

Land For Sale

ACREAGE:

LOCATION:

77.60 Acres, m/l

DeWitt County, IL



Property Key Features

- Excellent Quality Farmland
- Soil Productivity of 141.10 Pl
- · Historically Part of a Seed Corn Block

Spencer Smith, AFMLicensed Broker in IL
Licensed Salesperson in IA

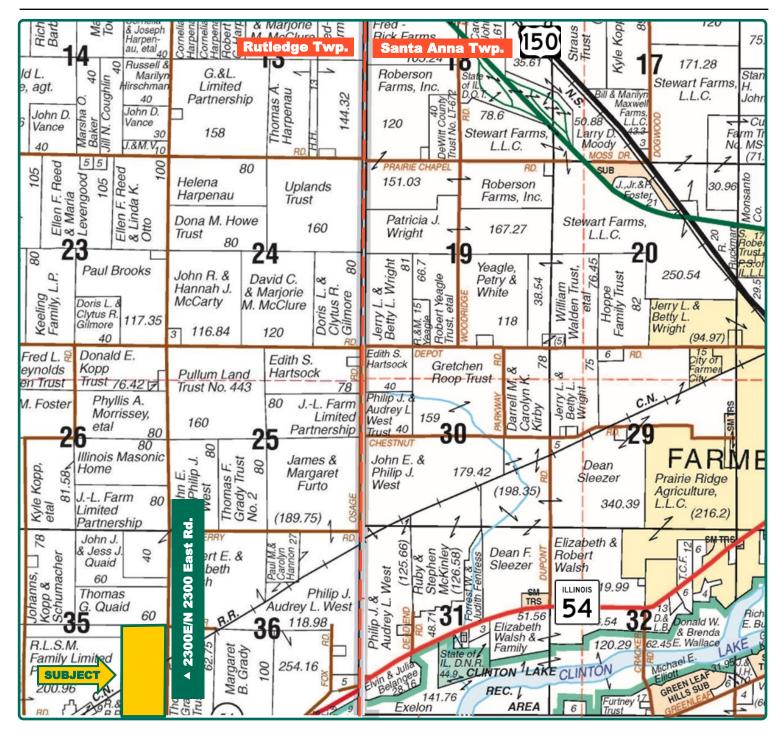
309-826-7736 SpencerS@Hertz.ag **217-762-9881**700 W. Bridge Street / P.O. Box 467
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Plat Map

Rutledge Township, DeWitt County, IL

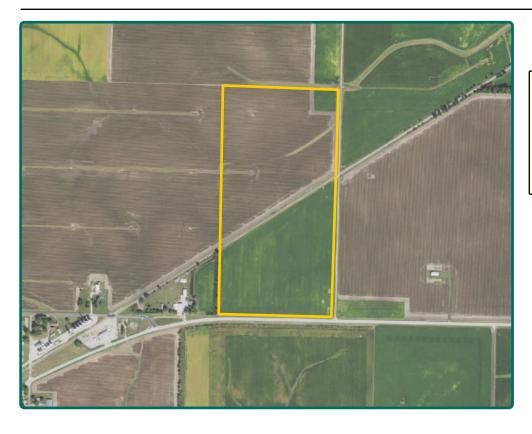


Map reproduced with permission of Rockford Map Publishers



Aerial Photo

77.60 Acres, m/I



FSA/Eff. Crop Acres: 77.69
Corn Base Acres: 38.40
Bean Base Acres: 38.20
Soil Productivity: 141.10 P.I.

Property Information 77.60 Acres, m/l

Location

From Farmer City: head west on IL 54 W/W Clinton Ave. for 3.8 miles, then turn north onto 2300 E/N 2300 East Rd. The farm will be on the west side of the road.

Legal Description

E½ of SE¼ of Section 35, Township 21 North, Range 4 East of the 4th P.M., DeWitt Co., IL.

Price & Terms PRICE REDUCED!

- **◆**\$1,435,600.00 \$1,389,040
- **◆**-\$18,500/acre \$17,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2021 Taxes Payable 2022: \$4,128.73*
Taxable Acres: 77.60
Tax per Taxable Acre: \$53.21*
Tax Parcel ID #s: 04-35-400-006
*Taxes are estimated pending tax parcel split. DeWitt County Assessor will determine final tax figures.

FSA Data

Farm Number 4491, Tract 1127 FSA/Eff. Crop Acres: 77.69 Corn Base Acres: 38.40 Corn PLC Yield: 169 Bu. Bean Base Acres: 38.20 Bean PLC Yield: 56 Bu.

Lease Status

Leased through the 2022 crop year.

Soil Types/Productivity

Main soil types are Ipava and Sable. Productivity Index (PI) on the FSA/Eff. Crop acres is 141.10. See soil map for details.

Mineral Rights

All mineral rights owned by Seller will be transferred to the Buyer(s). Contact agent for details.

Land Description

Mostly level to gently sloping.

Drainage

Some tile. Contact agent for map.

Water & Well Information

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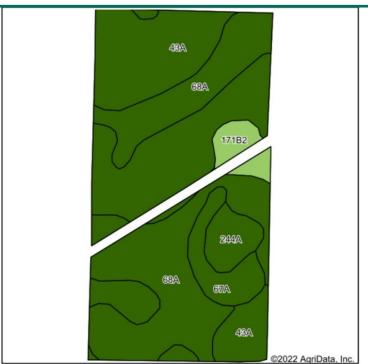
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Soil Map

77.69 FSA/Eff. Crop Acres





State: Illinois De Witt County: 35-21N-4E Location: Township: Rutledge Acres: 77.69 Date: 7/19/2022







Soils data provided	by USDA	and NRCS.
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Area Syn	nbol: IL039, Soil Area Version: 13						
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	35.61	45.8%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	30.98	39.9%		192	63	143
67A	Harpster silty clay loam, 0 to 2 percent slopes	4.75	6.1%		182	57	133
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	3.52	4.5%		182	59	134
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	2.83	3.6%		**178	**56	**131
Weighted Average			190	61.7	141.1		

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

None.

Comments

There are two oil wells on this farm. The north well is not active while the south well is active. Contact agent for details.

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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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



Property Photos

East looking Southwest



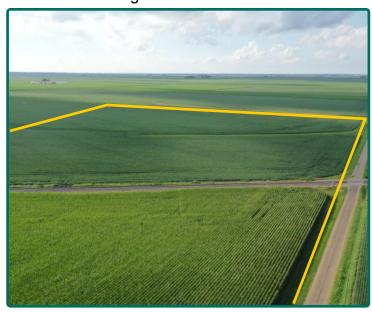
North looking South



South looking North



Southeast looking Northwest





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