

**ACREAGE:**

**148.47 Acres, m/l**

**LOCATION:**

**Ford County, IL**



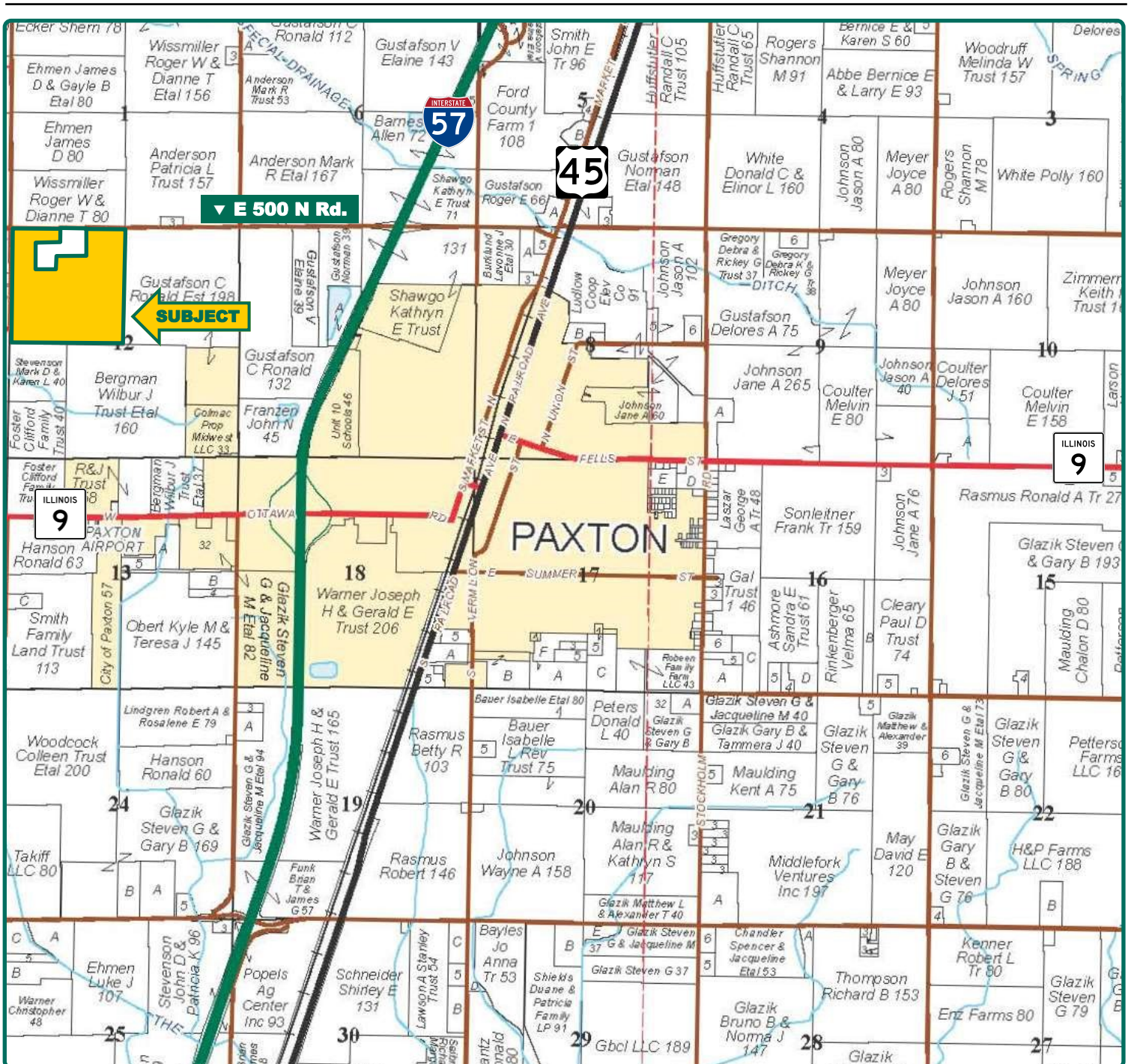
## Property Key Features

- Located 2.5 Miles Northwest of Paxton, IL
- 136.83 Estimated FSA/Eff. Crop Acres with a 114.60 PI
- Productive Ford County Farm

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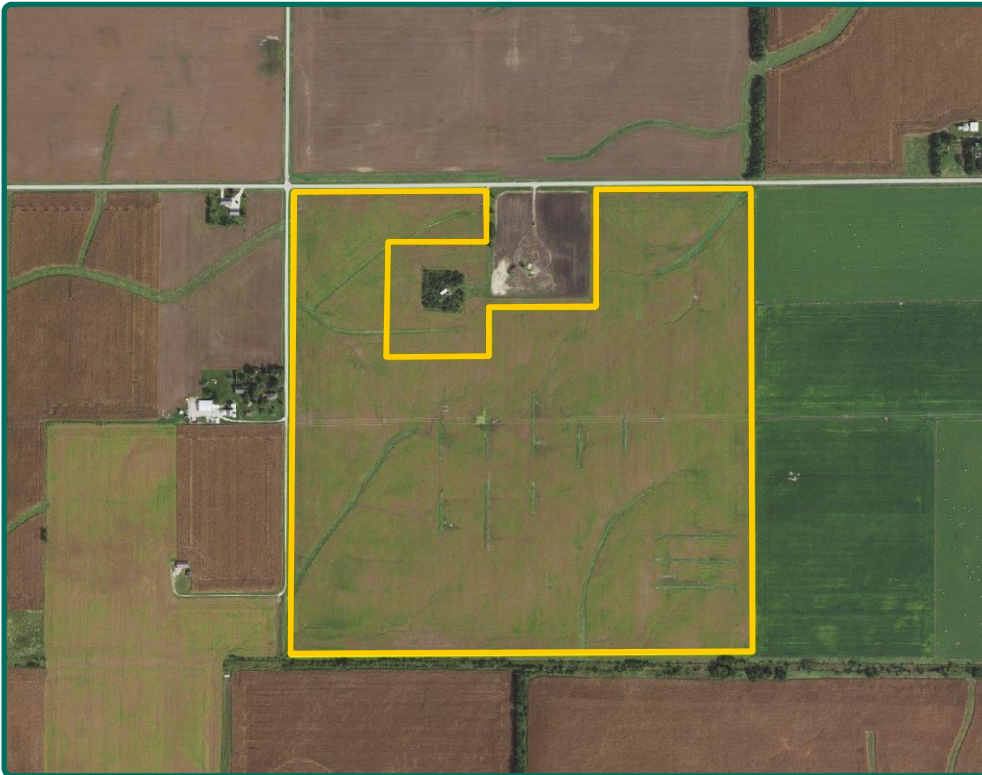




Map reproduced with permission of Rockford Map Publishers

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**FSA/Eff. Crop Acres:** 136.83\*  
**Cert. Grass Acres:** 4.45\*  
**Corn Base Acres:** 73.90\*  
**Bean Base Acres:** 60.40\*  
**Soil Productivity:** 114.60 P.I.

*\*Acres are estimated.*

## Property Information

**148.47 Acres, m/l**

### Location

From Paxton: Go north 1 mile north on US 45 to E. 500 N Rd., head west on E. 500 N Rd. for 2 miles. The farm will be on the south side of the road.

### Legal Description

Part of the NW¼ of Section 12, Township 23 North, Range 9 East of the 3rd P.M., Ford Co., IL.

### Price & Terms

- \$1,261,995.00
- \$8,500/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

2021 Taxes Payable 2022: \$3,301.52  
 Surveyed Acres: 148.47  
 Taxable Acres: 145.00  
 Tax per Taxable Acre: \$22.77  
 Tax Parcel ID #: 11-13-12-100-003

### FSA Data

Farm Number 1100, Tract 1879  
 FSA/Eff. Crop Acres: 136.83\*  
 Cert. Grass Acres: 4.45\*  
 Corn Base Acres: 73.90\*  
 Corn PLC Yield: 139 Bu.  
 Bean Base Acres: 60.40\*  
 Bean PLC Yield: 41 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Ford County FSA office.*

### Lease Status

Open lease for 2023 crop year.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Swygert and Bryce. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 114.60. See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Fertility Data

Soil tests completed in 2022 by BCS, LLC.  
 pH: 6.70  
 K: 332.40  
 P: 70.60

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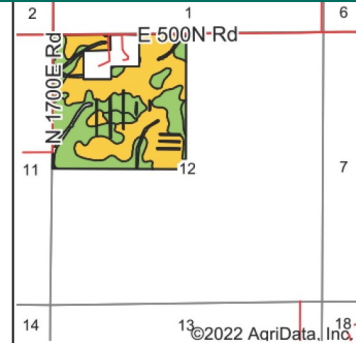
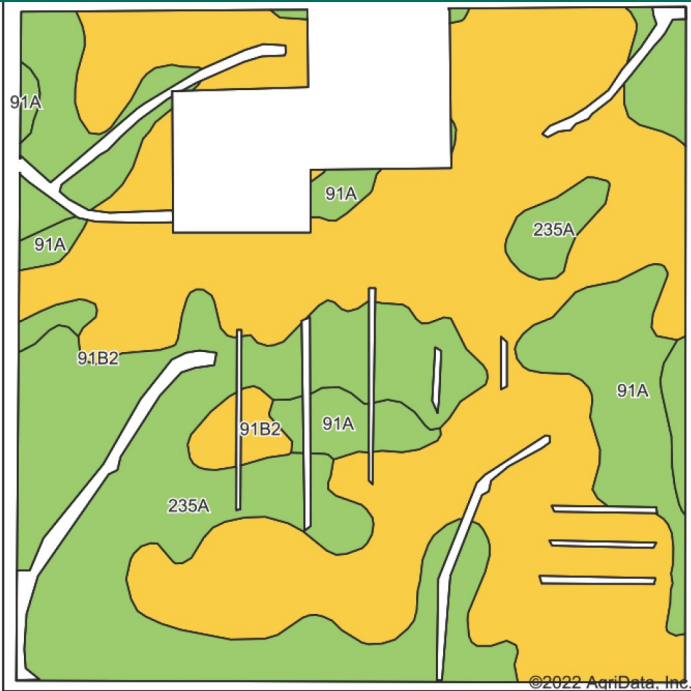
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State: **Illinois**  
 County: **Ford**  
 Location: **12-23N-9E**  
 Township: **Patton**  
 Acres: **136.83**  
 Date: **9/8/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL053, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	76.11	55.6%		**147	**48	**110
235A	Bryce silty clay, 0 to 2 percent slopes	46.84	34.2%		162	54	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	13.88	10.1%		158	52	118
<b>Weighted Average</b>					<b>153.3</b>	<b>50.5</b>	<b>114.6</b>

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.

## Yield History (Bu./Ac.)

Year	Corn	Beans
2017	-	56.0
2018	220.40	-
2019	-	48.90
2020	177.70	-
2021	-	55.30

Yield information is reported by producer delivery sheets.

## Land Description

Gently to moderately sloping.

## Drainage

Natural with some tile and terraces. No maps available.

## Buildings/Improvements

None.

## Comments

The seller is farming approximately 5-acres of leased land around the cell tower. 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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Southwest Corner looking Northeast



Northwest Corner looking Southeast



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