

# Land For Sale

**ACREAGE:**

**311.50 Acres, m/l**

**LOCATION:**

**Boone County, IL**



## Property *Key Features*

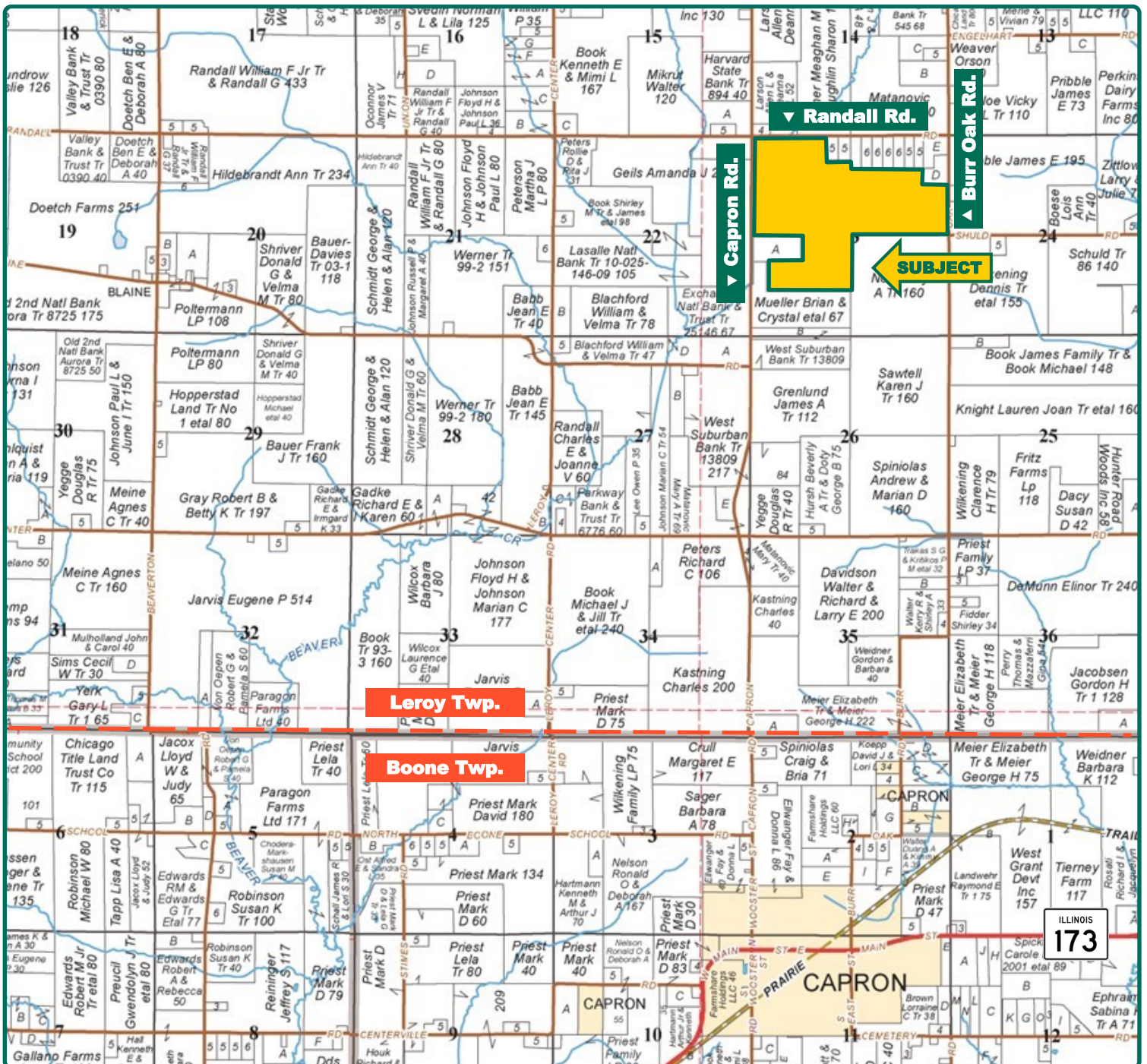
- **Highly Productive Boone County Farm**
- **Large, Contiguous Parcel of Clean, Efficient Farmland**
- **Easy Access with Hard-Surface Roads on Three Sides**

**Rich Grever, AFM CCA**  
Designated Managing Broker in IL  
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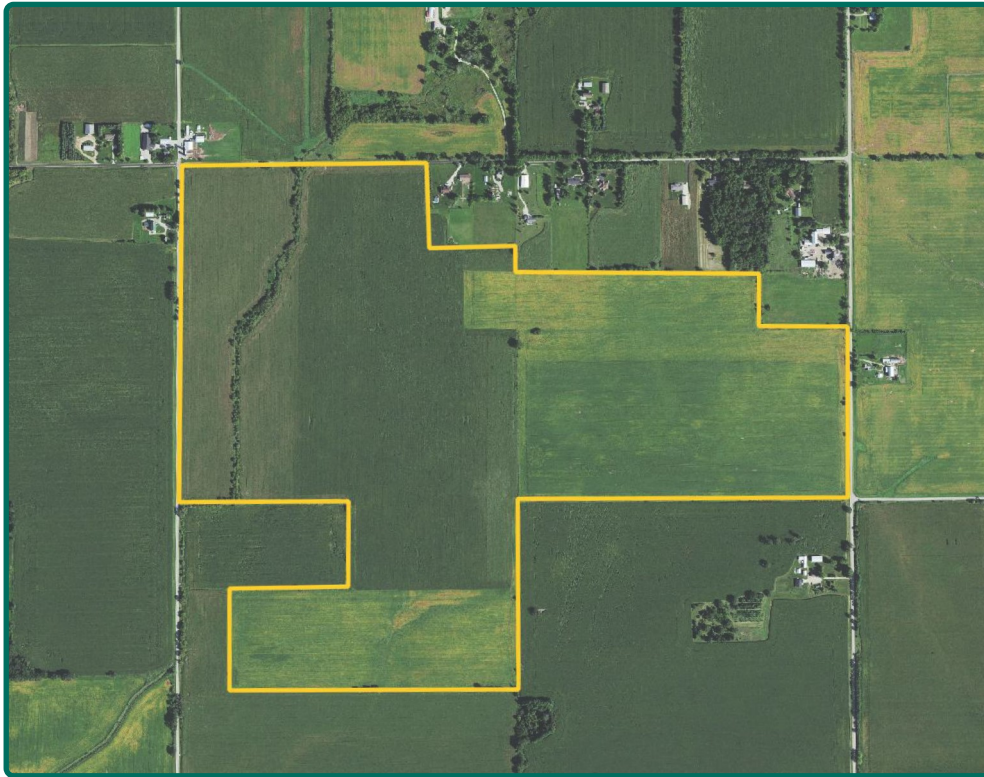


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**FSA/Eff. Crop Acres:** 300.70\*

**Corn Base Acres:** 207.46\*

**Bean Base Acres:** 93.24\*

**Soil Productivity:** 136.80 PI

*\*Acres are estimated.*

## Property Information

### 311.50 Acres, m/l

#### Location

**From Capron:** go north on Capron Rd. for 4 miles. Farm is southeast of the Capron Rd. and Randall Rd. intersection.

#### Legal Description

Part of the N½, and part of the N½ SW¼, Section 23, Township 46 North, Range 4 East of the 3rd P.M., Boone County, IL.

#### Price & Terms

- \$4,360,000
- \$13,996.79/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As negotiated.

#### Real Estate Tax

2021 Taxes Payable 2022: \$17,497.88

Taxable Acres: 311.50

Tax per Taxable Acre: \$56.17

Tax Parcel ID #s: 02-23-300-005, 02-23-300-003, 02-23-100-003, 02-23-100-001, 02-23-100-002, 02-23-100-010, 02-23-100-008, 02-23-200-017, 02-23-200-013

#### Lease Status

Leased through the 2024 crop year.

Contact agent for details.

#### FSA Data

Part of Farm Number 4562, Tracts 217, 218, 7440, and 9060

FSA/Eff. Crop Acres: 300.70\*

Corn Base Acres: 207.46\*

Corn PLC Yield: 136 Bu.

Bean Base Acres: 93.24\*

Bean PLC Yield: 42 Bu.

*\*Acres are estimated pending reconstitution of farm by the Boone County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Main soil types are Sable, Muscatune, and Atterberry. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 136.80. 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

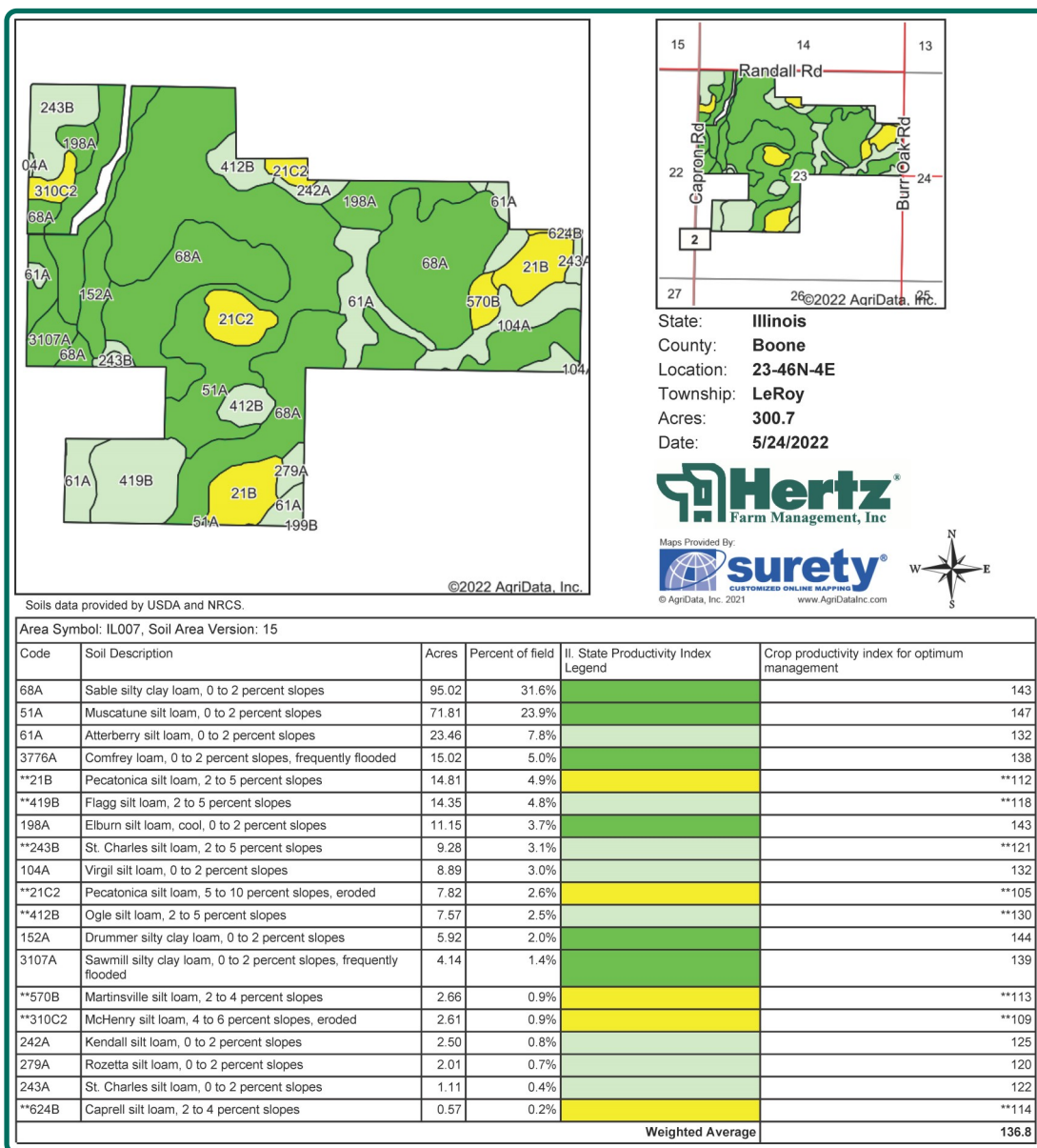
Gently rolling.

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## Drainage

Some tile. No maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Additional Land for Sale

Seller has an additional 271.63 acres, m/l, of land for sale located east of this property in McHenry County. 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.*

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Looking Southeast



Looking Northeast



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Looking Northeast



Looking West



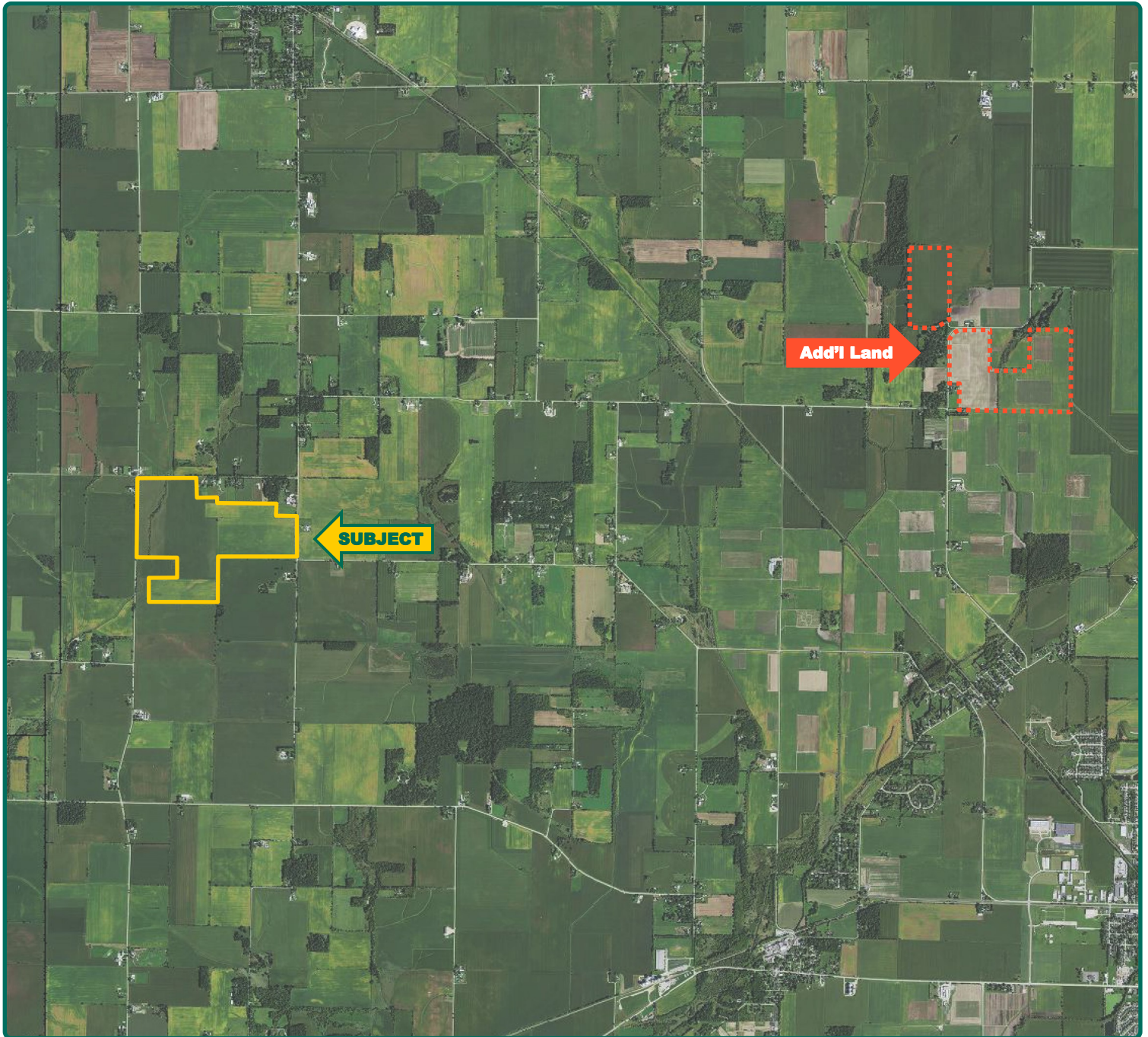
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# Additional Land Aerial Photo



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