

## Gordon D. & Paulette J. Zaagman Farm



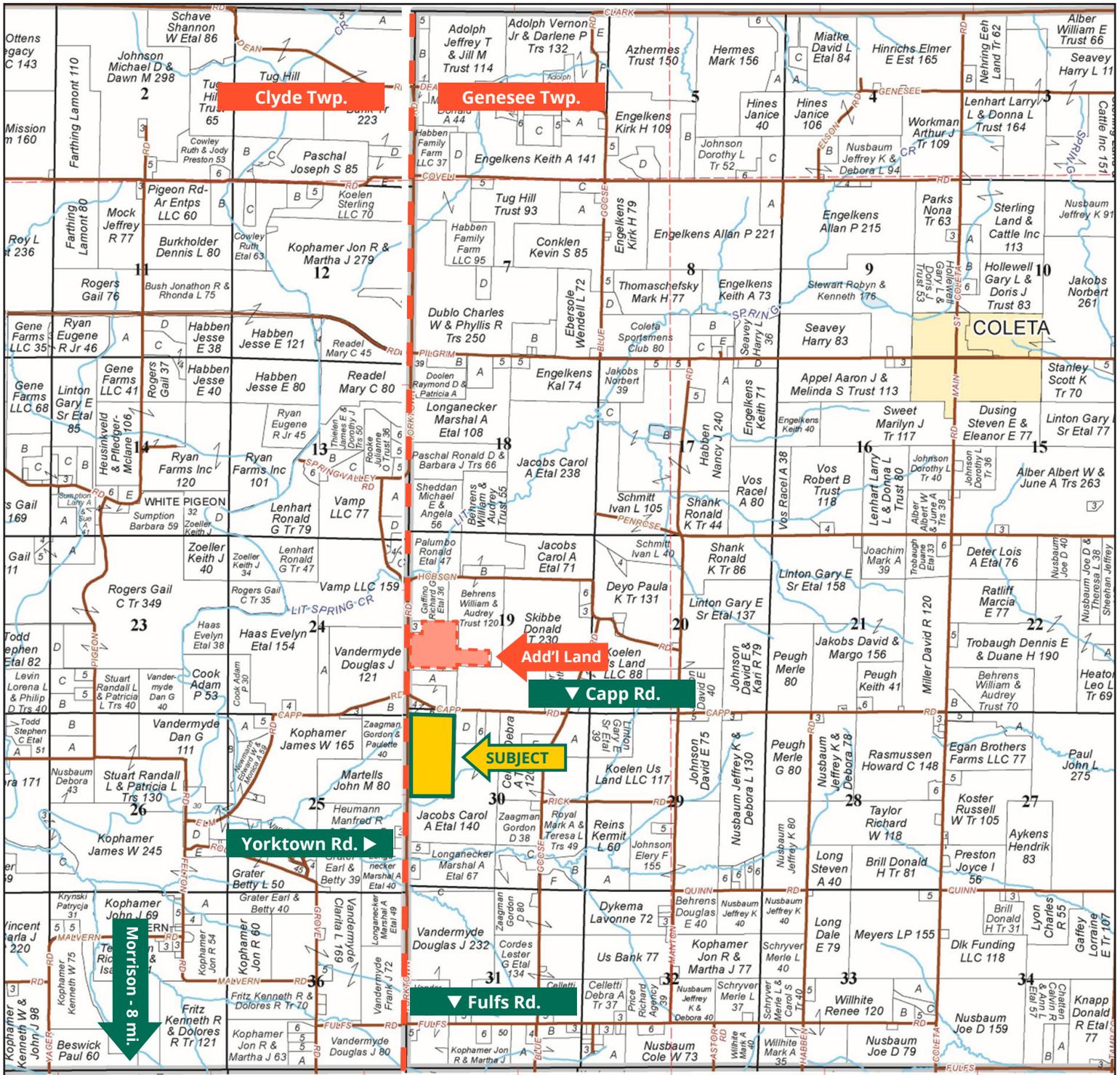
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**74.26 Acres, m/l**  
**Whiteside County, IL**



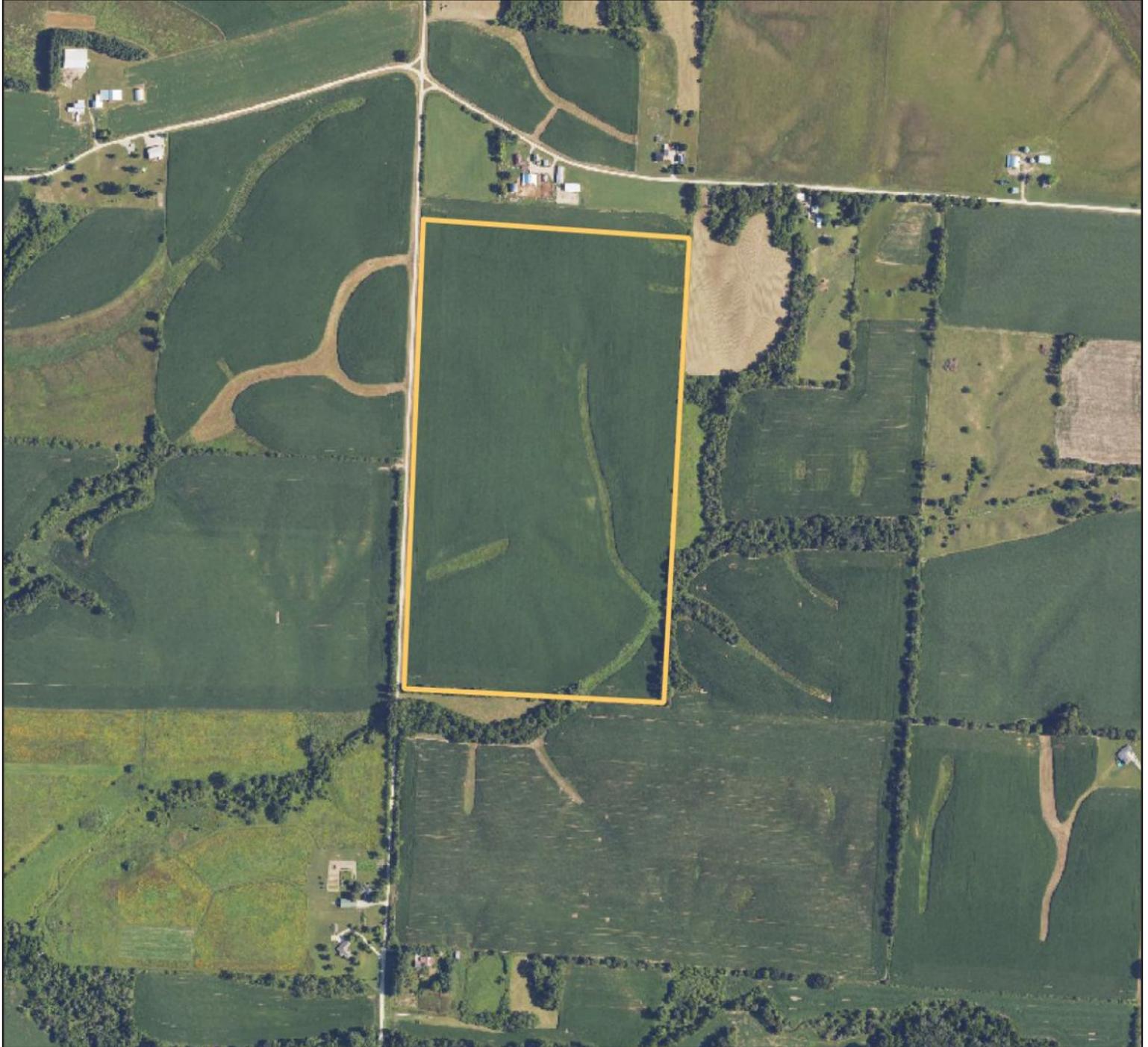
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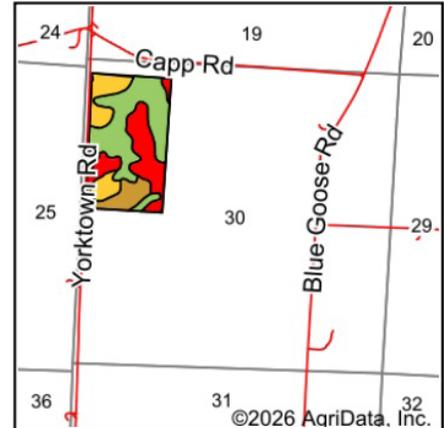
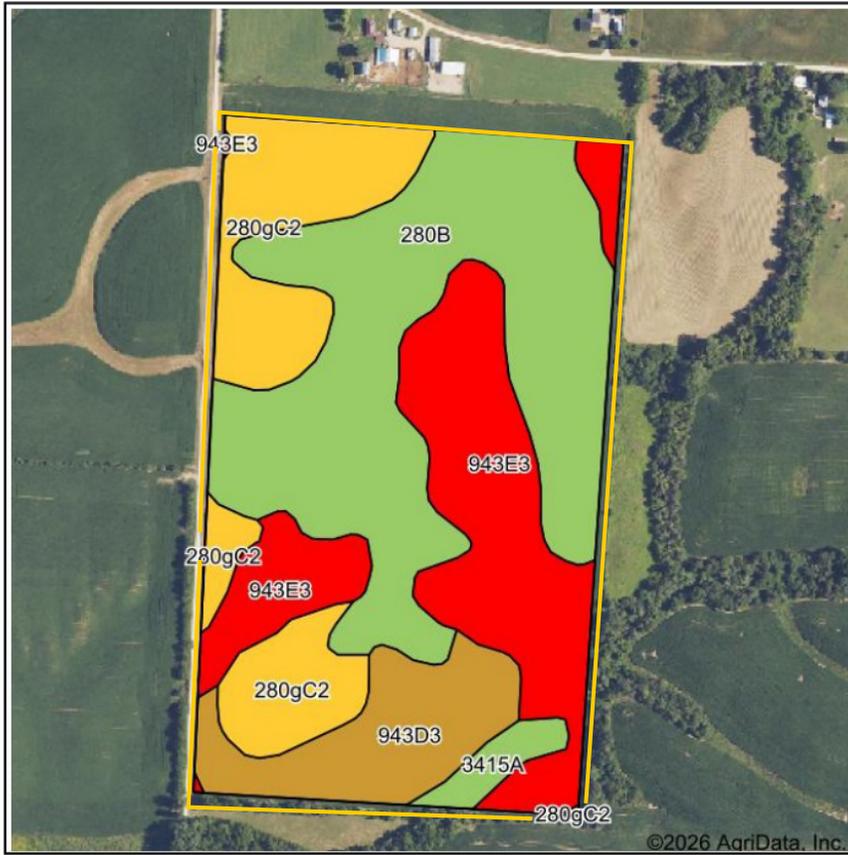
Est. FSA/Eff. Crop Acres: 71.69 | Soil Productivity: 104.80 PI



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State: Illinois  
 County: Whiteside  
 Location: 30-22N-6E  
 Township: Geneseo  
 Acres: 71.69  
 Date: 3/10/2026



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

Area Symbol: IL195, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	29.57	41.3%		**120
**943E3	Seaton-Timula silt loams, 18 to 25 percent slopes, severely eroded	18.95	26.4%		**79
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	13.65	19.0%		**113
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	7.96	11.1%		**93
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	1.56	2.2%		**118
<b>Weighted Average</b>					<b>104.8</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023**

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

### Location

From Morrison: Go east on Hazel Rd. for 1½ miles, then north on Lyndon Rd. for 1½ miles, then east on Ward Rd. for 2½ miles, then north on Round Grove Rd. for 0.7 miles, then east on Fulfs Rd. for ½ mile, and then north on Yorktown Rd. for 1½ miles. Property is located on the east side of the road.

### Simple Legal

Part of W½ NW¼ of Section 30, Township 22 North, Range 6 East of the 4th P.M., Whiteside Co., IL. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$738,887
- \$9,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

As negotiated.

### Lease Status

Open lease for the 2026 crop year.

### Real Estate Tax

2024 Taxes Payable 2025: \$2,000.43\*  
Surveyed Acres: 74.26  
Taxable Acres: 71.69\*  
Tax per Taxable Acre: \$27.90\*  
*\*Taxes estimated due to tax parcel split and recent survey of property. Whiteside County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Farm Number 8983, Part of Tract 5197  
FSA/Eff. Crop Acres: 71.69\*  
Corn Base Acres: 25.92\*  
Corn PLC Yield: 170 Bu.  
Bean Base Acres: 12.14\*  
Bean PLC Yield: 51 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Whiteside County FSA office.*

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Fayette and Seaton-Timula. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 104.80. See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Fertility Data

Soil tests completed in 2024 by Rock River Lumber and Grain.  
P: 77.00  
K: 328.00  
pH: 7.00

### Land Description

Strongly sloping.

### Drainage

Some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Additional Land for Sale

Seller has an additional tract of land for sale located north of this property. See Additional Land Aerial Photo.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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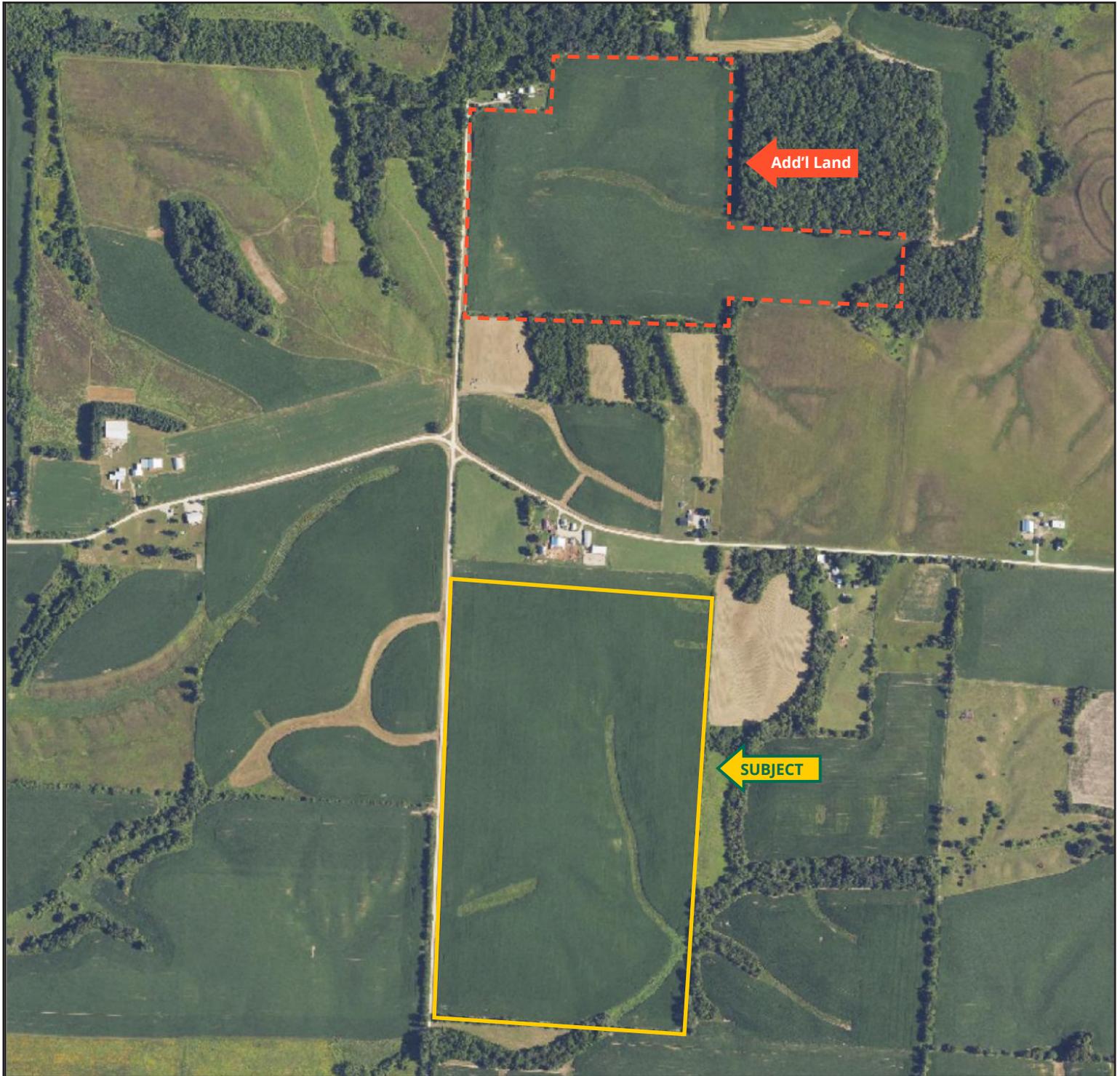
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North Looking South



South Looking North



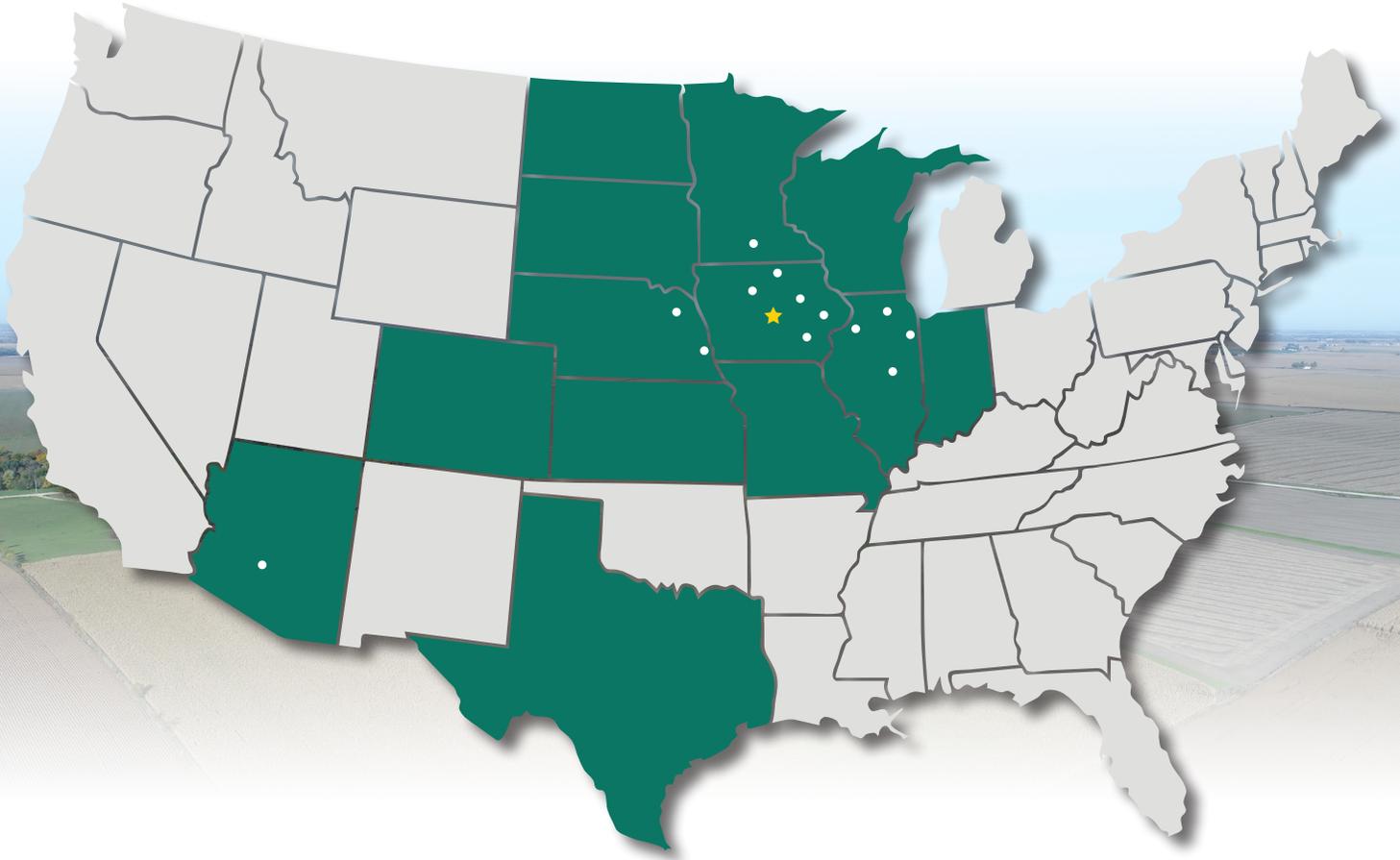


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