

# Land For Sale

**ACREAGE:**

**237.44 Acres, m/l**

**LOCATION:**

**Knox County, IL**



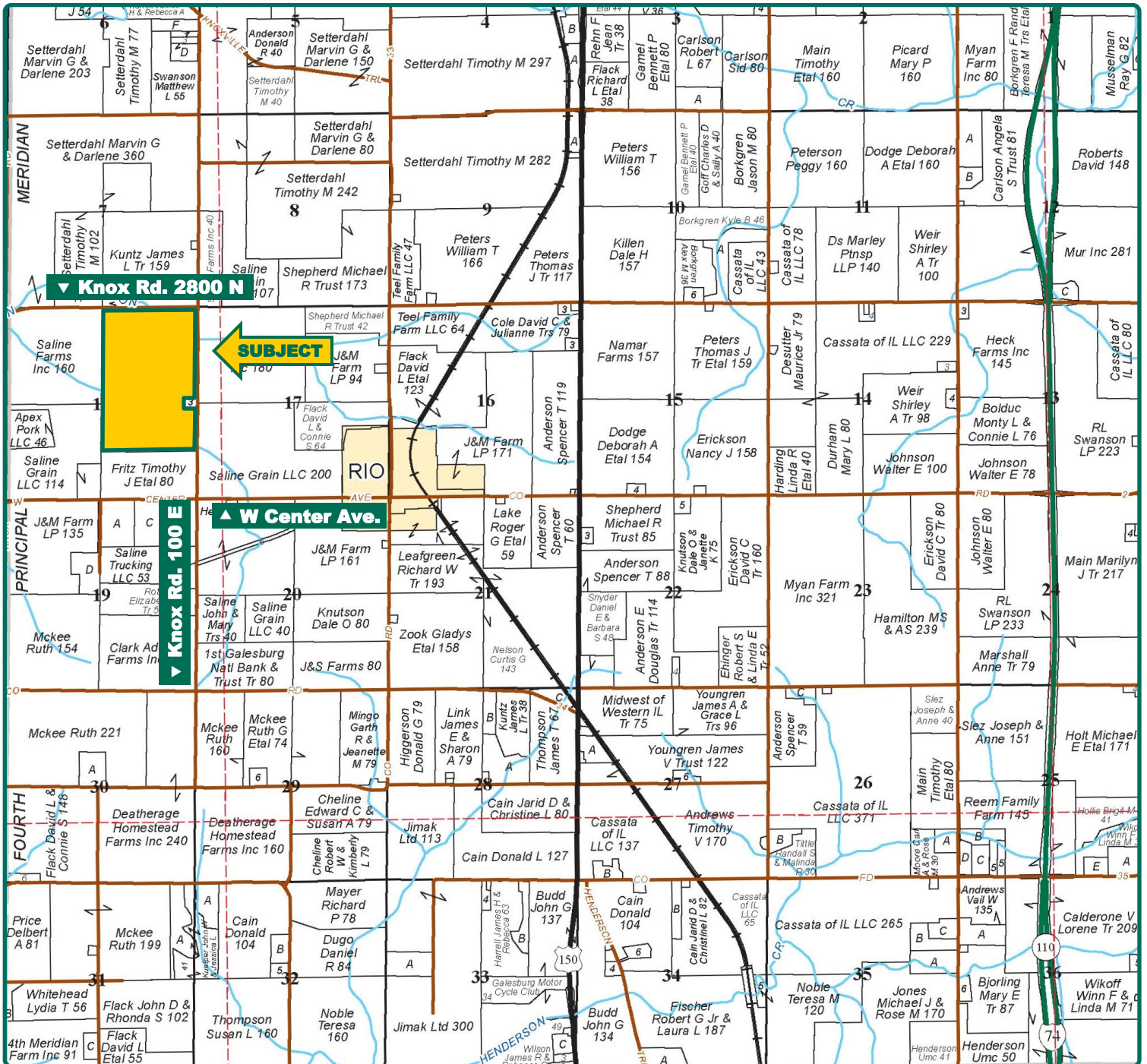
## Property *Key Features*

- Located Near Rio, Illinois
- 225.49 FSA/Eff. Crop Acres with a 119.20 PI
- Highly Productive Knox County Farm

**Chad Kies, AFM**  
Designated Managing Broker in IL  
**309-944-7838**  
**ChadK@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**





Map reproduced with permission of Rockford Map Publishers

**Chad Kies, AFM**  
Designated Managing Broker in IL  
**309-944-7838**  
**ChadK@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>225.49</b>
<b>Corn Base Acres:</b>	<b>208.80</b>
<b>Bean Base Acres:</b>	<b>6.20</b>
<b>Wheat Base Acres:</b>	<b>1.60</b>
<b>Soil Productivity:</b>	<b>119.20 P.I.</b>

## Property Information

### 237.44 Acres, m/l

#### Location

From Rio: 1 mile west on W Center Ave. to Knox Rd. 100 E, then ¼ mile north. The farm is on the west side of the road.

#### Legal Description

Part of E½, Section 18, Township 13 North, Range 1 East of the 4th P.M., Knox Co., IL. (Rio Twp.)

#### Price & Terms

- \$2,433,760
- \$10,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

At closing.

#### Real Estate Tax

2020 Taxes Payable 2021: \$7,461.48  
Taxable Acres: 237.44  
Tax per Taxable Acre: \$31.42  
PIN# 01-18-200-002, 01-18-200-001, 01-18-400-002 & 01-18-400-001

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Farm Number 7165, Tract 35  
FSA/Eff. Crop Acres: 225.49  
Corn Base Acres: 208.80  
Corn PLC Yield: 177 Bu.  
Bean Base Acres: 6.20  
Bean PLC Yield: 48 Bu.  
Wheat Base Acres: 1.60

Wheat PLC Yield: 49 Bu.

#### Soil Types/Productivity

Main soil types are Assumption, Hickory Osco and Ipava. Productivity Index (PI) on the FSA/Eff. Crop acres is 119.20. 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 2018 by SGS North America Inc.  
pH: 5.7  
K: 106  
P: 463  
1,003.40 tons of limestone was VRT applied in the fall of 2018 & 2019.

#### Yield History (Bu./Ac.)

**Chad Kies, AFM**  
Designated Managing Broker in IL  
**309-944-7838**  
**ChadK@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**





North Looking South



Southeast Looking Northwest



**Chad Kies, AFM**  
Designated Managing Broker in IL  
**309-944-7838**  
**ChadK@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct./ PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

## **Make the Most of Your Farmland Investment**

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