

Land For Sale

ACREAGE:

224.00 Acres, m/l

LOCATION:

LaSalle County, IL



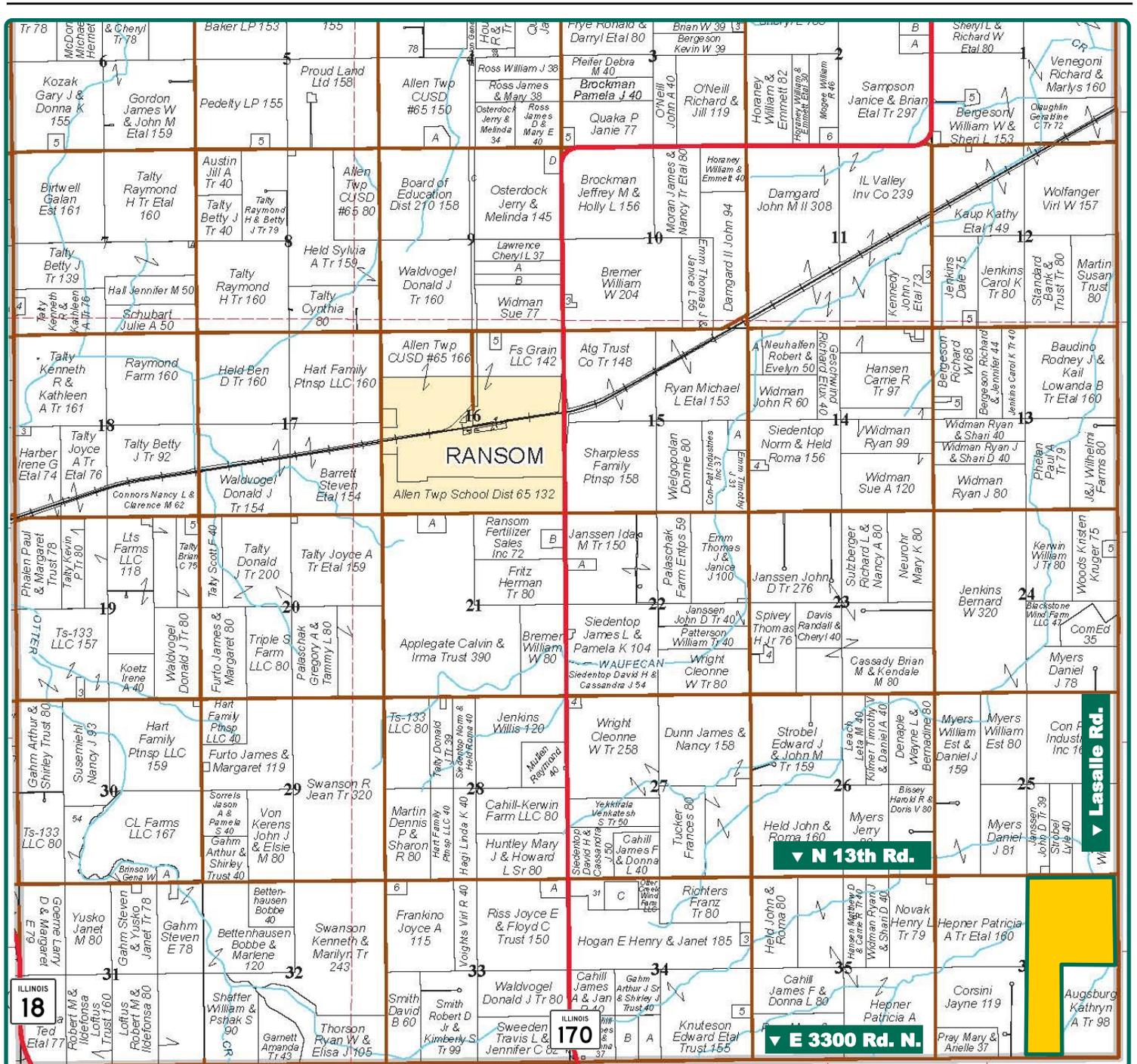
Property Key Features

- Located 5 Miles Southeast of Ransom, IL
- Large, Contiguous Tract with Excellent Yield History
- Excellent Investment Opportunity

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Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres:	197.40
CRP Acres:	12.50
Corn Base Acres:	103.50
Bean Base Acres:	92.20
Soil Productivity:	118.90 P.I.

Property Information

224.00 Acres, m/l

Location

From Ransom: 2 miles south on Illinois Highway 170, then 3 miles east on N 13th Rd. The farm is on the south side of the road.

Legal Description

NE¼ and part of the W½ SE½, Section 36, Township 31 North, Range 5 East of the 3rd P.M. (Allen Twp.)

Price & Terms

- \$1,568,000
- \$7,000.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2019 Taxes Payable 2020: \$4,259.40
Taxable Acres: 224.00
Tax per Taxable Acre: \$19.02

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 4575, Tract 4463
FSA/Eff. Crop Acres: 197.40
CRP Acres: 12.50
Corn Base Acres: 103.50
Corn PLC Yield: 186 Bu.
Bean Base Acres: 92.20
Bean PLC Yield: 51 Bu.

CRP Contracts

There are 12.50 acres enrolled in a CP-21 contract that pays \$2,770.00 annually and expires 9/30/22.

Soil Types/Productivity

Main soil types are Bryce silty clay and Mokena silt loam. Productivity Index (PI) on the FSA/Eff. Crop and CRP acres is 118.90. See soil map for details.

Mineral Rights

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

Fertility Data

Soil tests completed in 2017 on the north 95.42 acres by United Soils, Inc.
pH: 6.5
P: 48
K: 365

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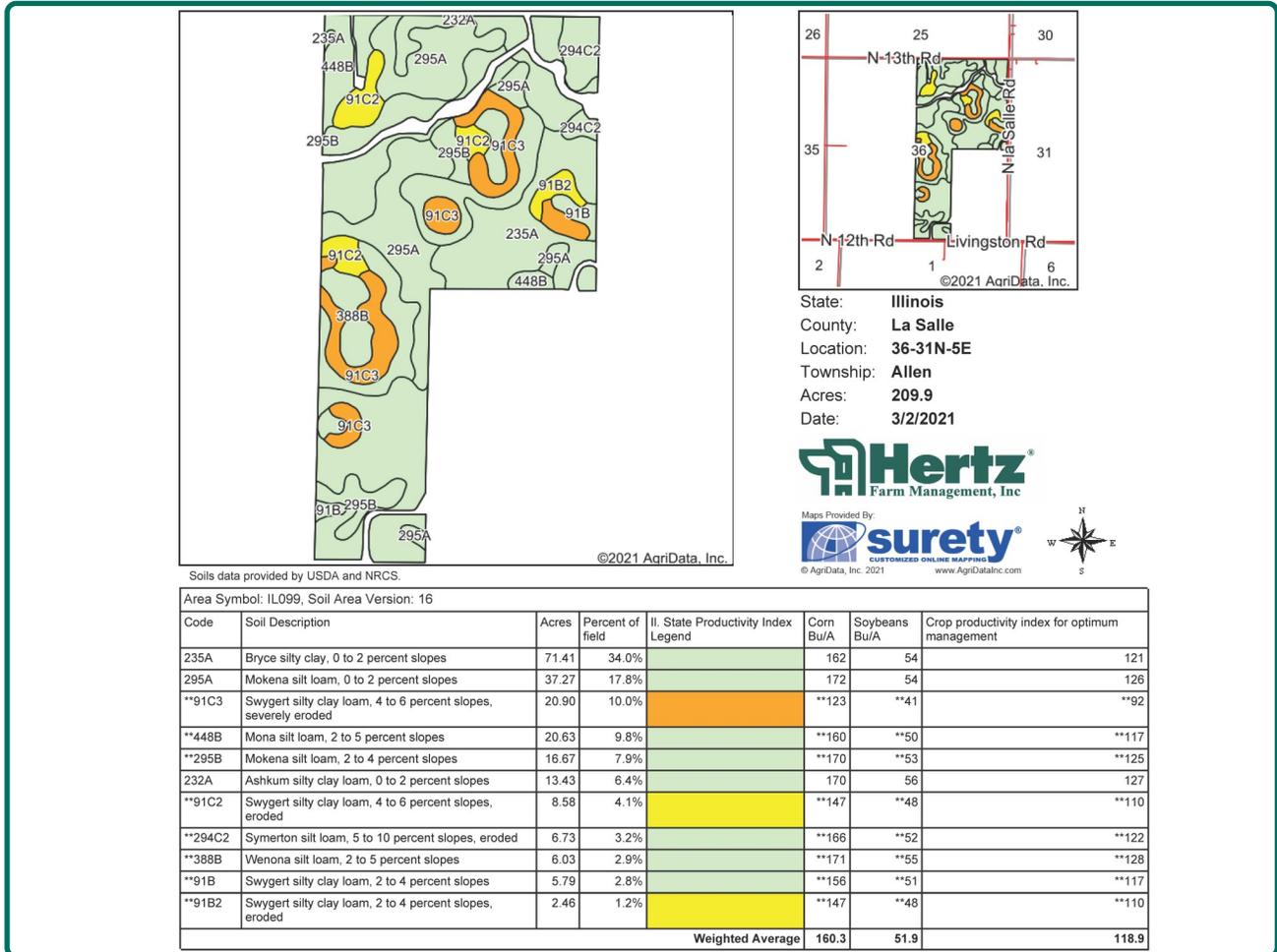
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Soil tests completed in 2020 on the south 102.53 acres by United Soils, Inc.

pH: 6.5

P: 35

K: 295

Yield History (Bu./Ac.)

Year	Corn	Beans
2020	193.82	56.32
2019	179.78	59.78
2018	219.74	62.19
2017	242.32	55.60
2016	230.98	64.46

Yield information is reported by crop insurance records.

Land Description

Level to gently rolling, 0-10% slopes.

Drainage

Natural, some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

A large, contiguous farm with high percentage tillable, CRP and well-

maintained drainage ditches. This farm has been under professional management for many years. An existing farm management agreement remains in effect through 2021.

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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Southeast Corner Looking North



Northwest Corner Looking Southeast



West Edge Looking East



Northwest Corner Looking East



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