

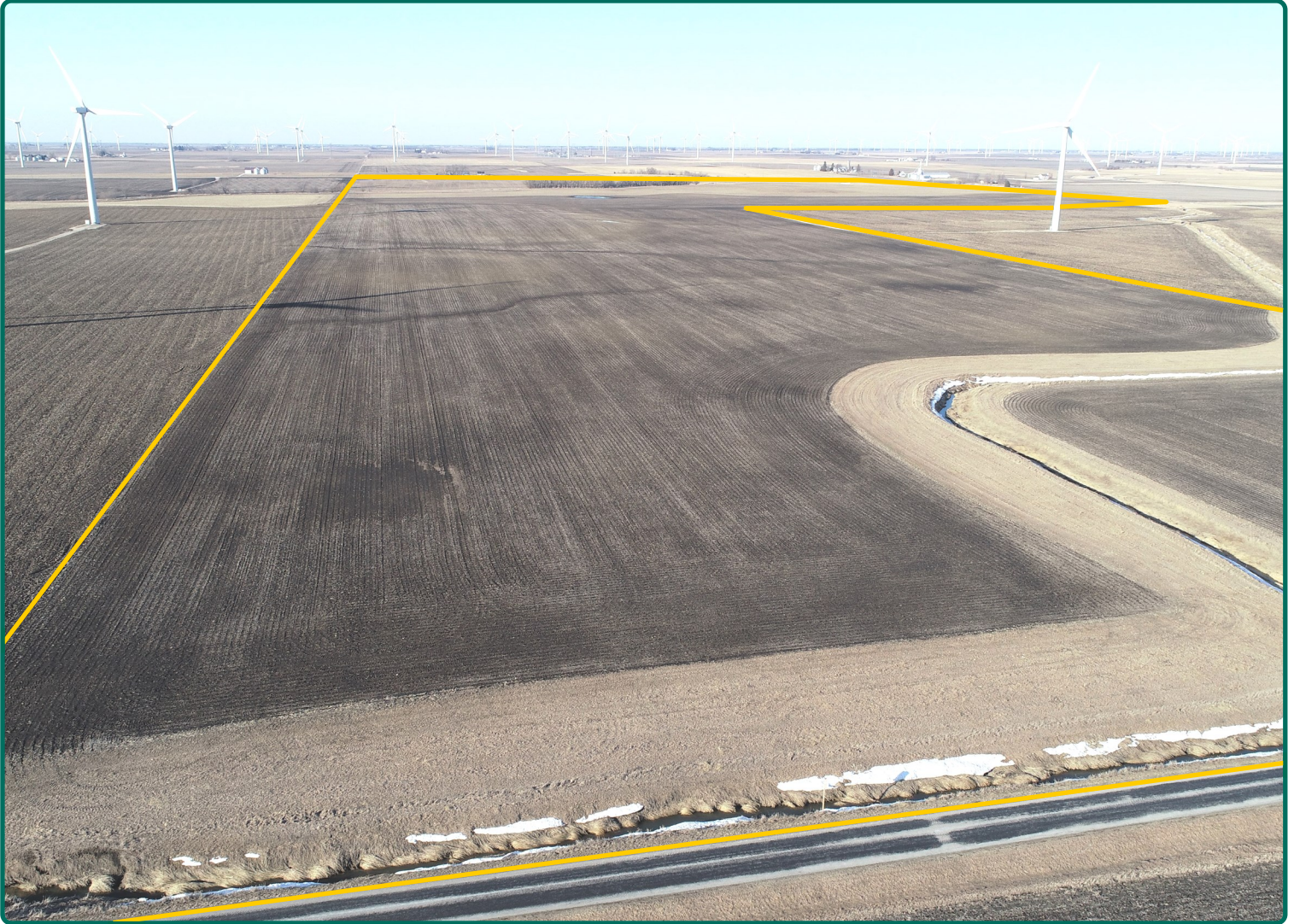
Land For Sale

ACREAGE:

224.00 Acres, m/l

LOCATION:

LaSalle County, IL



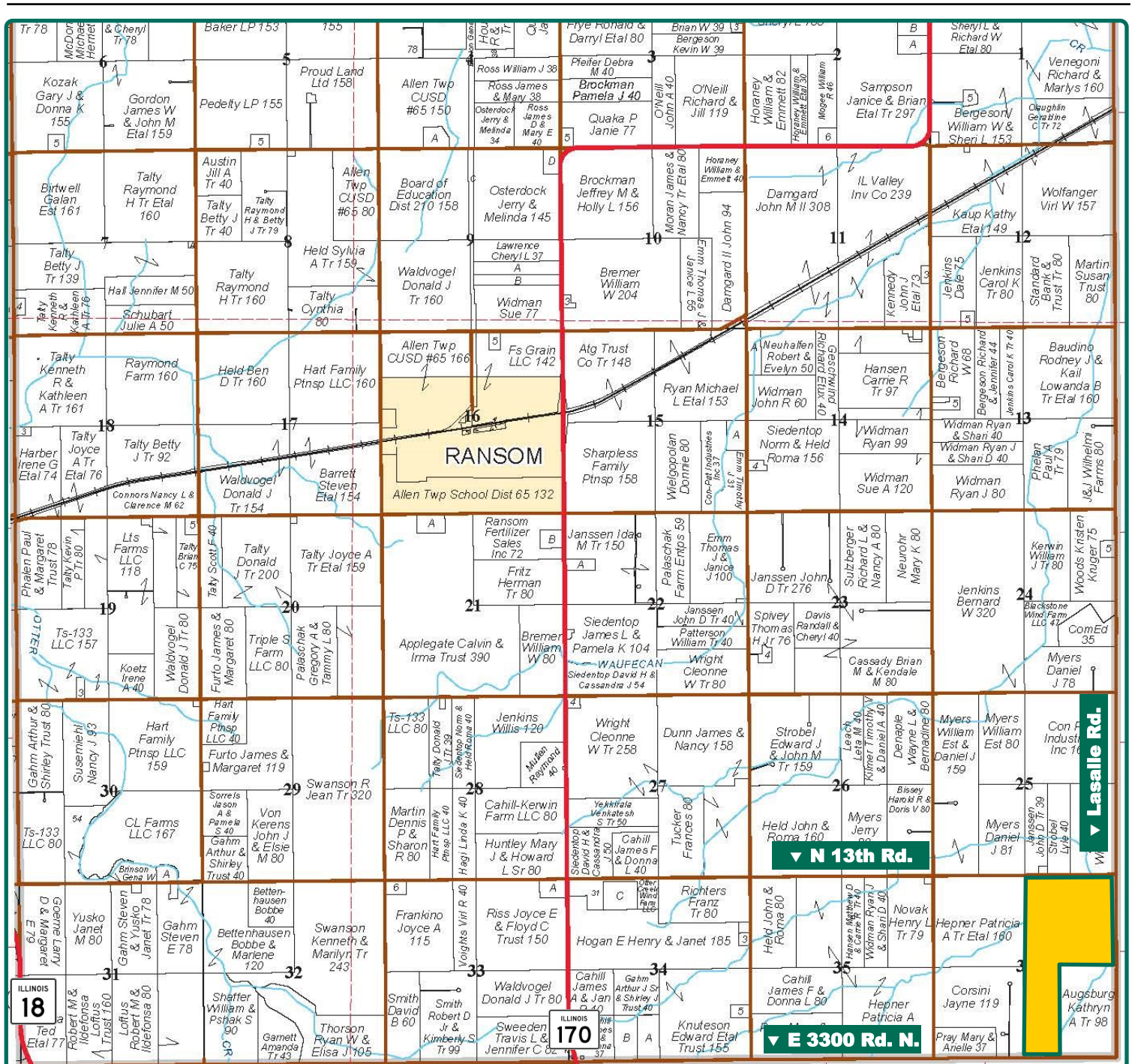
Property Key Features

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

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

815-935-9878
200 E Court, Ste. 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
EricW@Hertz.ag

815-935-9878
200 E Court, Ste. 600
Kankakee, IL 60901
www.Hertz.ag

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



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

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

815-935-9878
200 E Court, Ste. 600
Kankakee, IL 60901
www.Hertz.ag

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

Southeast Corner Looking North



Northwest Corner Looking Southeast



West Edge Looking East



Northwest Corner Looking East



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

815-935-9878
200 E Court, Ste. 600
Kankakee, IL 60901
www.Hertz.ag

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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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

815-935-9878
200 E Court, Ste. 600
Kankakee, IL 60901
www.Hertz.ag

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