

Land For Sale

ACREAGE:

280.33 Acres, m/l

LOCATION:

Iroquois County, IL



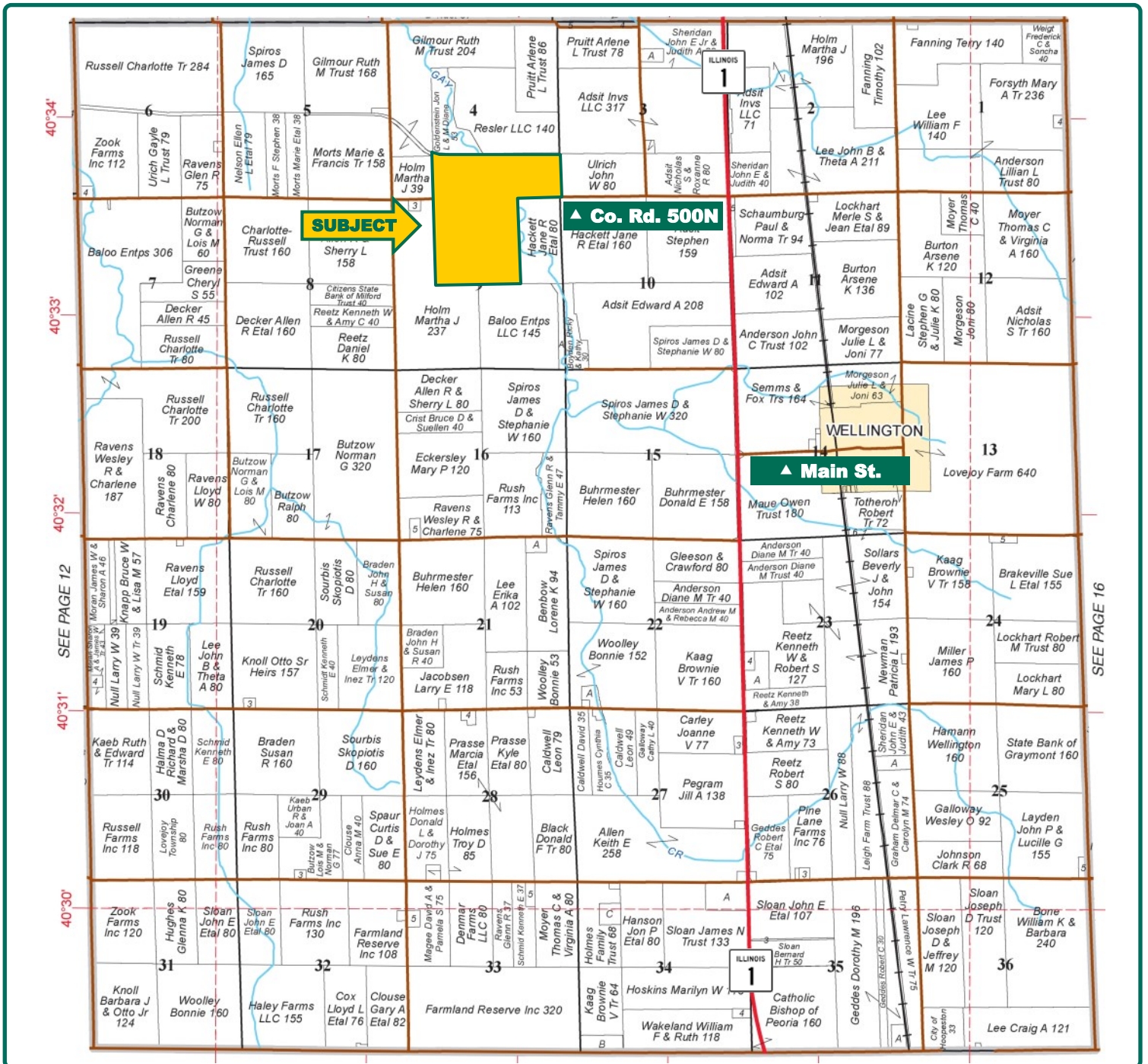
Property Key Features

- High-Quality Soils with a 131.50 PI Rating
- Mostly Tillable with Fenced Pasture and Meandering Creek
- Excellent Investment Opportunity

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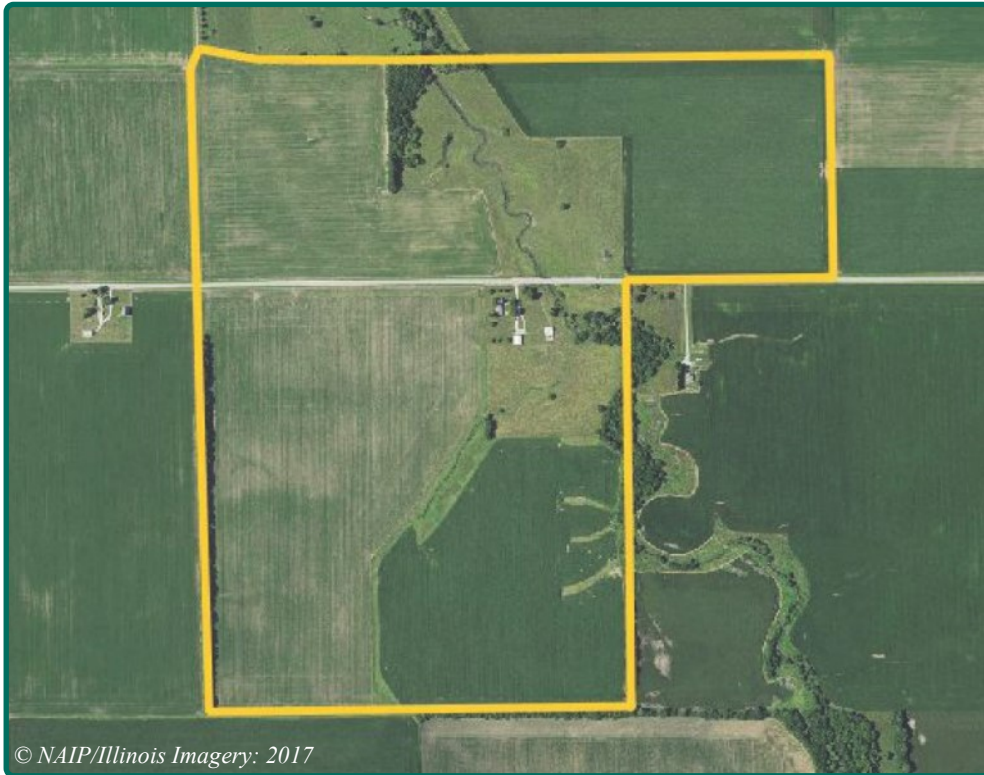


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FSA/Eff. Crop Acres: 223.50*
Corn Base Acres: 111.00
Bean Base Acres: 111.00
Soil Productivity: 131.50 P.I.

**Acres are estimated*

Total Living SF: 1,636
Bedrooms: 3
Bathrooms: 1
Year Built: 1894

ADDRESS:
2161 E500 N Rd.
Wellington, IL 60973

Property Information

280.33 Acres, m/l

Location

From Wellington, go west on Main St. to Route 1; then north 1½ miles to Co. Rd. 500N; then approx. 1¼ mile west. Farm is on the both sides of Co. Rd. 500N.

Legal Description

SE¼ SW¼, S½ SE¼ of Section 4; and E½ NW¼, W½ NE¼ of Section 9; all in Township 24 North, Range 12 West of the 2nd P.M., Iroquois Co., IL.

Price & Terms

- \$2,354,772
- \$8,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Possession will be given at closing.

Lease Status

Open Lease for the 2021 crop year.

FSA Data

Farm Number 13303, Tract 11960

FSA/Eff. Crop Acres: 223.50*

Corn Base Acres: 111.00

Corn PLC Yield: 152 Bu.

Bean Base Acres: 111.00

Bean PLC Yield: 46 Bu.

**Crop acres are estimated pending reconstitution of farm by local FSA office.*

Soil Types/Productivity

Main soil types are Milford and Lisbon. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 131.50. See soil map for details

Land Description

Level to gently rolling.

Drainage

Natural drainage with some tile. No maps available.

Water & Well Information

There is one well on the property.

Mineral Rights

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

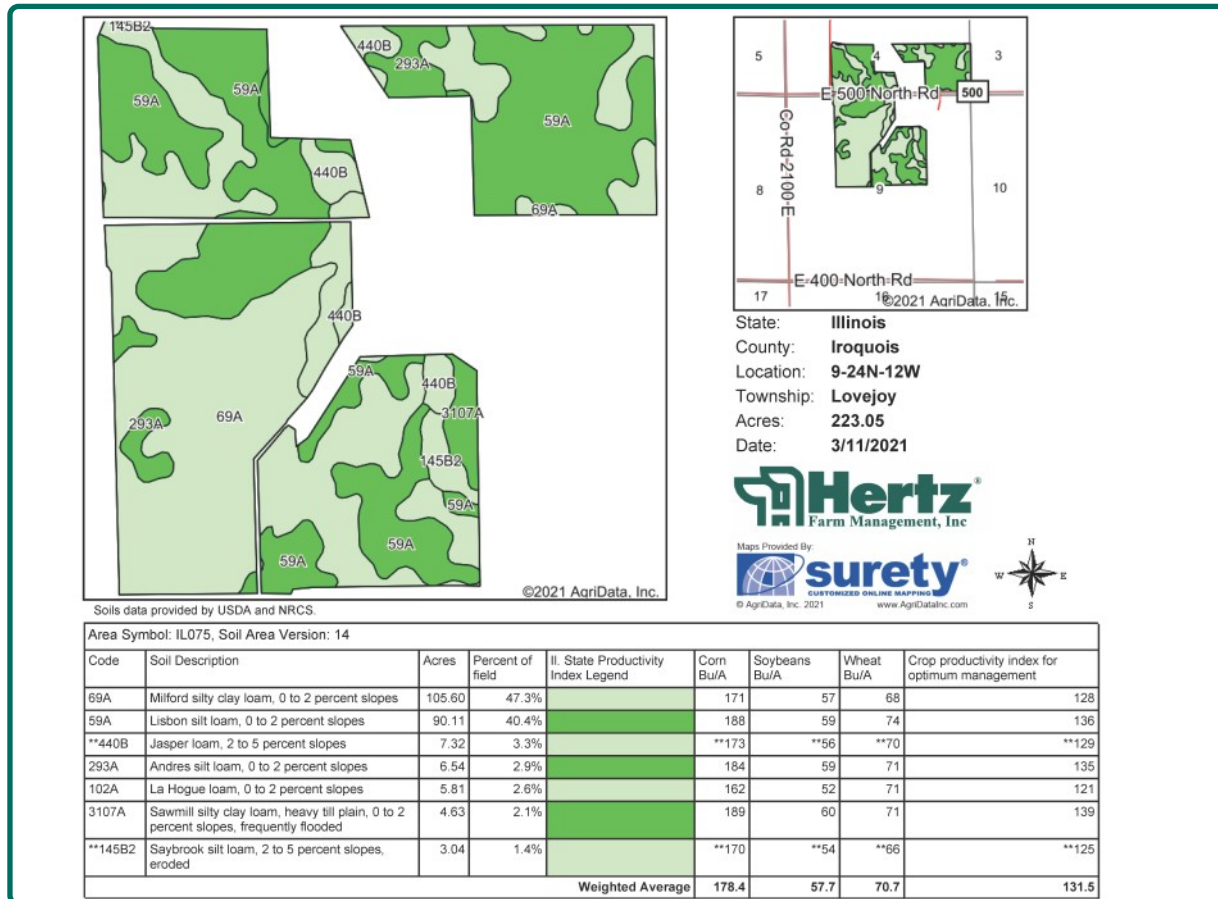
Fertility Data

Soil tests completed in 2018 by Agricultural Soil Management (ASM).
 pH: 6.2
 K: 292
 P: 50
 OM: 3.2%

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Yield History (Bu./Ac.)

Year	Corn	Beans
2016	219.4	57.7
2017	185.6	57.2
2018	212.4	54.0
2019	110.6	41.7
2020	209.6	51.8

Yields as reported on grain elevator receipts.

Fall 2020 Inputs

- 149.98 Tons of Lime

Buyer to credit Seller at closing for Fall 2020 Inputs and Tenant for 2020 Tillage.
Contact listing agent for details.

Buildings/Improvements

- Two-story, 3 BR/1 BA house built in 1894 with 1,636 SF of living space. Includes an attached 1-stall garage and detached 1-stall garage.
- Morton pole barn - 2,430 SF
- Open pole cattle barn - 2,025 SF

Real Estate Tax

2019 Taxes Payable 2020: \$11,945.74*

Taxable Acres: 287.72*

Tax per Taxable Acre: \$41.52*

*Tax figures shown are based on the original taxable acres in PIN# 40-04-400-005 & 40-09-100-002. Property has been surveyed to 280.33 Taxable acres, and taxes are subject to change.

Comments

This is a large, productive farm with a farmstead and 42.05 acres of fenced pasture.

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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South of 500N - NW Corner Looking SE



South of 500N - NE Corner Looking SW



North of 500N - SE Corner Looking West



North of 500N - NW Corner Looking East



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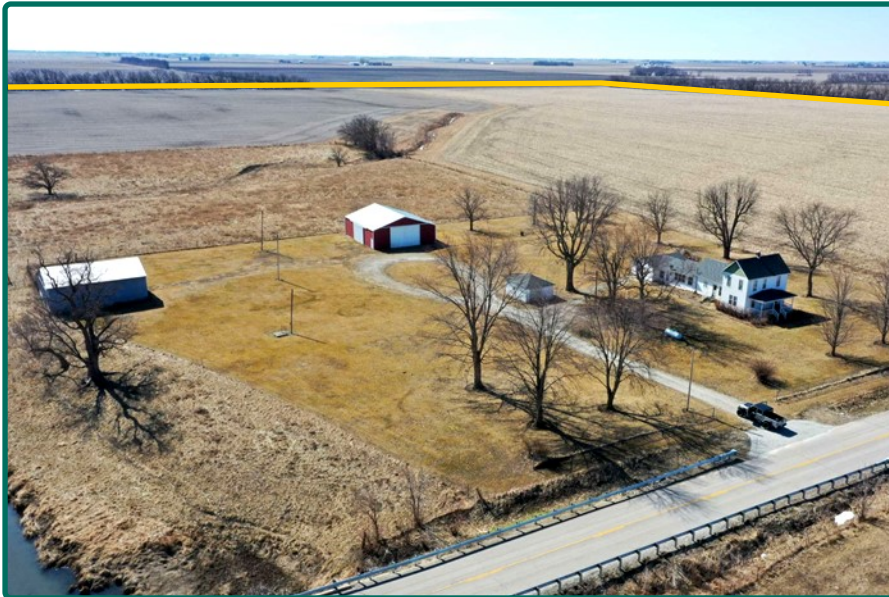
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Pasture and Farmstead Looking North



Farmstead Looking Southwest



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