

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Livingston County, IL



Property Key Features

- Good-Quality Soils with 125.00 P.I.
- High Percentage Tillable
- Located 1.5 Miles East of Manville, IL in Northwest Livingston County

Eric Wilkinson, AFM

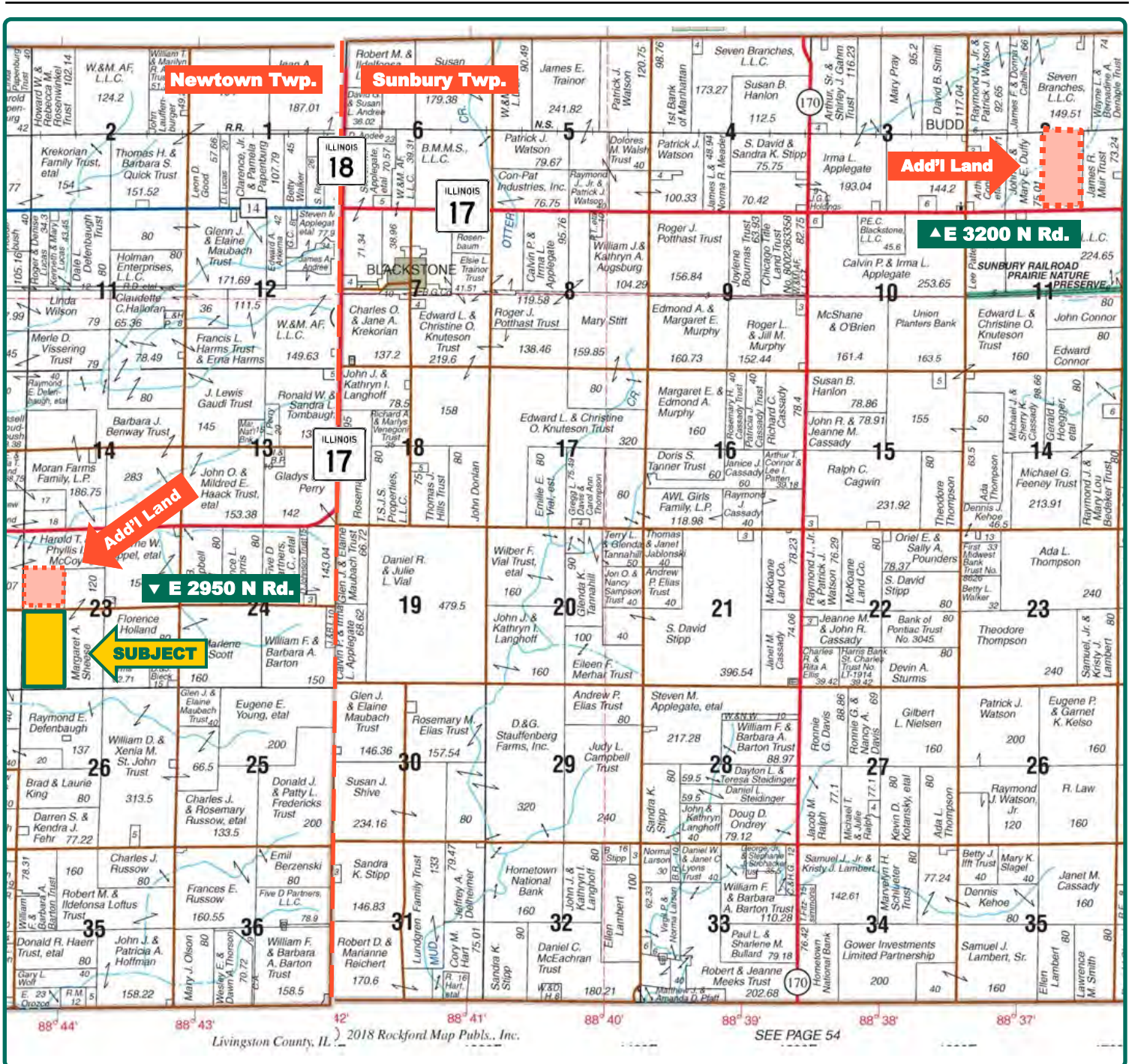
Designated Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.ag

815-935-9878

200 East Court Street, Suite 600
Kankakee, IL 60901
www.Hertz.ag

Melissa Halpin

Licensed Broker in IL & IN
MelissaH@Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Eric Wilkinson, AFM
Designated Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.ag

815-935-9878
200 East Court Street, Suite 600
Kankakee, IL 60901
www.Hertz.ag

Melissa Halpin
Licensed Broker in IL & IN
MelissaH@Hertz.ag



FSA/Eff. Crop Acres:	78.26*
Certified Grass Acres:	00.99*
Corn Base Acres:	44.66*
Bean Base Acres:	31.75*
Soil Productivity:	125.00 P.I.

**Acres are estimated.*

Property Information

80.00 Acres, m/l

Location

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

Legal Description

W½ SW¼, Section 23, Township 30 North, Range 4 East of the Third Principal Meridian. (Newtown Twp.)

Price & Terms

- \$680,000
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

2019 Taxes Payable 2020: \$2,937.60*

Taxable Acres: 80.00*

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: 78.26*

Certified Grass Acres, currently designated as wetland: 00.99*

Corn Base Acres: 44.66*

Corn PLC Yield: 154 Bu.

Bean Base Acres: 31.75*

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

Level to gently sloping, 0 to 4% slopes.

Soil Types/Productivity

Main soil types are Mokena, Rowe and Arrowsmith. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 125.00. 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).

Eric Wilkinson, AFM

Designated Managing Broker in IL
Licensed Broker in IN

EricW@Hertz.ag

815-935-9878

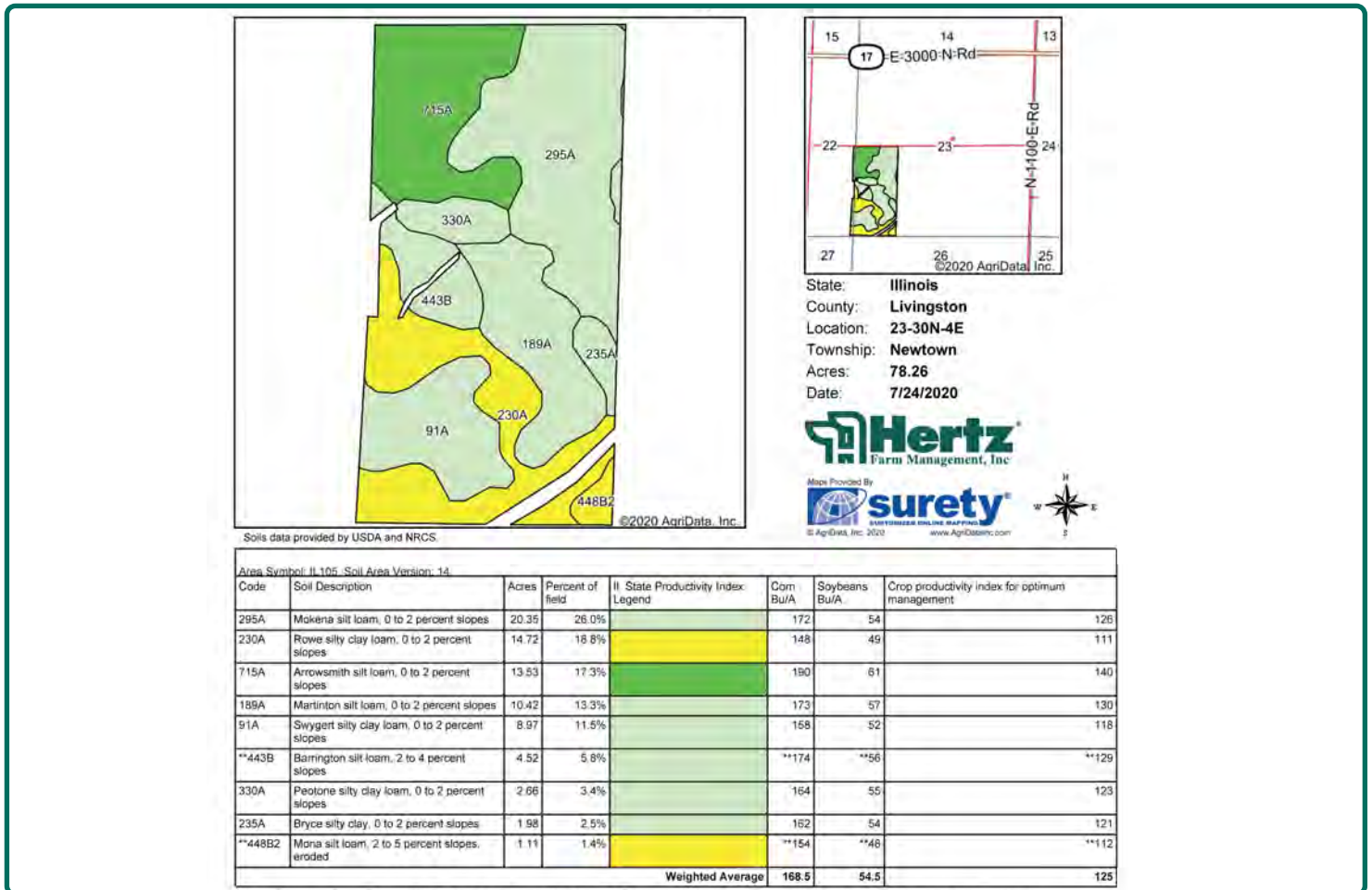
200 East Court Street, Suite 600
Kankakee, IL 60901

www.Hertz.ag

Melissa Halpin

Licensed Broker in IL & IN

MelissaH@Hertz.ag



Fertility Data

Tested in 2017 by Nutrien.

pH: 6.62

P: 67

K: 315.9

OM: 4.63

Water & Well Information

None.

Comments

This is a good-quality farm in Newtown Township.

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 for Sale

Seller has 2 additional tracts of land for sale. 40 acres, m/l, located directly north of this property and 75.01 acres located northeast of this property in Sunbury Twp. See Additional Land Aerial Photo.

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

Eric Wilkinson, AFM

Designated Managing Broker in IL
Licensed Broker in IN

EricW@Hertz.ag

815-935-9878

200 East Court Street, Suite 600
Kankakee, IL 60901

www.Hertz.ag

Melissa Halpin

Licensed Broker in IL & IN

MelissaH@Hertz.ag

North Looking South



South Looking North



Eric Wilkinson, AFM

Designated Managing Broker in IL
Licensed Broker in IN

EricW@Hertz.ag

815-935-9878

200 East Court Street, Suite 600
Kankakee, IL 60901

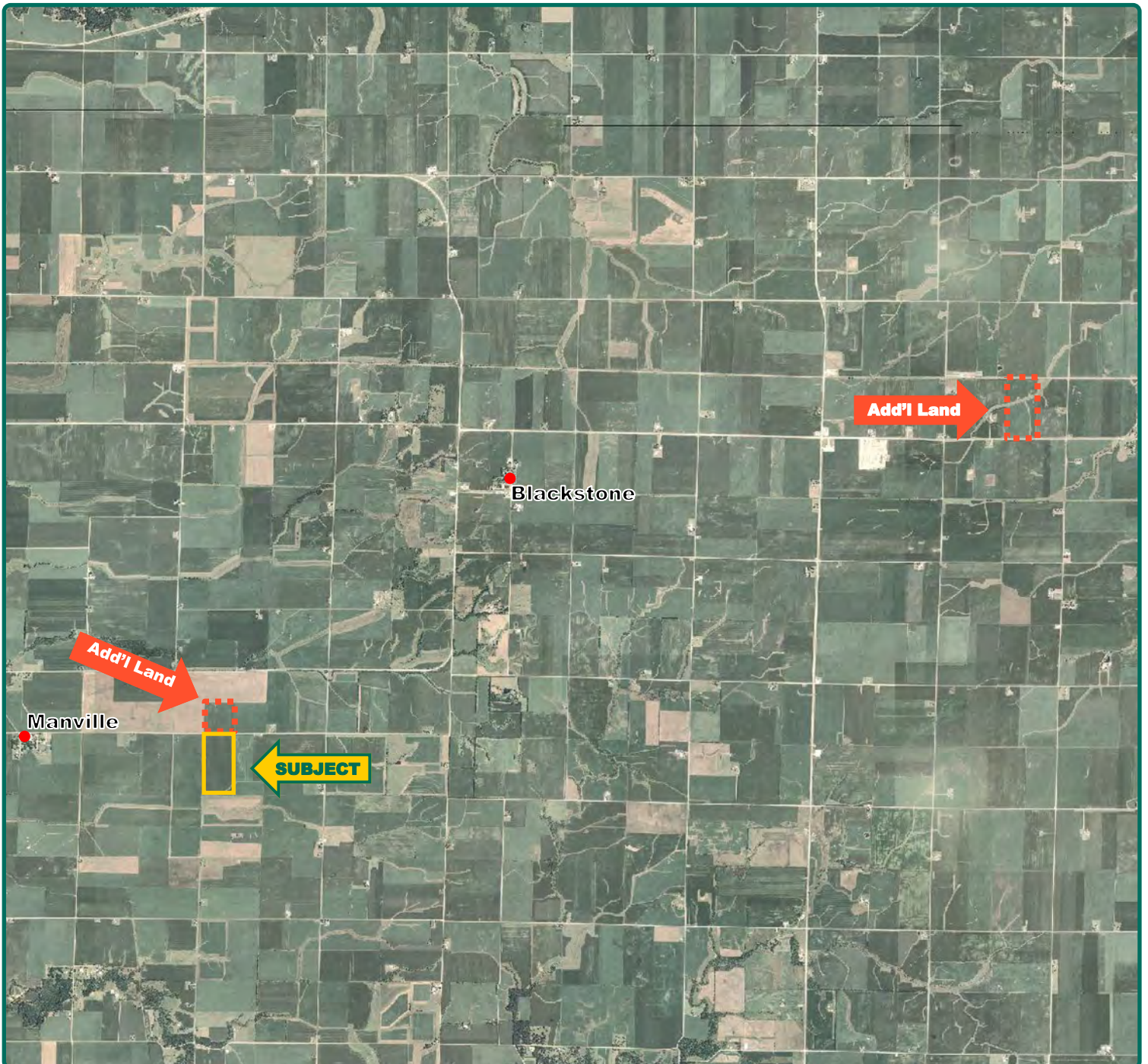
www.Hertz.ag

Melissa Halpin

Licensed Broker in IL & IN

MelissaH@Hertz.ag

Additional Land Aerial Photo



Eric Wilkinson, AFM
Designated Managing Broker in IL
Licensed Broker in IN
EricW@Hertz.ag

815-935-9878
200 East Court Street, Suite 600
Kankakee, IL 60901
www.Hertz.ag

Melissa Halpin
Licensed Broker in IL & IN
MelissaH@Hertz.ag