

# Land For Sale

**ACREAGE:**

**130.18 Acres, m/l**

**LOCATION:**

**Boone County, IL**



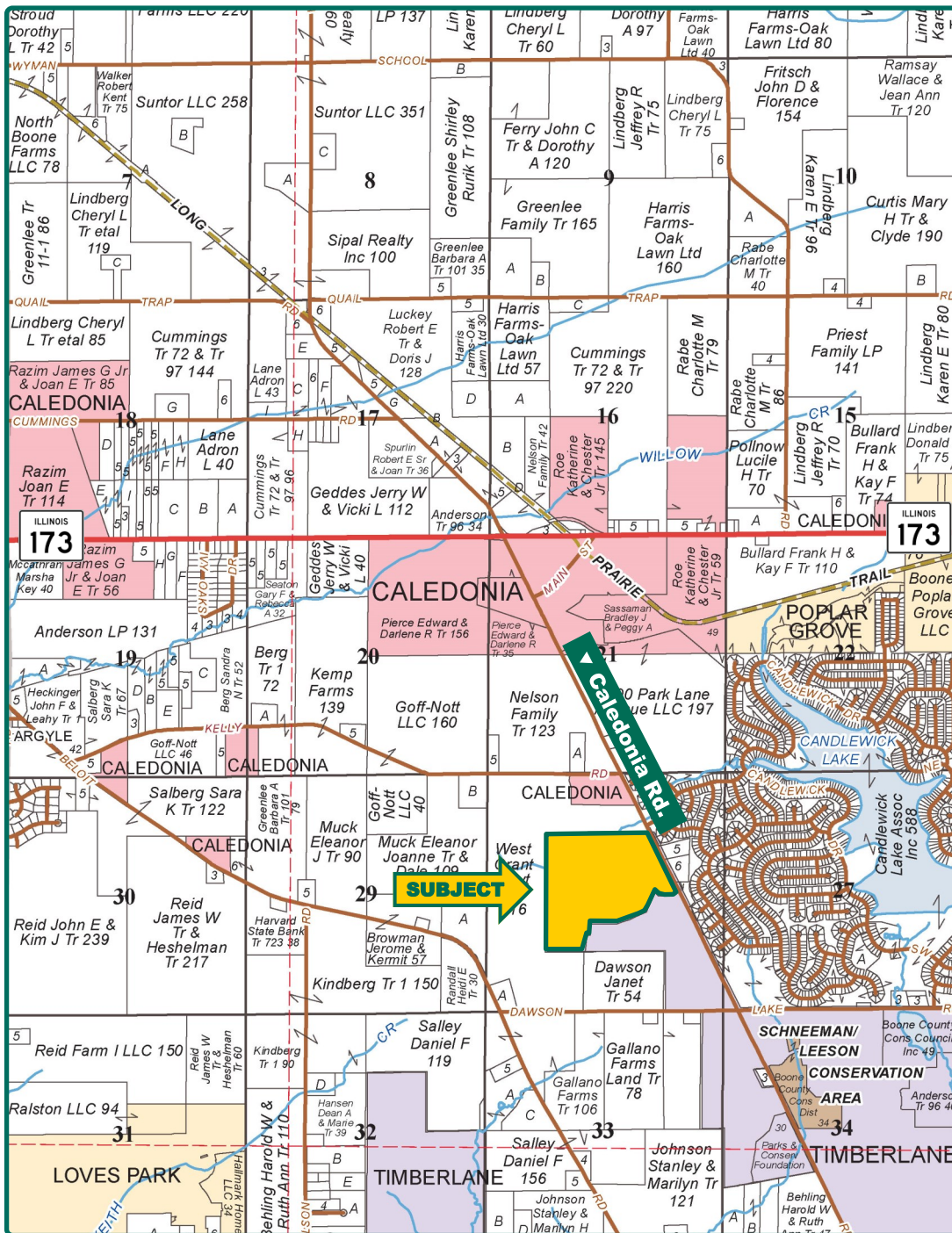
## Property Key Features

- High Percent Tillable Farm and Transitional Property
- Annexed into the Village of Timberlane Residential Community
- Attractive Residential Development East and Southeast of Property

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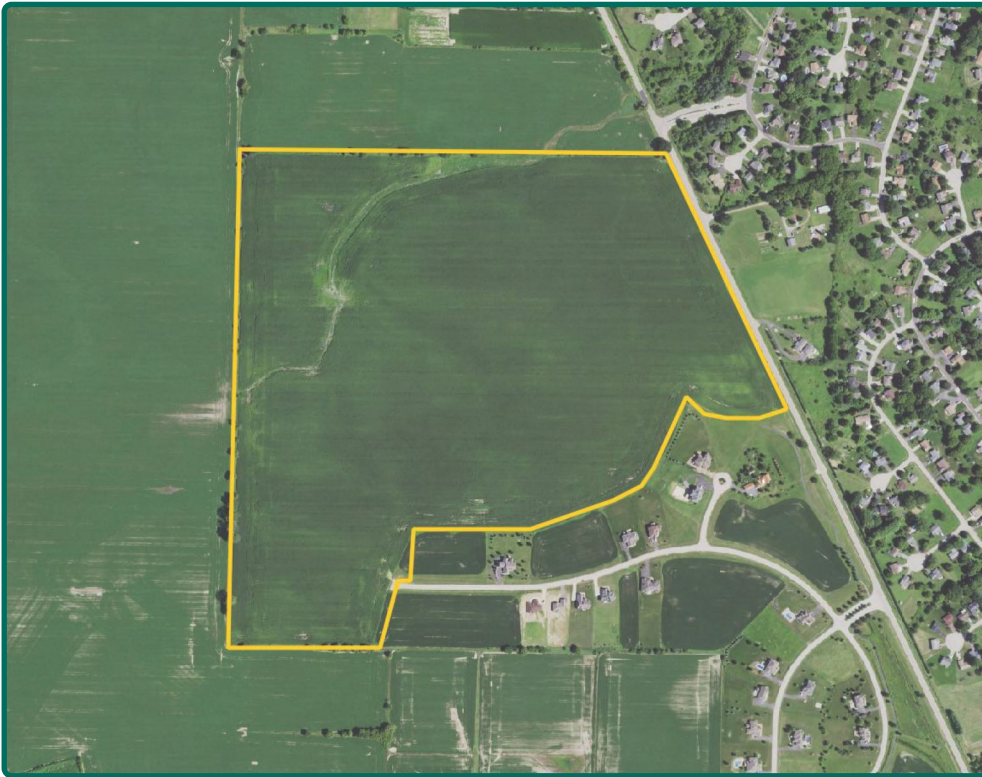


Map reproduced with permission of Rockford Map Publishers

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<b>FSA/Eff. Crop Acres:</b>	<b>125.50</b>
<b>Corn Base Acres:</b>	<b>118.16</b>
<b>Soil Productivity:</b>	<b>128.50 PI</b>

## Property Information

### 130.18 Acres, m/l

### Location

From Caledonia: go south on Caledonia Rd. for 1 mile. Property is on the west side of Caledonia Rd.

### Legal Description

130.18 acres in the center of Section 28, lying west of Caledonia Rd., Township 45 North, Range 3 East of the 4th P.M., Boone County, IL.

### Price & Terms

- \$2,929,050
- \$22,500/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: \$4,953.28  
Taxable Acres: 130.18  
Tax per Taxable Acre: \$38.05  
Tax Parcel ID #: 03-28-100-003, 03-28-200-007, 03-28-300-008, 03-28-400-009, 03-28-430-003

### Lease Status

Leased through the 2022 crop year.

### FSA Data

Farm Number 4072, Tract 8502  
FSA/Eff. Crop Acres: 125.50  
Corn Base Acres: 118.16  
Corn PLC Yield: 157 Bu.

### Soil Types/Productivity

Main soil types are Sable, Fayette, and Rozetta. Productivity Index (PI) on the FSA/Eff. Crop acres is 128.50. 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

Gradual slope to the north and east.

### Drainage

Natural, some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

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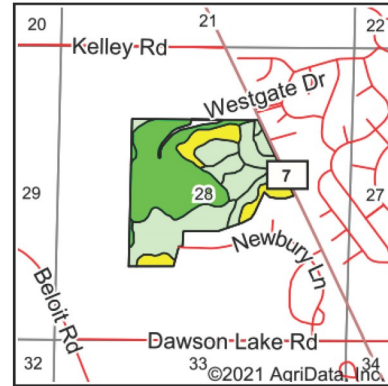
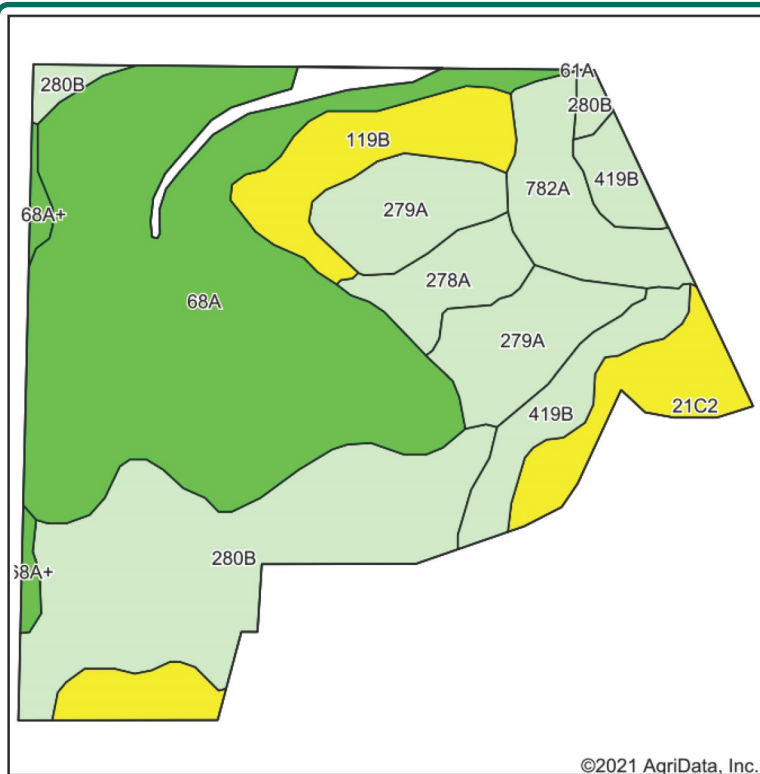
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State: **Illinois**  
 County: **Boone**  
 Location: **28-45N-3E**  
 Township: **Caledonia**  
 Acres: **125.5**  
 Date: **12/13/2021**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL007, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	49.47	39.4%		143
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	25.83	20.6%		**121
279A	Rozetta silt loam, 0 to 2 percent slopes	12.65	10.1%		120
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	9.22	7.3%		**105
**119B	Elco silt loam, 2 to 5 percent slopes	8.00	6.4%		**111
**419B	Flagg silt loam, 2 to 5 percent slopes	7.34	5.8%		**118
782A	Juneau silt loam, 0 to 2 percent slopes	7.17	5.7%		131
278A	Stronghurst silt loam, 0 to 2 percent slopes	4.47	3.6%		125
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	1.35	1.1%		143
<b>Weighted Average</b>					<b>128.5</b>

## Comments

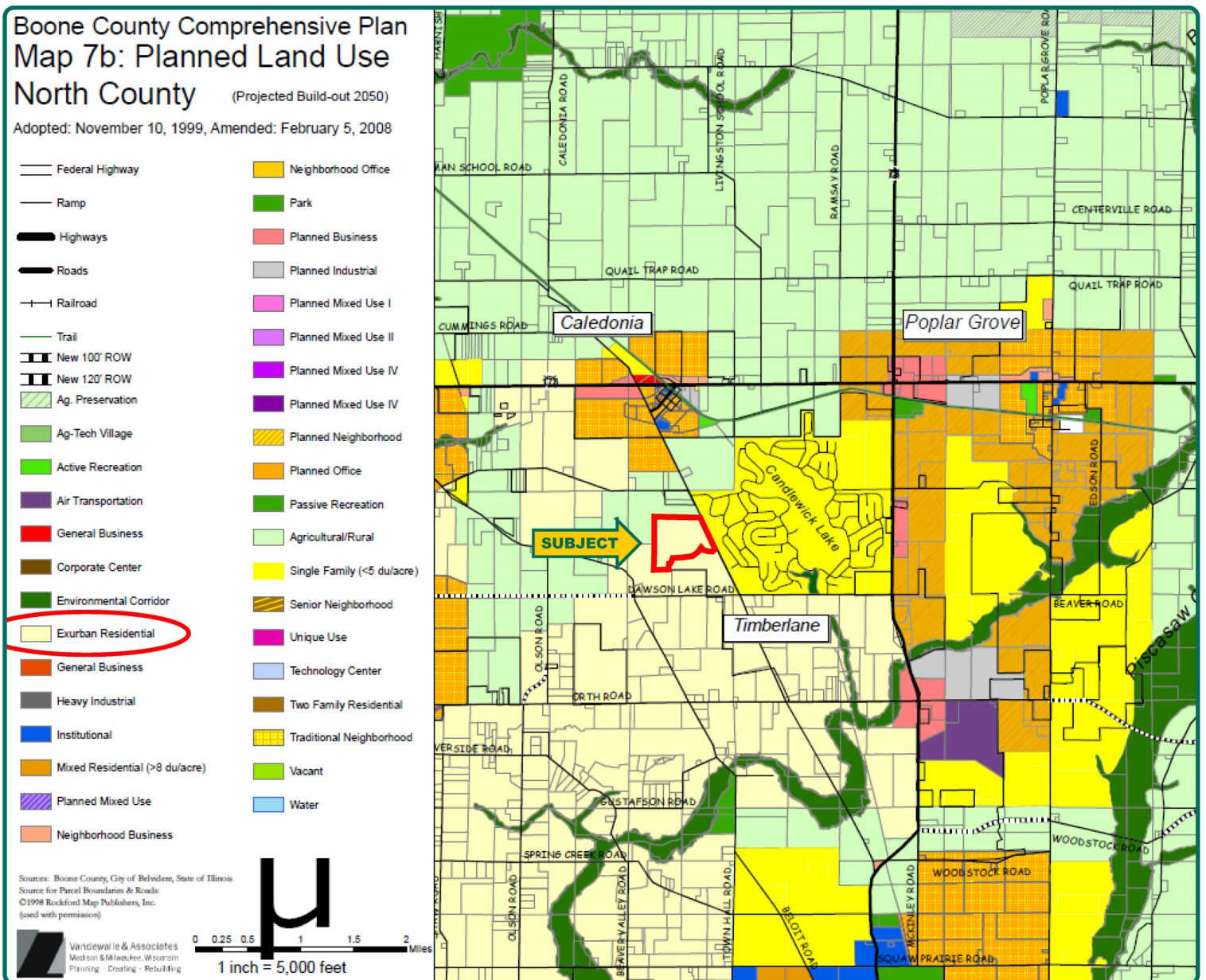
Property is ready for residential development as part of the Newbury Place Subdivision. Excellent location along Caledonia Road that provides convenient access to Popular Grove, Belvidere, the Rockford area, and Interstate 90.

*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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Map obtained from the Boone County, IL Planning Department website.

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Looking Northeast



Looking East towards Candlewick Lane



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Looking Southwest towards Rockford



Looking Southeast



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