

FOR SALE

Commercial Opportunity

10+/- Acres

Section 16, Concord Twp.

Bureau County, Illinois

Located at the Junction of Rt 6&34 and

Il Rt 40 (Langley) Sheffield, Illinois

Offered at: **\$250,000**

FSA tillable: 10.07 acres

TaxID#: 14-16-477-004

Productivity Index: 130.1 Surety

Taxes: \$243.88 2015 paid in 2016

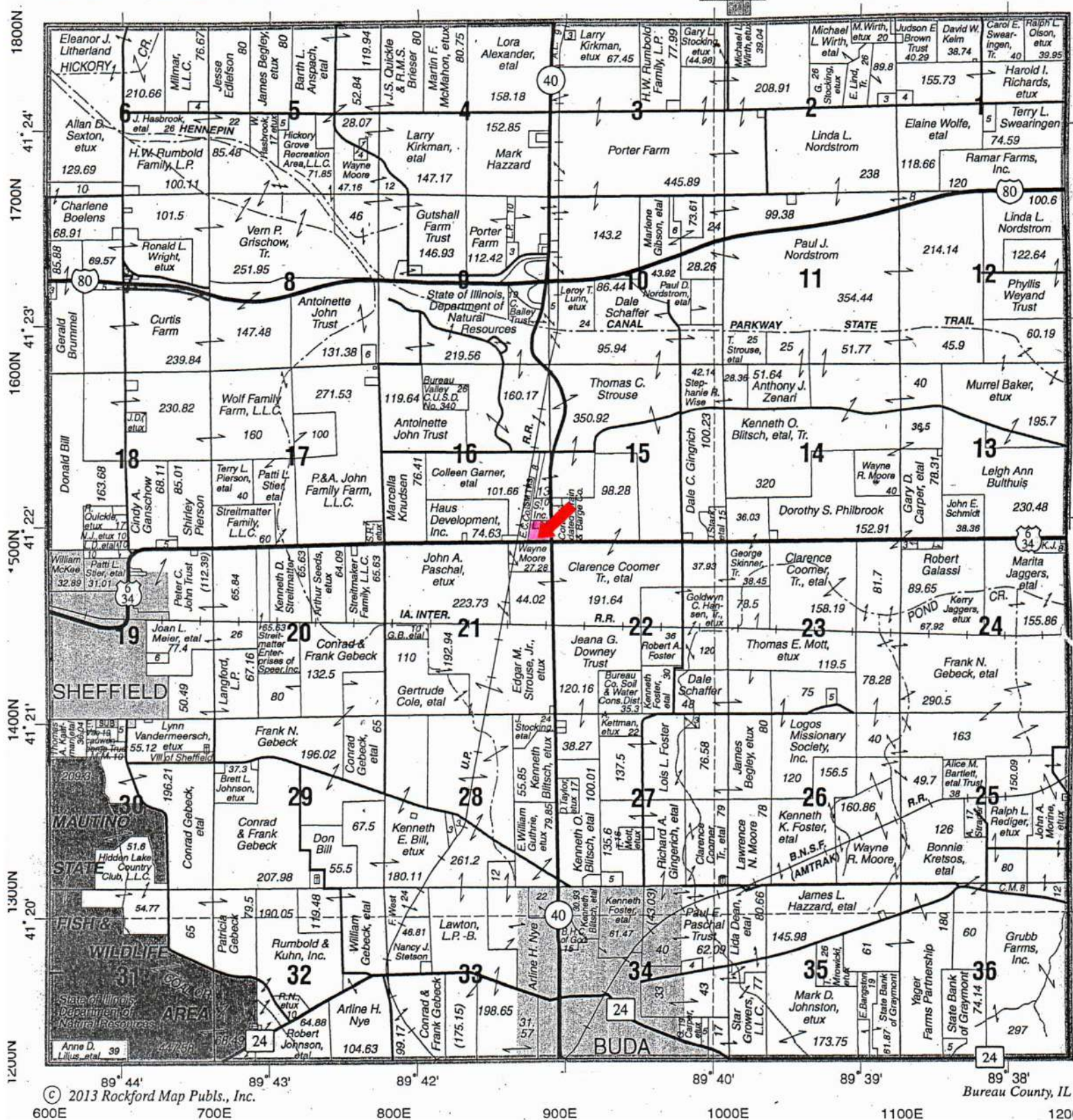
For more information call:

815-699-7999



401 W. Main St., Wyandot, IL 61379

T.16N.-R.7E.



Aerial Map



map center: 41° 21' 59.24, 89° 41' 11.79

0ft 174ft 348ft

Auction Service
REDIGER
Wyanet, IL
815-699-7999

Maps Provided By:

 **surety**
CUSTOMIZED ONLINE MAPPING
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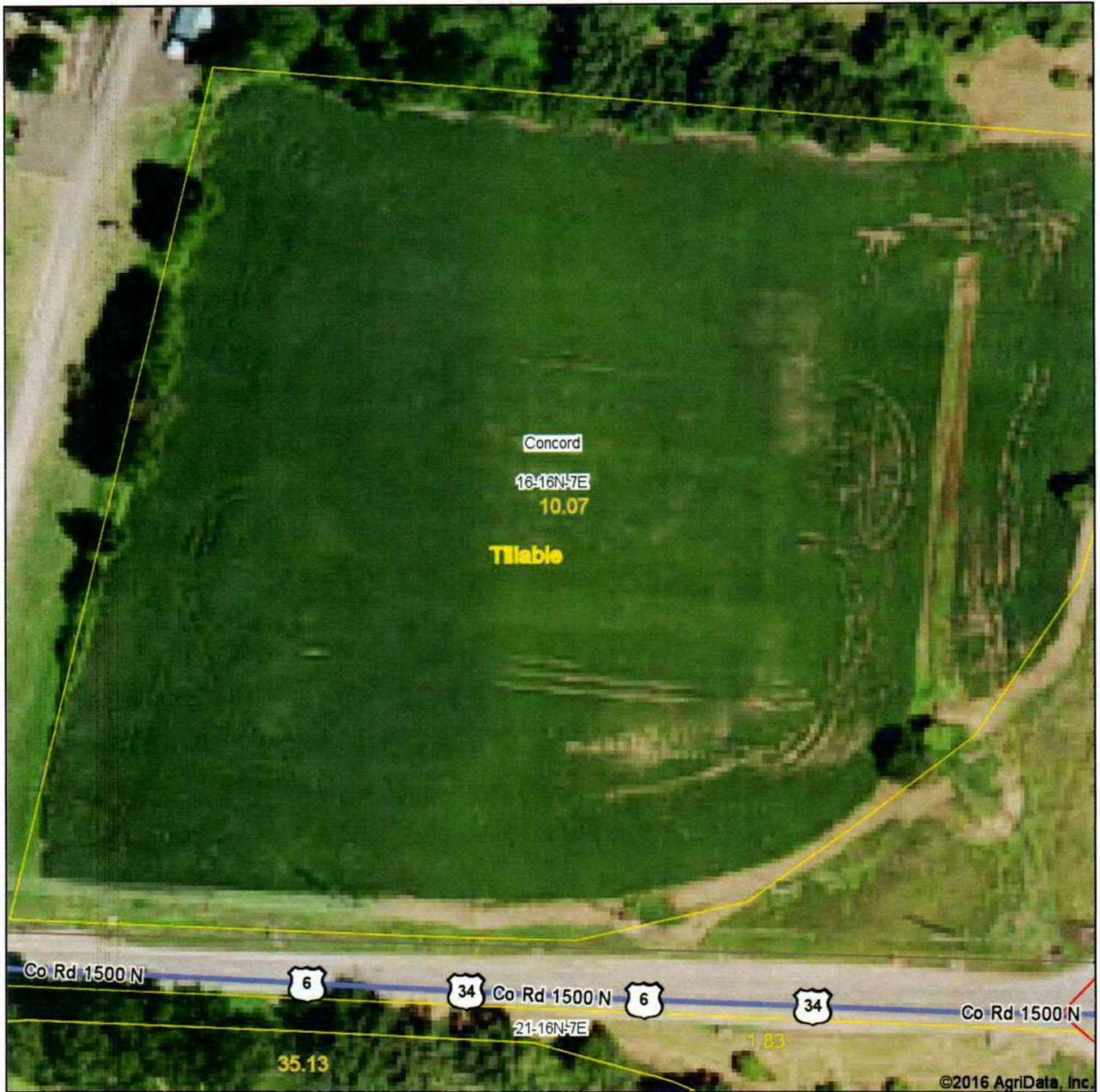
16-16N-7E
Bureau County
Illinois



5/9/2016

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Aerial Map



Auction Service
REDIGER
Wyanet, IL
815-699-7999

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map center: 41° 21' 58.85, 89° 41' 12.16

0ft 115ft 230ft

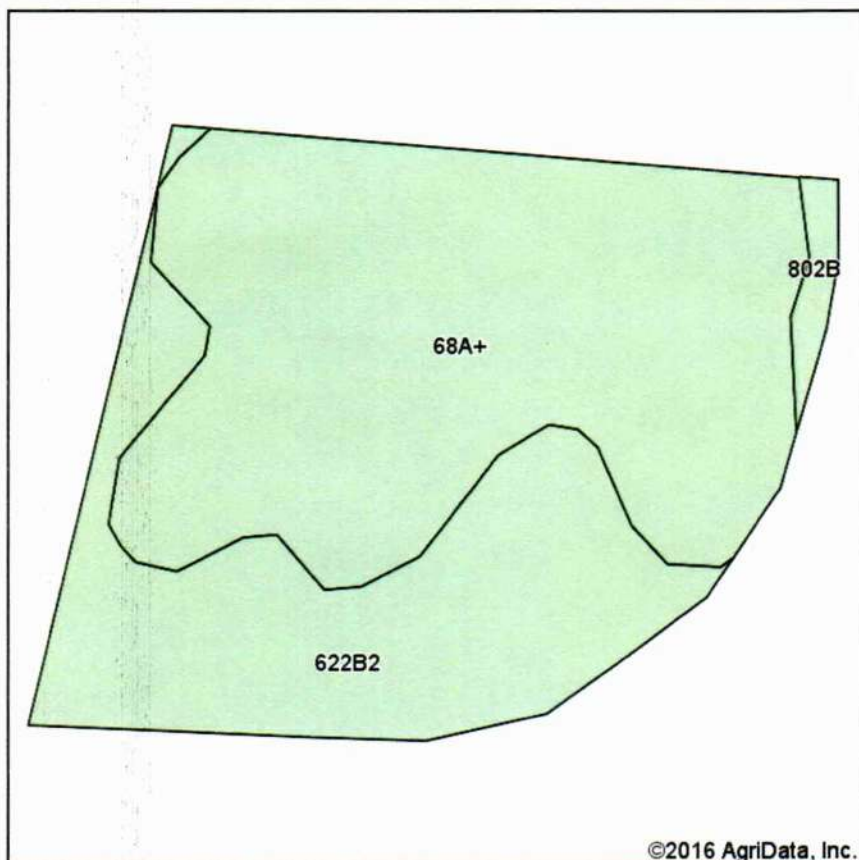
16-16N-7E
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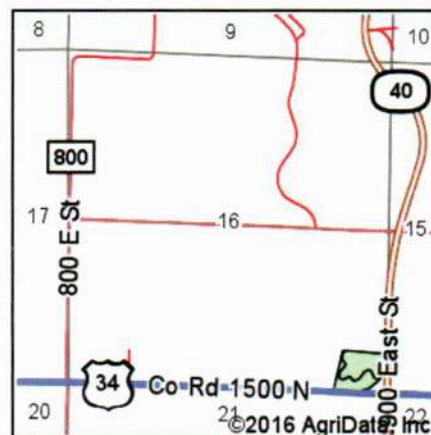
5/9/2016

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Bureau
Location: 16-16N-7E
Township: Concord
Acres: 10.07
Date: 5/9/2016

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Area Symbol: IL011, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	6.30	62.6%		192	63	143
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	3.59	35.7%		**153	**50	**114
802B	Orthents, loamy, undulating	0.18	1.8%				
Weighted Average					174.6	57.2	130.1

Area Symbol: IL011, Soil Area Version: 13

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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

General Information

Owner Name: MAY TRUSTEE, LLOYD R
4683 S LA RIQUEZA RD
FORT MOHAVE, AZ 86426

Tax Year: 2015
Property Use: 0021 UNIMPROVED FARMLAND
Tax Code: 14008
Tax Bill #:
Alternate Parcel #: 127
Assessment Type: Locally Assessed
State Assessed Value: 0.00
TIF Base Value: 0.00

Location:
Township: MANLIUS
Subdivision: CONCORD
Sec/Lot: 16
Legal Township: 16
Range/Blk: 07

Acreage:
Homesite: 0.000
Other Taxable: 9.420
Non Taxable: 0.000
Total: 9.420

Legal Description:

S 10 AC. E RR SE SE (EX ROW)
B 1273 P 830 D 07-0183

Year Begin: 0
Subdivided From Parcel:
Year Retired: 0
Combined Into Parcel:

Valuations

	Local	Supervisor		Board of Review	
	Assessed	Assessed	Equalized	Assessed	Equalized
Land:	0	0	0	0	0
Farm Land:	2,744	2,858	2,858	2,858	2,858
Building:	0	0	0	0	0
Farm Building:	0	0	0	0	0
	2,744	2,858	2,858	2,858	2,858

New Assessments/Other Changes

Date	Stage	Reason	Amount
11/10/2015	Supervisor	FARMLAND REVALUED	0

Farmland

Soil Type	Use	Acres	PI	Value/Acre	Influence	Flood	Assessed
622B2	CR	2.760	101	131.11	1.0000	1.00	362
68A+	CR	4.520	126	549.73	1.0000	1.00	2,485
802B	CR	0.100	0	0.00	1.0000	1.00	0
622B2	NON AG	0.720	101	0.00	0.0000	1.00	0
802B	NON AG	0.730	0	0.00	0.0000	1.00	0
622B2	OTHER FARMLANI	0.410	101	131.11	0.1667	1.00	9
68A+	OTHER FARMLANI	0.020	126	549.73	0.1667	1.00	2
802B	OTHER FARMLANI	0.160	0	0.00	0.1667	1.00	0
		9.420					2,858

Exemptions

1977 Base Value: 320
Senior Freeze Base : 0

Description	Effective Date	Expires	Qualifying %	Base Amount	Annualized	Amount
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NotesDateDescription**Sales**

<u>Date</u>	<u>Sale Price</u>	<u>Document Number</u>	<u>Qualified</u>	<u>Prior Year</u>	<u>% Assessed</u>
01/11/2007	180,000	B1273 P830 D 07-0183	Yes	1,315	0.73

2015 Taxes (Payable 2016)

Estimated Taxes:	243.88	Tax Rate:	8.53338
Delinquent Interest:	0.00	Payment Status:	Pending
Fees:	0.00		
Forfeiture Interest:	0.00		

NOTE: Estimated taxes are approximations only and may not match the actual taxes due on your tax bill.