



# Publication 122

January 2024

## *Instructions for Farmland Assessments*

### About this publication

Pub-122, Instructions for Farmland Assessments, is issued according to Section 10-115 of the Property Tax Code which states, "The Department shall issue guidelines and recommendations for the valuation of farmland to achieve equitable assessment within and between counties."

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The information in this publication is current as of the date of the publication. The contents of this publication are informational only and do not take the place of statutes, rules, or court decisions. For many topics covered in this publication, we have provided a reference to the Illinois Property Tax Code for further clarification or more detail at 35 ILCS 200/1 *et seq.*

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### **Other Publications for Assessors:**

**Publication 123** Instructions for Residential Schedules

**Publication 124** Construction Terminology

**Publication 126** Instructions for Commercial and Industrial Cost Schedules

**Publication 127** Component-in-Place Schedules

## *Instructions for Farmland Assessments*

### Definition of Land Use

Section 10-125 of the Property Tax Code identifies cropland, permanent pasture, other farmland, and wasteland as the four types of farmland and prescribes the method for assessing each. State law requires cropland, permanent pasture, and other farmland to be defined according to US Bureau of Census definitions. The following definitions comply with this requirement.

- **Cropland** includes all land from which crops were harvested or hay was cut; all land in orchards, citrus groves, vineyards, and nursery greenhouse crops; land in rotational pasture, and grazing land that could have been used for crops without additional improvements; land used for cover crops, legumes, and soil improvement grasses, but not harvested and not pastured; land on which crops failed; land in cultivated summer fallow; and idle cropland.
- **Permanent pasture** includes any pastureland **except** woodland pasture and pasture qualifying under the Bureau of Census' cropland definition which includes rotational pasture and grazing land that could have been used for crops without additional improvements.
- **Other farmland** includes woodland pasture; woodland, including woodlots, timber tracts, cutover, and deforested land; and farm building lots other than homesites.
- **Wasteland** is that portion of a qualified farm tract that is not put into cropland, permanent pasture, or other farmland as the result of soil limitations and not as the result of a management decision.

### Acronyms used in this publication

|             |                                          |
|-------------|------------------------------------------|
| <b>AEV</b>  | Agricultural economic value              |
| <b>CCAO</b> | Chief county assessment officer          |
| <b>CREP</b> | Conservation Reserve Enhancement Program |
| <b>CRP</b>  | Conservation Reserve Program             |
| <b>CV</b>   | Contributory value                       |
| <b>EAV</b>  | Equalized assessed value                 |
| <b>ICSS</b> | Illinois Cooperative Soil Survey         |
| <b>LF</b>   | Linear foot                              |
| <b>NRCS</b> | Natural Resources Conservation Service   |
| <b>oc</b>   | On center                                |
| <b>PI</b>   | Productivity index                       |
| <b>PRC</b>  | Property record card                     |
| <b>RCN</b>  | Replacement cost new                     |
| <b>REL</b>  | Remaining economic life                  |
| <b>SF</b>   | Square foot                              |
| <b>SFFA</b> | Square foot floor area                   |
| <b>SWCD</b> | Soil and Water Conservation District     |
| <b>VFS</b>  | Vegetative filter strip                  |

**Note:** For definitions of common construction terms used in this Publication, see Publication 124, Construction Terminology.

## How is farmland assessed?

- **Cropland** is assessed according to the equalized assessed value (EAV) of its adjusted soil productivity index (PI) as certified by the Department. Each year, the Department supplies a table that shows the EAV of cropland by PI.

**Note** See Page 14 for Certified Values for 2024 Farmland Assessments.

Cropland with a PI below the lowest PI certified by the Department is assessed as follows:

- Step 1** Subtract the EAV of the lowest certified PI from the EAV for a PI that is five greater.
- Step 2** Divide the result of Step 1 by 5.
- Step 3** Find the difference between the lowest PI for which the Department certified a cropland EAV and the PI of the cropland being assessed.
- Step 4** Multiply the result of Step 2 by the result of Step 3.
- Step 5** Subtract the result of Step 4 from the lowest EAV for cropland certified by the Department.
- Step 6** The EAV of the cropland being assessed will either be the result of Step 5 or one-third of the EAV of cropland for the lowest certified PI, whichever is greater.

- **Permanent pasture** is assessed at one-third of its adjusted PI EAV as cropland. By statute, the EAV of permanent pasture cannot be lower than one-third of the EAV per acre of cropland of the lowest PI certified by the Department.
- **Other farmland** is assessed at one-sixth of its adjusted PI EAV as cropland. By statute, the EAV of other farmland cannot be lower than one-sixth of the EAV per acre of cropland of the lowest PI certified by the Department.
- **Wasteland** is assessed according to its contributory value to the farm parcel. In many instances, wasteland contributes to the productivity of other types of farmland. Some land may be more productive because wasteland provides a path for water to run off or a place for water to collect. Wasteland that has a contributory value should be assessed at one-sixth of the EAV per acre of cropland of the lowest PI certified by the Department. When wasteland has no contributory value, a zero assessment is recommended.

## What are the adjustment factors?

- **Adjustment for slope and erosion.** Use the Slope and Erosion Adjustment Table on Page 36 to make adjustments to the PI for slope and erosion.
- **Adjustment for flooding.** Adjust the PI of the affected acreage *only*, which suffers actual, not potential, crop loss due to flooding as prescribed in *Bulletin 810*, published by the University of Illinois, College of Agriculture, Cooperative Extension Service. The following text is taken directly from *Bulletin 810*.

“Estimated yields and productivity indices given in Table 2 apply to bottomland soils that are protected from flooding or a prolonged high water during the cropping season because of high water in stream valleys. Soils that are subject to flooding are less productive than soils that are protected by levees. The frequency and severity of flooding are often governed by landscape characteristics and management of the watershed in which a soil occurs. For this reason, factors used to adjust productivity indices for flooding must be based on knowledge of the characteristics and history of the specific site. Wide variation in the flooding hazard, sometimes within short distances in a given valley, require that each situation be assessed locally.

If the history of flooding in a valley is known to have caused 2 years of total crop failures and 2 years of 50% crop losses out of ten years, for example, the estimated yields and productivity indices of the bottomland soils could be reduced to 70% of those given in Table 2. Estimated crop yields and productivity indices for upland soils subject to crop damage from long-duration ponding have already been reduced accordingly in Table 2.”

Flood adjustment procedures should

- identify the actual acres affected by flooding;
- determine, from yield data, the extent of crop loss (in bushels) caused in each flood situation;
- adjust the PI of the affected soils by a percentage equal to the percentage of crop loss caused by each flooding situation over a multi-year (preferably ten-year) period; and
- recompute the flood adjustments annually. The continuous collection and analysis of yield data is needed in order to identify and compensate for changes in a parcel's flooding history.



- **Adjustment for drainage district assessments.** The EAV of farmland acreage that is subject to a drainage district assessment must be adjusted. Divide the amount equal to 33 1/3 percent of the per acre drainage district assessment by the five-year Federal Land Bank mortgage interest rate for that assessment year. Subtract the result from the EAV. Since drainage district assessments may vary greatly from year to year, it is advisable to use a five-year average of per-acre drainage district assessments when making this adjustment.
  - **Adjustments for soil inclusions, droughty soil and ponding.** Do not make an adjustment for soil inclusions, droughty soil, or ponding. Long-term yield averages taken at many locations already include these effects. Only unusual conditions of large amounts of inclusions with differing productivity potential would be likely to affect the productivity of a local area.
- Note** ➤ When ponding consistently produces a crop loss, make a flooding adjustment.

## What are the guidelines for alternative uses?

- **Roads.** Do not assign a value to acreage in dedicated roads unless a portion of the right-of-way is in a farm use. In this case, assess this portion.
- **Creeks, streams, rivers, and drainage ditches.** Assess acreage in creeks, streams, rivers, and drainage ditches that contribute to the productivity of a farm as contributory wasteland. Assess acreage that does not contribute to the productivity of a farm as non-contributory wasteland.
- **Grass waterways and windbreaks.** Assess acreage in grass waterways and windbreaks as other farmland.
- **Ponds and borrow pits.** Assess ponds and borrow pits used for agricultural purposes as contributory wasteland. If a pond or borrow pit is used as part of the homesite, assess it with the homesite at 33 1/3 percent of market value.
- **Power lines.** Generally, no adjustment is made.
- **Lanes and non-dedicated roads.** Assess acreage in lanes and non-dedicated roads the same as the adjacent land use. This could be as cropland, permanent pasture, other farmland, or wasteland.
- **Assessment of land under an approved forestry management plan.** Land that is being managed under the Illinois Forestry Development Act (FDA), as approved by the Illinois Department of Natural Resources, is considered “other farmland” for assessment purposes. Land assessed under the FDA is excluded from both the two-year and primary-use requirements. Any change in assessed value resulting from a newly-approved FDA plan begins on January 1 of the assessment year

immediately following the plan’s initial approval date (whether or not trees have been planted). Changes in assessed value resulting from amendments or cancellations of existing plans also begin as of January 1 of the assessment year following the change. If the effective date of an FDA plan is January 1, then that plan would be eligible for an FDA assessment for that assessment year. Once the chief county assessing officer (CCAO) receives official notification that a tract has been granted approved FDA status, this status remains in effect until notified otherwise or until the property is sold. For more information, see Publication 135, Preferential Assessments for Wooded Acreage.

- **Assessment of land in vegetative filter strips.** Land in all downstate counties that has been certified by the Soil and Water Conservation District (SWCD) as being in an approved vegetative filter strip (VFS) is eligible, upon application, to be assessed at one-sixth of its soil PI EAV as cropland. Land in Cook County that has been certified by the SWCD as being in an approved VFS is eligible, upon application, to be assessed according to Section 10-130 of the Property Tax Code. Land assessed as a VFS is excluded from both the two-year and primary-use requirements.

The effective date of the initial legislation that creates the assessment provision for a VFS is January 1, 1997. Assessment as a VFS begins in the first assessment year after 1996, for which the property is in an approved VFS use on the annual assessment date of January 1. For example, land that is in a VFS during a portion of 2023, and is certified by the SWCD as being in an approved status on January 1, 2024, is eligible for assessment as a VFS for the 2024 assessment year.

- **Land in Christmas tree production.** Land used for growing Christmas trees is eligible for a farmland assessment provided it has been in Christmas trees or another qualified farm use for the previous two years and that it is not part of a primarily residential parcel. If Christmas trees are grown on land that either was being cropped prior to tree plantings or land that ordinarily would be cropped, then the cropland assessment should apply until tree maturity prevents the land from being cropped again without first having to undergo significant improvements (e.g., clearing). At this point, the “other farmland” assessment should apply. If Christmas trees are grown on land that was neither in crop production prior to tree planting nor would ordinarily be cropped, then the “other farmland” assessment instantly applies.
- **Land in Conservation Reserve Program (CRP).** Land in the CRP is eligible for a farmland assessment provided it has been in the CRP or another qualified farm use for the previous two years and is not a part of a primarily residential parcel. CRP land is assessed according to its use. Land enrolled into the CRP can be planted in grasses or trees. If grass is planted, this land will be classified as cropland (according to the Bureau of Census’ cropland definition). If trees are planted, then



the cropland assessment should apply until tree maturity prevents the land from being cropped again without first having to undergo significant improvements (e.g., clearing). At this point, the “other farmland” assessment should apply.

- **Land in Conservation Reserve Enhancement Program (CREP).** Land in the CREP is eligible for a farmland assessment provided it has been in the CREP or another qualified farm use for the previous two years and is not a part of a primarily residential parcel. Land in an active CREP program is assessed the same as CRP.
- **Horse boarding and training facilities.** The boarding and training of horses (regardless of the use for which the horses are being raised) is generally considered to meet the “keeping, raising, and feeding” provisions of the farm definition pertaining to livestock. Therefore, such a tract would be eligible for a farmland assessment provided its sole use has been in this or another qualified farm use for the previous two years; and, it is not part of a primarily residential parcel.
- **Assessment of tree nurseries.** Tree nurseries are included in the statutory definition of a farm. Such a tract would be eligible for a farmland assessment provided its sole use has been in this or another qualified farm use for the previous two years and it is not part of a primarily residential parcel. If trees are grown on land that either was being cropped prior to tree planting or land that ordinarily would be cropped, then the cropland assessment should apply until tree maturity prevents the land from being cropped again without first having to undergo significant improvements (e.g., clearing). At this point, the “other farmland” assessment should apply. If trees are grown on land that was neither in crop production prior to tree planting nor would ordinarily be cropped, then the “other farmland” assessment would instantly apply.
- **Assessment of greenhouse property.** Greenhouses are included in the statutory definition of a farm. To qualify as a greenhouse, a building must be used for cultivating plants. A tract that qualifies as greenhouse property is eligible for a farmland assessment provided its sole use has been in this or another qualified farm use for the previous two years and it is not part of a primarily residential parcel. Greenhouses are assessed according to their contributory value, and greenhouse lots are assessed as “other farmland.”
- **Wildlife farming.** Wildlife farming is included in the statutory definition of a farm. To qualify for wildlife farming, a tract must comply with the “keeping, raising, and feeding” provisions of the farm definition. The mere keeping of a wildlife habitat does not meet these provisions. Hunting may be a component of wildlife farming; but, hunting, in itself, does not constitute wildlife farming. Neither is just the purchase and release of

adult game for hunting considered wildlife farming. Land that is actively engaged in the farming of wildlife is eligible for a farmland assessment provided its sole use has been in this or another qualified farm use for the previous two years and it is not part of a primarily residential parcel. Any such land that was either previously being cropped or ordinarily would be cropped, would warrant a cropland assessment until additional improvements (e.g., clearing) would be required before the land could be cropped again. At this point, the other farmland assessment would apply. Any such land that neither was being cropped nor ordinarily would be cropped, would warrant an “other farmland” assessment.

- **Fish farming.** Fish farming is included in the statutory definition of a farm. To qualify for fish farming, a tract must comply with the “keeping, raising, and feeding” provisions of the farm definition. Fishing may be a component of fish farming; but, fishing, in itself, does not constitute fish farming. Neither is just the purchase and release of fish for fishing, a practice often referred to as “put and take,” considered fish farming. Land that is actively used for the farming of fish is eligible for a farmland assessment provided its sole use has been in this or another qualified farm use for the previous two years and it is not part of a primarily residential parcel.
- **Compost sites.** Composting, generally, does not meet the farm definition. However, an on-farm composting site, where the finished product is for on-farm use, does qualify for the farmland assessment. If such a composting site is situated on land that either was being cropped prior to the composting activity or that ordinarily would be cropped, then the cropland assessment applies until the composting activity would prevent the land from being cropped again without first having to undergo significant improvements. At this point, the contributory wasteland assessment should apply. If the composting site is situated on land that was neither in crop production prior to composting activity nor would ordinarily be cropped, then the contributory wasteland assessment should instantly apply.
- **Sewage sludge disposal sites.** Determining the proper assessment classification for farmland that is also used as a sewage sludge disposal site depends upon circumstances pertaining to the particular site, such as
  - the application rate of the sludge,
  - whether or not the application of the sludge interferes with farming operations (sludge can be applied before a crop is planted, directly to a crop, after a crop is harvested, or in a manner so intensive as to prohibit farming), or
  - whether or not the owner or operator of the site receives financial payment.

The overriding factor to determine whether such a dually-used tract is eligible for a farmland assessment is whether or not the sludge is being applied at agronomic rates (*i.e.*, rates which are suitable for the growth and development of crops). If nonfarm sludge is applied to an otherwise eligible farm tract at an agronomic rate, then the farm classification applies. If, however, cessation of farming occurs as a result of sludge being applied at a nonagronomic rate, then the farm classification may not apply. Even if application of nonfarm sludge at a nonagronomic rate does not interfere with farming operations, income generated from this nonfarm activity may conflict with the law's sole-use requirement.

The Illinois Environmental Protection Agency, Water Pollution Control Division, should be contacted at **217 782-0610** for information pertaining to whether or not nonfarm sludge is being applied at an agronomic rate.

## Other guidelines

- “**Idle land**” is land that is not put into a qualified farm use as the result of a management decision, including neglect. Idle land differs from wasteland, which is defined as “... that portion of a qualified farm tract which is not put into cropland, permanent pasture, or other farmland as the result of soil limitations and not as a result of a management decision.”

How to assess idle land depends upon whether or not the idle land

- is part of a farm,
- could be cropped without additional improvements, and
- is larger or smaller than the farmed portion of the parcel or tract.

Guidelines for the assessment of idle land are as follows:

- If idle land is **not** part of a farm or not qualified for a special assessment (*i.e.*, open space), treat it as nonfarm and assess it at market value according to its highest and best use.
- If idle land is part of a farm, and could be cropped without additional improvements, it may be assessed as cropland if the idle portion of the parcel is smaller than the farmed portion of the parcel.
- If idle land is part of a farm but could not be cropped without additional improvements, it may be assessed as wasteland if the idle portion of the parcel is smaller than the farmed portion of the parcel.
- Generally, when the idle portion of the parcel is larger than the farmed portion of the parcel, the idle portion is assessed at market value according to its highest and best use. However, when a farm tract consists of multiple tax parcels, the cropland or wasteland assessment may apply to the idle portion

of a predominantly (or exclusively) idle parcel if the idle portion of the overall farm tract is smaller than the farmed portion of the tract.

Distinguishing between idle land (that is not farmland) and land that may qualify under the farm definition as “forestry” may be difficult. However, to qualify as forestry, a wooded tract must be systematically managed for the production of timber.

- **Primary use provision of the farm definition.** The statutory farm definition (35 ILCS 200/1-60) states: “For purposes of this Code, ‘farm’ does not include property which is primarily used for residential purposes even though some farm products may be grown or farm animals bred or fed on the property incidental to its primary use.” Because the farm definition prohibits farmed portions of primarily residential parcels from receiving a farmland assessment, assessors must make primary-use determinations on parcels that contain both farm and residential uses.

The determination of primary-use must have a rational basis and be uniformly applied in the assessment jurisdiction. This recommended guideline is intended to supplement the assessor’s judgment and experience and to provide advice and direction to assessors to determine whether or not a parcel with both farm and residential uses is used primarily for residential purposes. This guideline does not apply to tracts assessed under the forestry management or vegetative filter strip provisions of the Property Tax Code, nor does it apply to parcels that do not contain any residential usage.

According to this guideline, the primary use of a parcel containing only intensive farm and residential uses is residential unless the intensively-farmed portion of the parcel is larger than the residential portion of the parcel. For purposes of this guideline, “**intensive farm use**” refers to farm practices for which the per-acre income and expenditures are significantly higher than in conventional farm use. Intensive farm use is typically more labor-intensive than conventional farm use.

According to this guideline, the primary use of a parcel containing only conventional farm and residential uses is residential unless the conventionally-farmed portion of the parcel is larger than the residential portion of the parcel. These presumptions may be rebutted by evidence received that the primary use of the parcel is not residential. For purposes of this guideline, “**conventional farm use**” refers to the tending of all major and minor Illinois field crops, pasturing, foresting, livestock, and other activities associated with basic agriculture.

If a parcel has a use combination of residential, conventional farm, and intensive farm, the determination of whether or not the primary use is residential must be made by applying the criteria for each type of farm use described in the preceding paragraphs and then weighing the result of all farm uses against residential use of the parcel.



If a parcel has a use combination of residential, nonresidential-nonfarm (e.g., commercial, industrial), and any type of farm use, then the relative proportion of all uses should be considered in determining whether the primary use of the parcel is residential. For example, if the primary use of the parcel is commercial, the primary use of the parcel cannot be residential and any farmed portion of the parcel meeting the two-year requirement is entitled to a farmland assessment even though it may be smaller than the portion of the parcel used for residential purposes.

- **Alternative soil mapping guideline.** The Department has consistently advocated the use of Illinois Cooperative Soil Survey (ICSS) soil mapping (mapping prepared for county detailed soil surveys) for computing farmland assessments. The ICSS soil maps contain the level of accuracy needed to assure that soil productivity indices and assessed values are accurate.

The Natural Resources Conservation Service (NRCS), the agency responsible for directing the ICSS program, is a producer of Order 2 soil surveys. Order 2 soil mapping (mapping prepared at a scale of 1:12,000 to 1:20,000) is regarded by the Department as the largest, feasibly-manageable scale for which to conduct a reliable state mapping project. The ICSS does not produce Order 1 (mapping produced at a scale usually larger than 1:12,000) soil mapping for a county. Although Order 1 soil mapping could provide a more detailed account of the soils for a specific site than Order 2 mapping, its lack of national and state standards will often cause it to be less accurate.

Landowners may, however, challenge ICSS soil data (mapping) in a tax assessment complaint and submit alternative soil mapping. Such soil mapping should be prepared at the same scale or under the specifications and standards as ICSS soil mapping. When a complaint is filed, boards of review must decide whether evidence supports replacing ICSS soil mapping with alternative mapping. Evidence that supports substituting alternative soil mapping for ICSS soil mapping is the acceptance of such alternative mapping by the NRCS and a resulting change in the official record copy of the soil map. An official record copy soil map showing all approved soil surveys is maintained by the NRCS. Board of review decisions regarding the standing of alternative mapping should not be made without considering the expert opinion of the NRCS.

Through combined efforts of the Department, NRCS, and the Office of Research in the College of Agricultural, Consumer and Environmental Sciences at the University of Illinois at Champaign-Urbana, the following mechanism has been developed which will give boards of review access to such expert opinion.

The CCAO should forward any alternative Order 2 soil mapping received in a complaint to the local NRCS field office. The NRCS field office will conduct an

initial evaluation of the alternative soil mapping, and, as warranted, will forward the material to the NRCS area and/or state level. The NRCS will determine if the alternative mapping warrants a change in the official record copy. Boards of review should give substantial weight to NRCS decisions when settling complaints.

Since NRCS evaluations will only be performed on alternative Order 2 soil mapping, according to this guideline, board of review rules should be amended to require that corresponding Order 2 soil mapping must accompany any Order 1 soil mapping submitted in a complaint. Boards of review can benefit greatly from an NRCS evaluation of Order 2 soil mapping.

Since ICSS soil maps identify soils as they occur on the landscape, boards of review should not replace ICSS soil mapping with any alternative mapping for areas smaller in size than a tax parcel. The entire tax parcel should be evaluated and mapped if alternative soil mapping is done.

- **Use of a tract during the assessment year.** Since real property is valued according to its condition on January 1 of the assessment year, a time when most farmland is idle, an assessor will often not know if a tract will no longer be used for farming. Therefore, circumstances occurring after January 1 may be taken into consideration to determine a parcel's tax status as farm or nonfarm. For example, if a typically cropped tract previously assessed as farmland has not been planted or used in any other qualified farm use during the assessment year and building construction has begun on the tract, the tract should **not** be assessed as farmland.
- **Significance of primary use on a non-residential parcel.** The primary use of a non-residential parcel does not have to be agricultural in order for a tract within the parcel to be assessed as a farm. The farmed portion of primarily commercial or industrial parcels is eligible for a farm assessment provided it qualifies under the statutory definition of farm and has qualified for the previous two years. For example, if a small farmed tract on an 80-acre industrial parcel meets the farm definition and has met the definition for the previous two years, the small tract should be assessed as farmland.
- **Two-year eligibility requirement.** The statutory requirement that land be in a farm use for the preceding two years applies to nonfarm converted-to-farm tracts for which there was no previous farming and not to tracts converted for the purpose of adding to existing farmland. For example, the two-year requirement would not apply when the dwelling on a farmed parcel is demolished and the land is farmed. The two-year requirement also does not apply to tracts assessed under the Forestry Development Act or land assessed as a vegetative filter strip.
- **Detailed soil mapping.** Modern detailed soil maps, prepared by the USDA Natural Resources Conservation Service, are now complete in every county. Boards of review are advised to consider such detailed soil mapping when presented for appeal.

➤ **Effect of commercial retailing of farm products on preferential assessment status.** Eligibility for receiving the preferential farmland assessment depends solely upon a tract's conformity with the farm definition without regard to the retailing methods of agricultural products produced on the tract. For example, a pay-to-pick strawberry patch is eligible for a preferential farmland assessment provided its sole use has been in this or another qualified farm use for the previous two years and it is not part of a primarily residential parcel. Tracts devoted to nonfarm uses (e.g., clubhouse, cabin), tracts where the use is not solely agricultural (e.g., pasture also used for commercial horseback riding or camping), or tracts used for the sale of nonfarm products are not eligible for preferential treatment.

➤ **Effects of gubernatorial proclamation — declaring county as a State of Illinois disaster area.** Unless stipulated, there is no farmland assessment relief associated with a disaster area proclamation. Any crop damage caused by flooding from such a disaster, should be compensated for through the county's flood adjustment procedure.

➤ **Use of ortho-photo base maps.** Use of an ortho-photo base map is neither mandated by statute nor required by the Department. The Department recognizes certain advantages associated with ortho-photography, but is also aware of hardships the additional expense of ortho-photography may impose on some local governments. The benefits of ortho-photography increase when the photo base map is used in a computer-assisted mapping system or geographic information system and increases further as the steepness and diversity of the terrain increases. Before deciding on a base map, a county should be sure that it is accurate enough to allow for proper matching of parcel boundaries and soil types. The law requires that cropland, permanent pasture, and other farmland be assessed according to its adjusted PI. This can only be accomplished when soil types are adequately identified and measured by land use.

➤ **Effect of a designated Ag area on farmland assessments.** The Agricultural Areas Conservation and Protection Act, 505 ILCS 5/1 *et seq.*, provides for the establishment of agricultural conservation and protection areas (commonly called "Ag Areas"). The establishment of an Ag area provides the following benefits:

- Landowners are protected from local laws or ordinances that would restrict normal farming practices, including nuisance ordinances.
- Protection from special benefit assessments for sewer, water, lights or nonfarm drainage (unless landowners are benefited) is provided.
- Land is protected from locally-initiated projects that would lead to the conversion of that land to other uses.

- State agencies may consider the existence of Ag Areas when selecting a site for a project; however, the Act does not prohibit these agencies from acquiring land in Ag Areas for development purposes.

When determining farmland eligibility, no special consideration is given to a tract due to its being located within a designated Ag Area.

➤ **Comparing actual yields to formula yields when determining flood adjustments.** Sometimes the yields of flood-affected farms and upland farms of similar PIs are similar; but, once adjusted for flood, the flood-affected farms carry a lower assessment. In order to keep the PIs and assessments of flood-affected soils and similar-producing upland soils consistent, a proposal was presented for comparing actual yields to formula yields and not assigning a flood adjustment when the yield of a particular soil meets or exceeds the average yield for the soil's PI. The Department advises against comparing actual yields to formula yields as a way of determining if a flood adjustment is warranted. The Farmland Assessment Law presupposes average yield potential under an average level of management. It would be inappropriate to penalize farmers who achieve higher-than-average yields through the employment of higher and costlier management practices. Refer to the instructions for flood adjustment.



# Assessment of Farmland

The Farmland Assessment Law establishes capitalized net income as the basis for the EAV of farmland. Each year, the net income is determined for each PI of cropland. The net income is then capitalized by the five-year Federal Land Bank rate to determine an agricultural economic value (AEV) for each PI. The AEV for each PI is then multiplied by 33 1/3 percent (.3333), the product of which is the EAV. A listing of the 2024 EAVs of cropland by PI is given in Table 1. By law, the EAV of permanent pasture should be at one-third and the EAV of other farmland should be at one-sixth of these values.

To assess cropland, permanent pasture, or other farmland, determine the PI of each soil type. Because wasteland is assessed based on its contributory value as described in the guidelines, it is not necessary to determine the PI of wasteland in a farm parcel.

The degree of difficulty and accuracy in assessing farmland is determined by the type of soil maps available. The easiest and most accurate soil map to use is the detailed soil map prepared by the *USDA Natural Resources Conservation Service (NRCS)* for modern detailed soil surveys. A modern detailed soil map is an aerial base map showing the delineation of each soil type based on numerous soil samples and other field and laboratory analyses. Currently, all 102 counties have been mapped.

## Individual soil weighting method

### Using a detailed soil survey

Procedural steps and example assessments for implementing the individual soil weighting method using a detailed soil survey are given in Steps 1 through 10.

**Step 1** — Obtain adequate aerial base tax maps. This step can be accomplished by acquiring or developing a set of aerial base tax maps as outlined in the Tax Maps and Property Index Number section of the Illinois Tax Mapping Manual.

**Step 2** — Obtain detailed soil maps showing the distribution of each soil type. Detailed maps are prepared by the NRCS, in cooperation with the University of Illinois. These maps provide an inventory of the soil types found in a specific area. The various soil types are delineated on the soil map and are numerically coded for identification.

Reproduce detailed soil maps as overlays and at the same scale as the aerial base tax maps. This will allow the assessor to easily identify soil types by land-use category. Make any necessary corrections for map distortion.

The aerial base tax map is shown as Figure 1. The parcel used in this example is 01-29-400-001-0011. This parcel consists of 158 acres, all the land in the SE ¼ of section 29 south of the center line of the road. An overlay of the detailed soil survey map is shown on the aerial photograph.

**Step 3** — Determine, from aerial photograph interpretation and on-site inspection of the parcel, the portions of the tract to

be classified as cropland, permanent pasture, other farmland, wasteland, road, and homesite. Cropland, permanent pasture, and other farmland will each have an assessment based upon soil productivity. Refer to the land use guidelines to determine into which category a specific land use falls. Also determine which portions of the wasteland contribute to the productivity of the farm. Delineate all land-use categories on the aerial photograph.

It was determined that the uses listed under Figure 1 were present. As outlined in the guidelines, the farm building site and the grass waterway will be assessed as other farmland and the creek will be assessed as wasteland. The creek contributes to the productivity of the farm by facilitating the drainage of the entire parcel. The homesite is assessed based upon the market value just as any other residential land.

**Steps 4, 5, and 6 are illustrated in the example after Step 6.**

**Step 4** — Determine the acreage of each soil type within each land use category that will be assessed by productivity. The measurement may be made using a planimeter, grid, electronic calculator, or computerized mapping system (GIS, autocad, map info, etc.) whereby the various maps (soil, aerial, tax) may be digitized or scanned-in as layers. For noncomputerized mapping systems, outline the areas to be measured when the detailed soil survey map is laid over the aerial tax map. For this example, the acreage of each soil type was measured using an electronic area calculator and is shown under the headings “Soil I.D.” and “# Acres” on the property record card (PRC).

**Step 5** — Determine soil PI ratings for each soil type identified. Table 2 lists the average management PI for soil types mapped in Illinois. To use the table, locate a soil's identification number in the left-hand column and find its corresponding PI in the right-hand column.

The PIs of the soil on this parcel listed below are also shown under the heading “PI” on the PRC.

| Soil ID | PI  | Soil ID | PI  |
|---------|-----|---------|-----|
| 8       | 81  | 107     | 123 |
| 17      | 105 | 119     | 99  |
| 43      | 126 | 280     | 108 |
| 74      | 120 |         |     |

**Note** For information on assigning PIs to soil complexes, refer to the section titled “Soil complex adjustments”.

**Step 6** — Adjust the PIs for slope and erosion. The indexes given in Table 2 are for 0 to 2 percent slopes and uneroded conditions. Therefore, adjust these PIs for the negative influence of actual slope and erosion conditions.

Table 3 shows percentage adjustments for common slope and erosion conditions for favorable and unfavorable subsoil. Soil types with unfavorable subsoils are indicated in Table 2 under subsoil rooting. To use Table 3, select the proper subsoil type and correlate the percentage slope on the left-hand side of the table with the degree of erosion at the top of the table. The number taken from this table is a percentage that is multiplied by the PI taken from Table 2. The result is the PI under average level management adjusted for slope and erosion.

Slope is indicated on a detailed soil survey map by the letter following the soil number. In this particular soil survey, the slopes are identified as follows:

| Letter code    | % slope used | % slope used in<br>Table 3 |
|----------------|--------------|----------------------------|
| no letter or A | 0-2% slope   | 1%                         |
| B              | 2-4% slope   | 3%                         |
| C              | 4-7% slope   | 6%                         |
| D              | 7-12% slope  | 10%                        |
| E              | 12-18% slope | 15%                        |
| F              | 18-35% slope | 27%                        |

**Note** Letter codes and percentage of slope vary between detailed soil surveys and between soil types within surveys. **Consult the soil survey for the correct percentage of slope for each soil type.**

Because Table 3 cannot be used with slope ranges, use a central point of the slope ranges unless a better determinant of slope is available. For the slope ranges used in the example, the central points are given above.

Erosion is indicated on a detailed soil survey map by a number following the letter indicating slope. Erosion is indicated below.

|                |                  |
|----------------|------------------|
| No number or 1 | uneroded         |
| 2              | moderate erosion |
| 3              | severe erosion   |

Given the information above, the designation of a soil as 280C2 indicates soil #280 with 4-7 percent slope and moderate erosion.

Using Table 3 to find the percentage adjustment to the PI of a soil designated as “C” slope “2” erosion, read down the “slope” column to 6 percent and across to the “moderate erosion” column to find the number 93, or 93 percent

adjustment. Applying this 93 percent adjustment to the PI of soil #280 given in Table 2 results in a PI adjustment for slope and erosion of 100 for the 280C2 soil ( $108 \times 93\% = 100$ ).

The designation of a soil as 8F indicates soil #8 with 18-35 percent slope and uneroded.

Using Table 3 to find the percentage adjustment to the PI of a soil designated as “F” slope and uneroded, read down the “slope” column to 27 percent and across to the “uneroded” column to find the number 71 or 71 percent adjustment. Applying this adjustment to the PI of soil #8 given in Table 2 results in an adjusted PI of 58 for the 8F soil ( $81 \times 71\% = 58$ ).



### Example — Steps 4, 5, and 6

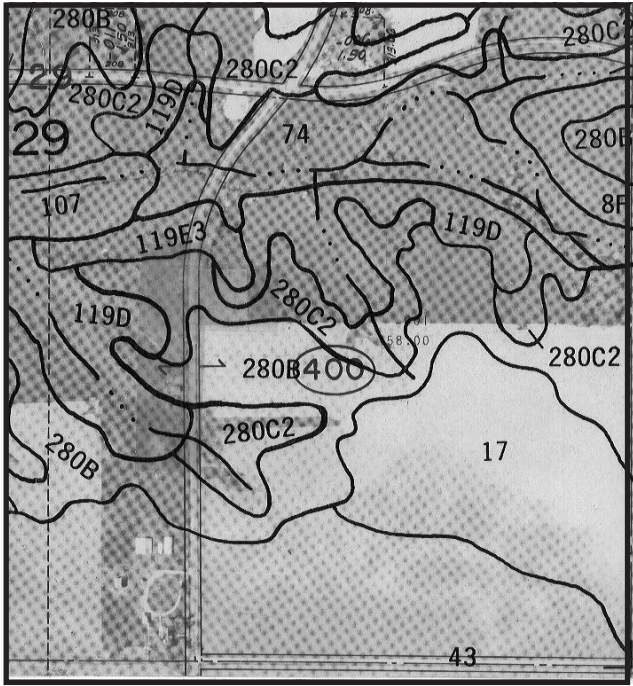
PRC-1F (R-6/99)

**Step 10** — Determine the total EAV for farmland by adding the previously determined subtotals for cropland, permanent pasture, and other farmland to the assessed value of wasteland.

| Property Record —                          |                  |     |                |         |           |             |             |
|--------------------------------------------|------------------|-----|----------------|---------|-----------|-------------|-------------|
| Ownership/Mailing Address<br>& Abbr. Legal |                  |     |                |         |           |             |             |
|                                            | Year <b>2024</b> |     |                |         |           |             |             |
| Cropland (Full EAV)                        | Soil ID          | PI  | Adj. Factor(s) | Adj. PI | No. Acres | Cert. Value | Asmt.       |
|                                            | 17               | 105 |                | 105     | 28        | 467.19      | 13,081      |
|                                            | 43               | 126 |                | 126     | 35        | 846.64      | 29,632      |
|                                            | 119D             | 99  | 0.94 (S)       | 93      | 1         | 368.99      | 369         |
|                                            | 280B             | 108 | 0.99(S)        | 107     | 14        | 483.90      | 6,775       |
|                                            | 280C2            | 108 | 0.93(S & E)    | 100     | 5         | 417.79      | 2,089       |
|                                            |                  |     |                |         |           |             |             |
|                                            |                  |     |                |         |           |             |             |
|                                            |                  |     |                |         |           |             |             |
|                                            |                  |     |                |         |           |             |             |
| Subtotal:                                  |                  |     |                |         | 83        |             | 51,946      |
| Permanent Pasture (1/3 EAV)                | 8F               | 81  | 0.71(S)        | 58      | 4         | 109.16      | 437         |
|                                            | 43               | 126 |                | 126     | 1         | 282.19      | 282         |
|                                            | 74               | 120 |                | 120     | 12        | 220.81      | 2,650       |
|                                            | 107              | 123 |                | 123     | 4         | 242.87      | 971         |
|                                            | 119D             | 99  | 0.94 (S)       | 93      | 17        | 122.98      | 2,091       |
|                                            | 119E3            | 99  | 0.75 (S & E)   | 74      | 4         | 109.16      | 437         |
|                                            | 280B             | 108 | 0.99 (S)       | 107     | 6         | 161.28      | 968         |
|                                            | 280C2            | 108 | 0.93 (S & E)   | 100     | 8         | 139.25      | 1,114       |
| Subtotal:                                  |                  |     |                |         | 56        |             | 8,950       |
| Other Farmland (1/6 EAV)                   | 43               | 126 |                | 126     | 4         | 141.14      | 565         |
|                                            | 280C2            | 108 | 0.93 (S & E)   | 100     | 3         | 69.65       | 209         |
|                                            |                  |     |                |         |           |             |             |
|                                            |                  |     |                |         |           |             |             |
|                                            |                  |     |                |         |           |             |             |
|                                            |                  |     |                |         |           |             |             |
| Subtotal:                                  |                  |     |                |         | 7         |             | 774         |
| Contributory Wasteland 1/6 Lowest EAV      |                  |     |                |         | 6         | 54.59       | 328         |
| Non-Contributory Wasteland                 |                  |     |                |         | 2         | 0           | 0           |
| Dedicated Roads                            |                  |     |                |         | 2         | 0           | 0           |
| Total All Farmland                         |                  |     |                |         | 156       |             | 61,998      |
|                                            |                  |     |                |         | No. Acres | Value       | Level Asmt. |
| Homesite                                   |                  |     |                |         |           |             |             |
| Residential Bldgs.                         |                  |     |                |         |           |             |             |
| Farm Bldgs.                                |                  |     |                |         |           | 33 1/3      |             |

PRC-1F (R-6/99)

Figure 1



| Use                | Acres | Use            | Acres |
|--------------------|-------|----------------|-------|
| Cropland           | 83    | Grass Waterway | 3     |
| Permanent Pasture  | 56    | Wasteland      | 2     |
| Farm Building Site | 4     | Creek          | 6     |
| Road               | 2     |                |       |



# Soil complex adjustments

Occasionally, two or more soils occur together in a pattern that is too intricate for the individual soils to be delineated on the soil map at the scale being used. These groups of soils are called soil complexes. When this situation occurs, the PI of the complex is calculated by weighting or averaging the individual indexes of the soils in the complex. When the percentage of each type of soil in the complex is known, a weighted PI is calculated. The method for weighting is outlined below using the Cisne-Huey complex for a county in which percentages of each soil is known. If the percentages of each soil type cannot be obtained, the PIs for the individual soil types may be averaged to get a PI for the complex.

| Cisne-Huey   | PI x percent    | = | Contribution   |
|--------------|-----------------|---|----------------|
| Cisne (2)    | 97 x 60%        | = | 58.2           |
| Huey (120)   | 79 x <u>40%</u> | = | <u>31.6</u>    |
| <b>Total</b> | 100%            | = | 89.8 = 90 = PI |

# Table 1

Certified Values for Assessment Year 2024 (\$ per acre)

| 4                        |                 |                              |                    |                                |                             |                           |
|--------------------------|-----------------|------------------------------|--------------------|--------------------------------|-----------------------------|---------------------------|
| Average<br>Management PI | Gross<br>Income | Non-Land<br>Production Costs | Net Land<br>Return | Agricultural<br>Economic Value | Equalized<br>Assessed Value | * 2024 Certified<br>Value |
| 82                       | \$560.15        | \$441.19                     | \$118.96           | \$2,314.41                     | \$771.47                    | \$327.50                  |
| 83                       | \$565.20        | \$443.24                     | \$121.97           | \$2,372.89                     | \$790.96                    | \$329.11                  |
| 84                       | \$570.26        | \$445.28                     | \$124.97           | \$2,431.37                     | \$810.46                    | \$330.72                  |
| 85                       | \$575.31        | \$447.33                     | \$127.98           | \$2,489.84                     | \$829.95                    | \$332.39                  |
| 86                       | \$580.36        | \$449.37                     | \$130.98           | \$2,548.32                     | \$849.44                    | \$334.07                  |
| 87                       | \$585.41        | \$451.42                     | \$133.99           | \$2,606.80                     | \$868.93                    | \$335.68                  |
| 88                       | \$590.46        | \$453.46                     | \$137.00           | \$2,665.28                     | \$888.43                    | \$337.18                  |
| 89                       | \$595.51        | \$455.51                     | \$140.00           | \$2,723.76                     | \$907.92                    | \$343.38                  |
| 90                       | \$600.56        | \$457.55                     | \$143.01           | \$2,782.23                     | \$927.41                    | \$349.78                  |
| 91                       | \$605.61        | \$459.60                     | \$146.01           | \$2,840.71                     | \$946.90                    | \$356.19                  |
| 92                       | \$610.66        | \$461.64                     | \$149.02           | \$2,899.19                     | \$966.40                    | \$362.59                  |
| 93                       | \$615.71        | \$463.69                     | \$152.02           | \$2,957.67                     | \$985.89                    | \$368.99                  |
| 94                       | \$620.76        | \$465.73                     | \$155.03           | \$3,016.14                     | \$1,005.38                  | \$375.41                  |
| 95                       | \$625.82        | \$467.78                     | \$158.04           | \$3,074.62                     | \$1,024.87                  | \$381.81                  |
| 96                       | \$630.87        | \$469.83                     | \$161.04           | \$3,133.10                     | \$1,044.37                  | \$388.21                  |
| 97                       | \$635.92        | \$471.87                     | \$164.05           | \$3,191.58                     | \$1,063.86                  | \$394.61                  |
| 98                       | \$640.97        | \$473.92                     | \$167.05           | \$3,250.05                     | \$1,083.35                  | \$401.00                  |
| 99                       | \$646.02        | \$475.96                     | \$170.06           | \$3,308.53                     | \$1,102.84                  | \$408.11                  |
| 100                      | \$651.07        | \$478.01                     | \$173.06           | \$3,367.01                     | \$1,122.34                  | \$417.79                  |
| 101                      | \$656.12        | \$480.05                     | \$176.07           | \$3,425.49                     | \$1,141.83                  | \$428.03                  |
| 102                      | \$661.17        | \$482.10                     | \$179.08           | \$3,483.96                     | \$1,161.32                  | \$438.56                  |
| 103                      | \$666.22        | \$484.14                     | \$182.08           | \$3,542.44                     | \$1,180.81                  | \$449.19                  |
| 104                      | \$671.27        | \$486.19                     | \$185.09           | \$3,600.92                     | \$1,200.31                  | \$458.91                  |
| 105                      | \$676.32        | \$488.23                     | \$188.09           | \$3,659.40                     | \$1,219.80                  | \$467.19                  |
| 106                      | \$681.38        | \$490.28                     | \$191.10           | \$3,717.88                     | \$1,239.29                  | \$475.58                  |
| 107                      | \$686.43        | \$492.32                     | \$194.10           | \$3,776.35                     | \$1,258.78                  | \$483.90                  |
| 108                      | \$691.48        | \$494.37                     | \$197.11           | \$3,834.83                     | \$1,278.28                  | \$491.39                  |
| 109                      | \$696.53        | \$496.41                     | \$200.12           | \$3,893.31                     | \$1,297.77                  | \$498.74                  |
| 110                      | \$701.58        | \$498.46                     | \$203.12           | \$3,951.79                     | \$1,317.26                  | \$506.17                  |
| 111                      | \$706.63        | \$500.50                     | \$206.13           | \$4,010.26                     | \$1,336.75                  | \$515.56                  |
| 112                      | \$711.68        | \$502.55                     | \$209.13           | \$4,068.74                     | \$1,356.25                  | \$526.04                  |
| 113                      | \$716.73        | \$504.59                     | \$212.14           | \$4,127.22                     | \$1,375.74                  | \$536.70                  |
| 114                      | \$721.78        | \$506.64                     | \$215.14           | \$4,185.70                     | \$1,395.23                  | \$547.55                  |
| 115                      | \$726.83        | \$508.68                     | \$218.15           | \$4,244.17                     | \$1,414.72                  | \$558.55                  |
| 116                      | \$731.88        | \$510.73                     | \$221.16           | \$4,302.65                     | \$1,434.22                  | \$569.77                  |
| 117                      | \$736.94        | \$512.77                     | \$224.16           | \$4,361.13                     | \$1,453.71                  | \$581.14                  |
| 118                      | \$741.99        | \$514.82                     | \$227.17           | \$4,419.61                     | \$1,473.20                  | \$592.65                  |
| 119                      | \$747.04        | \$516.86                     | \$230.17           | \$4,478.09                     | \$1,492.70                  | \$604.38                  |
| 120                      | \$752.09        | \$518.91                     | \$233.18           | \$4,536.56                     | \$1,512.19                  | \$622.49                  |
| 121                      | \$757.14        | \$520.95                     | \$236.19           | \$4,595.04                     | \$1,531.68                  | \$669.24                  |
| 122                      | \$762.19        | \$523.00                     | \$239.19           | \$4,653.56                     | \$1,551.17                  | \$713.52                  |
| 123                      | \$767.24        | \$525.04                     | \$242.20           | \$4,712.00                     | \$1,570.67                  | \$728.69                  |
| 124                      | \$772.29        | \$527.09                     | \$245.20           | \$4,770.47                     | \$1,590.16                  | \$750.53                  |
| 125                      | \$777.34        | \$529.14                     | \$248.21           | \$4,828.95                     | \$1,609.65                  | \$797.93                  |
| 126                      | \$782.39        | \$531.18                     | \$251.21           | \$4,887.43                     | \$1,629.14                  | \$846.64                  |
| 127                      | \$787.45        | \$533.23                     | \$254.22           | \$4,945.91                     | \$1,648.64                  | \$896.67                  |
| 128                      | \$792.50        | \$535.27                     | \$257.23           | \$5,004.38                     | \$1,668.13                  | \$917.74                  |
| 129                      | \$797.55        | \$537.32                     | \$260.23           | \$5,062.86                     | \$1,687.62                  | \$937.85                  |
| 130                      | \$802.60        | \$539.36                     | \$263.24           | \$5,121.34                     | \$1,707.11                  | \$958.18                  |

*The 5-year capitalization rate is 5.14 percent.*

10% Increase of 2023 certified value at PI 111 is \$46.87

\* These values reflect the Statutory changes to 35 ILCS 200/10-115e under Public Act 98-0109.

\*Farmland values are as certified by the Farmland Assessment Technical Advisory Board. Any differences in calculations are due to rounding at different stages of calculations.



## Table 2 Information and Acknowledgement

This table replaces Table 2 in Bulletin 810. Duplicate IL Map Symbols are in bold typeface. Use the appropriate soil type name to determine the proper productivity index.

Acknowledgement: Soil productivity indices and other required data for each Illinois soil were transferred to this website. From 1996 to present, the Illinois crop yields estimates and productivity indices by soil type were created by a University of Illinois Urbana-Champaign, College of Agricultural, Consumer and Environmental Sciences task force of soil scientists, agronomists, crop scientists and agricultural economists in the Department of NRES.

# Table 2

## Productivity of Illinois Soils Under Average Management Slightly Eroded, 0 to 2 Percent Slopes

Revised January 1, 2012

| IL map symbol | Soil type name                            | Subsoil rooting               | B 810 Productivity Index (PI)<br>Average management |
|---------------|-------------------------------------------|-------------------------------|-----------------------------------------------------|
| 2             | Cisne silt loam                           | Favorable                     | 97                                                  |
| 3             | Hoyleton silt loam                        | Favorable                     | 96                                                  |
| 4             | Richview silt loam                        | Favorable                     | 98                                                  |
| 5             | Blair silt loam                           | Unfavorable                   | 92                                                  |
| 6             | Fishhook silt loam                        | Unfavorable                   | 86                                                  |
| 7             | Atlas silt loam                           | Unfavorable                   | 79                                                  |
| 8             | Hickory loam                              | Favorable                     | 81                                                  |
| 9             | Sandstone rock land                       | Crop yield data not available |                                                     |
| 10            | Plumfield silty clay loam                 | Unfavorable                   | 72                                                  |
| 12            | Wynoose silt loam                         | Favorable                     | 86                                                  |
| 13            | Bluford silt loam                         | Favorable                     | 90                                                  |
| 14            | Ava silt loam                             | Unfavorable                   | 89                                                  |
| 15            | Parke silt loam                           | Favorable                     | 97                                                  |
| 16            | Rushville silt loam                       | Favorable                     | 97                                                  |
| 17            | Keomah silt loam                          | Favorable                     | 105                                                 |
| 18            | Clinton silt loam                         | Favorable                     | 107                                                 |
| 19            | Sylvan silt loam                          | Favorable                     | 98                                                  |
| 21            | Pecatonica silt loam                      | Favorable                     | 100                                                 |
| 22            | Westville silt loam                       | Favorable                     | 100                                                 |
| 23            | Blount silt loam                          | Favorable                     | 93                                                  |
| 24            | Dodge silt loam                           | Favorable                     | 108                                                 |
| 25            | Hennepin loam                             | Unfavorable                   | 80                                                  |
| 26            | Wagner silt loam                          | Favorable                     | 96                                                  |
| 27            | Miami silt loam                           | Favorable                     | 99                                                  |
| 28            | Jules silt loam                           | Favorable                     | 108                                                 |
| 29            | Dubuque silt loam                         | Unfavorable                   | 85                                                  |
| 30            | Hamburg silt loam                         | Favorable                     | 95                                                  |
| 31            | Pierron silt loam                         | Favorable                     | 90                                                  |
| 34            | Tallula silt loam                         | Favorable                     | 116                                                 |
| 35            | Bold silt loam                            | Favorable                     | 97                                                  |
| 36            | Tama silt loam                            | Favorable                     | 123                                                 |
| 37            | Worthen silt loam                         | Favorable                     | 126                                                 |
| 38            | Rocher loam                               | Favorable                     | 96                                                  |
| 40            | Dodgeville silt loam                      | Favorable                     | 92                                                  |
| 41            | Muscatine silt loam                       | Favorable                     | 130                                                 |
| 42            | Papineau fine sandy loam                  | Favorable                     | 91                                                  |
| 43            | Ipava silt loam                           | Favorable                     | 126                                                 |
| 44            | Pella silty clay loam, bedrock substratum | Favorable                     | 100                                                 |
| 45            | Denny silt loam                           | Favorable                     | 105                                                 |
| 46            | Herrick silt loam                         | Favorable                     | 118                                                 |
| 47            | Virden silt loam                          | Favorable                     | 122                                                 |
| 48            | Ebbert silt loam                          | Favorable                     | 111                                                 |
| 49            | Watseka loamy fine sand                   | Favorable                     | 82                                                  |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map<br/>symbol</b> | <b>Soil type name</b>        | <b>Subsoil rooting</b>        | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|--------------------------|------------------------------|-------------------------------|-------------------------------------------------------------|
| 50                       | Viriden silty clay loam      | Favorable                     | 119                                                         |
| 51                       | Muscatune silt loam          | Favorable                     | 130                                                         |
| 53                       | Bloomfield fine sand         | Favorable                     | 75                                                          |
| 54                       | Plainfield sand              | Favorable                     | 67                                                          |
| 55                       | Sidell silt loam             | Favorable                     | 117                                                         |
| 56                       | Dana silt loam               | Favorable                     | 116                                                         |
| 57                       | Montmorenci silt loam        | Favorable                     | 103                                                         |
| 59                       | Lisbon silt loam             | Favorable                     | 121                                                         |
| 60                       | La Rose silt loam            | Favorable                     | 104                                                         |
| 61                       | Atterberry silt loam         | Favorable                     | 117                                                         |
| 62                       | Herbert silt loam            | Favorable                     | 116                                                         |
| 63                       | Blown-out land               | Crop yield data not available |                                                             |
| 64                       | Parr fine sandy loam         | Favorable                     | 95                                                          |
| 67                       | Harpster silty clay loam     | Favorable                     | 117                                                         |
| 68                       | Sable silty clay loam        | Favorable                     | 126                                                         |
| 69                       | Milford silty clay loam      | Favorable                     | 113                                                         |
| 70                       | Beaucoup silty clay loam     | Favorable                     | 116                                                         |
| 71                       | Darwin silty clay            | Favorable                     | 98                                                          |
| 72                       | Sharon silt loam             | Favorable                     | 108                                                         |
| 73                       | Ross loam                    | Favorable                     | 119                                                         |
| 74                       | Radford silt loam            | Favorable                     | 120                                                         |
| 75                       | Drury silt loam              | Favorable                     | 112                                                         |
| 76                       | Otter silt loam              | Favorable                     | 123                                                         |
| 77                       | Huntsville silt loam         | Favorable                     | 127                                                         |
| 78                       | Arenzville silt loam         | Favorable                     | 115                                                         |
| 79                       | Menfro silt loam             | Favorable                     | 106                                                         |
| 81                       | Littleton silt loam          | Favorable                     | 126                                                         |
| 82                       | Millington loam              | Favorable                     | 111                                                         |
| 83                       | Wabash silty clay            | Favorable                     | 103                                                         |
| 84                       | Okaw silt loam               | Favorable                     | 85                                                          |
| 85                       | Jacob clay                   | Favorable                     | 73                                                          |
| 86                       | Osco silt loam               | Favorable                     | 125                                                         |
| 87                       | Dickinson sandy loam         | Favorable                     | 92                                                          |
| 88                       | Sparta loamy sand            | Favorable                     | 81                                                          |
| 89                       | Maumee fine sandy loam       | Favorable                     | 83                                                          |
| 90                       | Bethalto silt loam           | Favorable                     | 118                                                         |
| 91                       | Swygert silty clay loam      | Unfavorable                   | 104                                                         |
| 92                       | Sarpy sand                   | Favorable                     | 74                                                          |
| 93                       | Rodman gravelly loam         | Unfavorable                   | 74                                                          |
| 94                       | Limestone rock land          | Crop yield data not available |                                                             |
| 95                       | Shale rock land              | Crop yield data not available |                                                             |
| 96                       | Eden silty clay loam         | Unfavorable                   | 72                                                          |
| 97                       | Houghton peat                | Favorable                     | 107                                                         |
| 98                       | Ade loamy fine sand          | Favorable                     | 91                                                          |
| 99                       | Sandstone and limestone rock | Crop yield data not available |                                                             |



**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map symbol</b> | <b>Soil type name</b>                 | <b>Subsoil rooting</b>        | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|----------------------|---------------------------------------|-------------------------------|-------------------------------------------------------------|
| 100                  | Palms muck                            | Favorable                     | 104                                                         |
| 101                  | Brenton silt loam, bedrock substratum | Favorable                     | 111                                                         |
| 102                  | La Hogue loam                         | Favorable                     | 107                                                         |
| 103                  | Houghton muck                         | Favorable                     | 115                                                         |
| 104                  | Virgil silt loam                      | Favorable                     | 117                                                         |
| 105                  | Batavia silt loam                     | Favorable                     | 114                                                         |
| 106                  | Hitt sandy loam                       | Favorable                     | 100                                                         |
| 107                  | Sawmill silty clay loam               | Favorable                     | 123                                                         |
| 108                  | Bonnie silt loam                      | Favorable                     | 98                                                          |
| 109                  | Raccoon silt loam                     | Favorable                     | 94                                                          |
| 111                  | Rubio silt loam                       | Favorable                     | 101                                                         |
| 112                  | Cowden silt loam                      | Favorable                     | 103                                                         |
| 113                  | Oconee silt loam                      | Favorable                     | 105                                                         |
| 114                  | O'Fallon silt loam                    | Unfavorable                   | 89                                                          |
| 115                  | Dockery silt loam                     | Favorable                     | 114                                                         |
| 116                  | Whitson silt loam                     | Favorable                     | 103                                                         |
| 119                  | Elco silt loam                        | Favorable                     | 99                                                          |
| 120                  | Huey silt loam                        | Unfavorable                   | 79                                                          |
| 122                  | Colp silt loam                        | Unfavorable                   | 87                                                          |
| 123                  | Riverwash                             | Crop yield data not available |                                                             |
| 124                  | Beaucoup gravelly clay loam           | Favorable                     | 116                                                         |
| 125                  | Selma loam                            | Favorable                     | 114                                                         |
| 126                  | Bonpas silt loam, overwash            | Favorable                     | 117                                                         |
| 127                  | Harrison silt loam                    | Favorable                     | 115                                                         |
| 128                  | Douglas silt loam                     | Favorable                     | 112                                                         |
| 131                  | Alvin fine sandy loam                 | Favorable                     | 98                                                          |
| 132                  | Starks silt loam                      | Favorable                     | 106                                                         |
| 134                  | Camden silt loam                      | Favorable                     | 106                                                         |
| 136                  | Brooklyn silt loam                    | Favorable                     | 99                                                          |
| 137                  | Clare silt loam, bedrock substratum   | Favorable                     | 113                                                         |
| 138                  | Shiloh silty clay loam                | Favorable                     | 115                                                         |
| 138+                 | Shiloh silt loam, overwash            | Favorable                     | 111                                                         |
| 141                  | Wesley fine sandy loam                | Favorable                     | 100                                                         |
| 142                  | Patton silty clay loam                | Favorable                     | 117                                                         |
| 145                  | Saybrook silt loam                    | Favorable                     | 117                                                         |
| 146                  | Elliott silt loam                     | Favorable                     | 111                                                         |
| 147                  | Clarence silty clay loam              | Unfavorable                   | 95                                                          |
| 148                  | Proctor silt loam                     | Favorable                     | 120                                                         |
| 149                  | Brenton silt loam                     | Favorable                     | 125                                                         |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map<br/>symbol</b> | <b>Soil type name</b>                          | <b>Subsoil rooting</b> | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|--------------------------|------------------------------------------------|------------------------|-------------------------------------------------------------|
| 150                      | Onarga sandy loam                              | Favorable              | 97                                                          |
| 151                      | Ridgeville fine sandy loam                     | Favorable              | 101                                                         |
| 152                      | Drummer silty clay loam                        | Favorable              | 127                                                         |
| 153                      | Pella silty clay loam                          | Favorable              | 120                                                         |
| 154                      | Flanagan silt loam                             | Favorable              | 127                                                         |
| 155                      | Stockland loam                                 | Unfavorable            | 82                                                          |
| 157                      | Symerton loam                                  | Favorable              | 114                                                         |
| 159                      | Pilot silt loam                                | Favorable              | 106                                                         |
| 162                      | Gorham silty clay loam                         | Favorable              | 115                                                         |
| 164                      | Stoy silt loam                                 | Favorable              | 96                                                          |
| 165                      | Weir silt loam                                 | Favorable              | 94                                                          |
| 166                      | Cohoctah loam                                  | Favorable              | 118                                                         |
| 167                      | Lukin silt loam                                | Favorable              | 96                                                          |
| 171                      | Catlin silt loam                               | Favorable              | 122                                                         |
| 172                      | Hoopeston sandy loam                           | Favorable              | 97                                                          |
| 173                      | McGary silt loam                               | Unfavorable            | 89                                                          |
| 174                      | Chaseburg silt loam                            | Favorable              | 107                                                         |
| 175                      | Lamont fine sandy loam                         | Favorable              | 86                                                          |
| 176                      | Marissa silt loam                              | Favorable              | 109                                                         |
| 178                      | Ruark fine sandy loam                          | Favorable              | 88                                                          |
| 179                      | Minneiska loam                                 | Favorable              | 92                                                          |
| 180                      | Dupo silt loam                                 | Favorable              | 116                                                         |
| 182                      | Peotone mucky silty clay loam, marl substratum | Favorable              | 106                                                         |
| 183                      | Shaffton loam                                  | Favorable              | 102                                                         |
| 184                      | Roby fine sandy loam                           | Favorable              | 98                                                          |
| 188                      | Beardstown loam                                | Favorable              | 100                                                         |
| 189                      | Martinton silt loam                            | Favorable              | 115                                                         |
| 191                      | Knight silt loam                               | Favorable              | 107                                                         |
| 192                      | Del Rey silt loam                              | Favorable              | 100                                                         |
| 193                      | Mayville silt loam                             | Favorable              | 98                                                          |
| 194                      | Morley silt loam                               | Favorable              | 92                                                          |
| 197                      | Troxel silt loam                               | Favorable              | 124                                                         |
| 198                      | Elburn silt loam                               | Favorable              | 127                                                         |
| 199                      | Plano silt loam                                | Favorable              | 126                                                         |

# Table 2

## Productivity of Illinois Soils Under Average Management Slightly Eroded, 0 to 2 Percent Slopes

Revised January 1, 2012

| IL map symbol | Soil type name            | Subsoil rooting | B 810 Productivity Index (PI)<br>Average management |
|---------------|---------------------------|-----------------|-----------------------------------------------------|
| 200           | Orio sandy loam           | Favorable       | 97                                                  |
| 201           | Gilford fine sandy loam   | Favorable       | 98                                                  |
| 204           | Ayr sandy loam            | Favorable       | 96                                                  |
| 205           | Metea silt loam           | Favorable       | 86                                                  |
| 206           | Thorp silt loam           | Favorable       | 112                                                 |
| 208           | Sexton silt loam          | Favorable       | 102                                                 |
| 210           | Lena muck                 | Favorable       | 111                                                 |
| 212           | Thebes silt loam          | Favorable       | 98                                                  |
| 213           | Normal silt loam          | Favorable       | 118                                                 |
| 214           | Hosmer silt loam          | Unfavorable     | 93                                                  |
| 216           | Stookey silt loam         | Favorable       | 102                                                 |
| 217           | Twomile silt loam         | Favorable       | 93                                                  |
| 218           | Newberry silt loam        | Favorable       | 101                                                 |
| 219           | Millbrook silt loam       | Favorable       | 114                                                 |
| 221           | Parr silt loam            | Favorable       | 105                                                 |
| 223           | Varna silt loam           | Favorable       | 103                                                 |
| 224           | Strawn silt loam          | Favorable       | 93                                                  |
| 225           | Holton silt loam          | Favorable       | 89                                                  |
| 226           | Wirt silt loam            | Favorable       | 94                                                  |
| 227           | Argyle silt loam          | Favorable       | 108                                                 |
| 228           | Nappanee silt loam        | Unfavorable     | 78                                                  |
| 229           | Monee silt loam           | Favorable       | 88                                                  |
| 230           | Rowe silty clay           | Favorable       | 98                                                  |
| 231           | Evansville silt loam      | Favorable       | 114                                                 |
| 232           | Ashkum silty clay loam    | Favorable       | 112                                                 |
| 233           | Birkbeck silt loam        | Favorable       | 108                                                 |
| 234           | Sunbury silt loam         | Favorable       | 116                                                 |
| 235           | Bryce silty clay          | Favorable       | 107                                                 |
| 236           | Sabina silt loam          | Favorable       | 108                                                 |
| 238           | Rantoul silty clay        | Favorable       | 96                                                  |
| 239           | Dorchester silt loam      | Favorable       | 113                                                 |
| 240           | Plattville silt loam      | Favorable       | 106                                                 |
| 241           | Chatsworth silt loam      | Unfavorable     | 69                                                  |
| 242           | Kendall silt loam         | Favorable       | 110                                                 |
| 243           | St. Charles silt loam     | Favorable       | 108                                                 |
| 244           | Hartsburg silty clay loam | Favorable       | 119                                                 |
| 248           | McFain silty clay         | Favorable       | 105                                                 |
| 249           | Edinburg silty clay loam  | Favorable       | 112                                                 |



**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map<br/>symbol</b> | <b>Soil type name</b>                   | <b>Subsoil<br/>rooting</b> | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|--------------------------|-----------------------------------------|----------------------------|-------------------------------------------------------------|
| 250                      | Velma loam                              | Favorable                  | 100                                                         |
| 252                      | Harvel silty clay loam                  | Favorable                  | 111                                                         |
| 256                      | Pana silt loam                          | Favorable                  | 102                                                         |
| 257                      | Clarksdale silt loam                    | Favorable                  | 114                                                         |
| 258                      | Sicily silt loam                        | Favorable                  | 110                                                         |
| 259                      | Assumption silt loam                    | Favorable                  | 106                                                         |
| 261                      | Niota silt loam                         | Favorable                  | 87                                                          |
| 262                      | Denrock silt loam                       | Favorable                  | 102                                                         |
| 264                      | El Dara silt loam                       | Favorable                  | 89                                                          |
| 265                      | Lomax loam                              | Favorable                  | 102                                                         |
| 266                      | Disco sandy loam                        | Favorable                  | 96                                                          |
| 267                      | Caseyville silt loam                    | Favorable                  | 112                                                         |
| 268                      | Mt. Carroll silt loam                   | Favorable                  | 119                                                         |
| 270                      | Stronghurst silt loam, sandy substratum | Favorable                  | 111                                                         |
| 271                      | Timula silt loam                        | Favorable                  | 100                                                         |
| 272                      | Edgington silt loam                     | Favorable                  | 109                                                         |
| 274                      | Seaton silt loam                        | Favorable                  | 106                                                         |
| 275                      | Joy silt loam                           | Favorable                  | 127                                                         |
| 277                      | Port Byron silt loam                    | Favorable                  | 127                                                         |
| 278                      | Stronghurst silt loam                   | Favorable                  | 111                                                         |
| 279                      | Rozetta silt loam                       | Favorable                  | 106                                                         |
| 280                      | Fayette silt loam                       | Favorable                  | 108                                                         |
| 282                      | Chute fine sand                         | Favorable                  | 66                                                          |
| 283                      | Downsouth silt loam                     | Favorable                  | 120                                                         |
| 284                      | Tice silty clay loam                    | Favorable                  | 118                                                         |
| 285                      | Carmi loam                              | Favorable                  | 95                                                          |
| 286                      | Carmi sandy loam                        | Favorable                  | 94                                                          |
| 287                      | Chauncey silt loam                      | Favorable                  | 105                                                         |
| 288                      | Petrolia silty clay loam                | Favorable                  | 103                                                         |
| 290                      | Warsaw silt loam                        | Favorable                  | 105                                                         |
| 291                      | Xenia silt loam                         | Favorable                  | 104                                                         |
| 292                      | Wallkill silt loam                      | Favorable                  | 109                                                         |
| 293                      | Andres silt loam                        | Favorable                  | 120                                                         |
| 294                      | Symerton silt loam                      | Favorable                  | 116                                                         |
| 295                      | Mokena silt loam                        | Favorable                  | 111                                                         |
| 296                      | Washtenaw silt loam                     | Favorable                  | 116                                                         |
| 297                      | Ringwood silt loam                      | Favorable                  | 115                                                         |
| 298                      | Beecher silt loam                       | Favorable                  | 101                                                         |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map symbol</b> | <b>Soil type name</b>                 | <b>Subsoil rooting</b> | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|----------------------|---------------------------------------|------------------------|-------------------------------------------------------------|
| 300                  | Westland clay loam                    | Favorable              | 107                                                         |
| 301                  | Grantsburg silt loam                  | Unfavorable            | 90                                                          |
| 302                  | Ambraw clay loam                      | Favorable              | 101                                                         |
| 304                  | Landes fine sandy loam                | Favorable              | 89                                                          |
| 306                  | Allison silty clay loam               | Favorable              | 120                                                         |
| 307                  | Iona silt loam                        | Favorable              | 105                                                         |
| 308                  | Alford silt loam                      | Favorable              | 107                                                         |
| 310                  | McHenry silt loam                     | Favorable              | 101                                                         |
| 311                  | Ritchey silt loam                     | Unfavorable            | 74                                                          |
| 312                  | Edwards muck                          | Favorable              | 97                                                          |
| 313                  | Rodman loam                           | Unfavorable            | 74                                                          |
| 314                  | Joliet silty clay loam                | Favorable              | 87                                                          |
| 315                  | Channahon silt loam                   | Unfavorable            | 71                                                          |
| 316                  | Romeo silt loam                       | Unfavorable            | 43                                                          |
| 317                  | Millsdale silty clay loam             | Favorable              | 97                                                          |
| 318                  | Lorenzo loam                          | Unfavorable            | 93                                                          |
| 319                  | Aurelius muck                         | Favorable              | 85                                                          |
| 320                  | Frankfort silt loam                   | Unfavorable            | 90                                                          |
| 321                  | Du Page silt loam                     | Favorable              | 111                                                         |
| 322                  | Russell silt loam                     | Favorable              | 103                                                         |
| 323                  | Casco silt loam                       | Unfavorable            | 91                                                          |
| 324                  | Ripon silt loam                       | Favorable              | 98                                                          |
| 325                  | Dresden silt loam                     | Favorable              | 102                                                         |
| 326                  | Homer silt loam                       | Favorable              | 101                                                         |
| 327                  | Fox silt loam                         | Favorable              | 96                                                          |
| 328                  | Holly silt loam                       | Favorable              | 96                                                          |
| 329                  | Will silty clay loam                  | Favorable              | 115                                                         |
| 330                  | Peotone silty clay loam               | Favorable              | 108                                                         |
| 331                  | Haymond silt loam                     | Favorable              | 117                                                         |
| 332                  | Billett sandy loam                    | Favorable              | 88                                                          |
| 333                  | Wakeland silt loam                    | Favorable              | 114                                                         |
| 334                  | Birds silt loam                       | Favorable              | 103                                                         |
| 335                  | Robbs silt loam                       | Favorable              | 92                                                          |
| 336                  | Wilbur silt loam                      | Favorable              | 113                                                         |
| 337                  | Creal silt loam                       | Favorable              | 98                                                          |
| 338                  | Hurst silt loam                       | Unfavorable            | 88                                                          |
| 339                  | Wellston silt loam                    | Unfavorable            | 80                                                          |
| 340                  | Zanesville silt loam                  | Unfavorable            | 84                                                          |
| 341                  | Ambraw silty clay loam, sandy subsoil | Favorable              | 101                                                         |
| 342                  | Matherton silt loam                   | Favorable              | 101                                                         |
| 343                  | Kane silt loam                        | Favorable              | 110                                                         |
| 344                  | Harvard silt loam                     | Favorable              | 111                                                         |
| 345                  | Elvers silt loam                      | Favorable              | 104                                                         |
| 346                  | Dowagiac silt loam                    | Favorable              | 99                                                          |
| 347                  | Canisteo silt loam                    | Favorable              | 111                                                         |
| 348                  | Wingate silt loam                     | Favorable              | 107                                                         |
| 349                  | Zumbro sandy loam                     | Favorable              | 87                                                          |

# Table 2

## Productivity of Illinois Soils Under Average Management Slightly Eroded, 0 to 2 Percent Slopes

Revised January 1, 2012

| IL map symbol | Soil type name                               | Subsoil rooting               | B 810 Productivity Index (PI) |
|---------------|----------------------------------------------|-------------------------------|-------------------------------|
|               |                                              |                               | Average management            |
| 350           | Drummer silty clay loam, gravelly substratum | Favorable                     | 122                           |
| 351           | Elburn silt loam, gravelly substratum        | Favorable                     | 120                           |
| 352           | Palms silty clay loam, overwash              | Favorable                     | 112                           |
| 353           | Toronto silt loam                            | Favorable                     | 114                           |
| 354           | Hononegah loamy coarse sand                  | Favorable                     | 74                            |
| 355           | Binghampton sandy loam                       | Favorable                     | 93                            |
| 356           | Elpaso silty clay loam                       | Favorable                     | 127                           |
| 357           | Vanpetten loam                               | Favorable                     | 94                            |
| 359           | Fayette silt loam, till substratum           | Favorable                     | 105                           |
| 360           | Slacwater silt loam                          | Favorable                     | 100                           |
| 361           | Kidder silt loam                             | Favorable                     | 91                            |
| 362           | Whitaker variant loam                        | Favorable                     | 105                           |
| 363           | Griswold loam                                | Favorable                     | 103                           |
| 365           | Aptakisic silt loam                          | Favorable                     | 102                           |
| 366           | Algansee fine sandy loam                     | Favorable                     | 83                            |
| 367           | Beach sand                                   | Crop yield data not available |                               |
| 368           | Raveenwash silty clay loam                   | Favorable                     | 95                            |
| 369           | Waupecan silt loam                           | Favorable                     | 123                           |
| 370           | Saylesville silt loam                        | Favorable                     | 94                            |
| 371           | St. Charles silt loam, sandy substratum      | Favorable                     | 100                           |
| 372           | Kendall silt loam, sandy substratum          | Favorable                     | 104                           |
| 373           | Camden silt loam, sandy substratum           | Favorable                     | 96                            |
| 374           | Proctor silt loam, sandy substratum          | Favorable                     | 108                           |
| 375           | Rutland silt loam                            | Favorable                     | 118                           |
| 376           | Cisne silt loam, bench                       | Favorable                     | 97                            |
| 377           | Hoyleton silt loam, bench                    | Favorable                     | 96                            |
| 378           | Lanier fine sandy loam                       | Favorable                     | 72                            |
| 379           | Dakota silt loam                             | Favorable                     | 99                            |
| 380           | Fieldon silt loam                            | Favorable                     | 101                           |
| 381           | Craigmile sandy loam                         | Favorable                     | 102                           |
| 382           | Belknap silt loam                            | Favorable                     | 104                           |
| 383           | Newvienna silt loam                          | Favorable                     | 119                           |
| 384           | Edwardsville silt loam                       | Favorable                     | 124                           |
| 385           | Mascoutah silty clay loam                    | Favorable                     | 125                           |
| 386           | Downs silt loam                              | Favorable                     | 119                           |
| 387           | Ockley silt loam                             | Favorable                     | 102                           |
| 388           | Wenona silt loam                             | Favorable                     | 114                           |
| 389           | Hesch loamy sand, shallow variant            | Unfavorable                   | 50                            |
| 390           | Hesch fine sandy loam                        | Unfavorable                   | 89                            |
| 391           | Blake silty clay loam                        | Favorable                     | 103                           |
| 392           | Urban land, loamy Orthents complex           | Crop yield data not available |                               |
| 393           | Marseilles silt loam, gravelly substratum    | Unfavorable                   | 96                            |
| 394           | Haynie silt loam                             | Favorable                     | 105                           |
| 395           | Ceresco loam                                 | Favorable                     | 104                           |
| 396           | Vesser silt loam                             | Favorable                     | 109                           |
| 397           | Boone loamy fine sand                        | Unfavorable                   | 61                            |
| 398           | Wea silt loam                                | Favorable                     | 115                           |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map<br/>symbol</b> | <b>Soil type name</b>                | <b>Subsoil rooting</b>        | <b>B 810 Productivity<br/>Index (PI)<br/>Average management</b> |
|--------------------------|--------------------------------------|-------------------------------|-----------------------------------------------------------------|
| 400                      | Calco silty clay loam                | Favorable                     | 121                                                             |
| 401                      | Okaw silty clay loam                 | Favorable                     | 78                                                              |
| 402                      | Colo silty clay loam                 | Favorable                     | 122                                                             |
| 403                      | Elizabeth silt loam                  | Unfavorable                   | 54                                                              |
| 404                      | Titus silty clay loam                | Favorable                     | 104                                                             |
| 405                      | Zook silty clay                      | Favorable                     | 103                                                             |
| 406                      | Paxico silt loam                     | Favorable                     | 106                                                             |
| 407                      | Udifluvents, loamy                   | Crop yield data not available |                                                                 |
| 408                      | Aquents, loamy                       | Crop yield data not available |                                                                 |
| 409                      | Aquents, clayey                      | Crop yield data not available |                                                                 |
| 410                      | Woodbine silt loam                   | Favorable                     | 87                                                              |
| 411                      | Ashdale silt loam                    | Favorable                     | 110                                                             |
| 412                      | Ogle silt loam                       | Favorable                     | 116                                                             |
| 413                      | Gale silt loam                       | Favorable                     | 89                                                              |
| 414                      | Myrtle silt loam                     | Favorable                     | 110                                                             |
| 415                      | Orion silt loam                      | Favorable                     | 116                                                             |
| 416                      | Durand silt loam                     | Favorable                     | 112                                                             |
| 417                      | Derinda silt loam                    | Unfavorable                   | 84                                                              |
| 418                      | Schapville silt loam                 | Unfavorable                   | 94                                                              |
| 419                      | Flagg silt loam                      | Favorable                     | 106                                                             |
| 420                      | Piopolis silty clay loam             | Favorable                     | 95                                                              |
| 421                      | Kell silt loam                       | Favorable                     | 83                                                              |
| 422                      | Cape silty clay loam                 | Favorable                     | 91                                                              |
| 423                      | Millstadt silt loam                  | Favorable                     | 97                                                              |
| 424                      | Shoals silt loam                     | Favorable                     | 113                                                             |
| 425                      | Muskingum stony silt loam            | Unfavorable                   | 61                                                              |
| 426                      | Karnak silty clay                    | Favorable                     | 89                                                              |
| 427                      | Burnside silt loam                   | Favorable                     | 85                                                              |
| 428                      | Coffeen silt loam                    | Favorable                     | 117                                                             |
| 429                      | Palsgrove silt loam                  | Favorable                     | 92                                                              |
| 430                      | Raddle silt loam                     | Favorable                     | 122                                                             |
| 431                      | Genesee silt loam                    | Favorable                     | 111                                                             |
| 432                      | Geff silt loam                       | Favorable                     | 97                                                              |
| 433                      | Floraville silt loam                 | Favorable                     | 90                                                              |
| 434                      | Ridgway silt loam                    | Favorable                     | 104                                                             |
| 435                      | Streator silty clay loam             | Favorable                     | 116                                                             |
| 436                      | Meadowbank silt loam                 | Favorable                     | 121                                                             |
| 437                      | Redbud silt loam                     | Favorable                     | 101                                                             |
| 438                      | Aviston silt loam                    | Favorable                     | 121                                                             |
| 439                      | Jasper silt loam, sandy substratum   | Favorable                     | 104                                                             |
| 440                      | Jasper silt loam                     | Favorable                     | 115                                                             |
| 441                      | Wakenda silt loam                    | Favorable                     | 123                                                             |
| 442                      | Mundelein silt loam                  | Favorable                     | 123                                                             |
| 443                      | Barrington silt loam                 | Favorable                     | 115                                                             |
| 445                      | Newhaven loam                        | Favorable                     | 111                                                             |
| 446                      | Springerton loam                     | Favorable                     | 117                                                             |
| 447                      | Canisteo silt loam, sandy substratum | Favorable                     | 105                                                             |
| 448                      | Mona silt loam                       | Favorable                     | 104                                                             |
| 449                      | Amiesburg - Sarpy complex            | Favorable                     | 100                                                             |



**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map symbol</b> | <b>Soil type name</b>               | <b>Subsoil rooting</b>        | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|----------------------|-------------------------------------|-------------------------------|-------------------------------------------------------------|
| 450                  | Brouillett silt loam                | Favorable                     | 118                                                         |
| 451                  | Lawson silt loam                    | Favorable                     | 124                                                         |
| 452                  | Riley silty clay loam               | Favorable                     | 112                                                         |
| 453                  | Muren silt loam                     | Favorable                     | 105                                                         |
| 454                  | Iva silt loam                       | Favorable                     | 110                                                         |
| 455                  | Mixed alluvial land                 | Crop yield data not available |                                                             |
| 456                  | Ware silt loam                      | Favorable                     | 104                                                         |
| 457                  | Booker silty clay                   | Favorable                     | 79                                                          |
| 458                  | Fayette silt loam, sandy substratum | Favorable                     | 104                                                         |
| 459                  | Tama silt loam, sandy substratum    | Favorable                     | 120                                                         |
| 460                  | Ginat silt loam                     | Favorable                     | 95                                                          |
| 461                  | Weinbach silt loam                  | Favorable                     | 93                                                          |
| 462                  | Sciotoville silt loam               | Favorable                     | 93                                                          |
| 463                  | Wheeling silt loam                  | Favorable                     | 96                                                          |
| 464                  | Wallkill silty clay loam            | Favorable                     | 97                                                          |
| 465                  | Montgomery silty clay loam          | Favorable                     | 98                                                          |
| 466                  | Bartelso silt loam                  | Favorable                     | 112                                                         |
| 467                  | Markland silt loam                  | Unfavorable                   | 93                                                          |
| 468                  | Lakaskia silt loam                  | Favorable                     | 107                                                         |
| 469                  | Emma silty clay loam                | Favorable                     | 98                                                          |
| 470                  | Keller silt loam                    | Unfavorable                   | 101                                                         |
| 471                  | Clarksville cherty silt loam        | Unfavorable                   | 54                                                          |
| 472                  | Baylis silt loam                    | Favorable                     | 96                                                          |
| 473                  | Roszburg loam                       | Favorable                     | 117                                                         |
| 474                  | Piasa silt loam                     | Unfavorable                   | 92                                                          |
| 475                  | Elsah cherty silt loam              | Favorable                     | 97                                                          |
| 476                  | Biddle silt loam                    | Unfavorable                   | 103                                                         |
| 477                  | Winfield silt loam                  | Favorable                     | 105                                                         |
| 479                  | Aurelius muck, sandy substratum     | Favorable                     | 92                                                          |
| 480                  | Moundprairie silty clay loam        | Favorable                     | 103                                                         |
| 481                  | Raub silt loam                      | Favorable                     | 119                                                         |
| 482                  | Uniontown silt loam                 | Favorable                     | 104                                                         |
| 483                  | Henshaw silt loam                   | Favorable                     | 104                                                         |
| 484                  | Harco silt loam                     | Favorable                     | 124                                                         |
| 485                  | Richwood silt loam                  | Favorable                     | 120                                                         |
| 486                  | Bertrand silt loam                  | Favorable                     | 101                                                         |
| 487                  | Joyce silt loam                     | Favorable                     | 117                                                         |
| 488                  | Hooppole loam                       | Favorable                     | 107                                                         |
| 489                  | Hurst silt loam, sandy substratum   | Unfavorable                   | 83                                                          |
| 490                  | Odell silt loam                     | Favorable                     | 114                                                         |
| 491                  | Ruma silt loam                      | Favorable                     | 103                                                         |
| 492                  | Normandy silt loam                  | Favorable                     | 109                                                         |
| 493                  | Bonfield silt loam                  | Favorable                     | 108                                                         |
| 494                  | Kankakee fine sandy loam            | Favorable                     | 102                                                         |
| 495                  | Corwin silt loam                    | Favorable                     | 108                                                         |
| 496                  | Fincastle silt loam                 | Favorable                     | 107                                                         |
| 499                  | Fella silty clay loam               | Favorable                     | 119                                                         |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map<br/>symbol</b> | <b>Soil type name</b>                       | <b>Subsoil rooting</b>        | <b>B 810 Productivity<br/>Index (PI)<br/>Average management</b> |
|--------------------------|---------------------------------------------|-------------------------------|-----------------------------------------------------------------|
| 501                      | Morocco fine sand                           | Favorable                     | 77                                                              |
| 503                      | Rockton loam                                | Favorable                     | 90                                                              |
| 504                      | Sogn silt loam                              | Unfavorable                   | 54                                                              |
| 505                      | Dunbarton silt loam                         | Unfavorable                   | 66                                                              |
| 506                      | Hitt silt loam                              | Favorable                     | 105                                                             |
| 508                      | Selma loam, bedrock substratum              | Favorable                     | 112                                                             |
| 509                      | Whalan loam                                 | Favorable                     | 79                                                              |
| 511                      | Dunbarton silt loam, cherty variant         | Unfavorable                   | 53                                                              |
| 512                      | Danabrook silt loam                         | Favorable                     | 122                                                             |
| 513                      | Granby loamy sand                           | Favorable                     | 96                                                              |
| 515                      | Bunkum silty clay loam                      | Favorable                     | 98                                                              |
| 516                      | Faxon clay loam                             | Favorable                     | 102                                                             |
| 517                      | Marine silt loam                            | Favorable                     | 92                                                              |
| 518                      | Rend silt loam                              | Unfavorable                   | 93                                                              |
| 523                      | Dunham silty clay loam                      | Favorable                     | 117                                                             |
| 524                      | Zipp silty clay loam                        | Favorable                     | 91                                                              |
| 525                      | Joslin loam, bedrock substratum             | Unfavorable                   | 84                                                              |
| 526                      | Grundelein silt loam                        | Favorable                     | 122                                                             |
| 527                      | Kidami silt loam                            | Favorable                     | 102                                                             |
| 528                      | Lahoguess loam                              | Favorable                     | 111                                                             |
| 529                      | Selma loam                                  | Favorable                     | 107                                                             |
| 530                      | Ozaukee silt loam                           | Favorable                     | 96                                                              |
| 531                      | Markham silt loam                           | Favorable                     | 101                                                             |
| 533                      | Urban land                                  | Crop yield data not available |                                                                 |
| 534                      | Urban land, clayey Orthents complex         | Crop yield data not available |                                                                 |
| 535                      | Orthents, stony                             | Crop yield data not available |                                                                 |
| 536                      | Dumps, mine                                 | Crop yield data not available |                                                                 |
| 537                      | Hesch fine sandy loam, gray subsoil variant | Unfavorable                   | 99                                                              |
| 538                      | Emery silt loam                             | Favorable                     | 112                                                             |
| 539                      | Wenona silt loam, loamy substratum          | Favorable                     | 116                                                             |
| 540                      | Frankville silt loam                        | Favorable                     | 86                                                              |
| 541                      | Graymont silt loam                          | Favorable                     | 119                                                             |
| 542                      | Rooks silt loam                             | Favorable                     | 122                                                             |
| 543                      | Piscasaw silt loam                          | Favorable                     | 108                                                             |
| 544                      | Torox silt loam                             | Favorable                     | 109                                                             |
| 545                      | Windere silt loam                           | Favorable                     | 112                                                             |
| 546                      | Keltner silt loam                           | Favorable                     | 104                                                             |
| 547                      | Eleroy silt loam                            | Favorable                     | 93                                                              |
| 548                      | Marseilles silt loam, moderately wet        | Unfavorable                   | 94                                                              |
| 549                      | Marseilles silt loam                        | Unfavorable                   | 94                                                              |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map<br/>symbol</b> | <b>Soil type name</b>                            | <b>Subsoil rooting</b>        | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|--------------------------|--------------------------------------------------|-------------------------------|-------------------------------------------------------------|
| 551                      | Gosport silt loam                                | Unfavorable                   | 75                                                          |
| 552                      | Drummer silty clay loam, till substratum         | Favorable                     | 120                                                         |
| 553                      | Bryce-Calamine variant complex                   | Favorable                     | 103                                                         |
| 554                      | Kernan silt loam                                 | Favorable                     | 100                                                         |
| 555                      | Shadeland silt loam                              | Favorable                     | 85                                                          |
| 556                      | High Gap loam                                    | Unfavorable                   | 84                                                          |
| 557                      | Millstream silt loam                             | Favorable                     | 115                                                         |
| 558                      | Breeds silty clay loam                           | Favorable                     | 105                                                         |
| 559                      | Lindley loam                                     | Favorable                     | 83                                                          |
| 560                      | St. Clair silt loam                              | Unfavorable                   | 83                                                          |
| 561                      | Whalan and NewGlarus silt loams                  | Favorable                     | 85                                                          |
| 562                      | Port Byron silt loam, sandy substratum           | Favorable                     | 115                                                         |
| 563                      | Seaton silt loam, sandy substratum               | Favorable                     | 101                                                         |
| 564                      | Waukegan silt loam                               | Favorable                     | 106                                                         |
| 565                      | Tell silt loam                                   | Favorable                     | 99                                                          |
| 566                      | Rockton and Dodgeville soils                     | Favorable                     | 91                                                          |
| 567                      | Elkhart silt loam                                | Favorable                     | 111                                                         |
| 568                      | Niota silty clay loam, clayey subsurface variant | Favorable                     | 78                                                          |
| 569                      | Medary silty clay loam                           | Favorable                     | 76                                                          |
| 570                      | Martinsville silt loam                           | Favorable                     | 101                                                         |
| 571                      | Whitaker silt loam                               | Favorable                     | 106                                                         |
| 572                      | Loran silt loam                                  | Favorable                     | 107                                                         |
| 573                      | Tuscola loam                                     | Favorable                     | 90                                                          |
| 574                      | Ogle silt loam, silt loam subsoil variant        | Favorable                     | 102                                                         |
| 575                      | Joy silt loam, sandy substratum                  | Favorable                     | 119                                                         |
| 576                      | Zwingle silt loam                                | Favorable                     | 94                                                          |
| 577                      | Terrace escarpment                               | Crop yield data not available |                                                             |
| 578                      | Dorchester silt loam, cobbly substratum          | Favorable                     | 93                                                          |
| 579                      | Beavercreek loam                                 | Unfavorable                   | 75                                                          |
| 580                      | Fayette silty clay loam, karst                   | Favorable                     | 96                                                          |
| 581                      | Tamalco silt loam                                | Unfavorable                   | 82                                                          |
| 582                      | Homen silt loam                                  | Favorable                     | 96                                                          |
| 583                      | Pike silt loam                                   | Favorable                     | 103                                                         |
| 584                      | Grantfork silty clay loam                        | Unfavorable                   | 77                                                          |
| 585                      | Negley loam                                      | Favorable                     | 90                                                          |
| 586                      | Nokomis silt loam                                | Favorable                     | 100                                                         |
| 587                      | Terril loam                                      | Favorable                     | 116                                                         |
| 588                      | Sparta loamy sand, loamy substratum              | Favorable                     | 83                                                          |
| 589                      | Bowdre silty clay                                | Favorable                     | 98                                                          |
| 590                      | Cairo silty clay                                 | Favorable                     | 105                                                         |
| 591                      | Fulfs silty clay                                 | Favorable                     | 102                                                         |
| 592                      | Nameoki silty clay                               | Favorable                     | 106                                                         |
| 593                      | Chautauqua silty clay loam                       | Favorable                     | 106                                                         |
| 594                      | Reddick silty clay loam                          | Favorable                     | 115                                                         |
| 595                      | Coot loam                                        | Favorable                     | 97                                                          |
| 596                      | Marbletown silt loam                             | Favorable                     | 115                                                         |
| 597                      | Armiesburg silty clay loam                       | Favorable                     | 117                                                         |
| 598                      | Bedford silt loam                                | Favorable                     | 83                                                          |
| 599                      | Baxter cherty silt loam                          | Favorable                     | 73                                                          |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map symbol</b> | <b>Soil type name</b>             | <b>Subsoil rooting</b>        | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|----------------------|-----------------------------------|-------------------------------|-------------------------------------------------------------|
| 600                  | Huntington silt loam              | Favorable                     | 122                                                         |
| 601                  | Nolin silty clay loam             | Favorable                     | 102                                                         |
| 602                  | Newark silty clay loam            | Favorable                     | 92                                                          |
| 603                  | Blackoar silt loam                | Favorable                     | 116                                                         |
| 604                  | Sandy alluvial land               | Crop yield data not available |                                                             |
| 605                  | Ursa silt loam                    | Unfavorable                   | 76                                                          |
| 606                  | Goss gravelly silt loam           | Unfavorable                   | 58                                                          |
| 607                  | Monterey silty clay loam          | Favorable                     | 114                                                         |
| 608                  | Mudhen clay loam                  | Favorable                     | 95                                                          |
| 609                  | Crane silt loam                   | Favorable                     | 110                                                         |
| 610                  | Tallmadge sandy loam              | Favorable                     | 109                                                         |
| 611                  | Sepo silty clay loam              | Favorable                     | 114                                                         |
| 613                  | Oskaloosa silt loam               | Favorable                     | 92                                                          |
| 614                  | Chenoa silt loam                  | Favorable                     | 114                                                         |
| 615                  | Vanmeter silty clay loam          | Favorable                     | 69                                                          |
| 618                  | Senachwine silt loam              | Favorable                     | 95                                                          |
| 619                  | Parkville silty clay              | Favorable                     | 110                                                         |
| 620                  | Darmstadt silt loam               | Unfavorable                   | 82                                                          |
| 621                  | Coulterville silt loam            | Unfavorable                   | 98                                                          |
| 622                  | Wyanet silt loam                  | Favorable                     | 106                                                         |
| 623                  | Kishwaukee silt loam              | Favorable                     | 119                                                         |
| 624                  | Caprell silt loam                 | Favorable                     | 101                                                         |
| 625                  | Geryune silt loam                 | Favorable                     | 121                                                         |
| 626                  | Kish loam                         | Favorable                     | 110                                                         |
| 627                  | Miami fine sandy loam             | Favorable                     | 92                                                          |
| 628                  | Lax silt loam                     | Favorable                     | 81                                                          |
| 629                  | Crider silt loam                  | Favorable                     | 100                                                         |
| 630                  | Navlys silty clay loam            | Favorable                     | 92                                                          |
| 631                  | Princeton fine sandy loam         | Favorable                     | 96                                                          |
| 632                  | Copperas silty clay loam          | Favorable                     | 107                                                         |
| 633                  | Traer silt loam                   | Favorable                     | 104                                                         |
| 634                  | Blyton silt loam                  | Favorable                     | 112                                                         |
| 635                  | Lismod silt loam                  | Favorable                     | 122                                                         |
| 636                  | Parmod silt loam                  | Favorable                     | 110                                                         |
| 637                  | Muskego silty clay loam, overwash | Favorable                     | 113                                                         |
| 638                  | Muskego muck                      | Favorable                     | 110                                                         |
| 639                  | Wynoose silt loam, bench          | Favorable                     | 84                                                          |
| 640                  | Bluford silt loam, bench          | Favorable                     | 90                                                          |
| 641                  | Quiver silty clay loam            | Favorable                     | 93                                                          |
| 644                  | Rennselaer loam                   | Favorable                     | 98                                                          |
| 646                  | Fluvaquents, loamy                | Crop yield data not available |                                                             |
| 647                  | Lawler loam                       | Favorable                     | 104                                                         |
| 648                  | Clyde clay loam                   | Favorable                     | 123                                                         |
| 649                  | Nachusa silt loam                 | Favorable                     | 121                                                         |



**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map symbol</b> | <b>Soil type name</b>                   | <b>Subsoil rooting</b>        | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|----------------------|-----------------------------------------|-------------------------------|-------------------------------------------------------------|
| 650                  | Prairieville silt loam                  | Favorable                     | 116                                                         |
| 651                  | Keswick loam                            | Favorable                     | 74                                                          |
| 652                  | Passport silt loam                      | Favorable                     | 84                                                          |
| 654                  | Moline silty clay                       | Favorable                     | 98                                                          |
| 655                  | Ursa silt loam, moderately wet          | Unfavorable                   | 78                                                          |
| 656                  | Octagon silt loam                       | Favorable                     | 104                                                         |
| 657                  | Burksville silt loam                    | Favorable                     | 95                                                          |
| 658                  | Sonsac very cobbly silt loam            | Unfavorable                   | 71                                                          |
| 660                  | Coatsburg silt loam                     | Unfavorable                   | 86                                                          |
| 661                  | Atkinson loam                           | Favorable                     | 100                                                         |
| 662                  | Barony silt loam                        | Favorable                     | 111                                                         |
| 663                  | Clare silt loam                         | Favorable                     | 118                                                         |
| 665                  | Stonelick fine sandy loam               | Favorable                     | 91                                                          |
| 667                  | Kaneville silt loam                     | Favorable                     | 113                                                         |
| 668                  | Somonauk silt loam                      | Favorable                     | 104                                                         |
| 669                  | Saffell gravelly sandy loam             | Unfavorable                   | 71                                                          |
| 670                  | Aholt silty clay                        | Favorable                     | 81                                                          |
| 671                  | Biggsville silt loam                    | Favorable                     | 126                                                         |
| 672                  | Crescent loam                           | Favorable                     | 104                                                         |
| 673                  | Onarga fine sandy loam, till substratum | Favorable                     | 98                                                          |
| 674                  | Dozaville silt loam                     | Favorable                     | 121                                                         |
| 675                  | Greenbush silt loam                     | Favorable                     | 119                                                         |
| 678                  | Mannon silt loam                        | Favorable                     | 118                                                         |
| 679                  | Blackberry silt loam                    | Favorable                     | 126                                                         |
| 680                  | Campton silt loam                       | Favorable                     | 105                                                         |
| 681                  | Dubuque-Orthents-Fayette complex        | Crop yield data not available |                                                             |
| 682                  | Medway silty clay loam                  | Favorable                     | 116                                                         |
| 683                  | Lawndale silt loam                      | Favorable                     | 127                                                         |
| 684                  | Broadwell silt loam                     | Favorable                     | 122                                                         |
| 685                  | Middletown silt loam                    | Favorable                     | 103                                                         |
| 686                  | Parkway silt loam                       | Favorable                     | 122                                                         |
| 687                  | Penfield loam                           | Favorable                     | 115                                                         |
| 688                  | Braidwood loam                          | Unfavorable                   | 76                                                          |
| 689                  | Coloma loamy sand                       | Favorable                     | 67                                                          |
| 690                  | Brookside stony silty clay loam         | Unfavorable                   | 82                                                          |
| 691                  | Beasley silt loam                       | Favorable                     | 75                                                          |
| 692                  | Menfro - Wellston silt loams            | Favorable                     | 95                                                          |
| 694                  | Menfro - Baxter complex                 | Favorable                     | 94                                                          |
| 695                  | Fosterburg silt loam                    | Favorable                     | 110                                                         |
| 696                  | Zurich silt loam                        | Favorable                     | 105                                                         |
| 697                  | Wauconda silt loam                      | Favorable                     | 117                                                         |
| 698                  | Grays silt loam                         | Favorable                     | 110                                                         |
| 699                  | Timewell silt loam                      | Favorable                     | 122                                                         |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map<br/>symbol</b> | <b>Soil type name</b>                  | <b>Subsoil rooting</b>        | <b>B 810 Productivity<br/>Index (PI)<br/>Average management</b> |
|--------------------------|----------------------------------------|-------------------------------|-----------------------------------------------------------------|
| 700                      | Westmore silt loam                     | Favorable                     | 87                                                              |
| 701                      | Menfro - Hickory silt loams            | Favorable                     | 97                                                              |
| 702                      | Ruma - Hickory silt loams              | Favorable                     | 95                                                              |
| 703                      | Pierron - Burksville silt loams        | Favorable                     | 93                                                              |
| 705                      | Buckhart silt loam                     | Favorable                     | 126                                                             |
| 706                      | Boyer sandy loam                       | Favorable                     | 88                                                              |
| 709                      | Osceola silt loam                      | Favorable                     | 101                                                             |
| 711                      | Hatfield silt loam                     | Favorable                     | 100                                                             |
| 712                      | Spaulding silty clay loam              | Favorable                     | 118                                                             |
| 713                      | Judyville fine sandy loam              | Unfavorable                   | 57                                                              |
| 715                      | Arrowsmith silt loam                   | Favorable                     | 124                                                             |
| 717                      | Stockey - Clarksville complex          | Favorable                     | 84                                                              |
| 718                      | Marsh                                  | Crop yield data not available |                                                                 |
| 720                      | Aetna silt loam                        | Favorable                     | 118                                                             |
| 721                      | Drummer and Elpaso silty clay loams    | Favorable                     | 127                                                             |
| 722                      | Drummer - Milford silty clay loams     | Favorable                     | 121                                                             |
| 723                      | Reesville silt loam                    | Favorable                     | 110                                                             |
| 724                      | Rozetta-Elco silt loams                | Favorable                     | 103                                                             |
| 725                      | Otter-Lawson silt loams                | Favorable                     | 123                                                             |
| 726                      | Elburn silt loam, sandy substratum     | Favorable                     | 120                                                             |
| 727                      | Waukee loam                            | Favorable                     | 97                                                              |
| 728                      | Winnebago silt loam                    | Favorable                     | 108                                                             |
| 730                      | Bethesda channery silty clay loam      | Crop yield data not available |                                                                 |
| 731                      | Nasset silt loam                       | Favorable                     | 100                                                             |
| 732                      | Appleriver silt loam                   | Favorable                     | 93                                                              |
| 737                      | Tama silt loam, sandy substratum       | Favorable                     | 123                                                             |
| 738                      | Milton silt loam                       | Unfavorable                   | 57                                                              |
| 739                      | Milton silt loam                       | Unfavorable                   | 57                                                              |
| 740                      | Darroch silt loam                      | Favorable                     | 114                                                             |
| 741                      | Oakville fine sand                     | Favorable                     | 73                                                              |
| 742                      | Dickinson sandy loam, loamy substratum | Favorable                     | 95                                                              |
| 743                      | Ridott silt loam                       | Favorable                     | 99                                                              |
| 745                      | Shullsburg silt loam                   | Unfavorable                   | 100                                                             |
| 746                      | Calamine silt loam                     | Favorable                     | 97                                                              |
| 747                      | Milford silty clay loams               | Favorable                     | 113                                                             |
| 748                      | Plano silt loam, sandy substratum      | Favorable                     | 119                                                             |
| 749                      | Buckhart silt loam, till substratum    | Favorable                     | 126                                                             |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map<br/>symbol</b> | <b>Soil type name</b>                | <b>Subsoil rooting</b>        | <b>B 810 Productivity<br/>Index (PI)<br/>Average management</b> |
|--------------------------|--------------------------------------|-------------------------------|-----------------------------------------------------------------|
| 750                      | Skelton fine sandy loam              | Favorable                     | 93                                                              |
| 751                      | Crawleyville loam                    | Favorable                     | 94                                                              |
| 752                      | Oneco silt loam                      | Favorable                     | 97                                                              |
| 753                      | Massbach silt loam                   | Favorable                     | 98                                                              |
| 754                      | Fairpoint gravelly clay loam         | Crop yield data not available |                                                                 |
| 755                      | Lamoille silt loam                   | Favorable                     | 75                                                              |
| 756                      | Wyanet fine sandy loam               | Favorable                     | 101                                                             |
| 757                      | Senachwine fine sandy loam           | Favorable                     | 90                                                              |
| 759                      | Udolpho loam, sandy substratum       | Favorable                     | 90                                                              |
| 760                      | Marshan loam, sandy substratum       | Favorable                     | 109                                                             |
| 761                      | Eleva sandy loam                     | Unfavorable                   | 76                                                              |
| 763                      | Joslin silt loam                     | Favorable                     | 115                                                             |
| 764                      | Coyne fine sandy loam                | Favorable                     | 93                                                              |
| 765                      | Trempealeau silt loam                | Favorable                     | 100                                                             |
| 766                      | Lamartine silt loam                  | Favorable                     | 118                                                             |
| 767                      | Prophetstown silt loam               | Favorable                     | 122                                                             |
| 768                      | Backbone loamy sand                  | Favorable                     | 77                                                              |
| 769                      | Edmund silt loam                     | Unfavorable                   | 79                                                              |
| 770                      | Udolpho loam                         | Favorable                     | 91                                                              |
| 771                      | Hayfield loam                        | Favorable                     | 100                                                             |
| 772                      | Marshan loam                         | Favorable                     | 110                                                             |
| 774                      | Saude loam                           | Favorable                     | 96                                                              |
| 776                      | Comfrey clay loam                    | Favorable                     | 122                                                             |
| 777                      | Adrian muck                          | Favorable                     | 97                                                              |
| 779                      | Chelsea loamy fine sand              | Favorable                     | 68                                                              |
| 780                      | Grellton sandy loam                  | Favorable                     | 93                                                              |
| 781                      | Friesland sandy loam                 | Favorable                     | 105                                                             |
| 782                      | Juneau silt loam                     | Favorable                     | 116                                                             |
| 783                      | Flagler sandy loam                   | Favorable                     | 85                                                              |
| 784                      | Berks loam                           | Unfavorable                   | 56                                                              |
| 785                      | Lacrescent cobbly silty clay loam    | Favorable                     | 73                                                              |
| 786                      | Frondorf loam                        | Unfavorable                   | 77                                                              |
| 787                      | Banlic silt loam                     | Favorable                     | 94                                                              |
| 789#                     | Ambraw-Ceresco-Sarpy complex         | Favorable                     | 97                                                              |
| 789#                     | Volney silt loam, bedrock substratum | Unfavorable                   | 76                                                              |
| 791                      | Rush silt loam                       | Favorable                     | 96                                                              |
| 792                      | Bowes silt loam                      | Favorable                     | 115                                                             |
| 793                      | Berks, Muskingum and Wiekert soils   | Unfavorable                   | 55                                                              |
| 796                      | Huey-Burksville silt loam            | Unfavorable                   | 85                                                              |
| 797                      | Hickory-Homen silty clay loam        | Favorable                     | 87                                                              |
| 799                      | Arents, loamy                        | Crop yield data not available |                                                                 |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map symbol</b> | <b>Soil type name</b>                         | <b>Subsoil rooting</b>        | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|----------------------|-----------------------------------------------|-------------------------------|-------------------------------------------------------------|
| 800                  | Psamments                                     | Crop yield data not available |                                                             |
| 801                  | Orthents, silty                               | Crop yield data not available |                                                             |
| 802                  | Orthents, loamy                               | Crop yield data not available |                                                             |
| 803                  | Orthents                                      | Crop yield data not available |                                                             |
| 804                  | Orthents, acid                                | Crop yield data not available |                                                             |
| 805                  | Orthents, clayey                              | Crop yield data not available |                                                             |
| 806                  | Orthents, clayey-skeletal                     | Crop yield data not available |                                                             |
| 807                  | Aquents-Orthents complex                      | Crop yield data not available |                                                             |
| 808                  | Orthents, sandy-skeletal                      | Crop yield data not available |                                                             |
| 809                  | Orthents, loamy - skeletal, acid, steep       | Crop yield data not available |                                                             |
| 810                  | Oil-brine damaged land                        | Crop yield data not available |                                                             |
| 811                  | Aquolls                                       | Crop yield data not available |                                                             |
| 812                  | Typic Hapludalfs                              | Crop yield data not available |                                                             |
| 813                  | Orthents, bedrock subs., silty, pits, complex | Crop yield data not available |                                                             |
| 814                  | Muscatune-Buckhart complex                    | Favorable                     | 128                                                         |
| 815                  | Udorthents, silty                             | Favorable                     | 95                                                          |
| 816                  | Stookey-Timula-Orthents complex               | Crop yield data not available |                                                             |
| 817                  | Channahon-Hesch fine sandy loam               | Unfavorable                   | 78                                                          |
| 818                  | Flanagan-Catlin silt loams                    | Favorable                     | 125                                                         |
| 819                  | Hennepin-Vanmeter complex                     | Unfavorable                   | 76                                                          |
| 820                  | Hennepin-Casco complex                        | Unfavorable                   | 84                                                          |
| 821                  | Morristown silt loam                          | Favorable                     | 71                                                          |
| 823                  | Schuline silt loam                            | Favorable                     | 86                                                          |
| 824                  | Swanwick silt loam                            | Favorable                     | 82                                                          |
| 825                  | Lenzburg silt loam, acid substratum           | Favorable                     | 59                                                          |
| 826                  | Orthents, silty, acid substratum              | Crop yield data not available |                                                             |
| 827                  | Broadwell-Onarga complex                      | Favorable                     | 112                                                         |
| 828                  | Broadwell-Sparta complex                      | Favorable                     | 106                                                         |
| 829                  | Biggsville-Mannon silt loams                  | Favorable                     | 123                                                         |
| 830                  | Landfill                                      | Crop yield data not available |                                                             |
| 832                  | Menfro - Clarksville complex                  | Favorable                     | 86                                                          |
| 833                  | Menfro - Goss complex                         | Favorable                     | 87                                                          |
| 834                  | Wellston - Westmore silt loams                | Unfavorable                   | 83                                                          |
| 835                  | Earthen dam                                   | Crop yield data not available |                                                             |
| 836                  | Hamburg - Lacrescent complex                  | Favorable                     | 86                                                          |
| 837                  | Limestone rockland - Lacrescent complex       | Crop yield data not available |                                                             |
| 838                  | Fayette - Goss complex                        | Favorable                     | 88                                                          |
| 840                  | Zurick and Ozaukee silt loams                 | Favorable                     | 101                                                         |
| 841                  | Carmi - Westland complex                      | Favorable                     | 99                                                          |
| 843                  | Bonnie and Petrolia soils                     | Favorable                     | 101                                                         |
| 844                  | Ava-Blair complex                             | Unfavorable                   | 90                                                          |
| 845                  | Darwin and Jacob silty clays                  | Favorable                     | 89                                                          |
| 846                  | Kamak and Cape silty clays                    | Favorable                     | 91                                                          |
| 847                  | Fluvaquents - Orthents complex                | Crop yield data not available |                                                             |
| 848                  | Drummer - Barrington - Mundelein complex      | Favorable                     | 123                                                         |
| 849                  | Milford - Martinton complex                   | Favorable                     | 114                                                         |



**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| IL map symbol | Soil type name                           | Subsoil rooting               | B 810 Productivity Index (PI) |
|---------------|------------------------------------------|-------------------------------|-------------------------------|
|               |                                          |                               | Average management            |
| 850           | Hickory-Hosmer silt loams                | Unfavorable                   | 86                            |
| 851           | Mefro-Ursa silt loams                    | Favorable                     | 95                            |
| 852           | Mefro-Wellston silt loams                | Favorable                     | 95                            |
| 853           | Alford-Westmore silt loams               | Favorable                     | 99                            |
| 854#          | Markham-Ashkum-Beecher complex           | Favorable                     | 105                           |
| 854#          | Menfro - Westmore complex                | Favorable                     | 99                            |
| 855#          | Timewell and Ipava soils                 | Favorable                     | 123                           |
| 855#          | Ruma-Westmore silt loams                 | Favorable                     | 96                            |
| 856           | Stookey and Timula soils                 | Favorable                     | 101                           |
| 857           | Strawn-Hennepin loams                    | Unfavorable                   | 88                            |
| 858#          | Port Byron-Mt. Carroll-Urban land        | Crop yield data not available |                               |
| 858#          | Port Byron-Mt. Carroll silt loams        | Favorable                     | 123                           |
| 859           | Blair-Ursa silt loams                    | Unfavorable                   | 87                            |
| 860#          | Hosmer-Ursa silt loams                   | Unfavorable                   | 87                            |
| 860#          | Homen - Atlas silt loams                 | Favorable                     | 90                            |
| 861           | Ursa-Hickory complex                     | Unfavorable                   | 78                            |
| 862           | Pits, sand                               | Crop yield data not available |                               |
| 863           | Pits, clay                               | Crop yield data not available |                               |
| 864           | Pits, quarries                           | Crop yield data not available |                               |
| 865           | Pits, gravel                             | Crop yield data not available |                               |
| 866           | Dumps, slurry                            | Crop yield data not available |                               |
| 867           | Oil-waste land                           | Crop yield data not available |                               |
| 868           | Pits, organic                            | Crop yield data not available |                               |
| 869           | Pits, quarries-Orthents complex          | Crop yield data not available |                               |
| 870           | Blake-Beaucoup complex                   | Favorable                     | 108                           |
| 871           | Lenzburg silt loam                       | Favorable                     | 80                            |
| 872           | Rapatee silty clay loam                  | Favorable                     | 97                            |
| 873           | Dunbarton-Dubuque complex                | Unfavorable                   | 73                            |
| 874           | Dickinson-Hamburg complex                | Favorable                     | 93                            |
| 875           | Lenzlo silty clay loam                   | Favorable                     | 85                            |
| 876           | Lenzwheel silty clay loam                | Favorable                     | 75                            |
| 877           | Blake - Slacwater silt loams             | Favorable                     | 102                           |
| 878           | Coulterville-Grantfork silty clay loams  | Unfavorable                   | 90                            |
| 880           | Coulterville-Darmstadt complex           | Unfavorable                   | 92                            |
| 881           | Coulterville-Hoyleton-Darmstadt complex  | Unfavorable                   | 94                            |
| 882           | Oconee-Darmstadt-Coulterville silt loams | Unfavorable                   | 97                            |
| 883           | Senachwine - Hennepin complex            | Favorable                     | 89                            |
| 884           | Bunkum-Coulterville silty clay loams     | Unfavorable                   | 98                            |
| 885           | Virden-Fosterburg silt loams             | Favorable                     | 116                           |
| 886           | Ruma-Ursa silty clay loams               | Unfavorable                   | 93                            |
| 887           | Darmstadt-Grantfork complex              | Unfavorable                   | 81                            |
| 888           | Passport-Grantfork complex               | Unfavorable                   | 83                            |
| 889           | Bluford-Darmstadt complex                | Unfavorable                   | 87                            |
| 890           | Ursa-Atlas complex                       | Unfavorable                   | 78                            |
| 891           | Cisne-Piasa complex                      | Unfavorable                   | 96                            |
| 892           | Sawmill-Lawson complex                   | Favorable                     | 123                           |
| 893           | Catlin-Saybrook complex                  | Favorable                     | 120                           |
| 894           | Herrick-Biddle-Piasa silt loams          | Unfavorable                   | 108                           |
| 895           | Fayette-Westville complex                | Favorable                     | 105                           |
| 896           | Wynoose-Huey complex                     | Unfavorable                   | 83                            |
| 897           | Bunkum-Atlas silty clay loams            | Unfavorable                   | 92                            |
| 898           | Hickory-Sylvan complex                   | Favorable                     | 88                            |
| 899           | Raddle-Sparta complex                    | Favorable                     | 106                           |

**Table 2**

**Productivity of Illinois Soils Under Average Management  
Slightly Eroded, 0 to 2 Percent Slopes**

**Revised January 1, 2012**

| <b>IL map symbol</b> | <b>Soil type name</b>                  | <b>Subsoil rooting</b>        | <b>B 810 Productivity Index (PI)<br/>Average management</b> |
|----------------------|----------------------------------------|-------------------------------|-------------------------------------------------------------|
| 900                  | Hickory-Wellston silt loams            | Unfavorable                   | 80                                                          |
| 901                  | Ipava-Osco complex                     | Favorable                     | 126                                                         |
| 902                  | Ipava-Sable complex                    | Favorable                     | 126                                                         |
| 903                  | Muskego and Houghton mucks             | Favorable                     | 112                                                         |
| 904                  | Muskego and Peotone soils, ponded      | Favorable                     | 109                                                         |
| 905                  | NewGlarus-Lamoille complex             | Favorable                     | 86                                                          |
| 906                  | Redbud-Hurst silty clay loams          | Unfavorable                   | 97                                                          |
| 907                  | Redbud-Colp silty clay loams           | Unfavorable                   | 96                                                          |
| 908                  | Hickory-Kell silt loams                | Favorable                     | 83                                                          |
| 909                  | Coulterville-Oconee silt loams         | Unfavorable                   | 101                                                         |
| 910                  | Timula-Miami complex                   | Favorable                     | 100                                                         |
| 911                  | Timula-Hickory complex                 | Favorable                     | 93                                                          |
| 912                  | Hoyleton-Darmstadt complex             | Unfavorable                   | 91                                                          |
| 913                  | Marseilles-Hickory complex             | Unfavorable                   | 89                                                          |
| 914                  | Atlas-Grantfork complex                | Unfavorable                   | 80                                                          |
| 915                  | Elco-Ursa silt loams                   | Unfavorable                   | 90                                                          |
| 916                  | Darmstadt-Oconee silt loams            | Unfavorable                   | 92                                                          |
| 917                  | Oakville-Tell complex                  | Favorable                     | 84                                                          |
| 918                  | Marseilles-Atlas complex               | Unfavorable                   | 89                                                          |
| 919                  | Rodman-Fox complex                     | Unfavorable                   | 83                                                          |
| 920                  | Rushville-Huey silt loams              | Unfavorable                   | 91                                                          |
| 921                  | Faxon-Ripon complex                    | Favorable                     | 101                                                         |
| 922                  | Alford-Hurst silty clay loams          | Unfavorable                   | 100                                                         |
| 923                  | Urban land-Markham-Ashkum complex      | Crop yield data not available |                                                             |
| 924                  | Urban land-Milford-Martinton complex   | Crop yield data not available |                                                             |
| 925                  | Urban land-Frankfort-Bryce complex     | Crop yield data not available |                                                             |
| 926                  | Urban land- Drummer-Barrington complex | Crop yield data not available |                                                             |
| 927                  | Blair-Atlas silt loams                 | Unfavorable                   | 88                                                          |
| 928                  | NewGlarus-Palsgrove silt loams         | Favorable                     | 93                                                          |
| 929                  | Ava-Hickory complex                    | Unfavorable                   | 87                                                          |
| 930                  | Goss-Alford complex                    | Unfavorable                   | 78                                                          |
| 931                  | Seaton-Goss complex                    | Unfavorable                   | 87                                                          |
| 932                  | Clinton-El Dara complex                | Favorable                     | 100                                                         |
| 933                  | Hickory-Clinton complex                | Favorable                     | 92                                                          |
| 934                  | Blair-Grantfork complex                | Unfavorable                   | 87                                                          |
| 935                  | Miami-Hennepin complex                 | Unfavorable                   | 92                                                          |
| 936                  | Fayette-Hickory complex                | Favorable                     | 98                                                          |
| 937                  | Seaton-Hickory complex                 | Favorable                     | 96                                                          |
| 938                  | Miami-Casco complex                    | Unfavorable                   | 96                                                          |
| 939                  | Rodman-Warsaw complex                  | Unfavorable                   | 87                                                          |
| 940                  | Zanesville-Westmore silt loams         | Unfavorable                   | 85                                                          |
| 941                  | Virden-Piasa silt loams                | Unfavorable                   | 108                                                         |
| 942                  | Seaton-Oakville complex                | Favorable                     | 93                                                          |
| 943                  | Seaton-Timula silt loams               | Favorable                     | 104                                                         |
| 944                  | Velma-Coatsburg silt loams             | Unfavorable                   | 95                                                          |
| 945                  | Hickory-High Gap silt loams            | Unfavorable                   | 82                                                          |
| 946                  | Hickory-Atlas complex                  | Unfavorable                   | 81                                                          |
| 947                  | Lamont, Tell and Bloomfield soils      | Favorable                     | 88                                                          |
| 948                  | Fayette-Clarksville complex            | Unfavorable                   | 87                                                          |
| 949                  | Eleroy and Derinda soils               | Unfavorable                   | 89                                                          |

| Table 2                                                                                               |                                   |                               |                                                        |
|-------------------------------------------------------------------------------------------------------|-----------------------------------|-------------------------------|--------------------------------------------------------|
| Productivity of Illinois Soils Under Average Management<br>Slightly Eroded, 0 to 2 Percent Slopes     |                                   |                               |                                                        |
| Revised January 1, 2012                                                                               |                                   |                               |                                                        |
| IL map<br>symbol                                                                                      | Soil type name                    | Subsoil rooting               | B 810 Productivity<br>Index (PI)<br>Average management |
| 950                                                                                                   | Dubuque and Palsgrove soils       | Unfavorable                   | 88                                                     |
| 951                                                                                                   | Palsgrove and Woodbine soils      | Favorable                     | 90                                                     |
| 952                                                                                                   | Tell-Lamont complex               | Favorable                     | 95                                                     |
| 953                                                                                                   | Hosmer-Lax silt loams             | Unfavorable                   | 88                                                     |
| 954                                                                                                   | Alford-Baxter complex             | Favorable                     | 94                                                     |
| 955                                                                                                   | Muskingum and Berks soils         | Unfavorable                   | 59                                                     |
| 956                                                                                                   | Brandon and Saffell soils         | Unfavorable                   | 83                                                     |
| 957                                                                                                   | Elco-Atlas silt loams             | Unfavorable                   | 91                                                     |
| 958                                                                                                   | Hickory and Hennepin soils        | Unfavorable                   | 81                                                     |
| 959                                                                                                   | Strawn-Chute complex              | Favorable                     | 82                                                     |
| 960                                                                                                   | Hickory-Sylvan-Fayette silt loams | Favorable                     | 92                                                     |
| 961                                                                                                   | Burkhardt-Saude complex           | Favorable                     | 82                                                     |
| 962                                                                                                   | Sylvan-Bold complex               | Favorable                     | 98                                                     |
| 963                                                                                                   | Hickory and Sylvan soils          | Favorable                     | 88                                                     |
| <b>964#</b>                                                                                           | Hennepin and Miami soils          | Unfavorable                   | 88                                                     |
| <b>964#</b>                                                                                           | Miami and Hennepin soils          | Favorable                     | 92                                                     |
| 965                                                                                                   | Tallula-Bold silt loams           | Favorable                     | 109                                                    |
| 966                                                                                                   | Miami-Russell silt loams          | Favorable                     | 101                                                    |
| 967                                                                                                   | Hickory-Gosport complex           | Unfavorable                   | 79                                                     |
| 968                                                                                                   | Birkbeck-Miami silt loams         | Favorable                     | 105                                                    |
| 969                                                                                                   | Rodman-Casco complex              | Unfavorable                   | 81                                                     |
| 970                                                                                                   | Keller-Coatsburg complex          | Unfavorable                   | 95                                                     |
| 971                                                                                                   | Fishhook-Atlas complex            | Unfavorable                   | 84                                                     |
| 972                                                                                                   | Casco-Fox complex                 | Unfavorable                   | 93                                                     |
| 973                                                                                                   | Dubuque and Dunbarton soils       | Unfavorable                   | 78                                                     |
| 974                                                                                                   | Dickinson-Onarga complex          | Favorable                     | 94                                                     |
| 975                                                                                                   | Alvin-Lamont complex              | Favorable                     | 93                                                     |
| 976                                                                                                   | Neotoma-Rock outcrop complex      | Crop yield data not available |                                                        |
| 977                                                                                                   | Neotoma-Wellston complex          | Unfavorable                   | 74                                                     |
| 978                                                                                                   | Wauconda and Beecher silt loams   | Favorable                     | 111                                                    |
| 979                                                                                                   | Grays and Markham silt loams      | Favorable                     | 106                                                    |
| 980                                                                                                   | Zurich and Morley silt loams      | Favorable                     | 100                                                    |
| 981                                                                                                   | Wauconda and Frankfort silt loams | Unfavorable                   | 106                                                    |
| 982                                                                                                   | Aptakisic and Nappanee silt loams | Unfavorable                   | 92                                                     |
| 983                                                                                                   | Zurich and Nappanee silt loams    | Unfavorable                   | 94                                                     |
| 984                                                                                                   | Barrington and Varna silt loams   | Favorable                     | 110                                                    |
| 985                                                                                                   | Alford-Bold complex               | Favorable                     | 103                                                    |
| 986                                                                                                   | Wellston-Berks complex            | Unfavorable                   | 70                                                     |
| 987                                                                                                   | Atlas-Grantfork variant complex   | Unfavorable                   | 77                                                     |
| 988                                                                                                   | Westmore-Neotoma complex          | Unfavorable                   | 80                                                     |
| 989                                                                                                   | Mundelein and Elliott soils       | Favorable                     | 118                                                    |
| 990                                                                                                   | Stookey-Bodine complex            | Unfavorable                   | 90                                                     |
| 991                                                                                                   | Cisne-Huey complex                | Unfavorable                   | 90                                                     |
| 992                                                                                                   | Hoyleton-Tamalco complex          | Unfavorable                   | 90                                                     |
| 993                                                                                                   | Cowden-Piasa complex              | Unfavorable                   | 99                                                     |
| 994                                                                                                   | Oconee-Tamalco complex            | Unfavorable                   | 96                                                     |
| 995                                                                                                   | Herrick-Piasa complex             | Unfavorable                   | 107                                                    |
| 996                                                                                                   | Velma-Walshville complex          | Unfavorable                   | 93                                                     |
| 997                                                                                                   | Hickory-Hennepin complex          | Unfavorable                   | 81                                                     |
| 998                                                                                                   | Hickory-Negley complex            | Favorable                     | 86                                                     |
| 999                                                                                                   | Alford-Hickory complex            | Favorable                     | 97                                                     |
| # Duplicate IL Map Symbols are in Bold Print (use the appropriate soil type name)<br>+ Overwash phase |                                   |                               |                                                        |

# Table 3

## BULLETIN 810 SLOPE & EROSION ADJUSTMENT TABLE

| FAVORABLE SUBSOIL |                |                  |                | UNFAVORABLE SUBSOIL |                |                  |                |
|-------------------|----------------|------------------|----------------|---------------------|----------------|------------------|----------------|
| Percent of Slope  | Slight Erosion | Moderate Erosion | Severe Erosion | Percent of Slope    | Slight Erosion | Moderate Erosion | Severe Erosion |
| 0                 | 1.00           | .96              | .89            | 0                   | 1.00           | .94              | .79            |
| 1                 | 1.00           | .96              | .88            | 1                   | 1.00           | .93              | .78            |
| 2                 | 1.00           | .96              | .87            | 2                   | 1.00           | .92              | .77            |
| 3                 | .99            | .95              | .86            | 3                   | .99            | .91              | .76            |
| 4                 | .99            | .95              | .86            | 4                   | .98            | .91              | .75            |
| 5                 | .98            | .94              | .85            | 5                   | .97            | .90              | .74            |
| 6                 | .98            | .93              | .85            | 6                   | .96            | .89              | .73            |
| 7                 | .97            | .92              | .84            | 7                   | .95            | .88              | .72            |
| 8                 | .96            | .91              | .83            | 8                   | .95            | .87              | .71            |
| 9                 | .95            | .90              | .82            | 9                   | .94            | .86              | .70            |
| 10                | .94            | .89              | .81            | 10                  | .93            | .85              | .69            |
| 11                | .93            | .88              | .80            | 11                  | .92            | .84              | .68            |
| 12                | .92            | .87              | .79            | 12                  | .91            | .83              | .67            |
| 13                | .91            | .86              | .77            | 13                  | .89            | .81              | .66            |
| 14                | .90            | .85              | .76            | 14                  | .88            | .80              | .65            |
| 15                | .89            | .84              | .75            | 15                  | .87            | .79              | .64            |
| 16                | .88            | .82              | .74            | 16                  | .86            | .78              | .63            |
| 17                | .87            | .81              | .73            | 17                  | .85            | .77              | .62            |
| 18                | .86            | .79              | .72            | 18                  | .83            | .76              | .60            |
| 19                | .84            | .78              | .71            | 19                  | .82            | .74              | .59            |
| 20                | .83            | .76              | .69            | 20                  | .80            | .72              | .57            |
| 21                | .82            | .75              | .68            | 21                  | .79            | .71              | .56            |
| 22                | .80            | .73              | .66            | 22                  | .77            | .70              | .55            |
| 23                | .78            | .71              | .64            | 23                  | .75            | .68              | .53            |
| 24                | .76            | .69              | .63            | 24                  | .73            | .66              | .51            |
| 25                | .74            | .68              | .61            | 25                  | .71            | .64              | .49            |
| 26                | .73            | .66              | .60            | 26                  | .69            | .63              | .48            |
| 27                | .71            | .64              | .58            | 27                  | .68            | .61              | .46            |
| 28                | .69            | .62              | .56            | 28                  | .66            | .59              | .44            |
| 29                | .67            | .60              | .54            | 29                  | .64            | .57              | .42            |
| 30                | .65            | .58              | .52            | 30                  | .62            | .55              | .39            |
| 31                | .62            | .56              | .50            | 31                  | .59            | .52              | .38            |
| 32                | .60            | .54              | .47            | 32                  | .57            | .50              | .35            |
| 33                | .58            | .52              | .45            | 33                  | .55            | .48              | .33            |
| 34                | .57            | .51              | .44            | 34                  | .53            | .47              | .32            |
| 35                | .55            | .50              | .42            | 35                  | .52            | .45              | .30            |
| 36                | .53            | .48              | .40            | 36                  | .50            | .43              | .28            |
| 37                | .52            | .47              | .39            | 37                  | .49            | .42              | .27            |
| 38                | .51            | .45              | .38            | 38                  | .48            | .41              | .26            |
| 39                | .50            | .45              | .37            | 39                  | .47            | .40              | .25            |
| 40                | .49            | .44              | .36            | 40                  | .46            | .39              | .24            |
| 41                | .48            | .43              | .35            | 41                  | .45            | .38              | .23            |
| 42                | .47            | .42              | .34            | 42                  | .44            | .37              | .22            |
| 43                | .46            | .42              | .33            | 43                  | .43            | .36              | .22            |



# Assessment of Farm Homesites and Rural Residential Land

A farm homesite is the part of the farm parcel used for residential purposes and includes the lawn and land on which the residence and garage are situated. Areas in gardens, non-commercial orchards, and similar uses of land are also included.

Rural residential land may include farmland that is incidental to the primary residential use. It is generally comparable in value to the farm homesite. Both are subject to the state equalization factor and both should be assessed at the same percentage of market value as urban property. Whenever possible, use the sales comparison approach to value farm homesites and rural residential land.

## Assessment of farm residences

Assess farm residences according to market value in the same manner as urban residences are assessed. Refer to the Residential section of the Publication 123, Instructions for Residential Schedules, for valuation of farm residences.

## Assessment of farm buildings

The valuation of farm buildings is the final component in the assessment of farm real estate. The law requires farm buildings, which contribute in whole or in part to the operation of the farm, to be assessed as part of the farm. They are valued upon the current use of those buildings and their respective contribution to the productivity of the farm. Farm buildings are assessed at  $33\frac{1}{3}$  percent of their contributory value. The state equalization factor is not applied to farm buildings.

Valuation of farm buildings based upon contribution relies on theory as well as reality. Farm buildings are usually an integral part of the farm. When farms are sold, the land and improvements are valued together. The portion of this value attributable to farm buildings depends upon the degree to which they contribute to farming operations. Some farm buildings, even though they are in good physical condition, may play a minor role in the operation of the farm and have little value. These same buildings on another farm may be vitally important to the farming operation. The value of the farm buildings in these two instances is different.

The sales comparison, or market approach, and income approach to value are difficult to apply. The sales comparison, or market approach, is inadequate because farm buildings are rarely sold in isolation. The land and buildings are considered together in valuing the farm. The same problem arises in using the income approach. It is difficult to attribute a portion of the farm income solely to the buildings.

Value must be based on cost. This entails a third problem – depreciation. Since most farm buildings are constructed in the hopes of increasing efficiency or productivity, the undepreciated cost of the building will approximate market

value when the building is new. The undepreciated cost of the building may be quite different than the value as the building ages. This difference between actual cost of replacement and the value of the building is **depreciation**.

**Replacement cost** is the cost of replacing an existing structure with an equally desirable structure having similar, if not the same, utility. The difference between replacement cost and **reproduction cost** is essentially that reproduction cost is the cost of constructing a replica of the building with the same design, materials, and quality of workmanship, while replacement cost is the cost of a contemporary building of equal utility. The concept of replacement cost evolves from the **Principle of Substitution** that value of property is no more than the cost of acquiring an equally desirable substitute. Replacement cost is the upper limit of building value.

Depreciation is the difference between the replacement cost new (RCN) and current value. Depreciation can be in the form of physical deterioration, functional obsolescence, or economic obsolescence.

**Physical deterioration** is a loss in the physical ability of a building to withstand normal use. Deterioration results from use, wear and tear, structural defects, and decay. Physical depreciation is observable and identifiable.

**Functional obsolescence** is a loss in value due to characteristics of the building which cause a failure of the building to serve the purpose for which it was intended. Inadequacy may result from poor design, surplus capacity, and changes in farming techniques. Functional inadequacy causes a loss in desirability and usefulness.

**Economic obsolescence** is a loss in value due to changes in the economic environment of the farm. Economic obsolescence results from external influences such as land-use changes, government regulations, and farm market conditions. Economic obsolescence causes loss in desirability and utility.

Depreciation reflects loss in value due to all possible factors. Value of contribution to productivity can be determined by deducting all depreciation from replacement costs. This value will reflect such factors as improper design (functional obsolescence), neglect of repairs (physical deterioration), and more stringent government regulations (economic obsolescence).

Estimation of farm buildings' contribution to the operation of the farm first requires a thorough inspection of the buildings. The inspection should include the structural components of the buildings and their functional capacity. Record the following structural details:

- measurements,
- excavation,
- foundation,
- framing exterior walls,
- floors,
- roof,



- interior partitions,
- electric wiring,
- plumbing,
- heating,
- ventilation,
- built-in equipment, and
- any other permanent features.

Functional features to note include:

- relative location,
- current use,
- capacity (e.g. too large, too small),
- design, and
- other possible uses.

Physical deterioration is observed during the inspection of the property. Economic obsolescence will require investigation into such factors as government regulation changes, current market fluctuations, and any land use changes of the surrounding property.

The cost tables in this section are provided as an aid in the development of replacement costs of typical farm buildings. The application of the cost tables is much the same as the cost tables in other sections of the manual. Select the costs for a comparable building and adjust this cost for variations from the model buildings.

To estimate the farm building's contribution to productivity of the farm, follow the procedure below.

### Step 1

Estimate RCN of the building, in its current use.

- Measure the square feet of area being used.
- Decide the type of structure that provides the same utility for the current use.
- Multiply the square foot area by the replacement cost per square foot for a building of the same utility.

This step in the procedure allows for both function and economic depreciation. Remember that the existing type of structure may well provide the highest utility.

### Step 2

Estimate the remaining physical life of the existing structure. This step allows for physical depreciation.

### Step 3

Compute remaining economic life (REL) factor.

- Select a typical life expectancy figure from the typical life expectancies table on Page 42 for the existing structure.
- Divide the remaining physical life by typical life expectancy, giving REL.

### Step 4

Multiply the RCN by the REL factor to find the value of the farm building according to its contribution to the productivity of the farm. **Remember, this procedure does not apply to farm residences.**

## Cost Adjustment

These schedules were developed for use throughout central Illinois. Use local cost factors to reflect local differences in replacement costs.

## Additional Schedules

Additional cost schedules for grain elevators and other larger facilities or structures may be found in Publication 126, Instructions for Commercial and Industrial Cost Schedules. Adjustments for additional features not included on the following cost schedules may be found in Publication 127, Component-in-Place Schedules.

## Summary

Since the passage of the Farmland Assessment Law (P.A. 82-121) in 1981, the assessment of farmland has been based upon net income to the farmland as determined by land productivity and use. Land use is determined through the use of aerial photographs and visual inspection. Land productivity is determined through the use of soil maps, productivity indexes, and all other available data.

Farmland is separated into the four categories — cropland, permanent pasture, other farmland, and wasteland. Cropland, permanent pasture, and other farmland are assessed based upon PI which involves the identification of soil types; selection of PIs for average level management; adjustment of PIs for slope, erosion, and subsoil conditions; measurement of areas of soil types; selection of per acre assessed values for individual soil types or for weighted PIs from the table of values certified each year by the Illinois Department of Revenue; adjustment of assessed values for land use; and summation of assessed values for all farmland. Wasteland is assessed based on its contributory value.

Rural residential land and farm homesites are appraised according to market value. Customary appraisal procedures, such as the sales comparison, or market, approach and the income approach, are used in the valuation of these types of rural land. Farm residences are valued as part of the farm, using the same methodology as urban residences.

Farm buildings are valued according to current use and contribution to the productivity of the farm. All buildings are inspected, measured, and sketched on a property record card (PRC). In most cases, they are shown in the sketch space in their proper relative location to each other. Buildings are numbered consecutively with the number designation carried over to a summary of buildings, types, sizes, general descriptions, and tabulation of values.

Building replacement costs are computed from cost schedules developed for each type of structure and used uniformly throughout the jurisdiction. Depreciation allowances are carefully determined based upon the condition, desirability, and degree of usefulness of each structure. The total of all building valuations should represent the value which their presence contributes to the productivity of the farm.

## General Purpose Barns

| One-story Barns (per SFFA)<br>Based on 10' eave height                                                                                                                                                                                                            |            |                                    |             |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------|-------------|------------|
| Base specifications: Foundation - concrete or masonry piers; Roof - double pitch gable style; Floor - dirt; Electric and wiring - minimal service; Plumbing - two or less cold water outlets; Interior construction - two or less stalls and portioned feed room. |            |                                    |             |            |
|                                                                                                                                                                                                                                                                   | Wood Frame | Masonry                            | Steel Frame | Pole Frame |
| Base Price                                                                                                                                                                                                                                                        | \$24.09    | \$30.44                            | \$23.26     | \$20.24    |
| +/_ for each eave height variance                                                                                                                                                                                                                                 | \$0.33     | \$0.63                             | \$0.31      | \$0.55     |
| Base costs reflect the following basic exterior walls: wood frame, steel frame, and pole frame are board and batten, wood siding or standard gauge corrugated metal. Masonry barns include concrete block and average quality brick.                              |            |                                    |             |            |
| Adjustments<br>(per SF)                                                                                                                                                                                                                                           |            |                                    |             |            |
| Continuous concrete foundation and footings                                                                                                                                                                                                                       | \$1.56     | Gambrel style roof                 | \$1.39      |            |
| Concrete floor                                                                                                                                                                                                                                                    | \$3.80     | Gothic style roof                  | \$2.09      |            |
| No electricity                                                                                                                                                                                                                                                    | -\$1.05    | Wood floor loft (per SF loft area) | \$8.32      |            |
| + or – for no water service or extensive water service                                                                                                                                                                                                            | \$0.29     |                                    |             |            |
| Size Adjustments                                                                                                                                                                                                                                                  |            |                                    |             |            |
| Floor Area                                                                                                                                                                                                                                                        | Factor     | Floor Area                         | Factor      |            |
| 1,000                                                                                                                                                                                                                                                             | 1.000      | 5,000                              | 0.631       |            |
| 1,500                                                                                                                                                                                                                                                             | 0.865      | 5,500                              | 0.619       |            |
| 2,000                                                                                                                                                                                                                                                             | 0.796      | 6,000                              | 0.614       |            |
| 2,500                                                                                                                                                                                                                                                             | 0.748      | 7,000                              | 0.606       |            |
| 3,000                                                                                                                                                                                                                                                             | 0.725      | 8,000                              | 0.591       |            |
| 3,500                                                                                                                                                                                                                                                             | 0.699      | 9,000                              | 0.580       |            |
| 4,000                                                                                                                                                                                                                                                             | 0.680      | 10,000                             | 0.580       |            |
| 4,500                                                                                                                                                                                                                                                             | 0.651      |                                    |             |            |

**Two-story Barns (per SFFA)**  
Based on 20' eave height

Base specifications: Foundation - concrete or masonry piers; Roof - double pitch gable style; Floor - dirt; Electric and wiring - minimal service; Plumbing - two or less cold water outlets; Interior construction - two or less stalls and portioned feed room.

|                                   | <b>Wood Frame</b> | <b>Masonry</b> | <b>Steel Frame</b> | <b>Pole Frame</b> |
|-----------------------------------|-------------------|----------------|--------------------|-------------------|
| Base Price                        | \$19.01           | \$25.62        | \$18.36            | \$17.01           |
| +/_ for each eave height variance | \$0.20            | \$0.40         | \$0.19             | \$0.46            |

Base costs reflect the following basic exterior walls: wood frame, steel frame, and pole frame are board and batten, wood siding or standard gauge corrugated metal. Masonry barns include concrete block and average quality brick.

**Adjustments  
(per SF)**

|                                                        |         |                                    |        |
|--------------------------------------------------------|---------|------------------------------------|--------|
| Continuous concrete foundation and footings            | \$0.78  | Gambrel style roof                 | \$0.70 |
| Concrete floor                                         | \$1.90  | Gothic style roof                  | \$1.05 |
| No electricity                                         | -\$1.05 | Wood floor loft (per SF loft area) | \$8.32 |
| + or – for no water service or extensive water service | \$0.29  |                                    |        |

**Size Adjustments**

| <b>Floor Area</b> | <b>Factor</b> | <b>Floor Area</b> | <b>Factor</b> |
|-------------------|---------------|-------------------|---------------|
| 2,000             | 1.000         | 7,000             | 0.724         |
| 3,000             | 0.879         | 8,000             | 0.708         |
| 4,000             | 0.811         | 9,000             | 0.679         |
| 4,400             | 0.793         | 10,000            | 0.655         |
| 5,000             | 0.779         | 12,000            | 0.640         |
| 5,600             | 0.754         | 14,000            | 0.628         |
| 6,000             | 0.745         | 15,000            | 0.625         |



## Typical life expectancies

|                              |    |
|------------------------------|----|
| Grain bins .....             | 30 |
| Silos.....                   | 30 |
| Barns .....                  | 30 |
| Stables .....                | 30 |
| Poultry houses.....          | 20 |
| Confinement barns .....      | 20 |
| Equipment storage sheds..... | 20 |
| Miscellaneous sheds .....    | 15 |
| Pole buildings .....         | 20 |
| Dairy barns .....            | 30 |
| Corn cribs .....             | 15 |

## Sample Appraisal - Barn

**Subject** – Two-story barn

**Grade** – C

**Remaining physical life** – 15 years

**Specifications** – 34' x 60' x 20' height to eaves, no electricity

**Foundation** – concrete wall and footings

**Walls** – Vertical wood siding on wood framing, wood sash windows, and wood batten doors

**Floor** – Concrete

**Step 1** — Base square foot price from schedule \$ 19.01

**Step 2** — Base price adjustments

Foundation, continuous concrete wall 0.78

Floors main floor concrete 1.90

Electricity and wiring, no service -1.05

**Total** \$ 20.64

**Step 3** — Wall height adjustment

Base price includes a 10' avg. story height, subject 20' two-story, no adjustment

**Step 4** — Size adjustment percentage

Calculate SFFA.

$$34' \times 60' \times 2 = 4,080 \text{ SF}$$

Use the size adjustments table to find the adjustment percentage for 4,080 SF x .811

**Total base price** \$ 16.74

**Step 5** — Replacement cost new

Multiply total base price by the SFFA to obtain replacement cost new x 4,080

**\$68,299.20**

**Step 6** — REL factor

Divide the remaining physical life by the typical life from the Typical life expectancy table.

$$15 \text{ years} \div 30 \text{ years} = 0.50 \text{ REL factor}$$

**Step 7** — Full value of the building

Multiply the REL factor by the RCN from Step 5 to find the full value x 0.50

**\$34,149.60**

**Pole Frame Buildings**  
Per SF of ground area

Base price is for pole buildings with wood poles 15' to 20' o.c.; wood truss roof; wood or metal siding; earth floor; one large sliding door; one service (walk-in) door, and minimum electric.

| Type                                                    | Eave Ht. | 600   | 850   | 1000  | 1200                                              | 1500  | 2000  | 2500  | 3000  | 4000                                                 | 5000  | 6000  | 7000  | 8000  | 9000    | 10000 |
|---------------------------------------------------------|----------|-------|-------|-------|---------------------------------------------------|-------|-------|-------|-------|------------------------------------------------------|-------|-------|-------|-------|---------|-------|
| <b>Four sides closed</b>                                | 8'       | 16.36 | 14.29 | 13.24 | 12.37                                             | 11.86 | 11.61 | 10.79 | 10.65 | 10.10                                                | 9.92  | 9.65  | 9.47  | 9.31  | 9.21    | 9.03  |
|                                                         | 10'      | 17.65 | 15.37 | 14.22 | 13.26                                             | 12.69 | 12.34 | 11.45 | 11.24 | 10.64                                                | 10.39 | 10.09 | 9.89  | 9.72  | 9.60    | 9.38  |
|                                                         | 12'      | 18.94 | 16.45 | 15.20 | 14.15                                             | 13.52 | 13.07 | 12.11 | 11.83 | 11.18                                                | 10.86 | 10.53 | 10.31 | 10.13 | 9.99    | 9.73  |
|                                                         | 14'      | 20.23 | 17.53 | 16.18 | 15.04                                             | 14.35 | 13.80 | 12.77 | 12.42 | 11.72                                                | 11.33 | 10.97 | 10.73 | 10.54 | 10.38   | 10.08 |
|                                                         | 16'      | 21.52 | 18.61 | 17.16 | 15.93                                             | 15.18 | 14.53 | 13.43 | 13.01 | 12.26                                                | 11.80 | 11.41 | 11.15 | 10.95 | 10.77   | 10.43 |
|                                                         | 18'      | 22.81 | 19.69 | 18.14 | 16.82                                             | 16.01 | 15.26 | 14.09 | 13.60 | 12.80                                                | 12.27 | 11.85 | 11.57 | 11.36 | 11.16   | 10.78 |
| <b>One side open</b>                                    | 8'       | 12.10 | 11.19 | 10.84 | 10.39                                             | 9.91  | 9.08  | 8.98  | 8.88  | 8.78                                                 | 8.68  | 8.64  | 8.60  | 8.52  | 8.46    | 8.38  |
|                                                         | 10'      | 13.12 | 12.05 | 11.62 | 11.12                                             | 10.55 | 9.63  | 9.41  | 9.33  | 9.22                                                 | 9.11  | 9.01  | 8.90  | 8.80  | 8.73    | 8.63  |
|                                                         | 12'      | 14.14 | 12.91 | 12.40 | 11.85                                             | 11.19 | 10.18 | 9.98  | 9.78  | 9.63                                                 | 9.48  | 9.33  | 9.20  | 9.08  | 9.00    | 8.88  |
|                                                         | 14'      | 15.16 | 13.77 | 13.18 | 12.58                                             | 11.83 | 10.73 | 10.49 | 10.23 | 10.04                                                | 9.84  | 9.65  | 9.50  | 9.36  | 9.27    | 9.13  |
|                                                         | 16'      | 16.18 | 14.63 | 13.96 | 13.31                                             | 12.47 | 11.28 | 10.98 | 10.68 | 10.44                                                | 10.20 | 9.97  | 9.80  | 9.64  | 9.54    | 9.38  |
|                                                         | 18'      | 17.20 | 15.49 | 14.74 | 14.04                                             | 13.11 | 11.83 | 11.57 | 11.13 | 10.85                                                | 10.57 | 10.29 | 10.10 | 9.92  | 9.81    | 9.63  |
| <b>Four sides open</b>                                  | 8'       | 7.55  | 7.28  | 7.16  | 7.07                                              | 7.01  | 7.00  | 7.00  | 6.98  | 6.96                                                 | 6.94  | 6.93  | 6.90  | 6.88  | 6.86    | 6.85  |
|                                                         | 10'      | 7.66  | 7.36  | 7.24  | 7.15                                              | 7.08  | 7.06  | 7.05  | 7.02  | 7.00                                                 | 6.98  | 6.96  | 6.93  | 6.91  | 6.89    | 6.88  |
|                                                         | 12'      | 7.77  | 7.44  | 7.32  | 7.23                                              | 7.15  | 7.12  | 7.10  | 7.06  | 7.04                                                 | 7.02  | 6.99  | 6.96  | 6.94  | 6.92    | 6.91  |
|                                                         | 14'      | 7.88  | 7.52  | 7.40  | 7.31                                              | 7.22  | 7.18  | 7.15  | 7.10  | 7.08                                                 | 7.06  | 7.02  | 6.99  | 6.97  | 6.95    | 6.94  |
|                                                         | 16'      | 7.99  | 7.60  | 7.48  | 7.39                                              | 7.29  | 7.24  | 7.20  | 7.14  | 7.12                                                 | 7.10  | 7.05  | 7.02  | 7.00  | 6.98    | 6.97  |
|                                                         | 18'      | 8.10  | 7.68  | 7.56  | 7.47                                              | 7.36  | 7.30  | 7.25  | 7.18  | 7.16                                                 | 7.14  | 7.08  | 7.05  | 7.03  | 7.01    | 7.00  |
| <b>Floor adjustments<br/>based on per SF floor area</b> |          |       |       |       | <b>Misc. adjustments<br/>based on building SF</b> |       |       |       |       | <b>Door adjustments<br/>based on SF of door area</b> |       |       |       |       |         |       |
| Concrete Floor – 4"                                     |          |       |       |       | \$3.80                                            |       |       |       |       | Insulation                                           |       |       |       |       | \$1.87  |       |
| Crushed Rock – 4"                                       |          |       |       |       | \$0.64                                            |       |       |       |       | No electric                                          |       |       |       |       | -\$0.92 |       |
| Asphalt – 2"                                            |          |       |       |       | \$2.90                                            |       |       |       |       | Water service                                        |       |       |       |       | \$0.38  |       |
|                                                         |          |       |       |       |                                                   |       |       |       |       | Space heaters                                        |       |       |       |       | \$1.34  |       |
|                                                         |          |       |       |       |                                                   |       |       |       |       | Extra sliding door--10' x 9'                         |       |       |       |       | \$19.00 |       |
|                                                         |          |       |       |       |                                                   |       |       |       |       | Service (walk-in) door                               |       |       |       |       | \$47.25 |       |

| Lean-tos                                                                                                                                                                                        |            |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| Base costs include pier foundation, vertical siding or corrugated metal walls; shed type roof of single pitch; earth floor; minimum electric. Walls from 8' to 12' rise, average 10' at center. |            |            |
| SF Area                                                                                                                                                                                         | Wood Frame | Pole Frame |
| 240                                                                                                                                                                                             | \$11.69    | \$8.32     |
| 300                                                                                                                                                                                             | \$10.19    | \$7.34     |
| 400                                                                                                                                                                                             | \$10.10    | \$7.25     |
| 500                                                                                                                                                                                             | \$9.96     | \$7.16     |
| 600                                                                                                                                                                                             | \$9.87     | \$6.94     |
| 800                                                                                                                                                                                             | \$9.42     | \$6.76     |
| 1,000                                                                                                                                                                                           | \$9.10     | \$6.53     |
| 1,200                                                                                                                                                                                           | \$8.55     | \$6.13     |
| 1,400                                                                                                                                                                                           | \$8.19     | \$5.91     |
| Adjustments to base cost                                                                                                                                                                        |            |            |
| Concrete floor & foundation                                                                                                                                                                     |            | \$3.95     |
| No electric                                                                                                                                                                                     |            | -\$0.66    |
| Height adjustment for each foot avg. +/-                                                                                                                                                        |            | \$0.43     |

| Wood frame corn cribs                                                                                                                                                 |                                  |                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------|
| Foundation – concrete walls and footings; Walls – spaced boards on wood frame; Roof – Gable style roof with composition wood shingles; Drive through; No mechanicals. |                                  |                         |
| SF Ground Area                                                                                                                                                        | Wood spaced boards on wood frame | Wire mesh on wood frame |
| 80                                                                                                                                                                    |                                  | \$34.17                 |
| 100                                                                                                                                                                   |                                  | \$33.42                 |
| 150                                                                                                                                                                   |                                  | \$26.56                 |
| 175                                                                                                                                                                   |                                  | \$25.19                 |
| 200                                                                                                                                                                   |                                  | \$22.70                 |
| 250                                                                                                                                                                   |                                  | \$21.95                 |
| 300                                                                                                                                                                   | \$44.64                          | \$21.43                 |
| 400                                                                                                                                                                   | \$39.59                          | \$20.82                 |
| 500                                                                                                                                                                   | \$34.44                          | \$19.69                 |
| 700                                                                                                                                                                   | \$30.08                          |                         |
| 1,000                                                                                                                                                                 | \$29.26                          |                         |
| 1,500                                                                                                                                                                 | \$28.03                          |                         |
| 2,000                                                                                                                                                                 | \$24.89                          |                         |
| 2,500                                                                                                                                                                 | \$21.07                          |                         |

## Poultry buildings

| Single-story egg laying buildings (SFFA)<br>Based on 8' eave height                                                                       |            |              |         |              |             |                  |            |              |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|---------|--------------|-------------|------------------|------------|--------------|
| Base price includes concrete or masonry foundation; concrete slab floor with manure trenches; gable roof; electrical wiring and lighting. |            |              |         |              |             |                  |            |              |
| Construction Type                                                                                                                         |            |              |         |              |             |                  |            |              |
| SF Floor Area                                                                                                                             | Wood Frame | +/- per foot | Masonry | +/- per foot | Steel Frame | +/- per foot     | Pole Frame | +/- per foot |
| 1,000                                                                                                                                     | \$23.65    | \$0.65       | \$29.88 | \$0.82       | \$22.84     | \$0.63           | \$19.87    | \$0.55       |
| 1,500                                                                                                                                     | \$21.29    | \$0.54       | \$26.90 | \$0.68       | \$20.56     | \$0.52           | \$17.89    | \$0.45       |
| 2,000                                                                                                                                     | \$20.09    | \$0.48       | \$25.39 | \$0.61       | \$19.40     | \$0.46           | \$16.88    | \$0.40       |
| 3,000                                                                                                                                     | \$19.21    | \$0.40       | \$24.27 | \$0.51       | \$18.55     | \$0.39           | \$16.14    | \$0.34       |
| 4,000                                                                                                                                     | \$18.58    | \$0.37       | \$23.48 | \$0.47       | \$17.94     | \$0.36           | \$15.61    | \$0.31       |
| 5,000                                                                                                                                     | \$17.79    | \$0.31       | \$22.48 | \$0.39       | \$17.18     | \$0.30           | \$14.95    | \$0.26       |
| 7,500                                                                                                                                     | \$17.09    | \$0.26       | \$21.59 | \$0.33       | \$16.50     | \$0.25           | \$14.36    | \$0.22       |
| 10,000                                                                                                                                    | \$16.93    | \$0.22       | \$21.31 | \$0.28       | \$16.35     | \$0.21           | \$14.22    | \$0.18       |
| 15,000                                                                                                                                    | \$16.76    | \$0.19       | \$21.18 | \$0.24       | \$16.18     | \$0.18           | \$14.08    | \$0.16       |
| 20,000                                                                                                                                    | \$16.60    | \$0.17       | \$20.98 | \$0.21       | \$16.03     | \$0.16           | \$13.95    | \$0.14       |
| 25,000                                                                                                                                    | \$16.46    | \$0.15       | \$20.80 | \$0.19       | \$15.89     | \$0.14           | \$13.83    | \$0.13       |
| >25,000                                                                                                                                   | \$16.36    | \$0.14       | \$20.67 | \$0.18       | \$15.80     | \$0.14           | \$13.75    | \$0.12       |
| Add or subtract for each foot of height                                                                                                   |            | +/- per ft   |         | +/- per ft   |             | +/- per ft       |            | +/- per ft   |
| Additional adjustments per SFFA                                                                                                           |            |              |         |              |             |                  |            |              |
| Cage equipment systems include single deck cages, V trough watering and feeding systems, and fogging cooling.                             |            |              |         |              |             | \$11.92 per SFFA |            |              |
| For automatic feeders, water cup systems, egg collection system, add an addition to the \$11.92 equipment cost.                           |            |              |         |              |             | \$6.34 per SFFA  |            |              |

| Multi-story egg laying buildings (based on ground SF)<br>Based on 8' average height per story                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Base price includes concrete or masonry foundation; concrete slab floor with manure trenches on 1st floor and wood plank or wire cage catwalk upper floors; gable roof; electrical wiring and lighting. |
| For multi-story buildings, use 40% of the base SF cost from the single-story cost tables for each story over one.                                                                                       |

**Single-story broiler buildings (SFFA)  
Based on 8' eave height**

Base price includes dirt floor, galvanized metal or wood siding on frame, partial curtain wall, insulated walls and ceiling, gable roof, electrical wiring and lighting, water service, and some subdivision.

| SF Floor Area                                                                                                    | Construction Type |                 |
|------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
|                                                                                                                  | Steel Frame       | Pole frame      |
| 1,000                                                                                                            | \$17.58           | \$14.77         |
| 1,500                                                                                                            | \$15.75           | \$13.23         |
| 2,000                                                                                                            | \$14.97           | \$12.58         |
| 3,000                                                                                                            | \$14.12           | \$11.86         |
| 4,000                                                                                                            | \$13.66           | \$11.48         |
| 5,000                                                                                                            | \$13.08           | \$10.99         |
| 7,500                                                                                                            | \$12.45           | \$10.46         |
| 10,000                                                                                                           | \$11.91           | \$10.01         |
| 15,000                                                                                                           | \$11.47           | \$9.64          |
| 20,000                                                                                                           | \$11.16           | \$9.38          |
| 25,000                                                                                                           | \$10.91           | \$9.17          |
| 30,000                                                                                                           | \$10.84           | \$9.11          |
| 40,000                                                                                                           | \$10.77           | \$9.05          |
| >40,000                                                                                                          | \$10.68           | \$8.97          |
| Add or subtract for each foot of height                                                                          | \$0.24            | \$0.22          |
| <b>Additional adjustments per SFFA</b>                                                                           |                   |                 |
| Equipment systems include feeders, waterers, suspended infrared heaters, curtains, automatic ventilation control |                   | \$7.20 per SFFA |



| Steel frame round wire mesh corn cribs |                |                 |           |
|----------------------------------------|----------------|-----------------|-----------|
| Diameter                               | Height to eave | Bushel capacity | Cost each |
| 10'                                    | 12'            | 315             | \$1,100   |
|                                        | 16'            | 419             | \$1,400   |
|                                        | 20'            | 524             | \$1,700   |
| 12'                                    | 12'            | 452             | \$1,500   |
|                                        | 16'            | 603             | \$1,900   |
|                                        | 20'            | 754             | \$2,300   |
|                                        | 24'            | 905             | \$2,800   |
| 14'                                    | 16'            | 821             | \$2,600   |
|                                        | 20'            | 1,026           | \$3,200   |
|                                        | 24'            | 1,232           | \$3,800   |
| 16'                                    | 16'            | 1,072           | \$3,300   |
|                                        | 20'            | 1,340           | \$4,100   |
|                                        | 24'            | 1,609           | \$4,900   |
|                                        | 28'            | 1,876           | \$5,700   |

| Concrete liquid manure tanks |                 |           |
|------------------------------|-----------------|-----------|
| Size Cubic feet              | Gallon capacity | Cost each |
| 4,000                        | 30,000          | \$18,500  |
| 8,000                        | 60,000          | \$37,100  |
| 12,000                       | 90,000          | \$66,800  |
| 16,000                       | 120,000         | \$80,000  |

## Confinement buildings

| Swine farrowing barns<br>Based on 10' eave height                                                                                                                             |                   |         |             |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------|-------------|------------|
| Base price includes concrete or masonry foundation; concrete slab floor; gable roof; electrical wiring and lighting; water service; insulation, vents, and feed storage room. |                   |         |             |            |
| SF Floor Area                                                                                                                                                                 | Construction Type |         |             |            |
|                                                                                                                                                                               | Wood Frame        | Masonry | Steel Frame | Pole Frame |
| 800                                                                                                                                                                           | \$47.16           | \$54.66 | \$44.80     | \$40.09    |
| 1,000                                                                                                                                                                         | \$44.38           | \$51.52 | \$42.16     | \$37.72    |
| 1,500                                                                                                                                                                         | \$41.59           | \$47.55 | \$39.51     | \$35.35    |
| 2,000                                                                                                                                                                         | \$40.20           | \$45.11 | \$38.19     | \$34.17    |
| 2,400                                                                                                                                                                         | \$39.62           | \$44.22 | \$37.64     | \$33.68    |
| 3,000                                                                                                                                                                         | \$39.02           | \$43.53 | \$37.07     | \$33.17    |
| 4,000                                                                                                                                                                         | \$38.16           | \$42.59 | \$36.25     | \$32.44    |
| 5,000                                                                                                                                                                         | \$35.48           | \$39.82 | \$33.71     | \$30.16    |
| 6,000                                                                                                                                                                         | \$34.96           | \$39.21 | \$33.21     | \$29.72    |
| 8,000                                                                                                                                                                         | \$34.50           | \$38.66 | \$32.78     | \$29.33    |
| 10,000                                                                                                                                                                        | \$34.10           | \$38.17 | \$32.40     | \$28.99    |
| 12,000                                                                                                                                                                        | \$32.92           | \$36.92 | \$31.27     | \$27.98    |
| 15,000                                                                                                                                                                        | \$32.68           | \$36.58 | \$31.05     | \$27.78    |
| 20,000                                                                                                                                                                        | \$32.41           | \$36.21 | \$30.79     | \$27.55    |
| 25,000                                                                                                                                                                        | \$32.25           | \$35.95 | \$30.64     | \$27.41    |
| 30,000 and higher                                                                                                                                                             | \$32.14           | \$35.74 | \$30.53     | \$27.32    |
| Add or subtract for each foot of height                                                                                                                                       | \$0.72            | \$1.37  | \$0.70      | \$0.98     |
| Adjustments                                                                                                                                                                   |                   |         |             |            |
| Concrete slotted floor per SF                                                                                                                                                 |                   |         |             | \$5.74     |
| Equipment of crates, waterers, and feeder per SFFA                                                                                                                            |                   |         |             | \$7.43     |
| Pit, 6' deep per SF                                                                                                                                                           |                   |         |             | \$19.33    |

**Swine finishing barns  
Based on 10' eave height**

Base price includes concrete or masonry foundation; concrete slab floor; gable roof; electrical wiring and lighting; water service; insulation, vents, and feed storage room.

| SF Floor Area                                      | Construction Type |         |             |            |
|----------------------------------------------------|-------------------|---------|-------------|------------|
|                                                    | Wood Frame        | Masonry | Steel Frame | Pole Frame |
| 800                                                | \$38.28           | \$45.78 | \$35.92     | \$31.21    |
| 1,000                                              | \$35.19           | \$42.33 | \$32.97     | \$28.53    |
| 1,500                                              | \$32.61           | \$38.57 | \$30.53     | \$26.37    |
| 2,000                                              | \$31.32           | \$36.23 | \$29.31     | \$25.29    |
| 2,400                                              | \$30.73           | \$35.33 | \$28.75     | \$24.79    |
| 3,000                                              | \$30.03           | \$34.54 | \$28.08     | \$24.18    |
| 4,000                                              | \$29.28           | \$33.71 | \$27.37     | \$23.56    |
| 5,000                                              | \$26.53           | \$30.87 | \$24.76     | \$21.21    |
| 6,000                                              | \$26.08           | \$30.33 | \$24.33     | \$20.84    |
| 8,000                                              | \$25.62           | \$29.78 | \$23.90     | \$20.45    |
| 10,000                                             | \$25.22           | \$29.29 | \$23.52     | \$20.11    |
| 12,000                                             | \$24.04           | \$28.04 | \$22.39     | \$19.10    |
| 15,000                                             | \$23.78           | \$27.68 | \$22.15     | \$18.88    |
| 20,000                                             | \$23.53           | \$27.33 | \$21.91     | \$18.67    |
| 25,000                                             | \$23.36           | \$27.06 | \$21.75     | \$18.52    |
| 30,000 and higher                                  | \$23.26           | \$26.86 | \$21.65     | \$18.44    |
| Add or subtract for each foot of height            | \$0.72            | \$1.37  | \$0.70      | \$0.98     |
| <b>Adjustments</b>                                 |                   |         |             |            |
| Concrete slotted floor per SF                      |                   |         |             | \$6.02     |
| Equipment of crates, waterers, and feeder per SFFA |                   |         |             | \$5.35     |
| Pit, 6' deep per SF                                |                   |         |             | \$19.33    |

**Steel grain bins**  
Includes concrete slab floor

| Diameter | Height | Bushel capacity | Cost     | Diameter | Height | Bushel capacity | Cost      |
|----------|--------|-----------------|----------|----------|--------|-----------------|-----------|
| 15'      | 11'    | 1,562           | \$7,000  | 36'      | 18'    | 14,723          | \$30,600  |
|          | 15'    | 2,130           | \$8,400  |          | 22'    | 17,995          | \$35,200  |
|          | 18'    | 2,556           | \$9,500  |          | 26'    | 21,267          | \$39,200  |
| 18'      | 11'    | 2,249           | \$7,900  |          | 33'    | 26,993          | \$43,900  |
|          | 15'    | 3,067           | \$9,700  |          | 40'    | 32,719          | \$48,600  |
|          | 18'    | 3,681           | \$10,900 |          | 48'    | 39,262          | \$55,100  |
|          | 22'    | 4,499           | \$12,600 | 42'      | 18'    | 20,040          | \$40,600  |
|          | 26'    | 5,317           | \$14,100 |          | 22'    | 24,494          | \$45,400  |
|          | 33'    | 6,544           | \$17,400 |          | 26'    | 28,947          | \$48,900  |
|          | 40'    | 8,180           | \$20,600 |          | 33'    | 36,740          | \$56,800  |
| 21'      | 15'    | 4,175           | \$11,200 |          | 40'    | 44,534          | \$66,200  |
|          | 18'    | 5,010           | \$13,400 |          | 48'    | 53,441          | \$76,700  |
|          | 22'    | 6,123           | \$15,500 | 48'      | 18'    | 26,715          | \$49,500  |
|          | 26'    | 7,237           | \$17,200 |          | 22'    | 31,992          | \$56,300  |
|          | 33'    | 9,185           | \$21,200 |          | 26'    | 37,808          | \$63,100  |
|          | 40'    | 11,133          | \$23,800 |          | 33'    | 47,987          | \$76,200  |
| 24'      | 15'    | 5,453           | \$13,300 |          | 40'    | 58,167          | \$89,400  |
|          | 18'    | 6,544           | \$16,200 | 60'      | 48'    | 69,800          | \$103,000 |
|          | 22'    | 7,998           | \$18,600 |          | 26'    | 59,075          | \$98,000  |
|          | 26'    | 9,452           | \$21,000 |          | 40'    | 90,885          | \$137,800 |
|          | 33'    | 11,997          | \$24,700 |          | 48'    | 109,062         | \$157,600 |
|          | 40'    | 14,542          | \$27,500 |          | 60'    | 136,328         | \$191,400 |
| 27'      | 15'    | 6,902           | \$16,000 | 75'      | 33'    | 117,157         | \$191,900 |
|          | 18'    | 8,282           | \$18,800 |          | 40'    | 142,008         | \$221,100 |
|          | 22'    | 10,122          | \$21,300 |          | 48'    | 170,410         | \$254,900 |
|          | 26'    | 11,963          | \$24,000 |          | 60'    | 213,012         | \$301,300 |
|          | 33'    | 15,184          | \$29,400 | 90'      | 33'    | 168,706         | \$279,800 |
|          | 40'    | 18,404          | \$31,800 |          | 40'    | 204,492         | \$320,400 |
| 30'      | 18'    | 10,225          | \$22,400 |          | 48'    | 245,390         | \$369,500 |
|          | 22'    | 12,497          | \$25,400 | 105'     | 60'    | 306,738         | \$436,900 |
|          | 26'    | 14,769          | \$28,400 |          | 33'    | 229,627         | \$387,900 |
|          | 33'    | 18,745          | \$33,600 |          | 40'    | 278,336         | \$444,600 |
|          | 40'    | 22,721          | \$37,000 |          | 48'    | 334,003         | \$513,200 |
|          | 48'    | 27,266          | \$39,700 |          | 60'    | 417,504         | \$603,200 |

**Adjustments**

|                                      |                                          |
|--------------------------------------|------------------------------------------|
| Aeration systems                     | Add \$0.14 per bushel                    |
| Dryer Bins                           | Add 46% to the costs, or factor by 1.46* |
| Ladder, eave height 20' or less      | \$14.50 per liner foot of ladder height  |
| Ladder, eave height greater than 20' | \$27.00 per linear foot of ladder height |

\*Only add for bins with eave height of less than 20'.

| Steel silos – Glass lined                                                     |        |           |
|-------------------------------------------------------------------------------|--------|-----------|
| Includes concrete foundation, steel roof, breather bag, ladder, and platform. |        |           |
| Diameter                                                                      | Height | Cost      |
| 14'                                                                           | 30'    | \$37,500  |
|                                                                               | 40'    | \$46,400  |
|                                                                               | 50'    | \$52,500  |
| Add for sweep arm auger                                                       |        | \$5,250   |
| 17'                                                                           | 30'    | \$48,000  |
|                                                                               | 40'    | \$55,200  |
|                                                                               | 50'    | \$60,000  |
| Add for sweep arm auger                                                       |        | \$5,250   |
| 20'                                                                           | 30'    | \$56,100  |
|                                                                               | 40'    | \$66,800  |
|                                                                               | 50'    | \$75,500  |
|                                                                               | 60'    | \$84,000  |
|                                                                               | 70'    | \$97,300  |
|                                                                               | 80'    | \$110,400 |
|                                                                               | 90'    | \$123,300 |
| Add for sweep arm auger                                                       |        | \$5,250   |
| Add for chain unloader                                                        |        | \$37,500  |
| 25'                                                                           | 40'    | \$110,000 |
|                                                                               | 50'    | \$127,000 |
|                                                                               | 60'    | \$130,800 |
|                                                                               | 70'    | \$145,600 |
|                                                                               | 80'    | \$162,400 |
|                                                                               | 90'    | \$180,900 |
| Add for chain unloader                                                        |        | \$42,500  |

| Steel silos – Non-glass lined                                   |        |           |
|-----------------------------------------------------------------|--------|-----------|
| Includes concrete foundation, steel roof, ladder, and platform. |        |           |
| Diameter                                                        | Height | Cost      |
| 14'                                                             | 30'    | \$23,700  |
|                                                                 | 40'    | \$29,300  |
|                                                                 | 50'    | \$33,100  |
| Add for sweep arm auger                                         |        | \$5,250   |
| 17'                                                             | 30'    | \$29,000  |
|                                                                 | 40'    | \$33,400  |
|                                                                 | 50'    | \$36,300  |
| Add for sweep arm auger                                         |        | \$5,250   |
| 20'                                                             | 30'    | \$36,500  |
|                                                                 | 40'    | \$43,500  |
|                                                                 | 50'    | \$49,200  |
|                                                                 | 60'    | \$54,700  |
|                                                                 | 70'    | \$63,300  |
|                                                                 | 80'    | \$71,900  |
|                                                                 | 90'    | \$80,300  |
| Add for sweep arm auger                                         |        | \$5,250   |
| Add for chain unloader                                          |        | \$37,500  |
| 25'                                                             | 40'    | \$74,900  |
|                                                                 | 50'    | \$86,500  |
|                                                                 | 60'    | \$89,100  |
|                                                                 | 70'    | \$99,200  |
|                                                                 | 80'    | \$110,600 |
|                                                                 | 90'    | \$123,200 |
| Add for chain unloader                                          |        | \$42,500  |



| Concrete silos                                    |         |         |                  |
|---------------------------------------------------|---------|---------|------------------|
| Per foot of height, includes concrete foundation. |         |         |                  |
| Diameter                                          | Stave   | Poured  | Add for unloader |
| 12'                                               | \$400   | \$570   | \$9,500          |
| 14'                                               | \$450   | \$650   | \$9,900          |
| 16'                                               | \$460   | \$670   | \$10,500         |
| 18'                                               | \$500   | \$720   | \$11,000         |
| 20'                                               | \$560   | \$810   | \$11,500         |
| 24'                                               | \$740   | \$1,070 | \$12,750         |
| 30'                                               | \$1,000 | \$1,360 | \$13,500         |

| Quonset buildings<br>per SFFA                                                                                                                                                                                          |         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Base cost includes continuous concrete foundation, slab floor, galvanized steel arched frame, windows, 12' sliding door, personnel door, unfinished interior, adequate electrical wiring, lighting, and water service. |         |
| SF Floor Area                                                                                                                                                                                                          | Cost    |
| 400                                                                                                                                                                                                                    | \$34.84 |
| 600                                                                                                                                                                                                                    | \$27.96 |
| 1,000                                                                                                                                                                                                                  | \$26.40 |
| 1,500                                                                                                                                                                                                                  | \$23.78 |
| 2,400                                                                                                                                                                                                                  | \$21.05 |
| 3,000                                                                                                                                                                                                                  | \$20.05 |
| 4,000                                                                                                                                                                                                                  | \$18.88 |
| 5,000                                                                                                                                                                                                                  | \$17.11 |
| 6,000                                                                                                                                                                                                                  | \$15.94 |
| 8,000                                                                                                                                                                                                                  | \$15.54 |
| 10,000                                                                                                                                                                                                                 | \$15.28 |
| 12,000                                                                                                                                                                                                                 | \$15.10 |
| 15,000                                                                                                                                                                                                                 | \$15.01 |
| 20,000                                                                                                                                                                                                                 | \$14.76 |
| 25,000 or more                                                                                                                                                                                                         | \$14.61 |
| Adjustments                                                                                                                                                                                                            |         |
| No concrete slab floor                                                                                                                                                                                                 | -\$3.80 |
| No electric                                                                                                                                                                                                            | -\$0.93 |
| No water service                                                                                                                                                                                                       | -\$0.44 |

### Hoop Buildings per SFFA

Base price includes dirt floor; continuous concrete or pole frame foundation; no knee wall or 2.5' knee wall of concrete or pole frame with plywood; hoop frames of 14-gauge structural steel tubing spaced 5' with 10 oz. 22 mil polyethylene cover; no electrical wiring or lighting; no water service.

| SF Floor Area                                       | Construction Type                            |                                                        |                                                          |
|-----------------------------------------------------|----------------------------------------------|--------------------------------------------------------|----------------------------------------------------------|
|                                                     | Pole frame<br>with 2.5' plywood<br>knee wall | Continuous concrete<br>foundation<br>without knee wall | Continuous concrete<br>foundation<br>with 2.5' knee wall |
| 400                                                 | \$13.41                                      | \$16.20                                                | \$17.18                                                  |
| 600                                                 | \$11.86                                      | \$15.15                                                | \$16.13                                                  |
| 1,000                                               | \$10.45                                      | \$13.18                                                | \$13.97                                                  |
| 1,500                                               | \$9.26                                       | \$12.12                                                | \$12.91                                                  |
| 2,400                                               | \$7.94                                       | \$10.46                                                | \$11.12                                                  |
| 3,000                                               | \$6.85                                       | \$9.41                                                 | \$10.07                                                  |
| 4,000                                               | \$6.69                                       | \$8.90                                                 | \$9.45                                                   |
| 5,000                                               | \$6.61                                       | \$8.65                                                 | \$9.14                                                   |
| 6,000                                               | \$6.60                                       | \$8.65                                                 | \$9.14                                                   |
| 8,000                                               | \$6.60                                       | \$8.65                                                 | \$9.14                                                   |
| 10,000                                              | \$6.59                                       | \$8.65                                                 | \$9.14                                                   |
| 12,000                                              | \$6.45                                       | \$8.19                                                 | \$8.58                                                   |
| 15,000                                              | \$6.45                                       | \$8.19                                                 | \$8.58                                                   |
| 20,000                                              | \$6.44                                       | \$8.19                                                 | \$8.58                                                   |
| 25,000+                                             | \$6.44                                       | \$8.19                                                 | \$8.58                                                   |
| <b>Adjustments</b>                                  |                                              |                                                        |                                                          |
| Standard solid end panel, per LF of wall            |                                              |                                                        | \$19.13                                                  |
| Standard zipped end panel for entry, per LF of wall |                                              |                                                        | \$28.17                                                  |
| Concrete floor, per SF                              |                                              |                                                        | \$3.80                                                   |
| Electricity & lights, per SF                        |                                              |                                                        | \$0.92                                                   |
| Water service, per SF                               |                                              |                                                        | \$0.41                                                   |

| Greenhouses<br>per SFFA                                                                                                                                                                               |                                   |                                    |                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------|------------------------------------|
| Base price includes gravel floor with some concrete; light concrete foundation; no knee wall; glass, fiberglass, or polycarbonate covering; some vents, adequate electrical wiring and water service. |                                   |                                    |                                    |
| SF Floor Area                                                                                                                                                                                         | Construction Type                 |                                    |                                    |
|                                                                                                                                                                                                       | Straight-wall<br>structures: Wood | Straight-wall<br>structures: Steel | Hoop arch-rib<br>structures: Steel |
| 400                                                                                                                                                                                                   | \$16.47                           | \$15.87                            | \$14.45                            |
| 600                                                                                                                                                                                                   | \$14.85                           | \$14.31                            | \$13.03                            |
| 1,000                                                                                                                                                                                                 | \$14.11                           | \$13.59                            | \$12.38                            |
| 1,500                                                                                                                                                                                                 | \$12.35                           | \$11.90                            | \$10.83                            |
| 2,400                                                                                                                                                                                                 | \$10.34                           | \$9.96                             | \$9.07                             |
| 3,000                                                                                                                                                                                                 | \$9.45                            | \$9.10                             | \$8.29                             |
| 4,000                                                                                                                                                                                                 | \$8.86                            | \$8.53                             | \$7.77                             |
| 5,000                                                                                                                                                                                                 | \$8.50                            | \$8.19                             | \$7.46                             |
| 6,000                                                                                                                                                                                                 | \$8.27                            | \$7.97                             | \$7.25                             |
| 8,000                                                                                                                                                                                                 | \$7.98                            | \$7.69                             | \$7.00                             |
| 10,000                                                                                                                                                                                                | \$7.80                            | \$7.51                             | \$6.84                             |
| 12,000                                                                                                                                                                                                | \$7.62                            | \$7.34                             | \$6.68                             |
| 15,000                                                                                                                                                                                                | \$7.51                            | \$7.23                             | \$6.59                             |
| 20,000                                                                                                                                                                                                | \$7.28                            | \$7.01                             | \$6.39                             |
| 25,000+                                                                                                                                                                                               | \$7.11                            | \$6.85                             | \$6.24                             |
| Adjustments                                                                                                                                                                                           |                                   |                                    |                                    |
| Full concrete floor replacing gravel, per SF                                                                                                                                                          |                                   |                                    | \$2.97                             |
| No electricity, per SF                                                                                                                                                                                |                                   |                                    | -\$0.79                            |
| Minimum electrical, per SF                                                                                                                                                                            |                                   |                                    | -\$0.40                            |
| Better than typical electrical, per SF                                                                                                                                                                |                                   |                                    | \$0.55                             |
| Better than typical water service, per SF                                                                                                                                                             |                                   |                                    | \$0.49                             |
| Knee wall for hoop arch-rib structure, per SF                                                                                                                                                         |                                   |                                    | \$0.80                             |

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