

Land For Sale

ACREAGE:

LOCATION:

126.57 Acres, m/l

Stephenson County, IL



Property Key Features

- Productive River Bottom Farm
- Hard-Surface Road Allows Easy Access
- Farmland & CRP with Hunting and Recreational Opportunities

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

REID: 070-0077-02



Plat Map

Winslow Township, Stephenson County, IL

Nuber 3 18 Baldauf Kurt K & Hord F & Tammy J 58	Wulfekuhle 17 Troothy W & Christier D Trusts, 116	Bidlingmaler Jeffrey M & Barbara 60	Larry A Trust 32 B 44 15 A	Gruenberg Trumpy Mary & 14 Harold Tarry 55	Trampy Herold 33 Trumpy 33 13 Harold J 99
Render Grifford & Baldauf Kurt Conford & K Tammy J Lit 40 Trust 80 Schenk Athleen J & Neva R Trust 180	- Wulfekuhle Timothy W & Christine D Trusts 322 20	Bidlingmaier Larry A Trust John J & Robinn D 172	Bidlingmaier Larry A Larry A Larry Tr TT Tr T Larry Tr TT Larry A Larry Tr T Larry A Larry A L	C Trumpy Martin Harold Barbard	Emerald B Trumpy Farms
Kent Custom Farming 132 5	White George H Jr & Judith A Trust 235 Lenzen Steven J & A Lois A 54	White George H Jr & Judith A Trust 195 Steven J & Lois 50	Hudson James 22 W & Bidlingmaier Roger S 154 WINSLOW B & C Trust 54	Differed N. Basswood Ro	Mau Mark L & Anita Anufman Anita Anufman Medig
Kent Family Farm Phisp 536 30	Kent Family Farm Ptnsp 199 Harris Na Tr 41 w	White George H H Jr & Judith A + Trust 148 Voged Understand 28	Pauley Douglas A& Darlene J81 27	Bartelt Steven Torstine Torstine SOPPECT SOPPECT SOPPECT SOPPECT	1 40 Samaniego Argelio 8 Mireyda 162
BDAIR Rehounded A	Luchene Lawrence J & Annettel M 101 Annettel M 101 Ka support W 102 Sant L 48 Molitor Theodore L & Janet L 48	Gafkjen Jane 179 DE Gobeli Jany Kane A 30	White George H Jr & Judith A Trust 277	abeli Jerry an Tr 195 ORE=RD Gary A & Gary A & Alieen F Trust 320 B	P Aussphiske Voorschool at Ookhort Annonaty W399 C V A
Mahon Gary E & Debra A Trusts 229	Mahon Troy B 78 78 4 32 8 3 3 3 3 4 32	Geoded Stanley Stanley George H Jr & Judith A Trust 201 Barbara NRA 33 K-0	Gafkjen Gobeli Jane A Jerryann 40 80 Johnson Shippy Monna Nathan W & Shippy Monna Susan H 81	A Stubbe Theodore C & Bonnie M H Dairy Inc 80 C Lutz Melvin & Pauline D Tr 109 C	Gilchrist Farms Inc 65 Philipe Spatine D Tr 40 Gilchrist Kiackler Trust 99 B V Trust 99 C Trust 99 C Trust 99 C Trust 99 C Trust 99 C Trust 99 C Trust 90 C Trust 90
Moest Steven Janeen Janeen	Fahr Marion E Trust 80 Wire Gerald A & Barbara R Trust 80	Wire Alvin L & Dorothy J Trust 100	Hughes Marshall F& Hartzell Stephanie 97 W TWP. Beorge H A Trust 117	White George H Ar Suddh A Tust 36 Bartelt Steven 8 Christine Tuste 4 Steven 8 Christine Christine	Gildwing Lynn E Thuar - A A A A A A A A A A A A A A A A A A A
B Moest Steven A & Janeen K 13 Mahon Gary E & Debra A Trusts 286		Gerald 125	Arter P Arter Arter P Arter Arter P Arter Arter	Bartelt Steven Christine 3 Kdl Trust 80	Lingle Cory E & Timothy J & Jenny L 90
Lobdéli Rogér & Mary Trust 82	Fahr Marion E Trust 82 Shultz Shultz Robert W 8	Fahr Stephen C & Lucinde A Trust 124 C & Lucinde A Trust 124 C & Lucinde A C & C & C & C & C & C & C & C & C & C &	Meret P Fredrich Werer P Werer P Werer P Waddams Tv	Stabenow Ernest H Jr & Cathy J Trust 393 Etnyre P- Etnyre LP 40	471 d 7 Kleckler Land Trust 64
A EISHER Shulta Rober W& Sandr B L 66	a 51 T	Jones David All Jeff & Mary L 103 PISHER Holmes Dean A & Arlene E Trust 146	Stadermann James R & Ellen S 69 A	A Eberhart Anton G Trust 98 35 Kleckler Bros 236	Kleckler Bros 38 Stabenow Ernet H Geby J Wendy L Cathy J Wendy
Citizens State Bank Trust 140 C	Mau Thomas L & E k Carol J Trust 214		RS&T Farms Inc 31 C Trusts 386	Lingle Carl L & Shelly R Trusts 84 Trusts 84 Lusts 84 Lus	Bieschke Richard A & Janet M 77 Robert L Matha J Matha J Nat 77 Kuhse Lynn G Shirley 76
A F	38 B Lyver Rober	5 Lyvers S	White C A	Ungbeck A Eberhart	MCCONNELL 65 01

Map reproduced with permission of Rockford Map Publishers

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



Aerial Photo

126.57 Acres, m/l



FSA/Eff. Crop Acres:	98.47
CRP Acres:	18.60
Corn Base Acres:	79.48*
Bean Base Acres:	14.52*
Soil Productivity:	136.90 PI
*Acres are estimated.	

Property Information 126.57 Acres, m/l

Location

From Winslow: go east on N. Winslow Rd. for 1.3 miles, then south 1 mile on N. Basswood Rd. Property is on the west side of N. Basswood Rd.

Legal Description

Part of NW¹/₄ and N part of SW¹/₄, Section 25, Township 29 North, Range 6 East of the 4th P.M., Stephenson County, IL.

Price & Terms

- \$911,304.00
- \$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: \$4,513.49* Taxable Acres: 126.57* 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: 98.47 CRP Acres: 18.60 Corn Base Acres: 79.48* Corn PLC Yield: 118 Bu. Bean Base Acres: 14.52* Bean PLC Yield: 32 Bu. *Acres are estimated pending reconstitution of farm by the Stephenson County FSA office. Contact agent for additional details.

CRP Contracts

There are 18.60 acres enrolled in a CP-23 contract that pays \$5,486.00 annually and expires September 20, 2025.

Soil Types/Productivity

Main soil types are Lawson, Radford, and Sawmill. Productivity Index (PI) on the FSA/Eff. Crop and CRP acres is 136.90. See soil map for details.

Mineral Rights

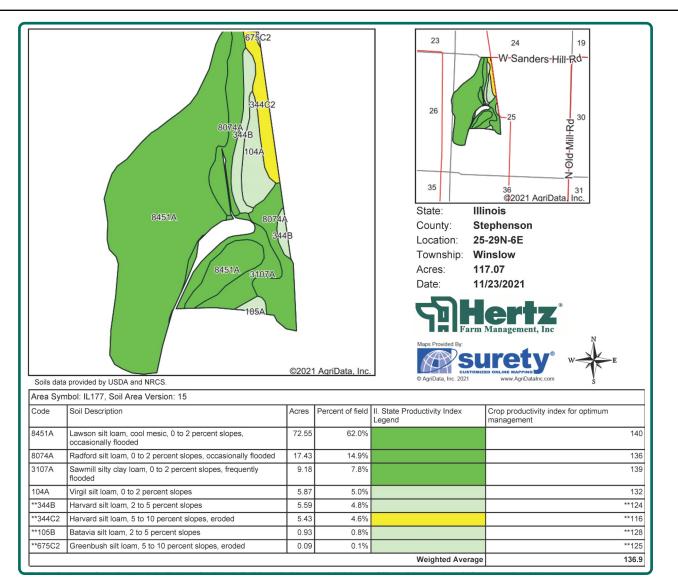
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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



Soil Map

117.07 FSA/Eff. Crop & CRP Acres



Land Description

Relatively flat river bottom.

Drainage

Natural, some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive river bottom farm with established CRP grassland, hard-surface road access, and river frontage.

Additional Land for Sale

Seller has 1 additional tract of land for sale located directly south 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.

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

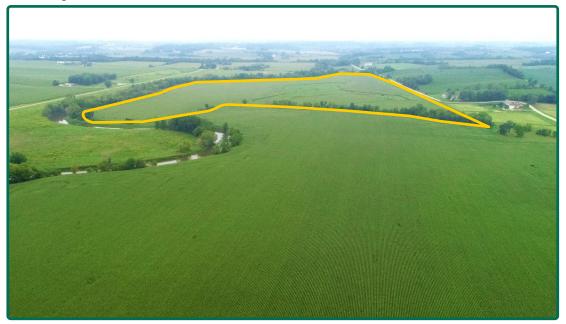




Looking Northwest



Looking North

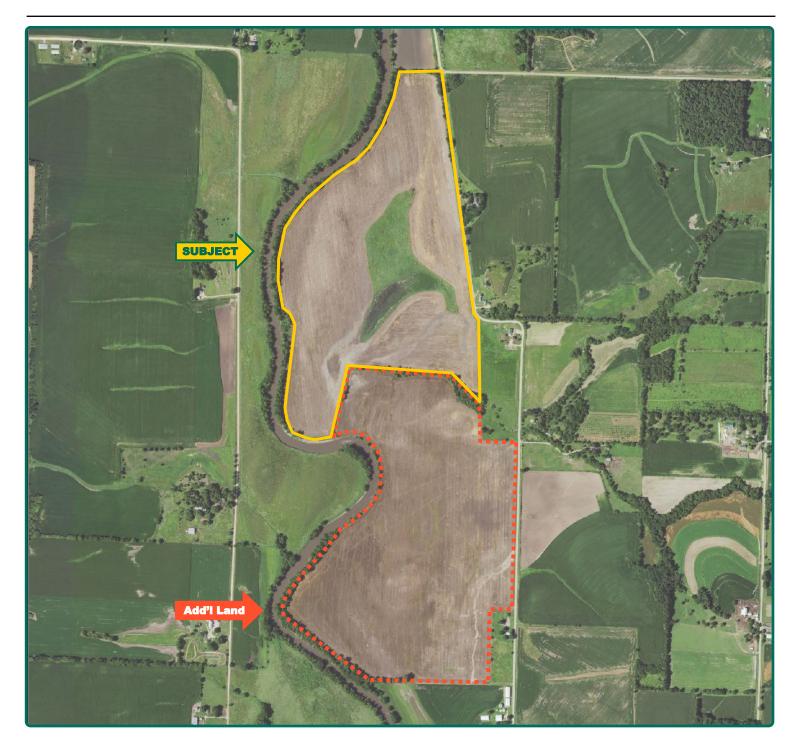


Rich Grever, AFM CCA Designated Managing Broker in IL 217-725-9881 RichG@Hertz.ag

815-748-4440 143 N. 2nd St./ P.O. Box 907 Dekalb, IL 60115 www.Hertz.ag



Additional Land Aerial Photo



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