

## Nancy N. Thompson Trust

**202.55 +/- Acres of Farmland with Wind Turbine Income**  
Section 8, Ohio Township, Bureau County, IL

- 202.55 +/- Total Acres
- 187.7 +/- Tillable Acres
- 135 Productivity Index
- 2 Wind Turbines-2024: \$24,368
- Taxes 2023-\$8,841.82
- Open Lease for 2025

**\$14,800 /Acre**

(INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)



**Ian Legner, AFFP®**

**Land Broker**

**(815) 503-4271**

**Legner.sterlinglandcompany@gmail.com**

(Ian Legner is an exclusive agent of the seller)



# Aerial Map



Boundary Center: 41.556564, -89.484583

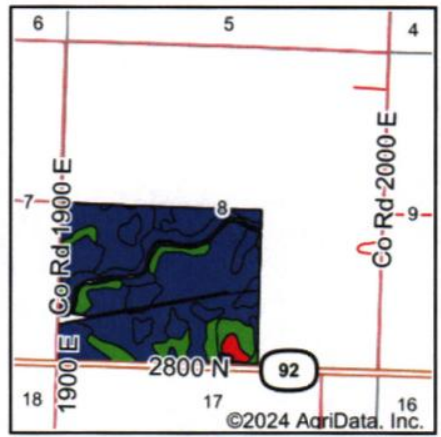
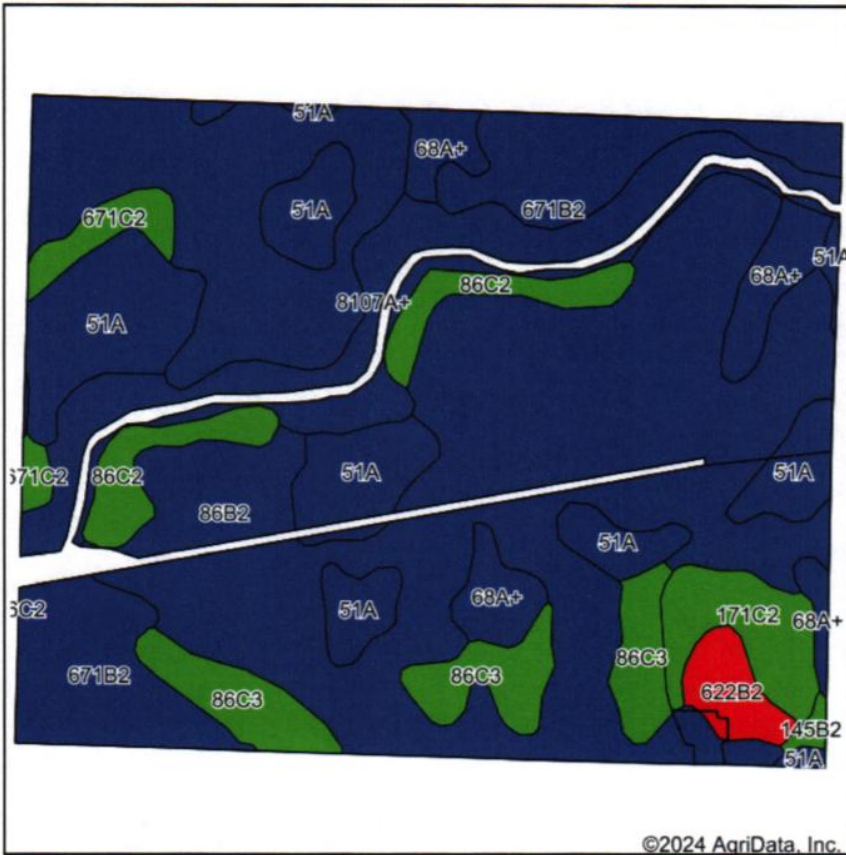
0ft 831ft 1663ft

**8-18N-9E**  
**Bureau County**  
**Illinois**





# Soils Map



State: **Illinois**  
 County: **Bureau**  
 Location: **8-18N-9E**  
 Township: **Ohio**  
 Acres: **189.9**  
 Date: **6/5/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 21								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	70.37	37.1%		**180	**56	**133	65
**671B2	Biggsville silt loam, 2 to 5 percent slopes, eroded	40.67	21.4%		**185	**58	**135	75
51A	Muscataune silt loam, 0 to 2 percent slopes	23.87	12.6%		200	64	147	84
**8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	17.19	9.1%		**191	**61	**140	76
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	10.52	5.5%		**163	**51	**120	64
**68A+	Sable silt loam, 0 to 2 percent slopes, overwash	8.59	4.5%		**194	**64	**144	75
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	6.56	3.5%		**178	**56	**131	65
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	5.63	3.0%		**174	**55	**128	56
**671C2	Biggsville silt loam, 5 to 10 percent slopes, eroded	3.09	1.6%		**181	**57	**132	71
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	2.94	1.5%		**153	**50	**114	57
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	0.47	0.2%		**168	**54	**124	66
<b>Weighted Average</b>					<b>183.6</b>	<b>57.9</b>	<b>135</b>	<b>*n 70.6</b>