

Land For Sale

ACREAGE:

78.37 Acres, m/l

LOCATION:

Iroquois County, IL

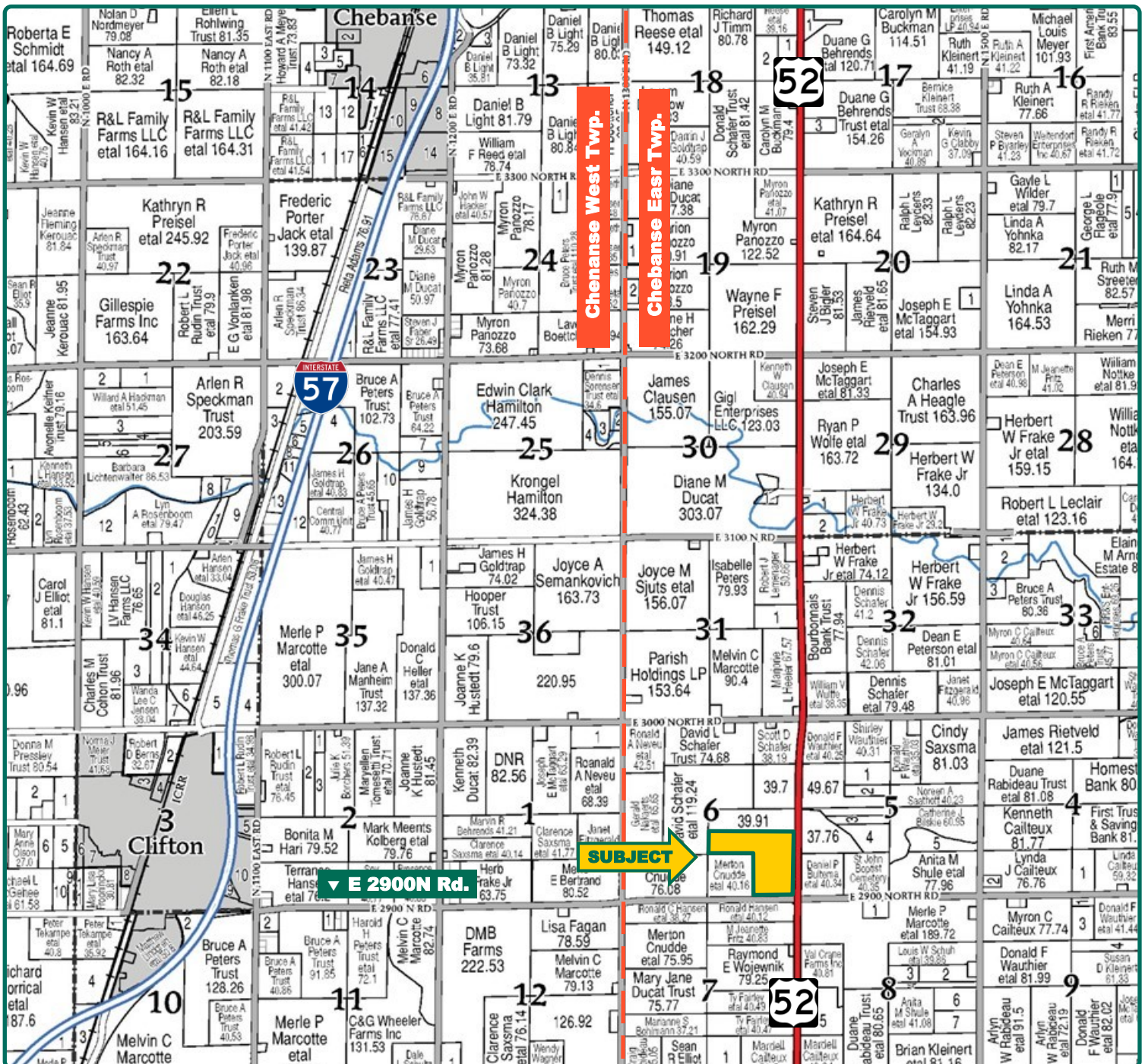


Property *Key Features*

- **Attractive, Highly Tillable Iroquois County Farm**
- **Adjacent Hard-Surface Roads Allow for Easy Field Access**
- **Efficient Farming Configuration**

Rich Grever, AFM, CCA
Designated Managing Broker in IL
217-725-9881
RichG@Hertz.ag

815-748-4440
143 N. 2nd St./ P.O. Box 907
Dekalb, IL 60115
www.Hertz.ag



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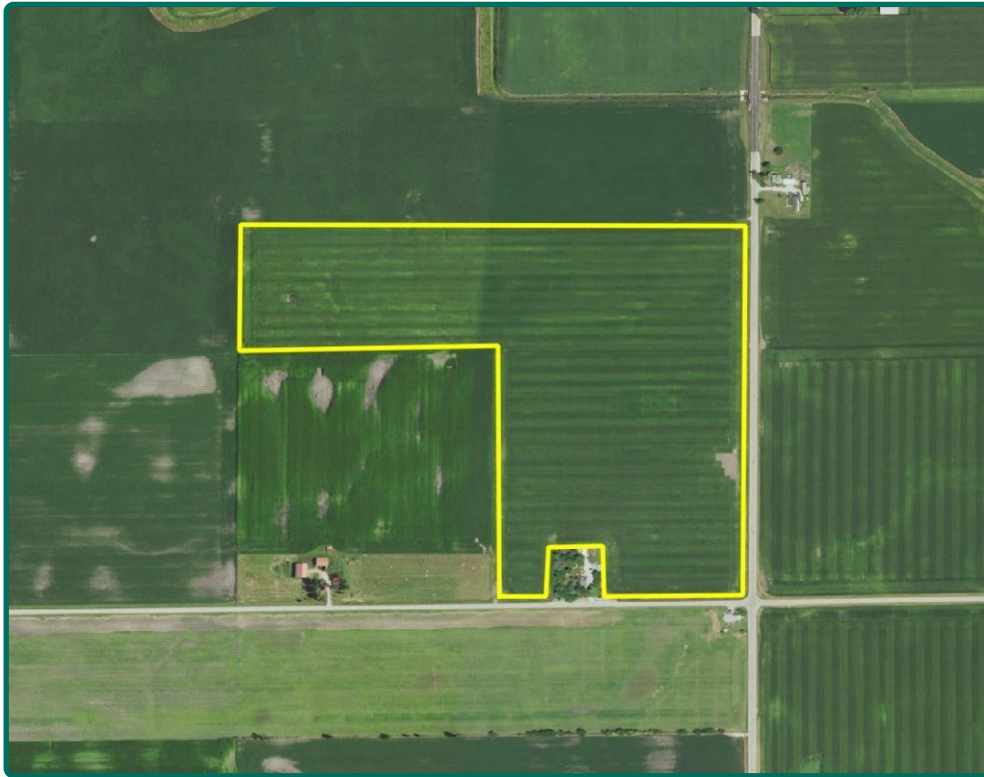
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FSA/Eff. Crop Acres:	75.57
Corn Base Acres:	46.80
Bean Base Acres:	28.70
Soil Productivity:	124.30 P.I.

Property Information

78.37 Acres, m/l

Location

From Interstate 57 in Clifton: go east 3 miles on County Road 2900N to Hwy. 52. Property is on the north side of the road at the intersection of E 2900N and Hwy. 52.

Legal Description

S½ N½ SE¼, SE¼ SE¼, Section 6, Township 28 North, Range 13 West of the 2nd P.M., excluding 1.63 acres.

Price & Terms

- \$715,126.25
- \$9,125/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2020 Taxes Payable 2021: \$2,164.84
Taxable Acres: 78.37
Tax per Taxable Acre: \$27.62
PIN# 11-06-400-002, 11-06-400-004

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 12916, Tract 425
FSA/Eff. Crop Acres: 75.57
Corn Base Acres: 46.80
Corn PLC Yield: 138 Bu.
Bean Base Acres: 28.70
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Main soil types are Milford, Selma, and Onarga. Productivity Index on the FSA/Eff. Crop acres is 124.30. 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

Relatively flat to subtle roll.

Drainage

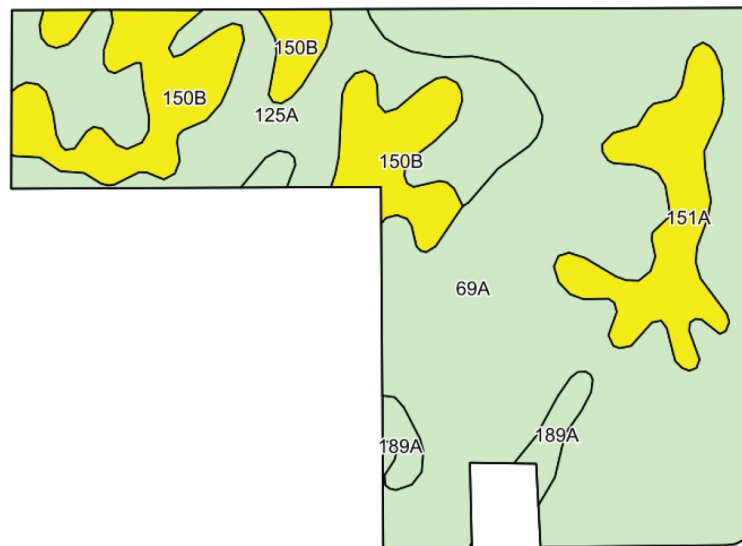
Natural.

Buildings/Improvements

None.

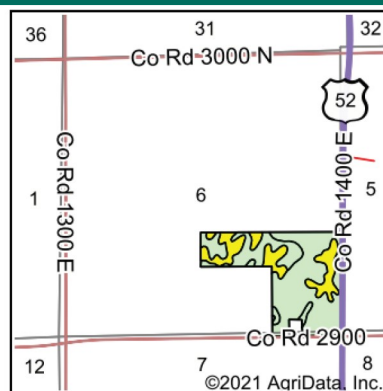
Water & Well Information

No known wells.



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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Iroquois**
Location: **6-28N-13W**
Township: **Chebanse**
Acres: **75.57**
Date: **7/16/2021**



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
69A	Milford silty clay loam, 0 to 2 percent slopes	41.98	55.6%		128
125A	Selma loam, 0 to 2 percent slopes	14.52	19.2%		129
**150B	Onarga fine sandy loam, 2 to 5 percent slopes	11.00	14.6%		**109
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	6.22	8.2%		114
189A	Martinton silt loam, 0 to 2 percent slopes	1.76	2.3%		130
Weighted Average					124.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Comments

Opportunity to acquire an attractive
Iroquois county farm conveniently located
on two hard-surface roads.

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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