

Land For Sale

ACREAGE:

77.60 Acres, m/l

LOCATION:

DeWitt County, IL



Property Key Features

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

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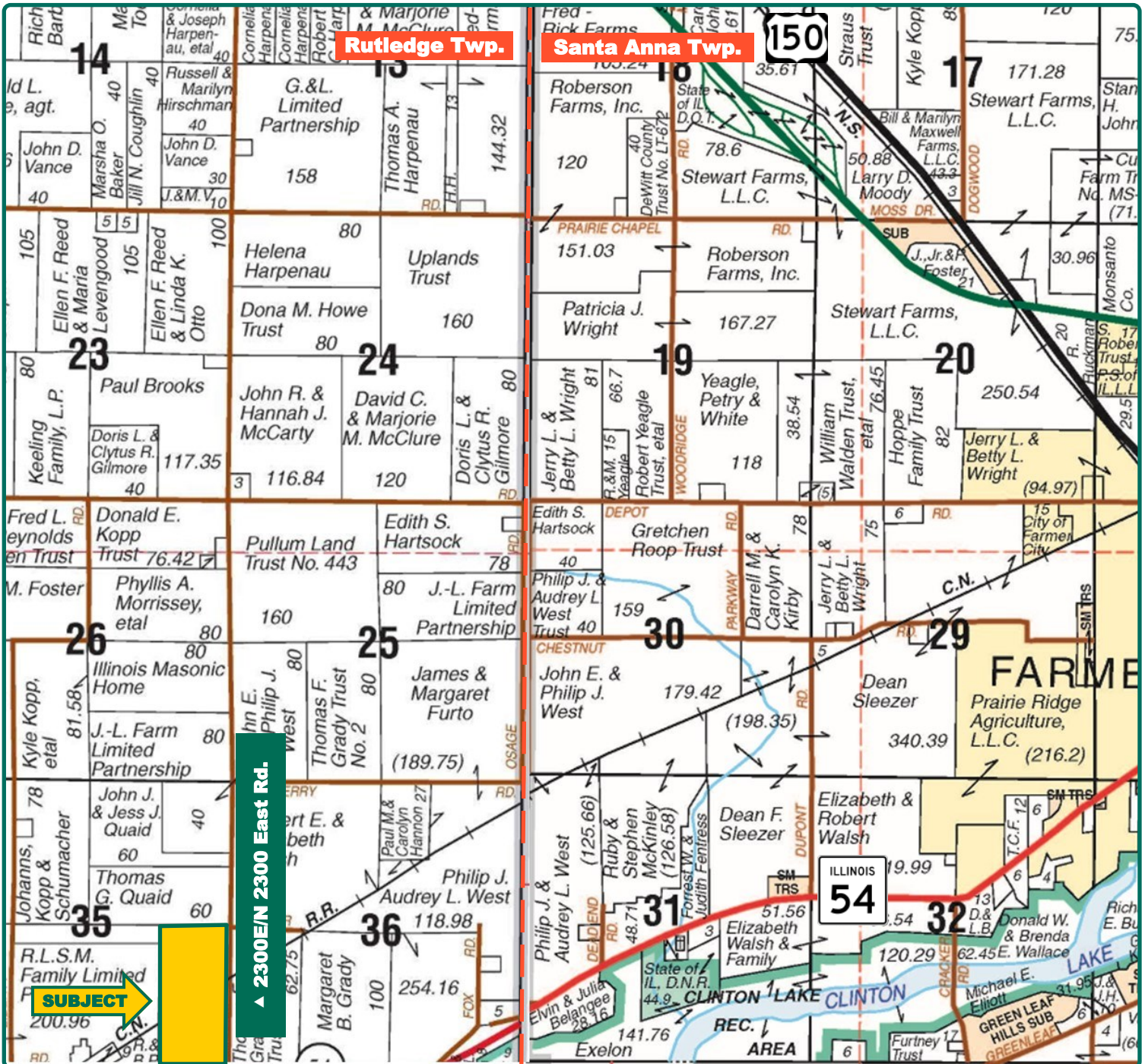
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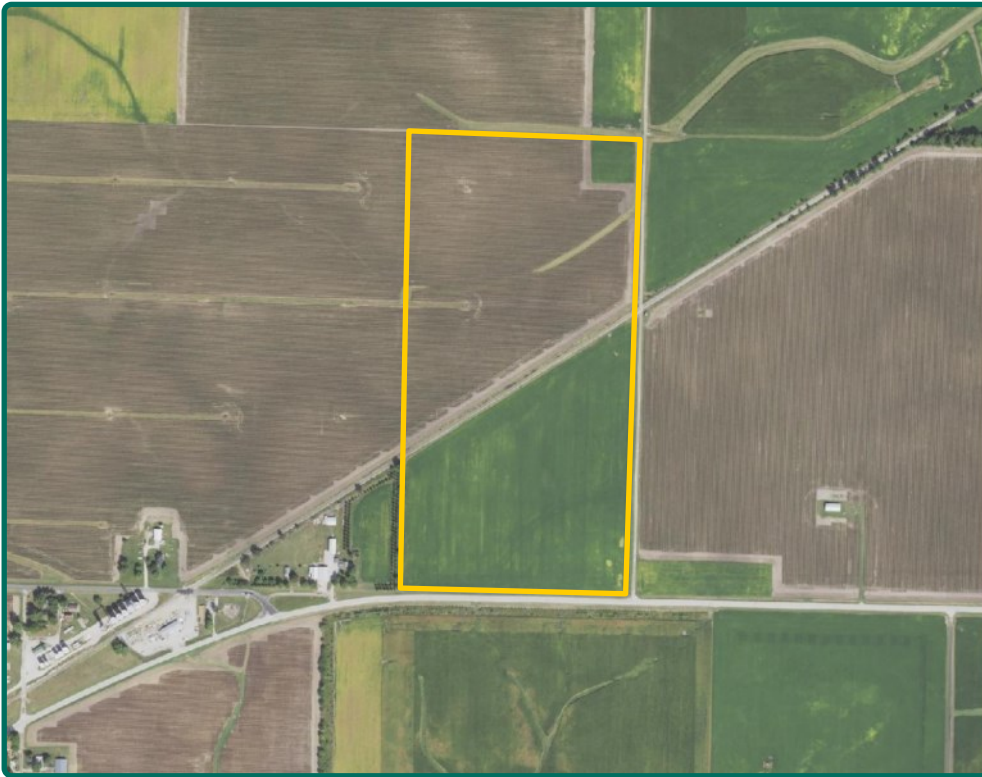
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FSA/Eff. Crop Acres:	77.69
Corn Base Acres:	38.40
Bean Base Acres:	38.20
Soil Productivity:	141.10 P.I.

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 #: 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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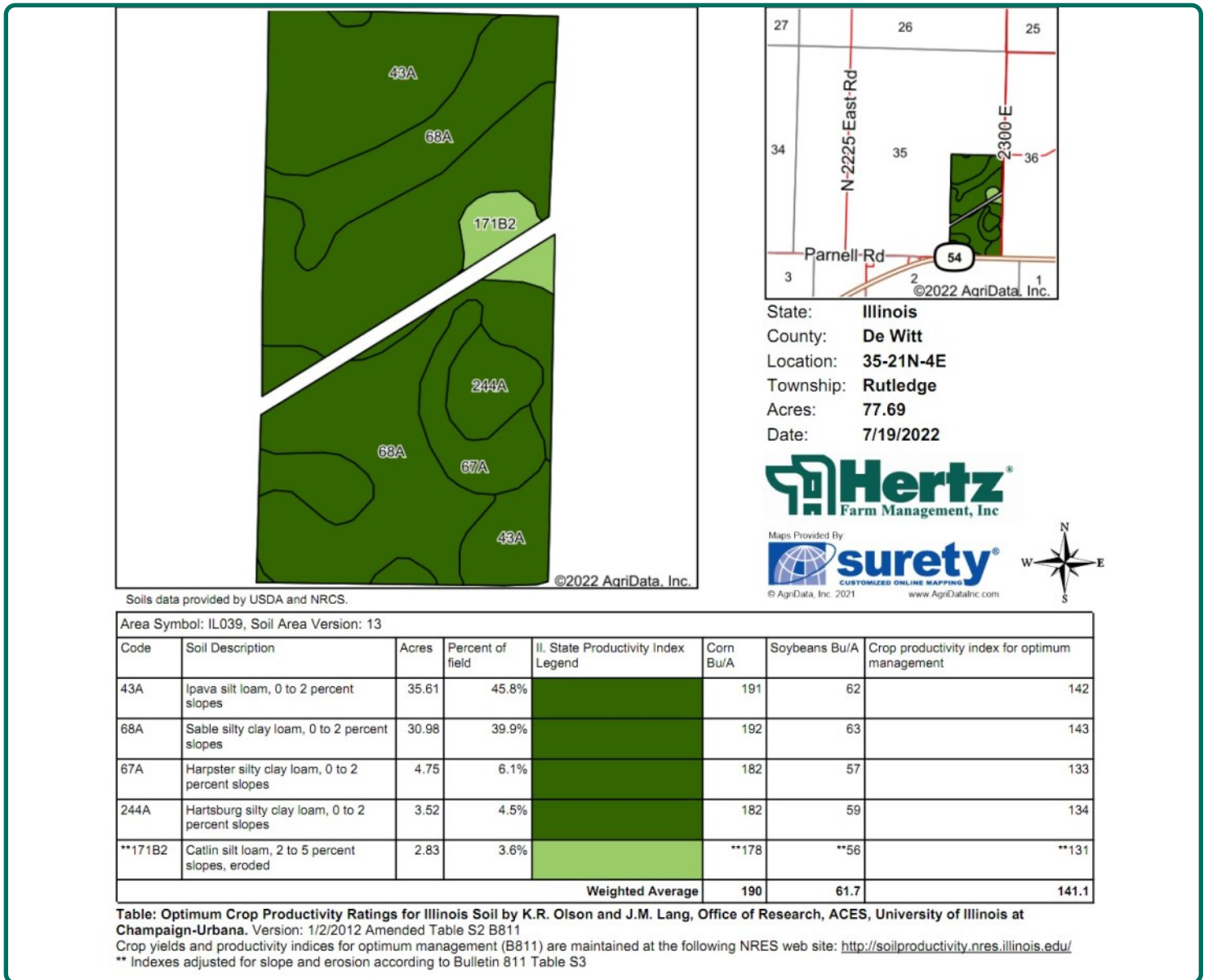
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None.

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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East looking Southwest



North looking South



South looking North



Southeast looking Northwest



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