

Land For Sale

ACREAGE:

40.00 Acres, m/l

LOCATION:

Livingston County, IL



Property Key Features

- High-Quality Soils with 137.00 PI
- High Percentage Tillable
- Nice 40-Acre Farm in Northwest Livingston County

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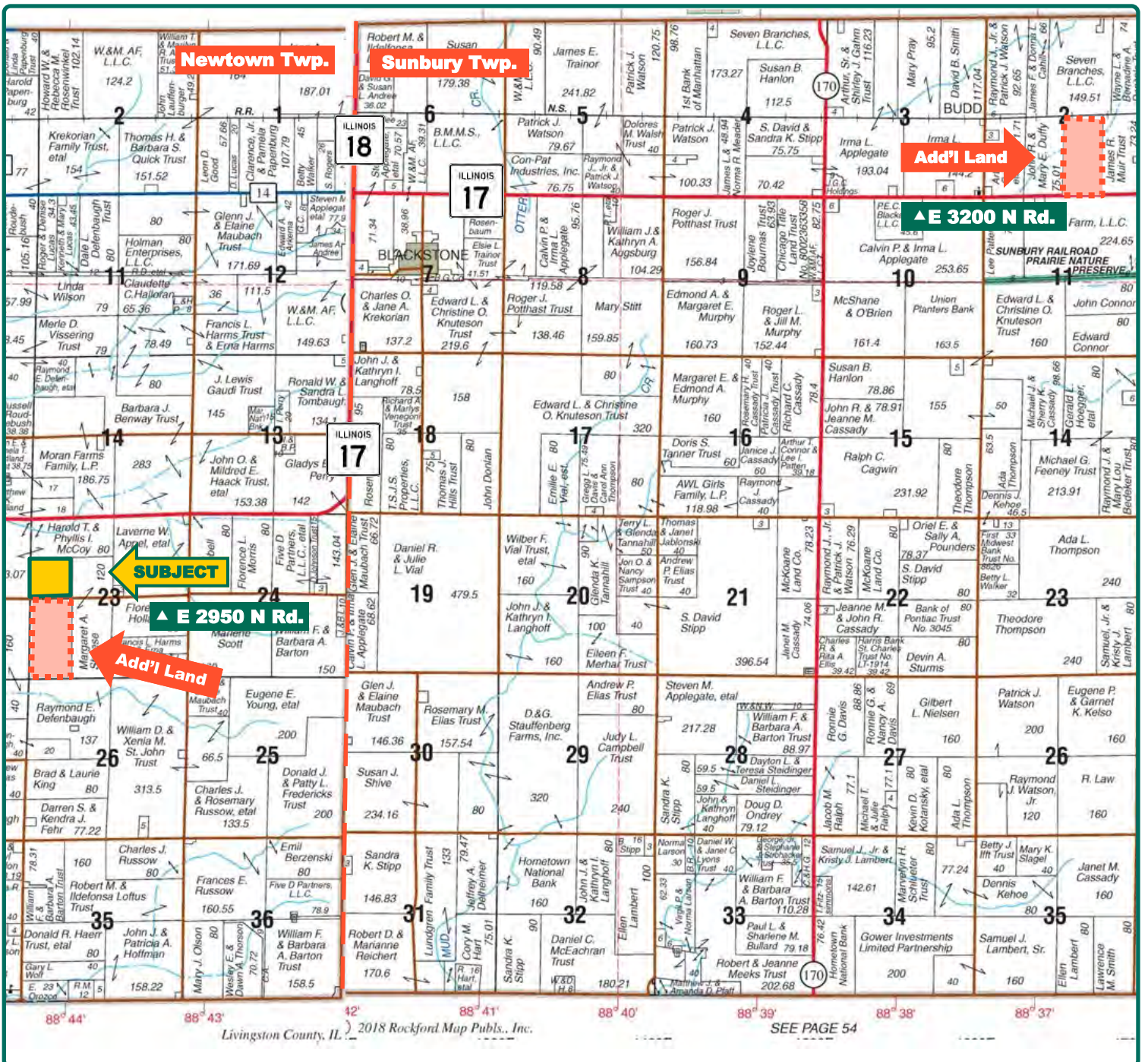
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FSA/Eff. Crop Acres:	39.83*
Corn Base Acres:	22.44*
Bean Base Acres:	15.95*
Soil Productivity:	137.00 P.I.

**Acres are estimated.*

Property Information

40.00 Acres, m/l

Location

Approximately 1.5 miles east of Manville, IL and 10 miles southeast of Streator, IL on the north side of E 2950 N Rd.

Legal Description

SW¼ NW¼, Section 23, Township 30 North, Range 4 East of the Third Principal Meridian. (Newtown Twp.)

Price & Terms

- \$390,000
- \$9,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

2019 Taxes Payable 2020: \$1,468.80*
Taxable Acres: 40.00*

Tax per Taxable Acre: \$36.72*

PIN# 02-02-23-300-001

**Taxes estimated. Livingston County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1854, Tract 338

FSA/Eff. Crop Acres: 39.83*

Corn Base Acres: 22.44*

Corn PLC Yield: 154 Bu.

Bean Base Acres: 15.95*

Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Livingston County FSA office.*

Lease Status

Open lease for 2021 crop year.

Land Description

Nearly Level, 0-2% slopes.

Soil Types/Productivity

Main soil types are Arrowsmith and Hartsburg. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 137.00. See soil map for details

Drainage

Natural, plus some tile. No maps available.

Mineral Rights

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

Water & Well Information

None.

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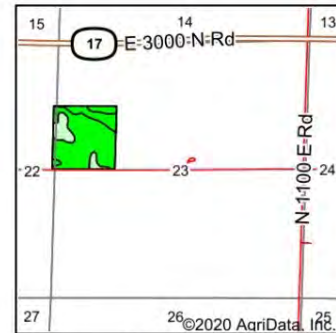
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State: **Illinois**
County: **Livingston**
Location: **23-30N-4E**
Township: **Newtown**
Acres: **39.83**
Date: **7/27/2020**



Maps Provided By:

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Area Symbol: IL105, Soil Area Version: 14					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
715A	Arrowsmith silt loam, 0 to 2 percent slopes	28.96	72.7%		140
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	5.39	13.5%		134
330A	Peotone silty clay loam, 0 to 2 percent slopes	4.07	10.2%		123
295A	Mokena silt loam, 0 to 2 percent slopes	1.41	3.5%		126
Weighted Average					137

Fertility Data

Tested in 2017 by Nutrien.
pH: 6.62
P: 67
K: 315.9
OM: 4.63

Comments

Excellent quality farm in Newtown Twp. There are two towers and overhead high voltage lines that traverse the northwest corner of the property.

Yield History (Bu./Ac.)

Year	Corn	Beans
2015	171	-
2016	-	64
2017	243	-
2018	-	70
2019	185	-

Yield information is reported by APH Country Financial.

Additional Land

Seller has two additional tracts of land for sale. 80 acres, m/l, located directly south of this property and 75.01 acres located northeast of this property in Sunbury Twp.

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

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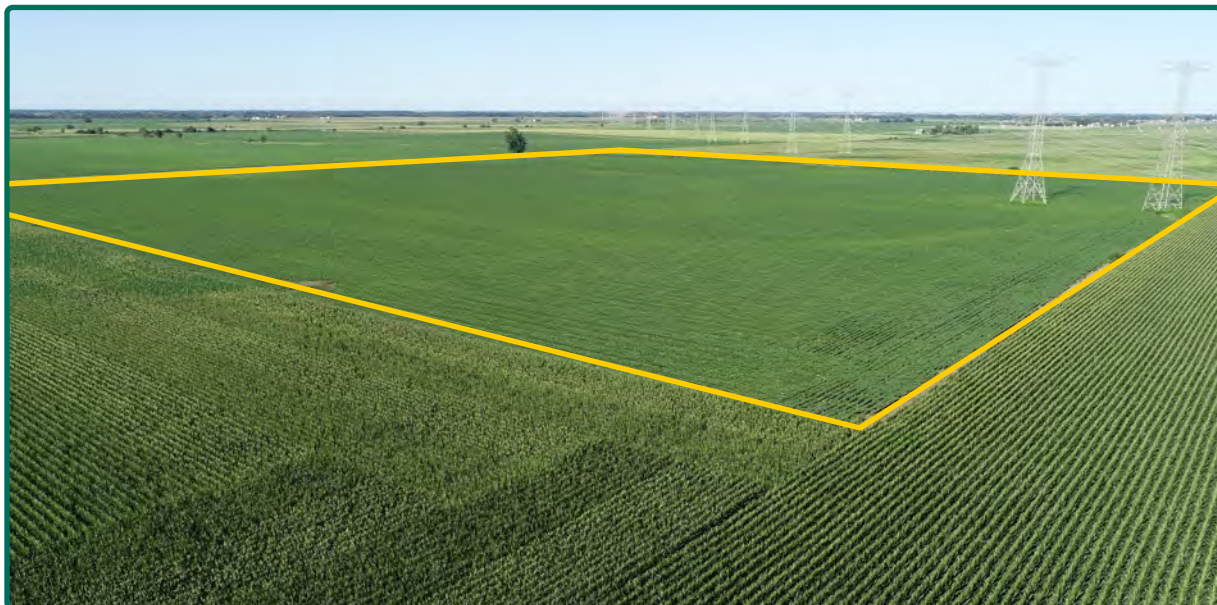
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NW Corner Looking SE



NE Corner Looking SW



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Additional Land Aerial Photo



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