

# Land For Sale

**ACREAGE:**

**14.73 Acres, m/l**

**LOCATION:**

**Henry County, IL**

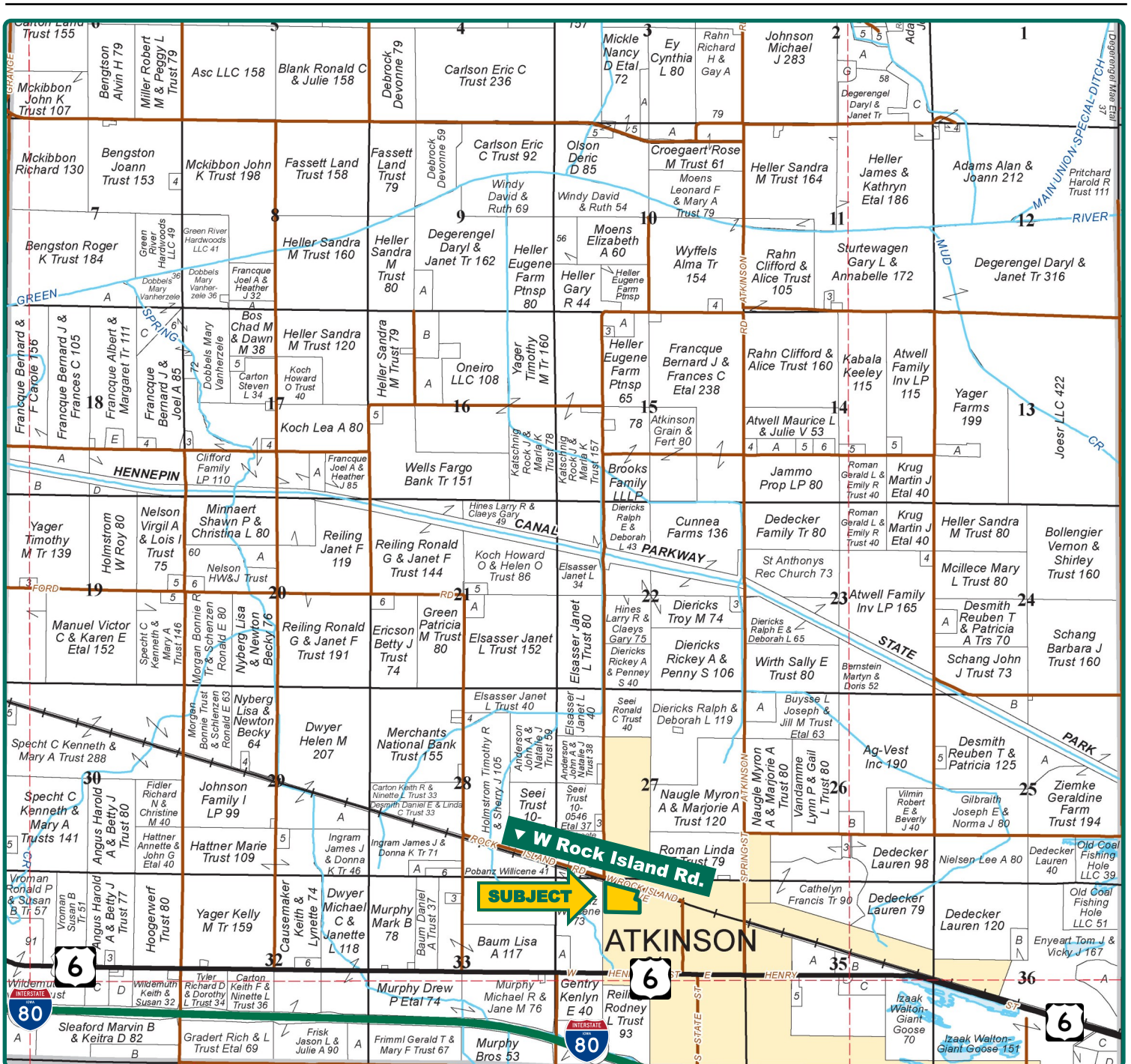


## Property *Key Features*

- Located Near Atkinson, Illinois
- Highly Productive Farm; 14.63 FSA/Eff. Crop Acres with a 139.50 PI
- Development Potential

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<b>FSA/Eff. Crop Acres:</b>	<b>14.63</b>
<b>Corn Base Acres:</b>	<b>7.50</b>
<b>Bean Base Acres:</b>	<b>7.10</b>
<b>Soil Productivity:</b>	<b>139.50 P.I.</b>

## Property Information

### 14.73 Acres, m/l

### Location

From the west edge of Atkinson at US Rt. 6, turn north on Hamilton St. and go .30 miles. The property entrance is at the end of Hamilton St.

### Legal Description

A part of Outlet Four (4) in the town of Atkinson, Section 34, Township 17 North, Range 4 East of the 4th P.M., Henry Co., IL.

### Price & Terms

- \$198,855
- \$13,500/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: \$709.34  
Taxable Acres: 14.73  
Tax per Taxable Acre: \$48.16  
Tax Parcel ID #s:09-34-127-008

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 506, Tract 1146  
FSA/Eff. Crop Acres: 14.63  
Corn Base Acres: 7.50  
Corn PLC Yield: 170 Bu.  
Bean Base Acres: 7.10  
Bean PLC Yield: 48 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Proctor, Elburn and Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 139.50. 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

Gently sloping to level.

### Drainage

Natural with some tile. No maps available.

### Buildings/Improvements

None.

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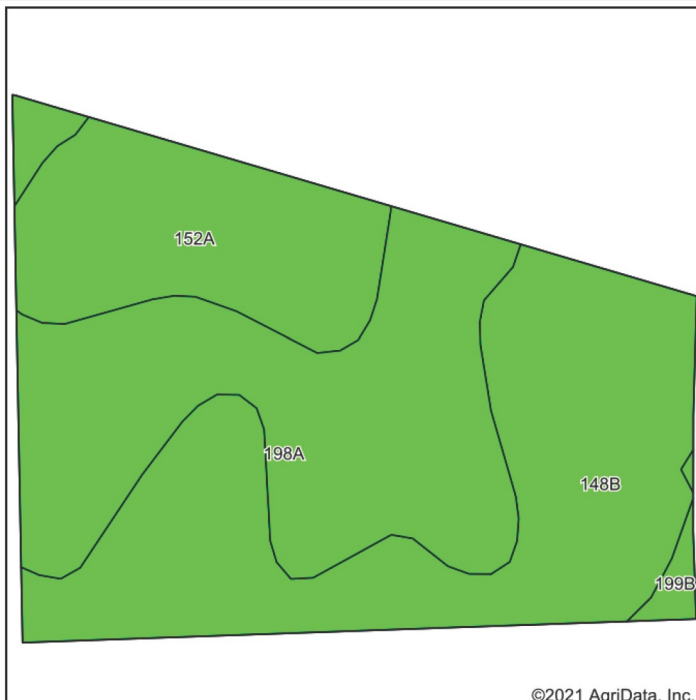
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Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 18

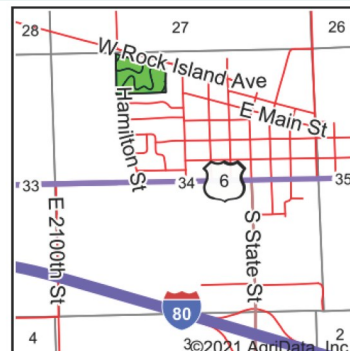
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**148B	Proctor silt loam, 2 to 5 percent slopes	5.99	40.9%		**183	**57	**134
198A	Elburn silt loam, 0 to 2 percent slopes	5.56	38.0%		197	61	143
152A	Drummer silty clay loam, 0 to 2 percent slopes	2.92	20.0%		195	63	144
**199B	Plano silt loam, 2 to 5 percent slopes	0.16	1.1%		**192	**59	**141
Weighted Average					190.8	59.7	139.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.



State: **Illinois**  
County: **Henry**  
Location: **34-17N-4E**  
Township: **Atkinson**  
Acres: **14.63**  
Date: **12/14/2021**



Maps Provided By:



## Water & Well Information

None.

## Comments

Highly productive Henry County farm with development potential.

*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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