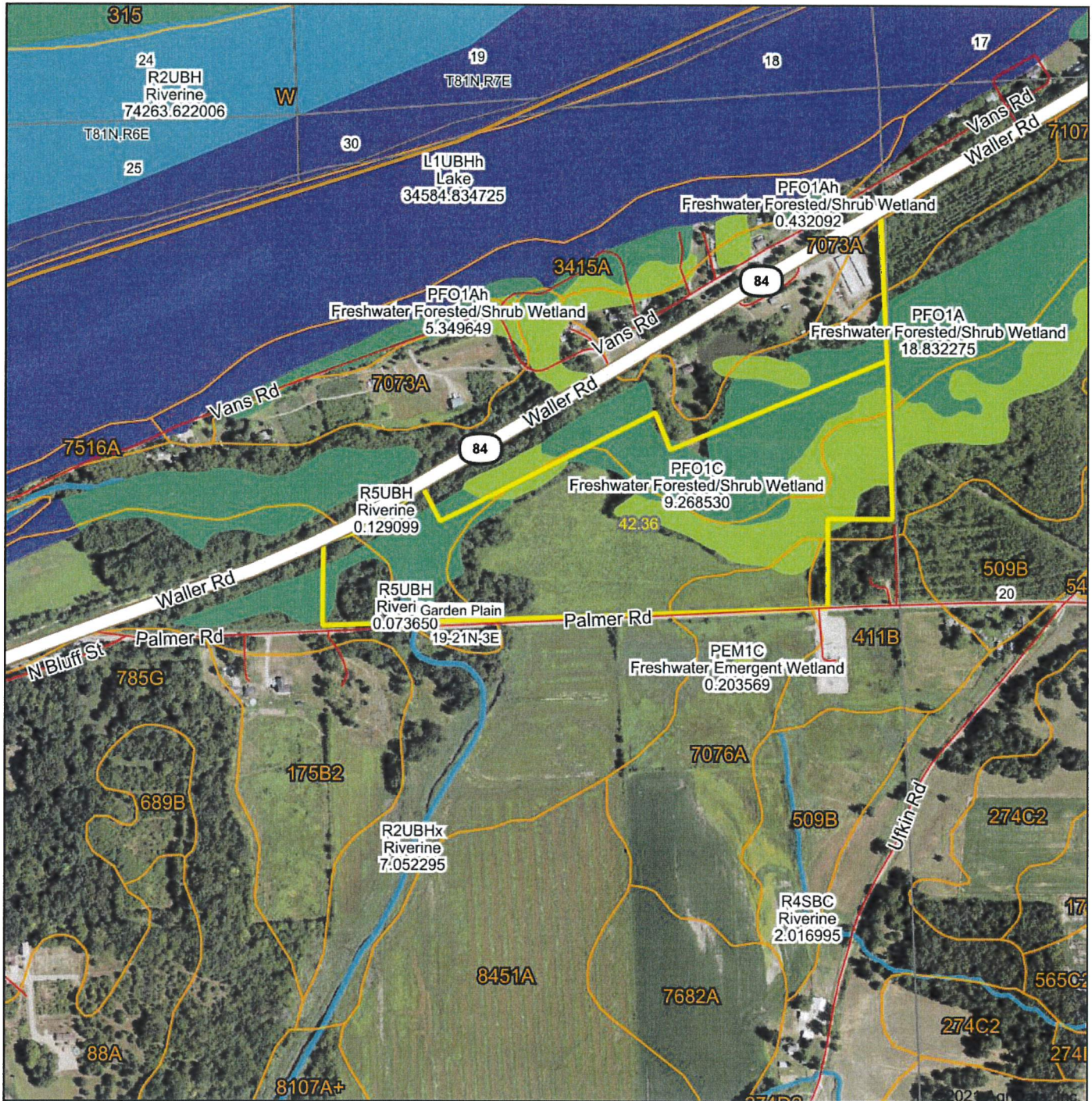
815-288-0998 Phone

815-284-0298 Fax

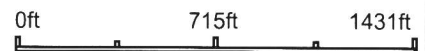
815-973-6768 Cell

ericbird2004@yahoo.com

Aerial Map



Map Center: 41° 47' 43.71, -90° 11' 41.59

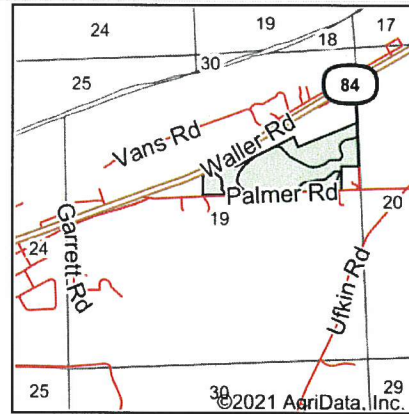
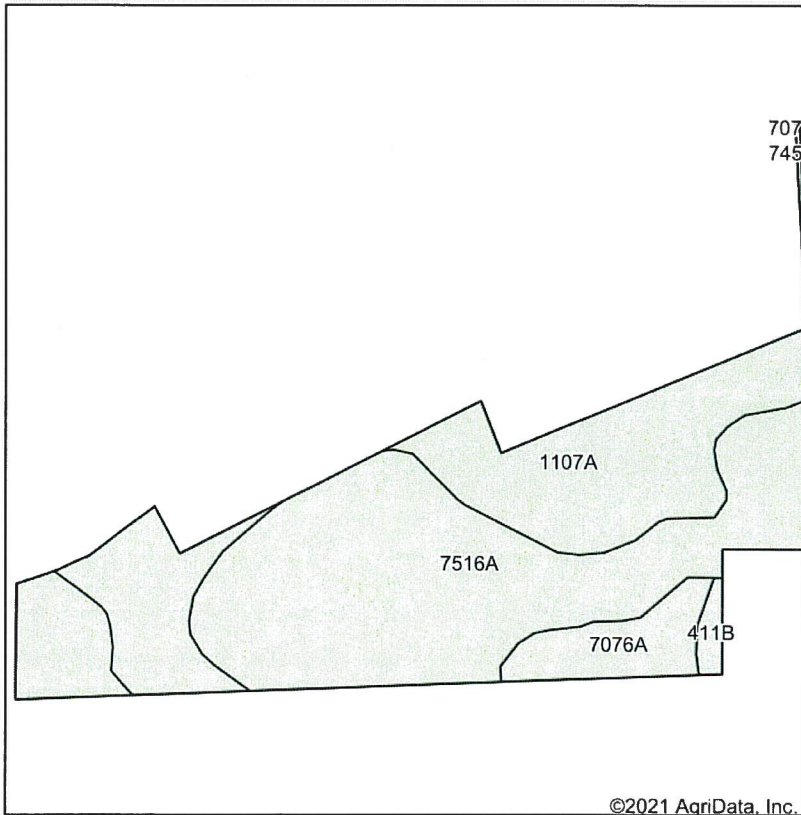


19-21N-3E
Whiteside County
Illinois



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Illinois**
 County: **Whiteside**
 Location: **19-21N-3E**
 Township: **Garden Plain**
 Acres: **42.36**
 Date: **8/4/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IL195, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
7516A	Faxon silty clay loam, 0 to 2 percent slopes, rarely flooded	24.23	57.2%	154	51	59	115
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	14.59	34.4%	189	60	71	139
7076A	Otter silt loam, 0 to 2 percent slopes, rarely flooded	2.95	7.0%	186	61	71	139
**411B	Ashdale silt loam, 2 to 5 percent slopes	0.50	1.2%	**168	**53	**67	**124
7452A	Riley loam, 0 to 2 percent slopes, rarely flooded	0.09	0.2%	172	55	66	127
Weighted Average				168.5	54.8	64.1	125.1

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

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

Whiteside County Illinois



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Tax Parcel