

# Land For Sale

**ACREAGE:**

**100.00 Acres, m/l**

**LOCATION:**

**Livingston County, IL**

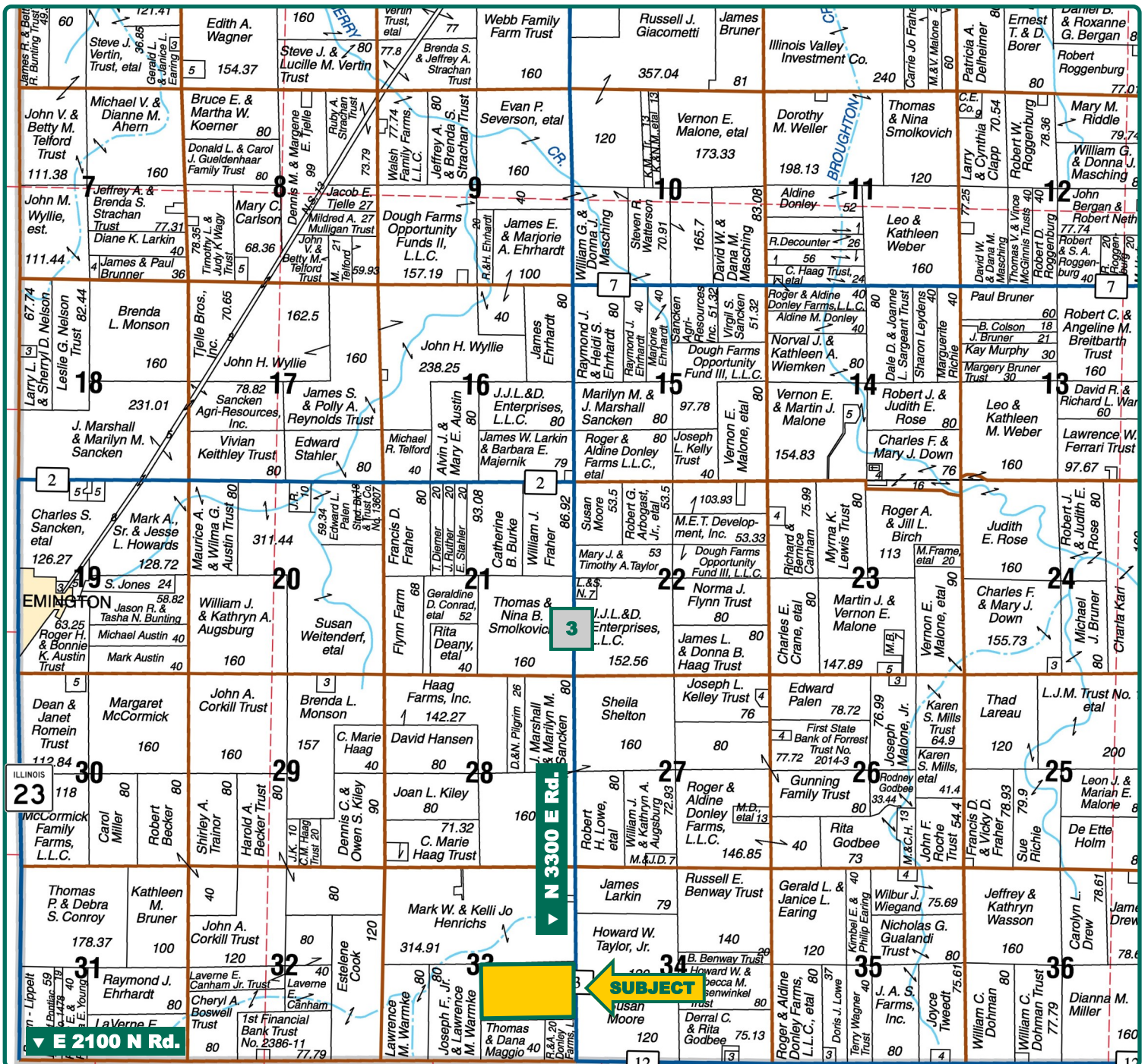


## Property Key Features

- Good-Quality Soils with 125.20 P.I.
- Nearly All Tillable
- Located Along Campus Blacktop / County Highway 3

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**217-552-3777**  
**EricW@Hertz.ag**

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



Map reproduced with permission of Rockford Map Publishers

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**217-552-3777**  
**EricW@Hertz.ag**

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



<b>FSA/Eff. Crop Acres:</b>	<b>97.44</b>
<b>Corn Base Acres:</b>	<b>49.00</b>
<b>Bean Base Acres:</b>	<b>48.40</b>
<b>Soil Productivity:</b>	<b>125.20 P.I.</b>

## Property Information

### 100.00 Acres, m/l

### Location

From Emington: head south on Illinois Hwy 23 for 2 miles, then head east on E. 2100 N. Rd. for 2 miles to N 3300 E. Rd., then north ¼ mile. The property is on the west side of N. 3300 E. Rd./ Co. Hwy 3.

### Legal Description

N½ and the N½ of N½ of the S½ of the SE¼, Section 33, Township 269 North, Range 8 East of the 3rd P.M., Livingston Co., IL.

### Price & Terms

- \$1,050,000
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

2020 Taxes Payable 2021: \$3,143.50  
Taxable Acres: 100  
Tax per Taxable Acre: \$31.44  
PIN# 12-12-33-400-001

### Lease Status

Open for the 2022 crop year.

### FSA Data

Farm Number 544, Tract 1514  
FSA/Eff. Crop Acres: 97.44  
Corn Base Acres: 49.00  
Corn PLC Yield: 149 Bu.  
Bean Base Acres: 48.40  
Bean PLC Yield: 46. Bu.

### Soil Types/Productivity

Main soil types are Ashkum and Elliott. Productivity Index (PI) on the FSA/Eff. Crop acres is 125.20. 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

Level to gently sloping, 0 to 4 percent slopes.

### Drainage

Natural.

### Water & Well Information

None.

**Eric Wilkinson, AFM**

Designated Managing Broker in IL

**217-552-3777**

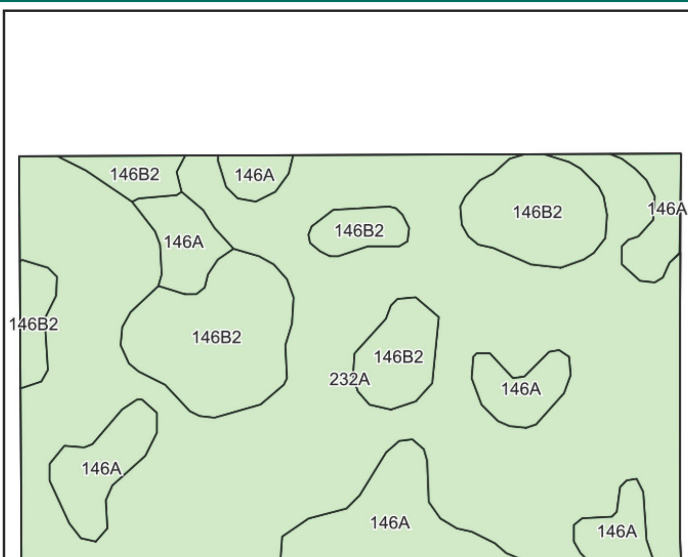
**EricW@Hertz.ag**

**815-935-9878**

200 E Court, Ste. 600

Kankakee, IL 60901

**www.Hertz.ag**



©2021 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: IL105, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	63.78	65.5%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	18.10	18.6%		**160	**52	**119
146A	Elliott silt loam, 0 to 2 percent slopes	15.56	16.0%		168	55	125
Weighted Average					167.8	55.1	125.2

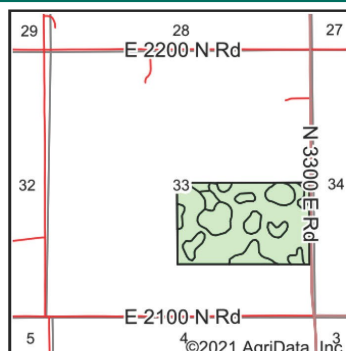
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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



State: **Illinois**  
County: **Livingston**  
Location: **33-29N-8E**  
Township: **Broughton**  
Acres: **97.44**  
Date: **5/3/2021**



Maps Provided By:



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.

**Eric Wilkinson, AFM**  
Designated Managing Broker in IL  
**217-552-3777**  
**EricW@Hertz.ag**

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

West Looking East



Northeast Looking Southwest



## **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  
**217-552-3777**  
**EricW@Hertz.ag**

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