



# MARQUETTE PROPERTIES, INC.

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## FOR SALE

### Farmland – Ladd, IL

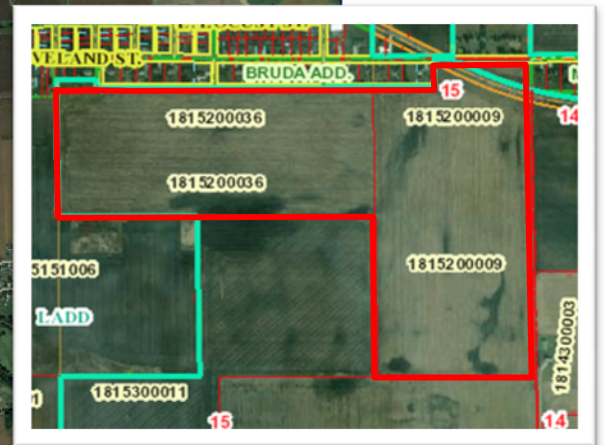
**Acres:** 141 +/- ac.

**Location:** Ladd, IL (Located just South of Village Limits)

**Price:** \$14,950 per acre

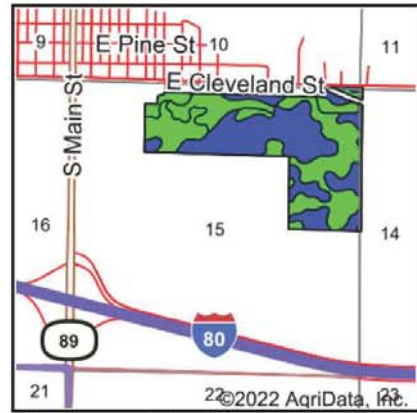
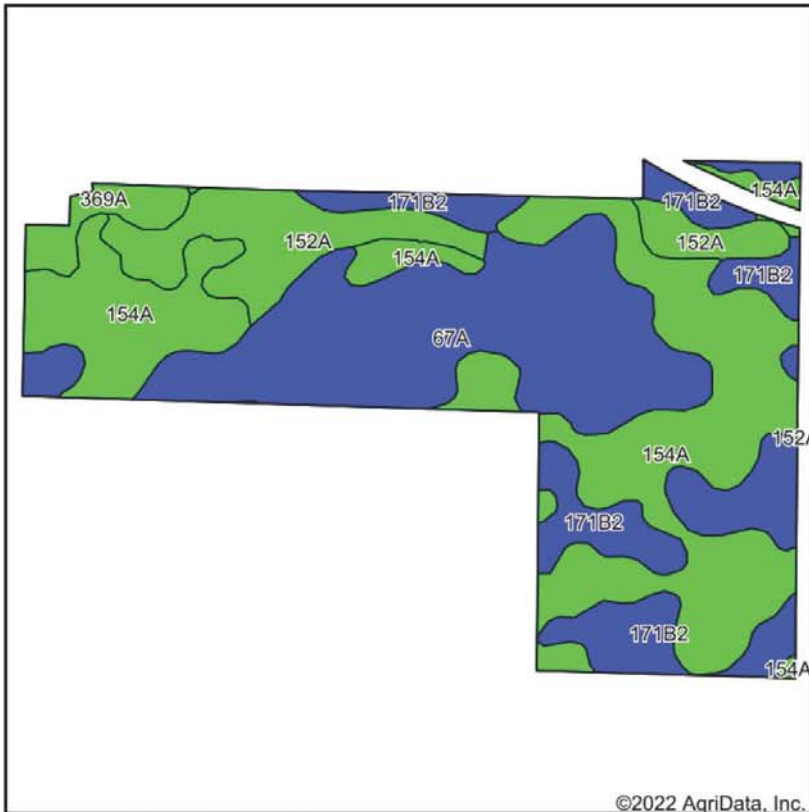
**Taxes:** \$7,994 (2021)

**Comments:** Class A farm ground located adjacent to Village of Ladd. Close to I-80. Potential for future development with multiple access points!



519 Franklin St. Suite 102  
Morris, IL 60450  
[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)

# Soils Map



State: **Illinois**  
 County: **Bureau**  
 Location: **15-16N-11E**  
 Township: **Hall**  
 Acres: **141.97**  
 Date: **1/11/2022**

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

Area Symbol: IL011, Soil Area Version: 19													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Alfalfa <sup>d</sup> hay, T/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	55.08	38.8%		FAV	194	63	77	102	0	0.00	5.90	144
67A	Harpster silty clay loam, 0 to 2 percent slopes	41.21	29.0%		FAV	182	57	68	89	0	0.00	5.39	133
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	25.35	17.9%		FAV	**178	**56	**69	**94	0	**6.43	0.00	**131
152A	Drummer silty clay loam, 0 to 2 percent slopes	16.36	11.5%		FAV	195	63	73	100	0	0.00	5.64	144
369A	Waupecan silt loam, 0 to 2 percent slopes	3.97	2.8%		FAV	189	59	74	102	0	6.90	0.00	139
<b>Weighted Average</b>						<b>187.6</b>	<b>59.9</b>	<b>72.4</b>	<b>96.6</b>	<b>*-</b>	<b>1.34</b>	<b>4.50</b>	<b>138.3</b>

**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

<sup>a</sup> UNF = unfavorable; FAV = favorable

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

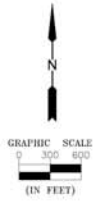
<sup>d</sup> Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

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# ZONING MAP VILLAGE OF LADD, ILLINOIS



**SUBJECT PROPERTY**  
141 +/- Acres

R1

**LEGEND**

- R1 - SINGLE-FAMILY RESIDENTIAL DISTRICT
- R2 - GENERAL RESIDENTIAL DISTRICT
- NOT IN USE
- B1 - PROFESSIONAL SERVICES DISTRICT
- B2 - BUSINESS DISTRICT
- B3 - BUSINESS DISTRICT
- M1 - MANUFACTURING DISTRICT
- NOT IN USE
- M2 - MANUFACTURING DISTRICT
- M3 - MANUFACTURING DISTRICT
- EXISTING VILLAGE CORPORATE LIMITS LINE



DRAWN BY: ARR	CAD: ZONING	REVISIONS		SCALE: AS NOTED	SHEET 1
		DATE	BY		
CHECKED BY: LDG	DATE: 3/06	07/17/06	LAD	FILE NO.: U:\MAPS\LADD	OF 1

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