

Land For Sale

ACREAGE:

142.50 Acres, m/l

LOCATION:

DeKalb County, IL



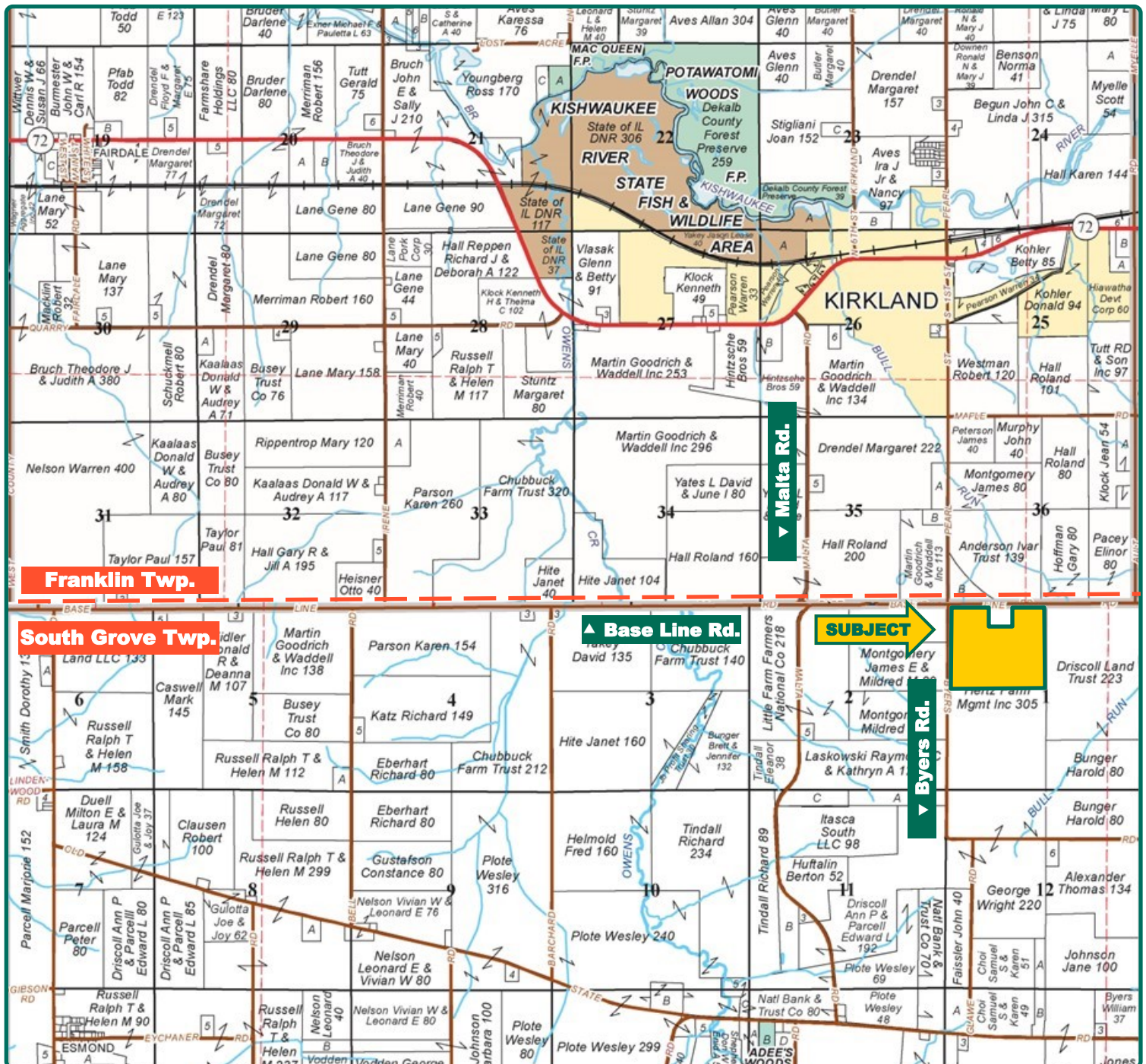
Property *Key Features*

- Quality Soils with a 132.50 PI
- Good Yield History
- Located Northwest of DeKalb and Southeast of Rockford, IL

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FSA/Eff. Crop Acres: 135.10*
Corn Base Acres: 82.06*
Bean Base Acres: 45.10*
Soil Productivity: 132.50 P.I.

**Acres are estimated.*

Property Information

142.50 Acres, m/l

Location

Located 1 mile south of Kirkland, IL and approximately 12 miles northwest of DeKalb, IL on the east side of Byers Rd.

Legal Description

N½ W½, excluding 10-acre building site and acreage, Section 1, Township 41 North, Range 3 East of the 3rd P.M. (South Grove Twp.)

Price & Terms

- \$1,254,000
- \$8,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Possession will be given at closing subject to the current operator's rights.

Real Estate Tax

2019 Taxes Payable 2020: \$6,079.50
 Taxable Acres: 144.08
 Tax per Taxable Acre: \$42.20
 PIN# 04-10-100-003

Lease Status

Leased through 2020 crop year.

Mineral Rights

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

FSA Data

Farm Number 1228, Tract 428
 FSA/Eff. Crop Acres: 135.10*
 Corn Base Acres: 82.06*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 45.10*
 Bean PLC Yield: 54 Bu.
**Acres are estimated pending reconstitution of the farm by the DeKalb County FSA office.*

Soil Types/Productivity

Main soil types are Flanagan, Danabrook and Parr. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 132.50. See soil map for details.

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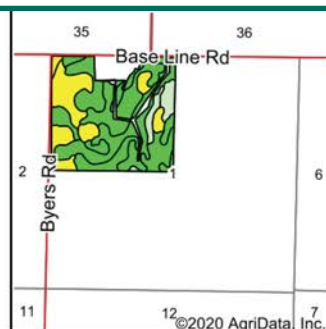
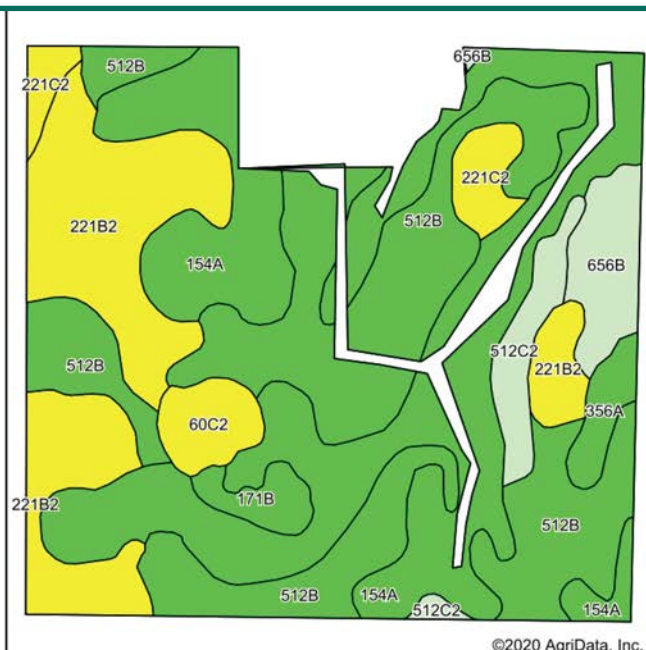
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State: **Illinois**
County: **De Kalb**
Location: **1-41N-3E**
Township: **South Grove**
Acres: **135.10**
Date: **9/10/2020**



Map Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL037, Soil Area Version: 15					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	43.76	33.7%		144
**512B	Danabrook silt loam, 2 to 5 percent slopes	41.00	31.6%		**137
**221B2	Parr silt loam, 2 to 5 percent slopes, eroded	24.54	18.9%		**113
**656B	Octagon silt loam, 2 to 4 percent slopes	4.95	3.8%		**117
**512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	4.10	3.2%		**128
**221C2	Parr silt loam, 5 to 10 percent slopes, eroded	3.80	2.9%		**111
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	3.26	2.5%		**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	2.25	1.7%		144
**171B	Catlin silt loam, 2 to 5 percent slopes	2.18	1.7%		**137
Weighted Average					132.5

Yield History (Bu./Ac.)

Year	Corn	Beans	Wheat	Sweet Corn
2019	171.2	53.1	0.0	0.0
2018	175.4	70.6	90.0	0.0
2017	223.0	53.6	105.7	8.2
2016	209.0	65.8	111.6	6.1
2015	191.5	67.4	95.7	8.1

Yields shown are for total 236.10 acres of Farm 1228, Tract 428. Yield information is reported by crop insurance records.

Land Description

Gently rolling.

Drainage

Natural, some tile. No maps available.

Water & Well Information

None.

Comments

This is a good-quality DeKalb County farm with good yield history.

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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