

Butler Land Company

Murdock Farm

County: Douglas

State: Illinois

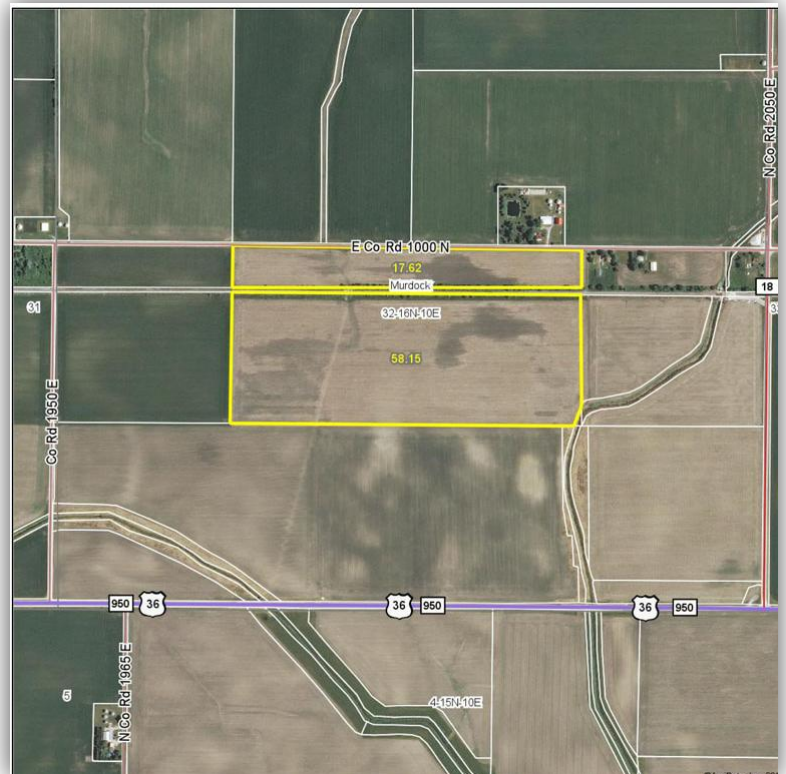
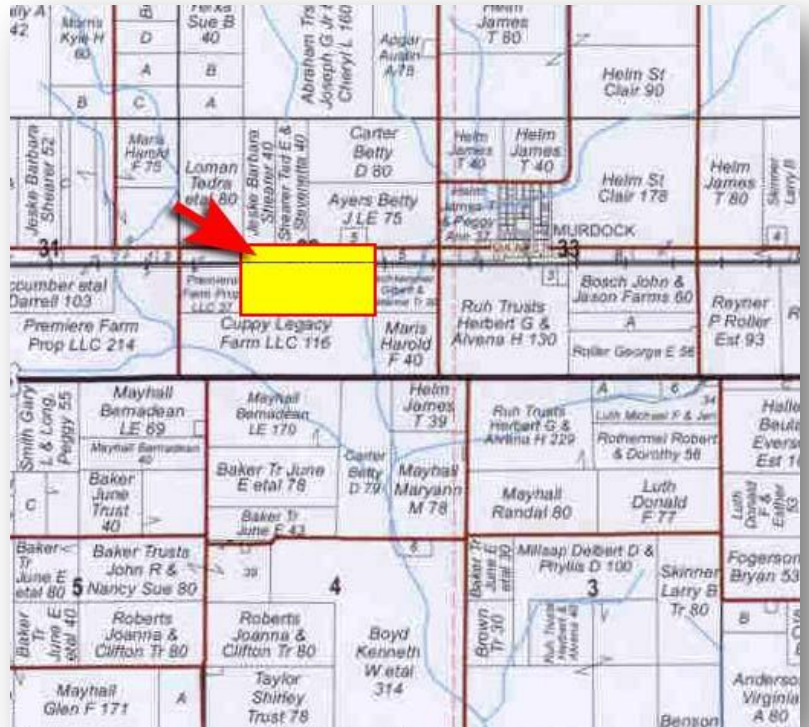
Twp: Murdock

Property type: Tillable

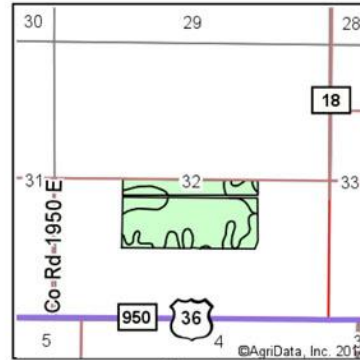
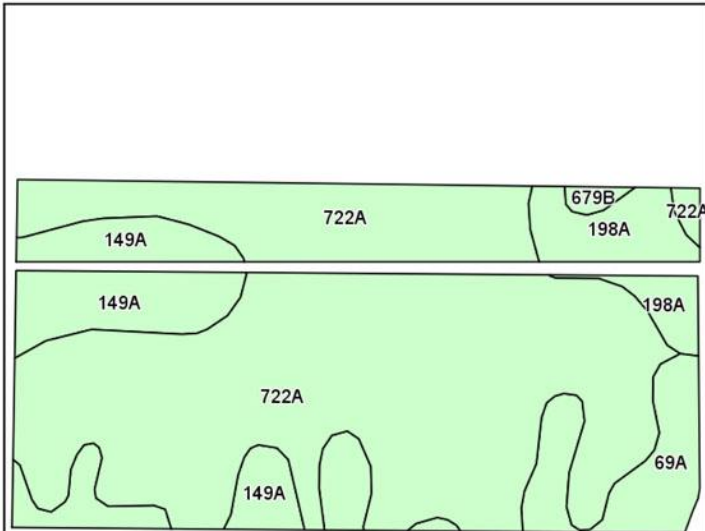
Directions: ½ mile west of the town of Murdock and ½ mile north of Route 36.

- 74± total acres. 75.77 tillable acres located in Douglas County.
- Primary soils are Drummer silty clay loam, Milford silty clay loam, Brenton silt loam and Elburn silt loam.
- **Tenancy open for 2014.**
- Optimum Crop Productivity Rating has a weighted average of 184.6.
- Soil test from fall of 2012 shows excellent fertility (see soil test results on our website).
- Don't miss the opportunity to own this highly-productive farm.
- A railroad crossing is along the east side of the property.
- Large drainage ditch at the southeast corner of the property.
- 1 ½ % buyer's premium.

Price - \$11,450.00 / acre



Soil Map



State: **Illinois**
 County: **Douglas**
 Location: **32-16N-10E**
 Township: **Murdock**
 Acres: **75.77**
 Date: **3/3/2014**

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Soils data provided by USDA and NRCS.

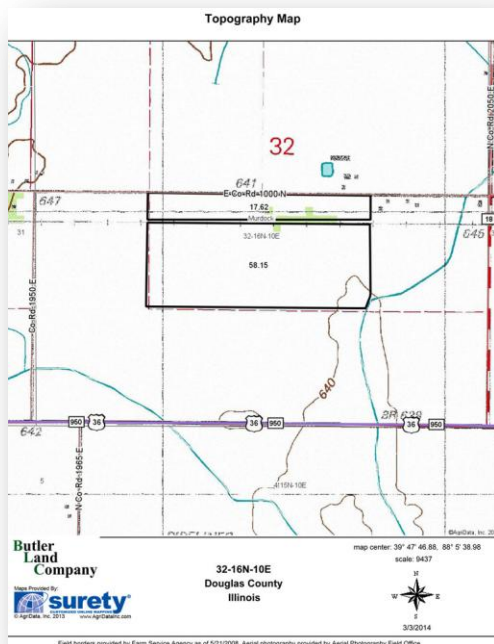
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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A
722A	Drummer-Milford silty clay loams, 0 to 2 percent slopes	52.92	69.8%		184	60	70
69A	Milford silty clay loam, 0 to 2 percent slopes	8.84	11.7%		171	57	68
149A	Brenton silt loam, 0 to 2 percent slopes	8.83	11.7%		195	60	74
198A	Elburn silt loam, 0 to 2 percent slopes	4.74	6.3%		197	61	74
**679B	Blackberry silt loam, 2 to 5 percent slopes	0.44	0.6%		**192	**59	**73
Weighted Average					184.6	59.7	70.5

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 (Updated 1/10/2012)
 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

Area Symbol: IL041, Soil Area Version: 11, Established: 12/08/2013 12:48:11 AM

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



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