

## **Land For Sale**

**ACREAGE:** 

**LOCATION:** 

158.18 Acres, m/l

**Bureau County, IL** 



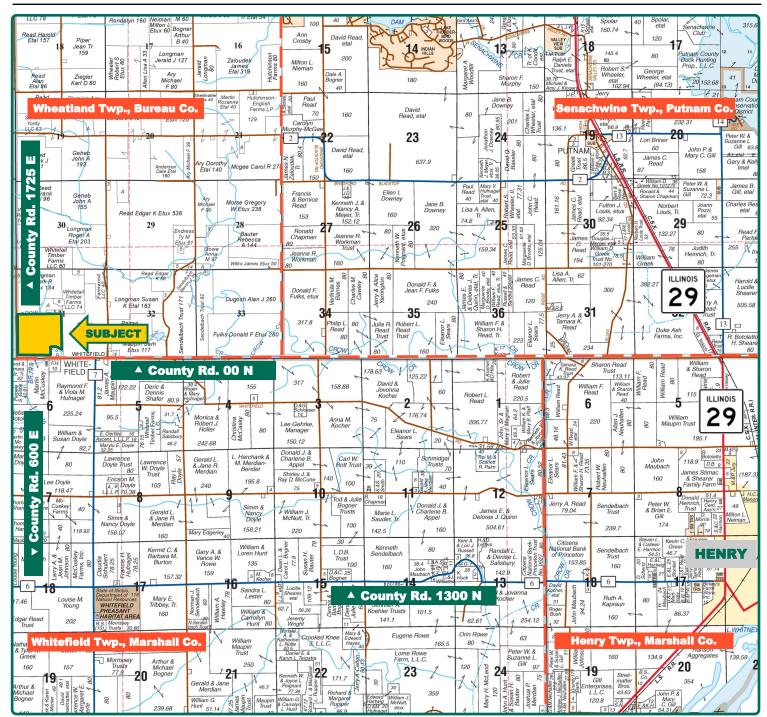
#### **Property** Key Features

- Located Near Henry, IL
- Highly Productive Farm
- 110.90 FSA/Eff. Crop Acres with 130.00 PI



## **Plat Map**

Wheatland Township, Bureau County, IL

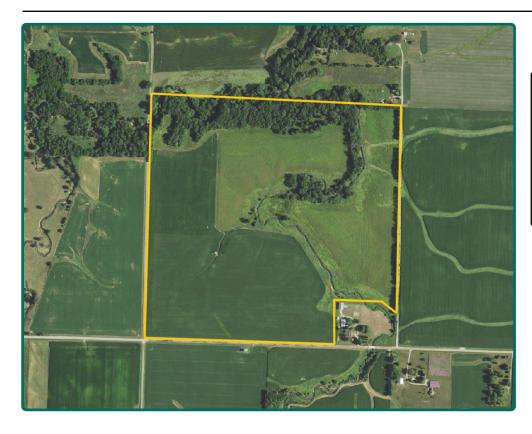


Map reproduced with permission of Rockford Map Publishers



## **Aerial Photo**

158.18 Acres, m/l



FSA/Eff. Crop Acres: 110.90
CRP Acres: 13.10
Corn Base Acres: 99.60
Bean Base Acres: 11.00
Soil Productivity: 130.00 Pl

## Property Information 158.18 Acres, m/l

#### Location

From Henry: go west on Western Rd./ County Rd. 1300 N for 8.3 miles, then north on County Rd. 600 E for 2.5 miles. Continue north on County Rd. 1725 E. Property is northeast of the County Rd. 1725 E and County Rd. 00 N intersection.

#### **Legal Description**

Part of the SW1/4, Section 31, Township 14 North, Range 9 East of the 4th P.M., Bureau Co., IL.

#### **Price & Terms**

- \$1,463,165.00
- \$9,250.00/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: \$4,409.68 Taxable Acres: 158.18 Tax per Taxable Acre: \$27.88 Tax Parcel ID #s: 26-31-300-002

#### **Lease Status**

Open lease for the 2022 crop year.

#### **FSA Data**

Farm Number 9128, Tract 10629 FSA/Eff. Crop Acres: 110.90 CRP Acres: 13.10 Corn Base Acres: 99.60 Corn PLC Yield: 175 Bu. Bean Base Acres: 11.00 Bean PLC Yield: 52 Bu.

#### **NRCS Classification**

NHEL: Non-Highly Erodible Land. HEL: Highly Erodible Land.

#### **CRP Contracts**

There are 12.50 acres enrolled in a CP-21 contract that pays \$204.87/acre or \$2,561.00 annually and expires 9/30/30. There are an additional 0.60 acres enrolled in a CP-8A contract that pays \$315.80/ acre or \$189.00 annually and expires 9/30/23.

#### **Soil Types/Productivity**

Main soil types are Osco, Muscatune, and Senachwine. Productivity Index (PI) on the FSA/Eff. Crop acres is 130.00. See soil map for details.

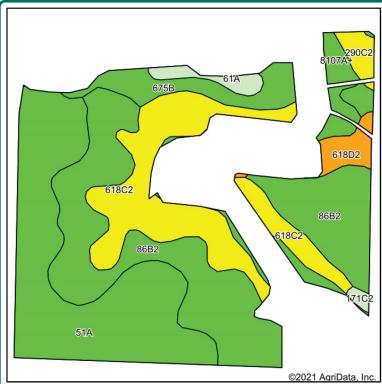
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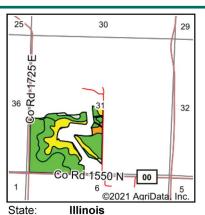
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## Soil Map

110.90 FSA/Eff. Crop Acres





County: Bureau
Location: 31-14N-9E
Township: Wheatland
Acres: 110.9
Date: 10/28/2021







Soils data provided by USDA and NRCS.

Area Symbol: IL011, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	38.67	34.9%		**134
51A	Muscatune silt loam, 0 to 2 percent slopes	32.61	29.4%		147
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	21.55	19.4%		**100
**675B	Greenbush silt loam, 2 to 5 percent slopes	6.53	5.9%		**133
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.79	4.3%		139
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	2.64	2.4%		**95
61A	Atterberry silt loam, 0 to 2 percent slopes	1.85	1.7%		132
**290C2	Warsaw silt loam, 5 to 10 percent slopes, eroded	1.80	1.6%		**111
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	0.46	0.4%		**128
Weighted Average					130

#### **Mineral Rights**

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

#### **Land Description**

Level to moderately sloping.

#### **Drainage**

Natural, some tile. No maps available.

#### **Buildings/Improvements**

None.

#### **Water & Well Information**

No known wells.

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**

#### Northwest Looking Southeast



#### **East Looking West**





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