

Land For Sale

ACREAGE:

100.00 Acres, m/l

LOCATION:

Will County, IL



Property *Key Features*

- Good-Quality Soils with 124.60 PI
- High Percentage Tillable
- Located 7 Miles Southeast of Manhattan, IL in South-Central Will County

Eric Wilkinson, AFM

Designated Managing Broker in IL
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200 East Court Street, Suite 600
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FSA/Eff. Crop Acres:	97.95
Cert. Grass Acres:	1.00
Corn Base Acres:	46.60
Bean Base Acres:	40.90
Soil Productivity:	124.60 P.I.

Property Information

100.00 Acres, m/l

Location

Approximately 4 miles northeast of Wilton Center and 7 miles southeast of Manhattan, IL on the south side of Eagle Lake Rd.

Legal Description

W½ NE¼, W½ W½ E½ NE¼, Section 12, Township 33 North, Range 11 East of the 3rd P.M. (Wilton Twp.)

Price & Terms

- \$840,000
 - \$8,400/acre
- 10% down upon acceptance of offer;
balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2019 Taxes Payable 2020: \$2,145.64
Taxable Acres: 100.00
Tax per Taxable Acre: \$21.46
PIN# 13-19-12-200-001-0000

Lease Status

Leased through 2020 crop year.

FSA Data

Farm Number 6018, Tract 308
FSA/Eff. Crop Acres: 97.95
Cert. Grass Acres: 1.00
Corn Base Acres: 46.60
Corn PLC Yield: 153 Bu.
Bean Base Acres: 40.90
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Main soil types are Elliott and Ashkum. Productivity Index (PI) on the FSA/Eff. Crop acres is 124.60. 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 gently sloping, 0-6% slopes.

Water/Well Information

None.

Drainage

Natural, plus some tile. No maps available.

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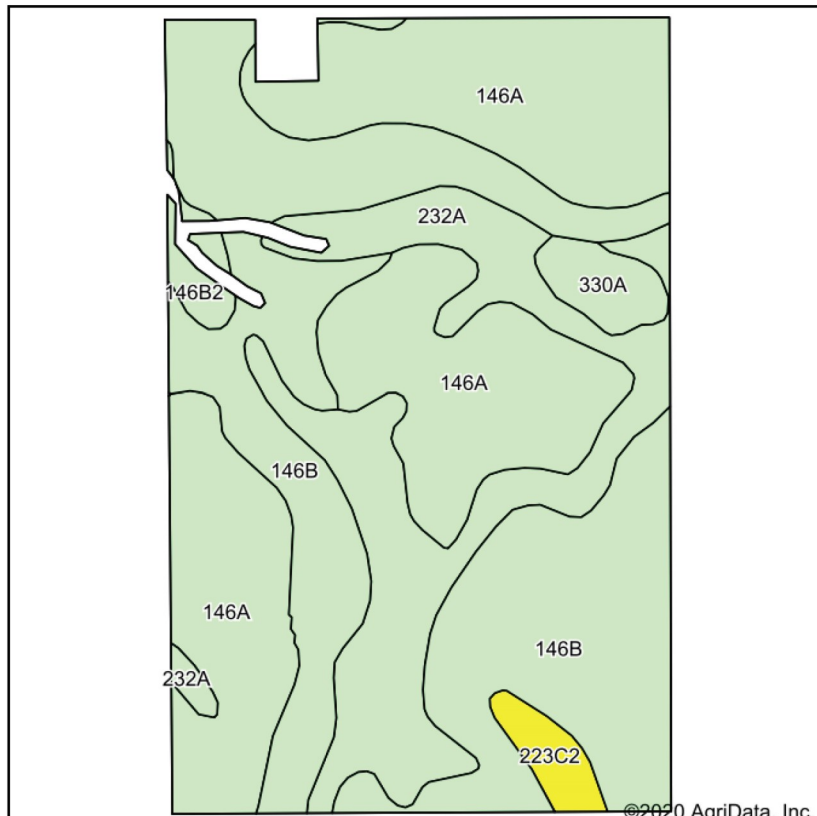
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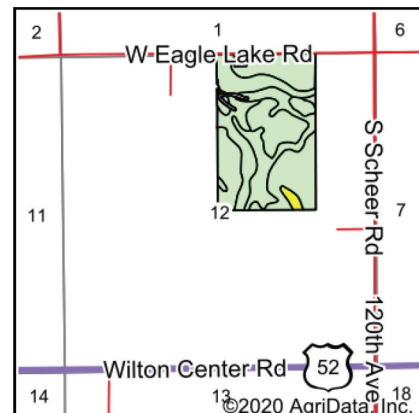
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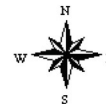
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Will**
Location: **12-33N-11E**
Township: **Wilton**
Acres: **97.95**
Date: **8/20/2020**



Area Symbol: IL197. Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	38.17	39.0%		**166	**54	**124
146A	Elliott silt loam, 0 to 2 percent slopes	36.25	37.0%		168	55	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	18.48	18.9%		170	56	127
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.14	2.2%		164	55	123
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	1.66	1.7%		**150	**48	**110
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	1.25	1.3%		**160	**52	**119
Weighted Average					167.1	54.6	124.6

Buildings/Improvements

None.

Comments

This is a good-quality, efficient farm. Close to grain markets known to have a strong basis and specialty crop opportunities.

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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