

Land For Sale

ACREAGE:

180.86 Acres, m/l

LOCATION:

Piatt County, IL



Property Key Features

- Large Agricultural Property Near Monticello, IL
- Additional Non-Cropland Income
- High Percentage of Tillable Acres

Spencer Smith, AFM

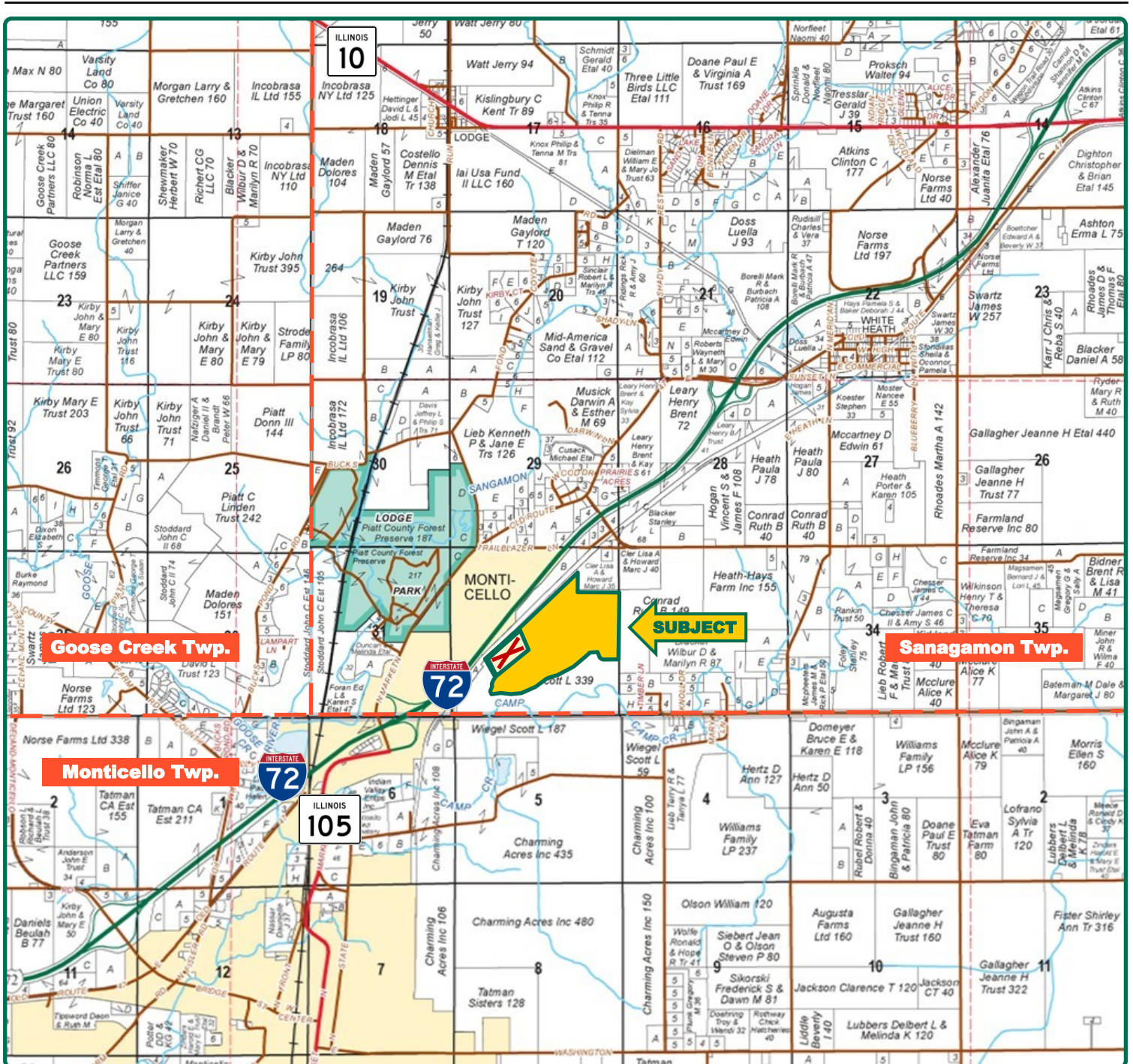
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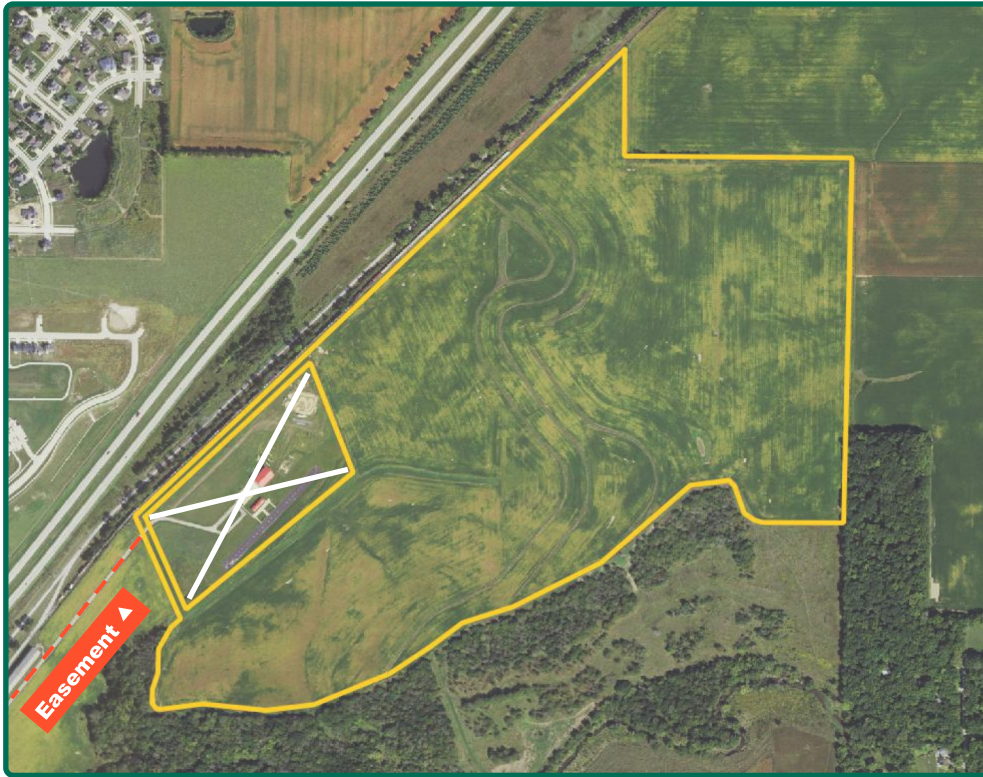
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FSA/Eff. Crop Acres:	175.99
Corn Base Acres:	85.04
Bean Base Acres:	81.68
Soil Productivity:	118.30 PI

Property Information

180.86 Acres, m/l

Location

From Monticello: go north on N Market St./ IL-105 for 1.8 miles, then east on Iron Horse Pl. for 0.6 miles. Continue east on Air Park Lane. Farm surrounds Eli Field Air Park.

Legal Description

Part of Section 32, T-19-N, R-6-E of the 4th P.M., Sangamon Twp., Piatt Co., IL.

Price & Terms

- \$1,772,428.00
- \$9,800/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: \$3,236.52
Taxable Acres: 180.86
Tax per Taxable Acre: \$17.90
Tax Parcel ID#: 06-32-19-006-003-09

Lease Status

Open lease for the 2022 crop year.

Air Space Lease

There is an Airspace lease that pays \$3,668.89 annually through 2027 to fly remote controlled airplanes over the farm. Lease available upon request.

Easement

New owner assumes the expense of annual payments up to \$500 for normal wear and tear of the access easement. Survey and easement documents available upon request.

FSA Data

Farm Number 6132, Tract 5474
FSA/Eff. Crop Acres: 175.99
Corn Base Acres: 85.04
Corn PLC Yield: 130 Bu.
Bean Base Acres: 81.68
Bean PLC Yield: 39 Bu.
Wheat Base Acres: 9.01
Wheat PLC Yield: 68 Bu.

Soil Types/Productivity

Main soil types are Russell, Senachwine, and Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 118.30. See soil map for details.

Land Description

Gently rolling.

Mineral Rights

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

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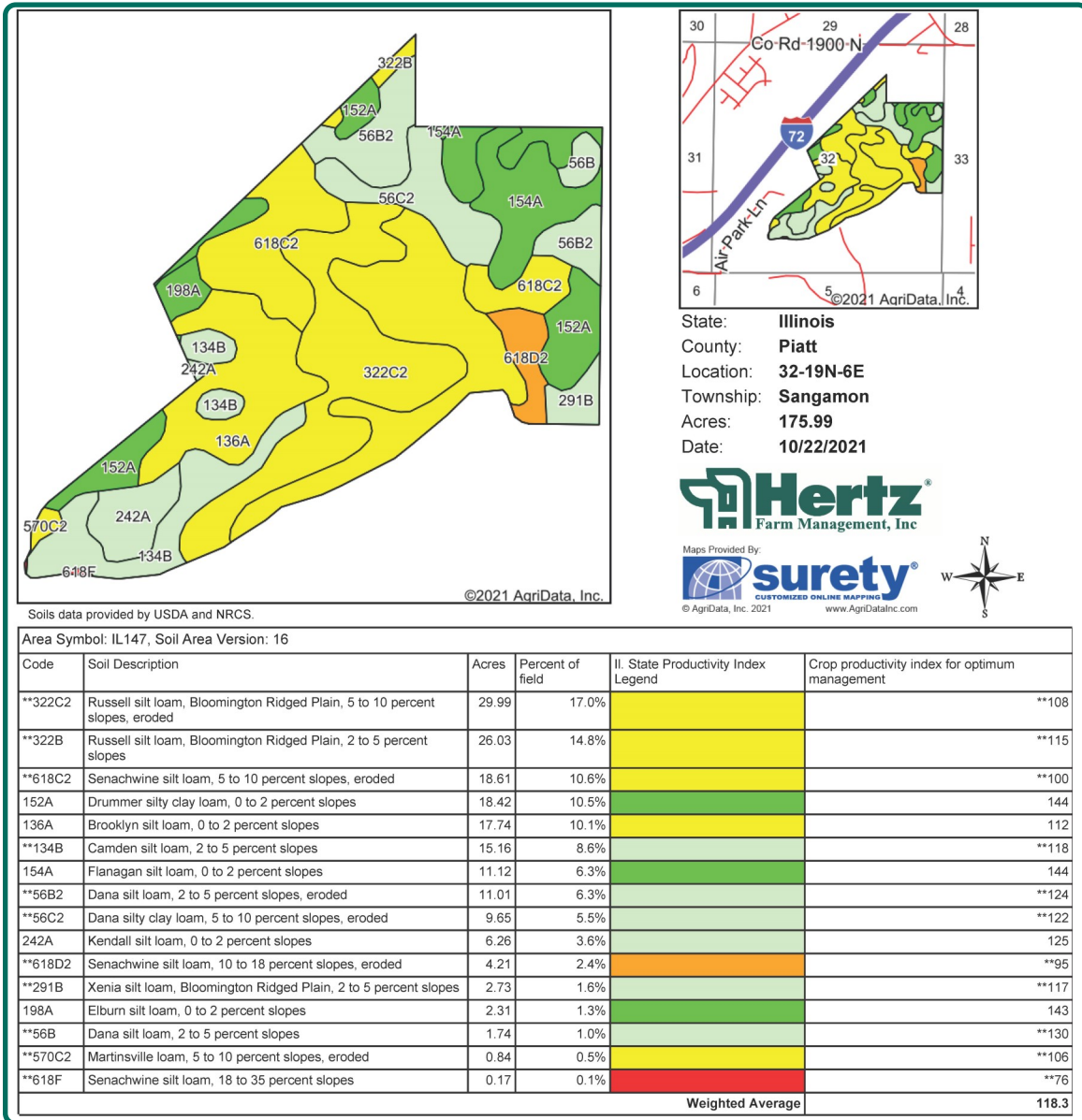
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Yield History

Year	Corn	Beans
2017	173	56
2018	237	68
2019	—	61
2020	189	—
2021	—	72

Yield information reported by operator's John Deere Precision Ag software.

Drainage

Terraces, some tile. Map available, contact agent for details.

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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Southwest Looking Northeast



West Looking Northeast



North Looking Southeast



East Looking Southwest



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