

Land For Sale

ACREAGE:

238.60 Acres, m/l

LOCATION:

Iroquois County, IL



Property Key Features

- Located in a strong agricultural community
- Quality soils - 123.6 PI
- Pike Creek runs through the Northeast corner of the parcel

Rob Warmbir, AFM, ALC

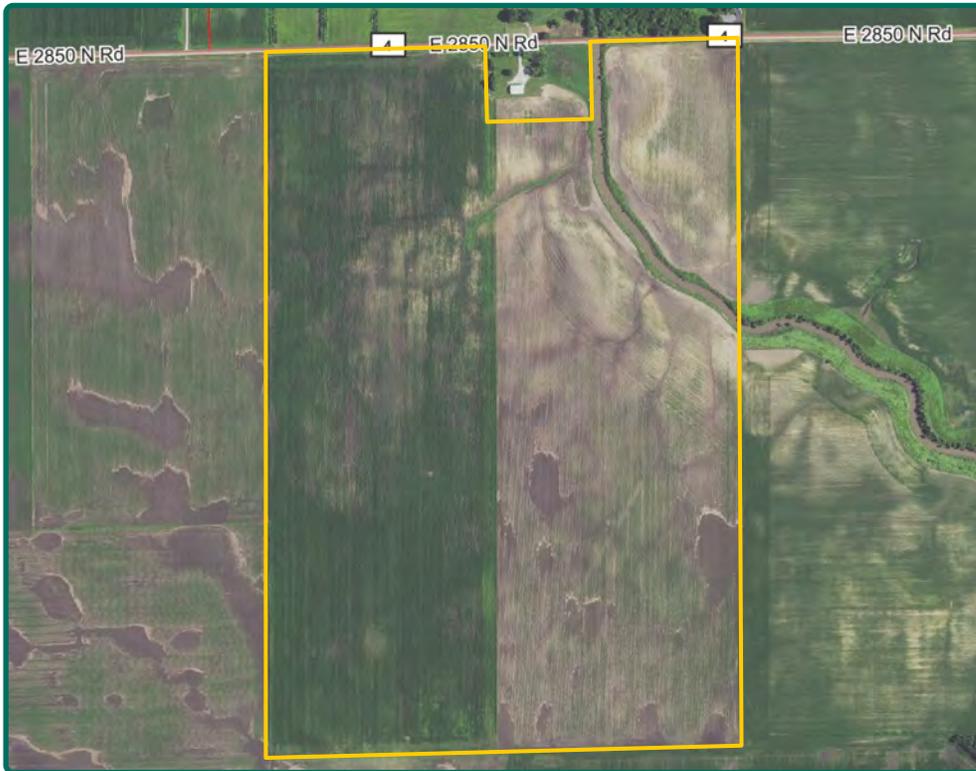
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FSA/Eff. Crop Acres: 233.12*

Corn Base Acres: 192.92*

Bean Base Acres: 38.48*

Soil Productivity: 123.60 P.I.

**FSA/Eff. Crop acres and bases are estimated*

Property Information

238.60 Acres, m/l

Location

Approximately 7 miles East of Clifton, IL

Legal Description

The Southeast 1/4, minus 5 acre building site, of Section 11, and the North 1/2 of the Northeast 1/4 of Section 14, Township 28 N, Range 13 W, Iroquois County, IL.

Price & Terms

- \$1,992,310
- \$8,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Open Lease for 2020.

Real Estate Tax

Taxes Payable 18 - 19: \$6,997.02*

Taxable Acres: 239.50*

Tax per Taxable Acre: \$29.22*

Parcel #: Part of 11-11-400-001, 11-14-200-001

**Taxes are estimated pending survey of property. County Assessor will determine final tax figures.*

FSA Data

Farm Number 2707, Tract 4984

FSA/Eff. Crop Acres: 238.82*

Corn Base Acres: 192.92*

Corn PLC Yield: 175.00 Bu.

Bean Base Acres: 38.48*

Bean PLC Yield: 59.00 Bu.

**FSA/Eff. Crop acres are estimated pending reconstitution of farm by local FSA office.*

Soil Types/Productivity

Main soil types are Selma loam, La Hogue loam and Milford silty clay loam.

Productivity Index (PI) based on the Estimated FSA/Eff. crop acres is 123.6. See soil map for details.

Mineral Rights

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

Land Description

Level to moderately sloping, with 0 to 6 percent slopes, and is rectangular in shape.

Buildings/Improvements

None.

Drainage

Natural drainage plus tile. Tile maps available upon request.

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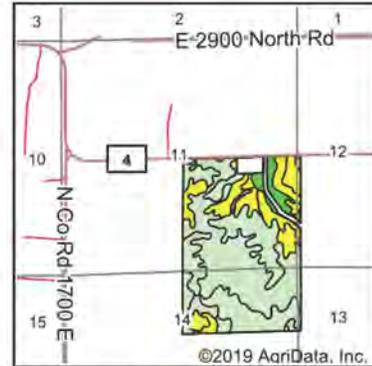
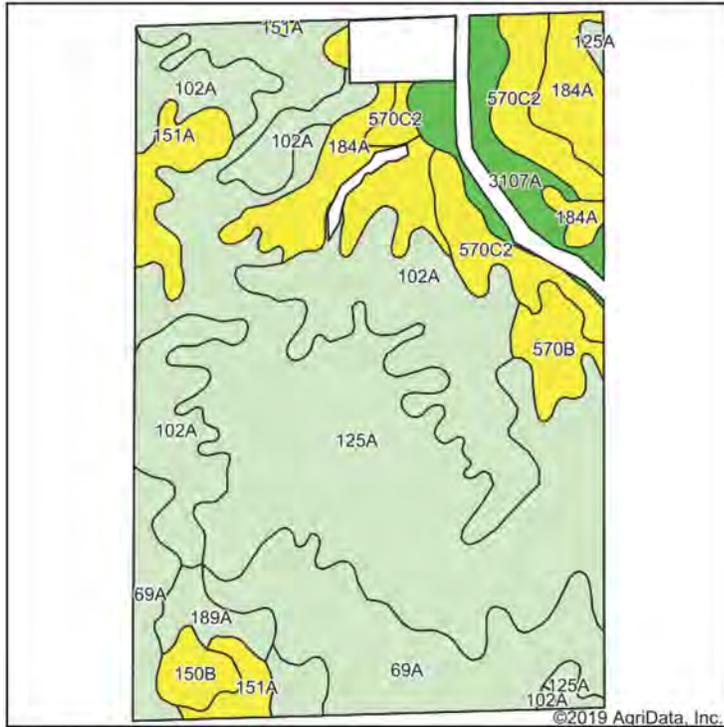
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State: **Illinois**
 County: **Iroquois**
 Location: **11-28N-13W**
 Township: **Martinton**
 Acres: **233.12**
 Date: **1/23/2020**



Soils data provided by USDA and NRCS

Area Symbol: IL075, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
125A	Selma loam, 0 to 2 percent slopes	87.98	37.7%		176	57	129
102A	La Hogue loam, 0 to 2 percent slopes	47.63	20.4%		162	52	121
69A	Milford silty clay loam, 0 to 2 percent slopes	32.01	13.7%		171	57	128
184A	Roby fine sandy loam, 0 to 2 percent slopes	19.41	8.3%		145	50	111
**570C2	Martinsville loam, 4 to 6 percent slopes, eroded	14.40	6.2%		**147	**47	**108
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	9.99	4.3%		189	60	139
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	9.09	3.9%		151	51	114
**570B	Martinsville loam, 2 to 4 percent slopes	5.27	2.3%		**153	**49	**113
189A	Martinton silt loam, 0 to 2 percent slopes	3.99	1.7%		173	57	130
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	3.35	1.4%		**147	**48	**109
Weighted Average					166.7	54.4	123.6

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Comments

Located in a strong agricultural community.

Yield History

Available upon request.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Northeast corner looking West



Southeast corner Looking North



Northwest corner looking East



Northwest Corner looking South



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