

Land For Sale

ACREAGE:

75.01 Acres, m/l

LOCATION:

Livingston County, IL



Property Key Features

- **Good-Quality Soils with 118.30 P.I.**
- **Access Along Illinois Route 17**
- **Located 4 Miles East of Blackstone, IL in Northwest Livingston County**

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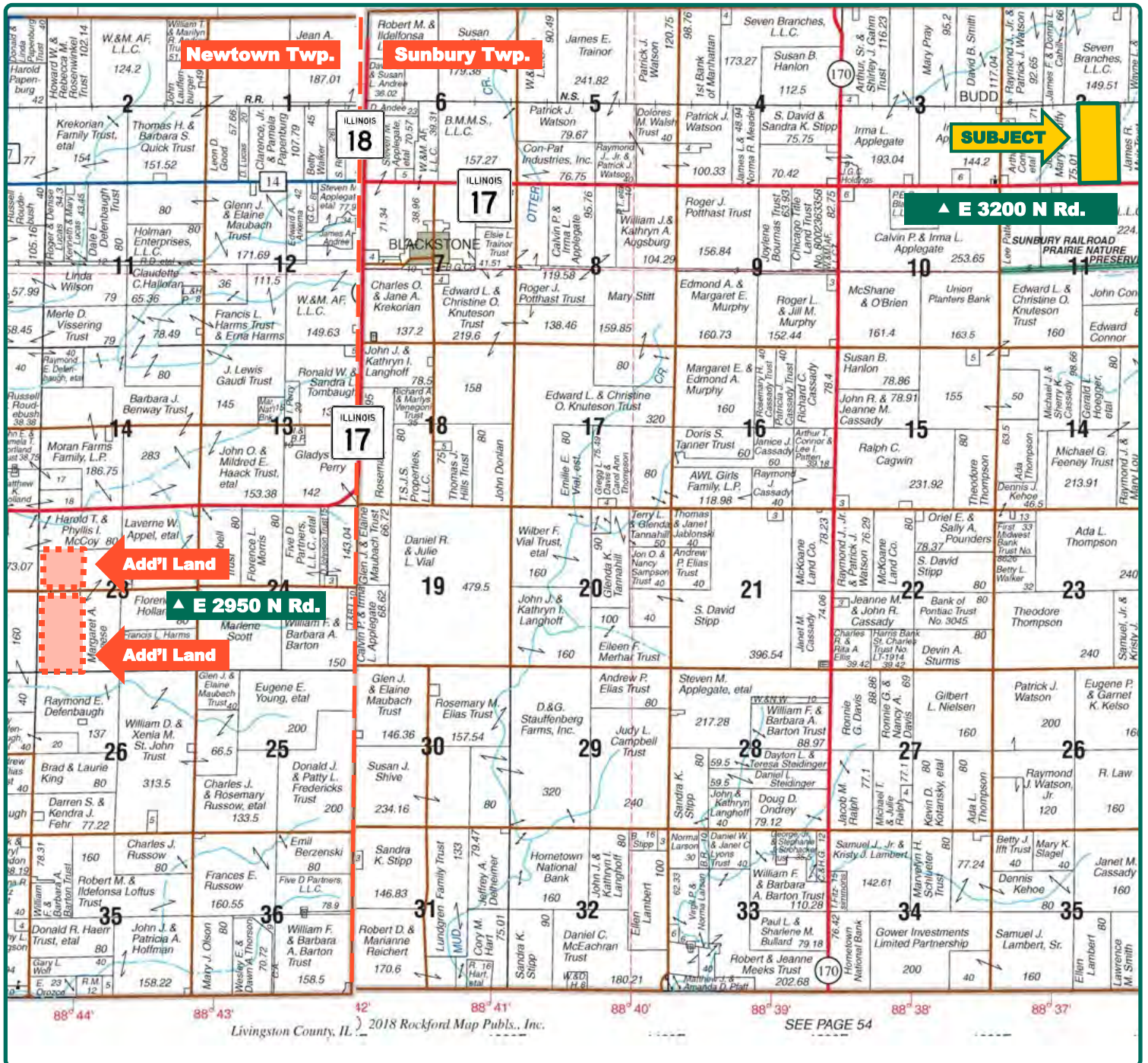
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Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres:	71.07
Cert. Grass Acres:	2.40
Corn Base Acres:	37.30
Bean Base Acres:	34.00
Soil Productivity:	118.30 P.I.

Property Information

75.01 Acres, m/l

Location

Approximately 4 miles east of Blackstone, IL and 6 miles southeast of Ransom, IL on the north side of Illinois Route 17.

Legal Description

W½, lying south of Railroad Right of Way, SE¼, Section 2, Township 30 North, Range 5 East of the Third Principal Meridian. (Sunbury Twp.)

Price & Terms

- \$517,569
- \$6,900/Acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed upon.

Real Estate Tax

2019 Taxes Payable 2020: \$1,633.76
Taxable Acres: 75.01
Tax per Taxable Acre: \$21.78
PIN# 03-03-02-400-001

FSA Data

Farm Number 3683, Tract 452
FSA/Eff. Crop Acres: 71.07
Cert. Grass Acres: 2.40
Corn Base Acres: 37.30
Corn PLC Yield: 134 Bu.
Bean Base Acres: 34.00
Bean PLC Yield: 42 Bu.

Lease Status

Open lease for 2021 crop year.

Land Description

Level to moderately sloping, 0 to 6% slopes.

Soil Types/Productivity

Main soil types are Bryce and Swygert. Productivity Index (PI) on the FSA/Eff. Crop acres is 188.30. 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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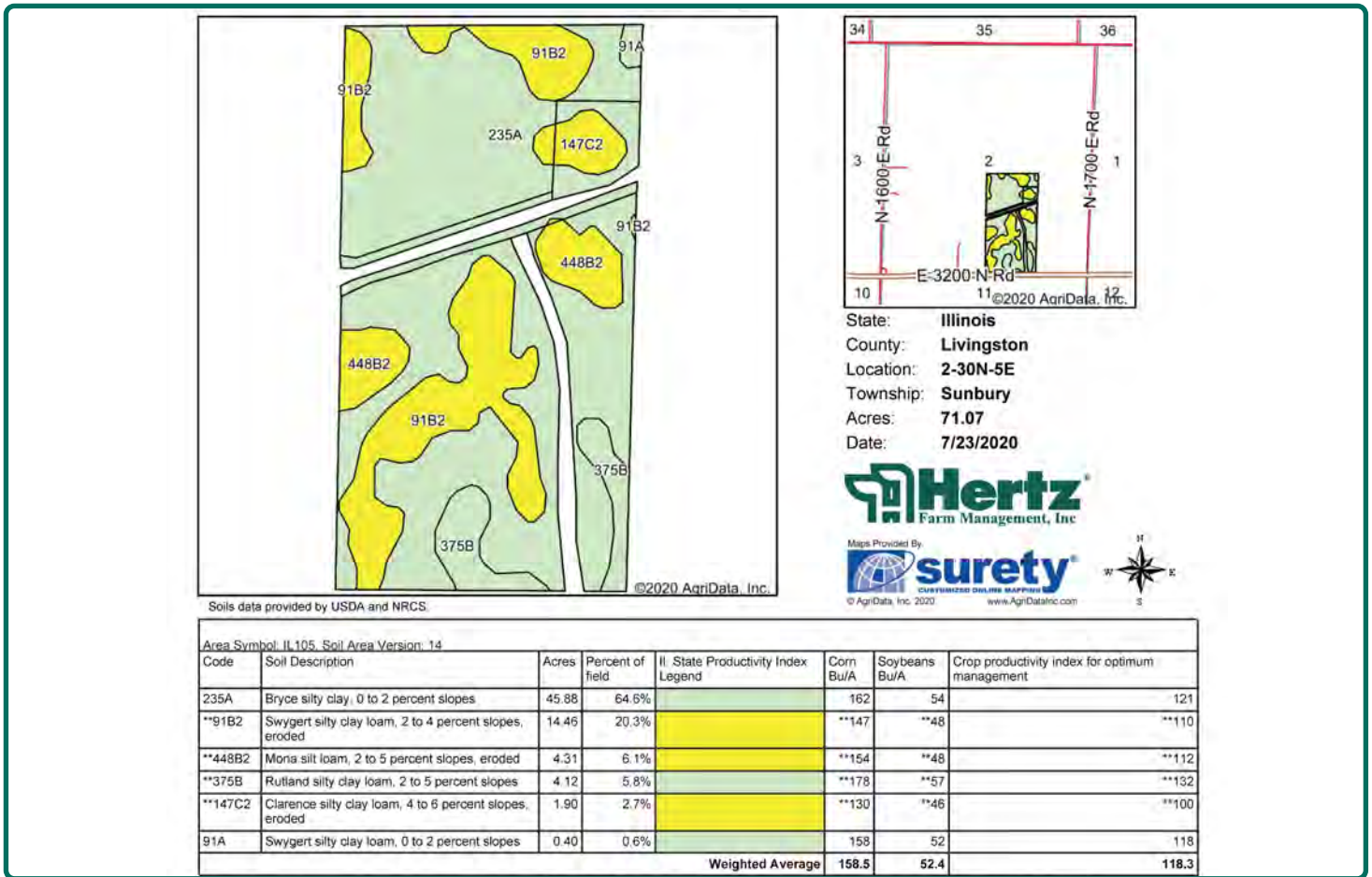
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Fertility Data

Tested in 2017 by Nutrien.

pH: 6.23

P: 65.4

K: 311.6

OM: 5.34

Yield History (Bu./Ac.)

Year	Corn	Beans
2015	-	64
2016	191	-
2017	-	59
2018	200	-
2019	-	53

Yield information is reported by APH County Financial.

Comments

This is a good-quality farm in Sunbury Township with access to Illinois Route 17.

Additional Land for Sale

Seller has two additional tracts of land for sale located southwest of this property in Newtown Township. 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.

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North Boundary looking South



Ditch looking South



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Additional Land Aerial Photo



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