

## **Land For Sale**

ACREAGE:

**LOCATION:** 

137.57 Acres, m/l

**Stephenson County, IL** 



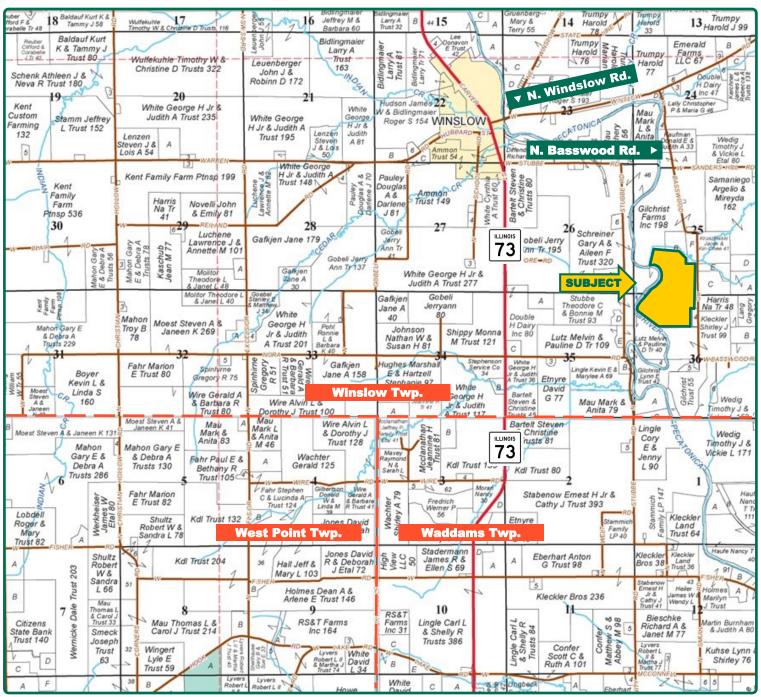
#### **Property** Key Features

- Efficient, Highly Tillable River Bottom Farm
- Quality Land with Hunting and Recreational Opportunities
- Hard-Surface Road Allows Easy Access



## **Plat Map**

Winslow Township, Stephenson County, IL



Map reproduced with permission of Rockford Map Publishers



### **Aerial Photo**

137.57 Acres, m/l



FSA/Eff. Crop Acres: 129.39
Corn Base Acres: 104.44\*
Bean Base Acres: 19.07\*
Soil Productivity: 133.10 Pl

\*Acres are estimated.

## Property Information 137.57 Acres, m/l

#### Location

From Winslow: go east on N. Winslow Rd. for 1.3 miles, then south 1.5 miles on N. Basswood Rd. Property is on the west side of N. Basswood Rd.

#### **Legal Description**

Part of SW $\frac{1}{4}$ , Section 25, and part of N $\frac{1}{2}$  NW $\frac{1}{4}$ , Section 36, Township 29 North, Range 6 East of the 4th P.M., Stephenson County, IL.

#### **Price & Terms**

- \$990,504.00
- \$7,200/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: \$4,905.75\*
Taxable Acres: 137.57\*
Tax per Taxable Acre: \$35.66\*
\*Taxes estimated pending tax parcel split.
Stephenson County Treasurer/Assessor
will determine final tax figures.

#### **Lease Status**

Open lease for the 2022 crop year.

#### **FSA Data**

Farm Number 7261, Part of Tract 5384 FSA/Eff. Crop Acres: 129.39 Corn Base Acres: 104.44\* Corn PLC Yield: 118 Bu.

Bean Base Acres: 19.07\*

Bean PLC Yield: 32 Bu.

\*Acres are estimated pending reconstitution of farm by the Stephenson County FSA office. Contact agent for additional details.

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

Main soil types are Virgil, Radford, and Lawson. Productivity Index (PI) on the FSA/Eff. Crop acres is 133.10. 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 river bottom.

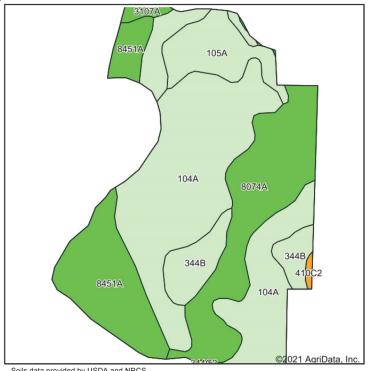
Rich Grever, AFM CCA
Designated Managing Broker in IL
217-725-9881
RichG@Hertz.ag

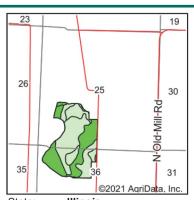
815-748-4440 143 N. 2nd St./ P.O. Box 907 Dekalb, IL 60115 www.Hertz.ag Troy Dukes, CCA Licensed Broker in IL 815-764-9082 TroyD@Hertz.ag



## Soil Map

129.39 FSA/Eff. Crop Acres





State: Illinois County: Stephenson Location: 25-29N-6E Township: Winslow Acres: 129.39 Date: 11/23/2021





	24462	©2	021 AgriData	Inc.	
Soils data provided by USDA and NRCS.					

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Area Symbol: IL177, Soil Area Version: 15								
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management			
104A	Virgil silt loam, 0 to 2 percent slopes	54.77	42.3%		132			
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	26.53	20.5%		136			
8451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, occasionally flooded	21.34	16.5%		140			
105A	Batavia silt loam, 0 to 2 percent slopes	10.53	8.1%		129			
**344B	Harvard silt loam, 2 to 5 percent slopes	9.40	7.3%		**124			
**105B	Batavia silt loam, 2 to 5 percent slopes	5.03	3.9%		**128			
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	1.26	1.0%		139			
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	0.40	0.3%		**91			
**344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	0.13	0.1%		**116			
		133.1						

#### **Drainage**

Natural, some tile. No maps available.

#### **Buildings/Improvements**

None.

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

No known wells.

#### **Comments**

Efficient, highly tillable river bottom farm with hard-surface road access and river frontage.

#### **Additional Land for Sale**

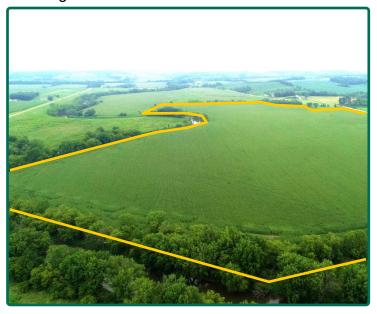
Seller has 1 additional tract of land for sale located directly north of this property. See Additional Land Aerial Photo.

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.

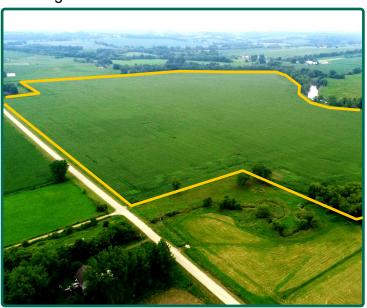


# **Property Photos**

#### **Looking North**



**Looking Southwest** 



**Looking North** 



Looking North





## Additional Land Aerial Photo

