

# Land For Sale

#### ACREAGE:

LOCATION:

### 237.44 Acres, m/l

#### **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

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REID: 100-0164-01



# **Plat Map**

Rio Township, Knox County, IL

J 54 Setterdahl Marvin G & Darlene 203	Anderson Donald R 40 Setterdahl Marvin G & Darlene 150 Setterdahl Timothy M 40	4 B Setterdahl Timothy M 297 A	Rehn F Bean Light Rein F Light Right Right Right Right Rein Right	Carison Robert Carison L 67 Sid 80	Main Timothy Etal 160	Picard Mary P 160	Myan Borkgren F Rand Teresa M Trs Etal	Ausselman Ray G 82
Setterdahl Marvin G & Darlene 360	Setterdahi Marvin G & Darlene 80 Setterdahi Timothy M 242 8	A Setterdahl Timothy M 282	Peters William T 156	Gamei Bennett P Etal 40 Goff Charles D & Sally A 40 Borkgren Jason M 80	Peterson Peggy 160	Dodge Deborah A Etal 160	Carlson Angela S Trust 81	Roberts David 148
Etterdahi Fundahi	N	Peters William T 166 Jbn J Jr 117 Jr 117	Killen Dale H 157	90 ukaten Kyle B 46 augustaten Kyle B 46 assata of 1L c 43		40 A Tr 40 100		Mur Inc 281
Saline Farms Inc 160	SUBJECT J&M Frou LP 94	Teel Family Farm LLC 64. Sulianne Trs 79 Flack David	Namar Farms 157	Peters Thomas J Tr Etal 159	5.4	a of IL LLC 229	3 Heck Farms Inc 145	Cassata of IL LLC 80
Apex Pork LLC 46 Saline Grain LLC 114 Fritz Timothy J Etal 80	Saline Grain LLC 200	Letial 123 16 J&M Farm 1 LP 171 V	Dodge Deborah A Etal 154	Erickson Nancy J 158	Harding Linda R Etal 40 A Durham Mary L 80	Shirley A Tr 98 Johnson Walter E 100	Bolduc Monty L & Connie L 76 Johnson Walter E 78	RL Swanson [ LP 223
THALS IN Farm A C B CENER LP 135 Saline Trucking LLC 53 PB 9 Eirobe	W Center Ave. J&M Farm C LP 161	Lake Roger G Etal Leafgreen Richard W Tr 193	Shepherd Michael R 3 Trust 85 Anderson A Spencer T 88	Knutson Dale 0 & Janette K 75 Erickson David C Tr 160	Myan Farm 2	Erickson David C Tr 80	Johnson Walter E 80	4 Main Marilyn J Tr 217
Mckee Ruth 154 Clark Ad Farms In	aihe Saline Grain Mary LLC 40 St Galesburg Nati Bank & Trust Tr 80	Zook Gladys Etal 158 Neison Curtie G 143	Sunder Daujei E & Batpata S 48 Douglas Tr 114	Ehinger Robert S & Linda E	me oz r	Hamilton M\$ & AS 239	RL Swanson LP 233 Marshall Anne Tr 79	4
RICKEE RUUI 221	ckee Mckee Mingo ckee Ruth G Garth Ruth Etal 74 Jeanette M 79 S	Higgerson Donaid G 79 Friwk arms L Trans L Trans Thompson Thompson	V V	Youngren James A & Grace L Z Trs 96 ogren James Trust 122	Anderson Spencer 7 59 7 50 7 50 7 50 7 50 7 50	Parts Sels Main Main Main Etal 80 Main	Slez Joseph & Anne 151	Holt Michael E Etal 171
Earms Inc 240	Deatherage Homestead arms Inc 160	Jimak Ltd 113 Cain Jarid D & Christine L 80- Cain Donald L 127	Cassata of IL LLC 137	Andrews — — Timothy V 170	Cassata LLC 3 B Title Eandail S & Melinda R 50	A & Rose Moore Carl M 30	Reem Family Farm 145 D C 55	Hotilie Bright M 41 Wike Winn F Linda M 3 E A 35
Price Delbert A 81 Delty Ruth 199	Cain Donald 104 B 5 R 84	A A A A A A A A A A A A A A A A A A A	104	, ~	Cassata of IL Li		Andrews Vail W 135 A 11 11	
	Thompson Noble Teresa Jusan L 160 160	Jimak Ltd 300	Budd Rob	Fischer bert G Jr & ura L 187	Noble Teresa M 120	Jones Michael J & Rose M 170 Henderson Umc 41	6 Bjorling Mary E Tr 87 Henderson Umc 50	Wikoff Winn F & c Linda M 71

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# **Aerial Photo**

237.44 Acres, m/l



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

### Property Information 237.44 Acres, m/l

#### Location

From Rio: 1 mile west on W Center Ave. to Knox Rd. 100 E, then <sup>1</sup>/<sub>4</sub> mile north. The farm is on the west side of the road.

#### **Legal Description**

Part of E<sup>1</sup>/<sub>2</sub>, 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**

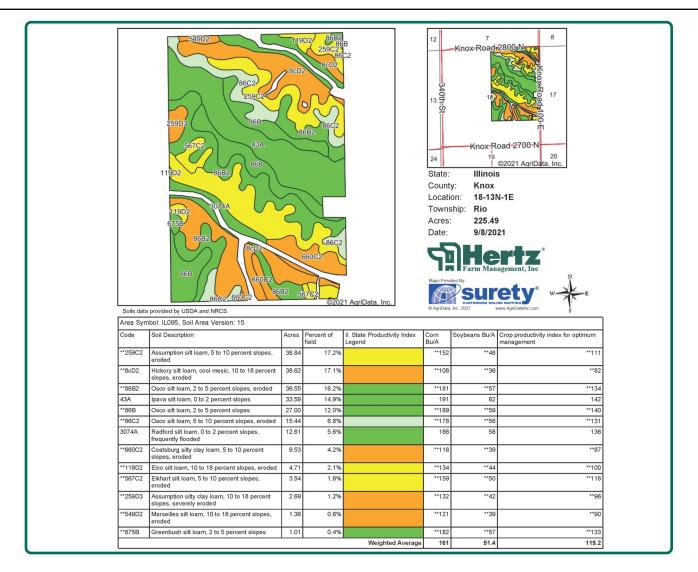
Soil tests completed in 2018 by SGS North America Inc. pH: 5.7 K: 106 P: 463 1,003.40 tons of limestone was VRT applied in the fall of 2018 & 2019. **Yield History (Bu./Ac.)** 

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225.49 FSA/Eff. Crop Acres



Year	Corn	Beans			
2020	222	-			
2019	-	56			
2018	242	-			
2017	-	66			
2016	221	-			
Vield information is reported by crop					

Yield information is reported by crop insurance records.

#### **Land Description**

Moderately sloping. **Drainage** 

#### Natural.

#### Water & Well Information



#### Comments

Highly productive Knox County farm located near Rio, Illinois.

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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## Property Photos

#### North Looking South



#### Southeast Looking Northwest



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

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