

Land For Sale

ACREAGE:

231.55 Acres, m/l

LOCATION:

Lee County, IL



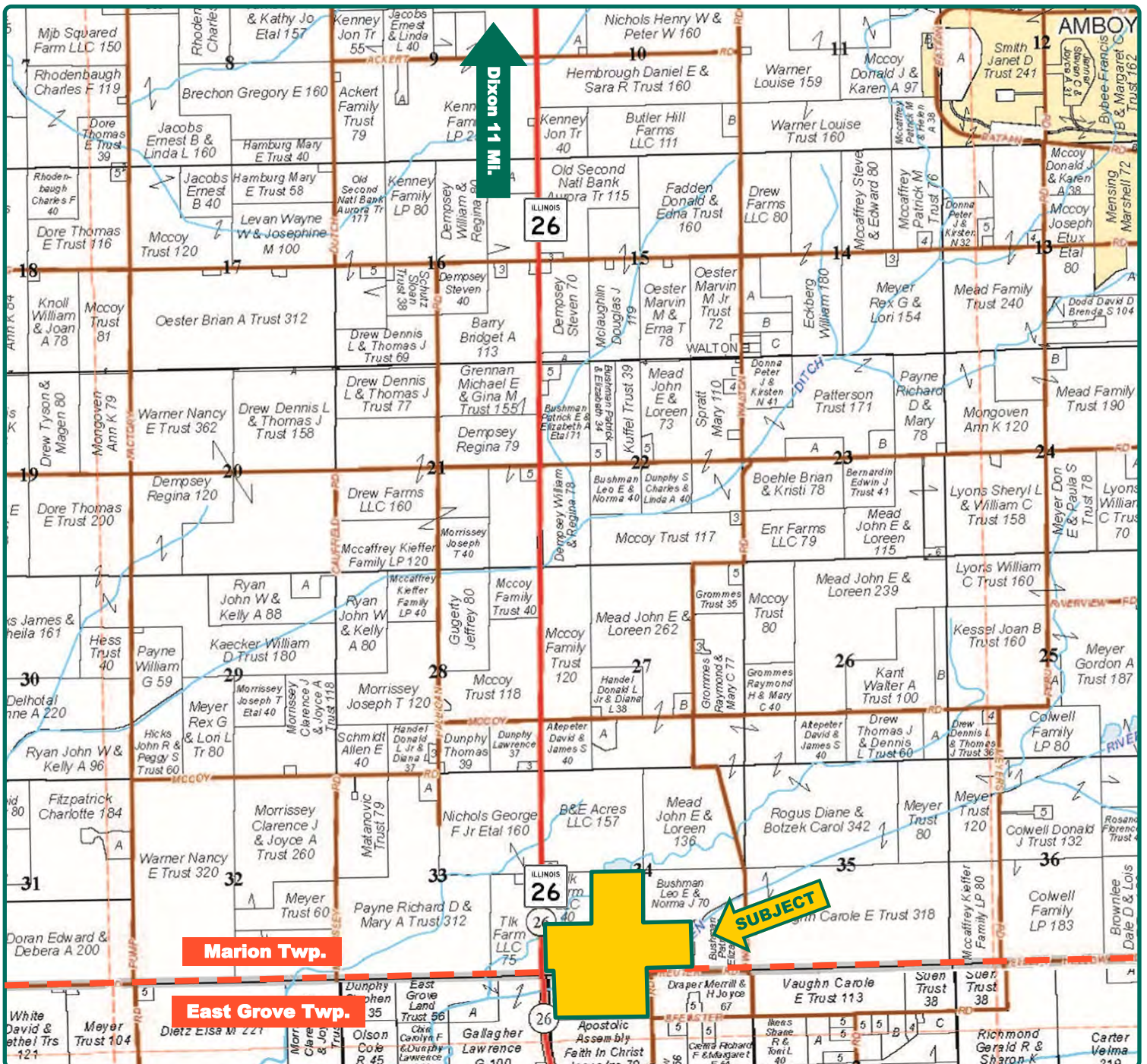
Property Key Features

- Productive Lee County Farm Located Along State Highway 26
- Green River Access Providing Unique Recreational Opportunities
- Great Addition to an Existing Farm Operation or Investment Portfolio

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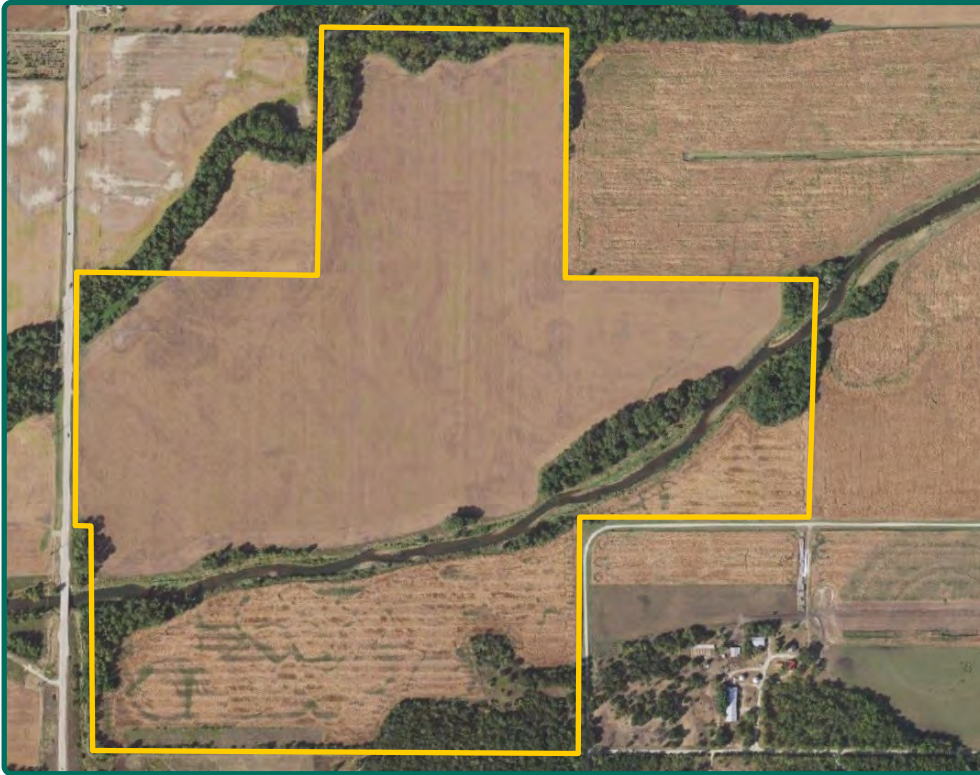


Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres: 185.14
Corn Base Acres: 181.00
Soil Productivity: 119.90 P.I.

Property Information

231.55 Acres, m/l

Location

From Dixon: Go 11 miles south on State Hwy. 26. The farm will be on the east side of the road.

Legal Description

NE¼ of the SW¼, the S½ of the SW¼, and the SW¼ of the SE¼ of Section 34, Township 20 North, Range 9 East of the 3rd P.M., Lee Co., IL (Marion Township) And the N½ of the NW¼ of Section 3, Township 19 North, Range 9 East of the 3rd P.M., Lee Co., IL. (East Grove Township)

Price & Terms

- \$2,547,050
- \$11,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, base on terms of existing lease.

Real Estate Tax

2021 Taxes Payable 2022: \$5,749.22
Taxable Acres: 231.55
Tax per Taxable Acre: \$24.83
Tax Parcel ID #s: 12-14-34-300-002, 12-14-34-400-003, & 08-20-03-100-001

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 604, Tract 861
FSA/Eff. Crop Acres: 185.14
Corn Base Acres: 181.00
Corn PLC Yield: 154 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Ambraw and Cohoctah. Productivity Index (PI) on the FSA/Eff. Crop acres is 119.90. See soil map for details.

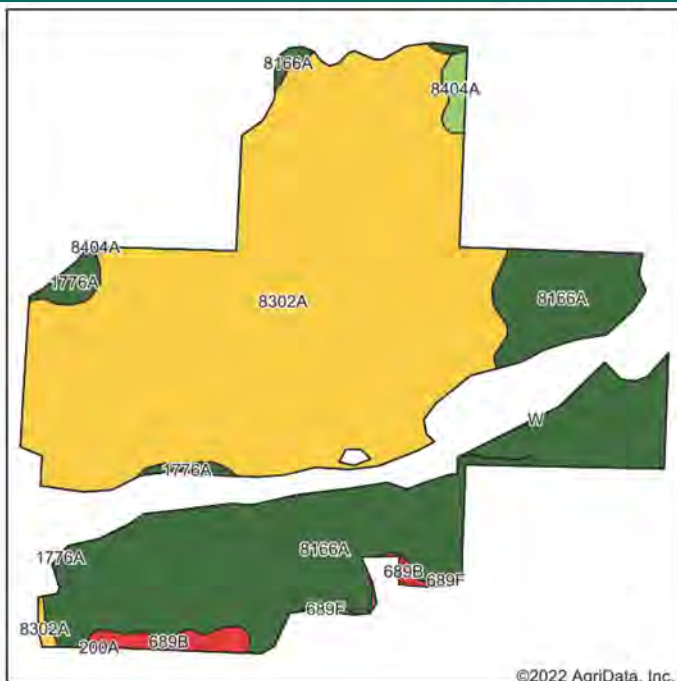
Mineral Rights

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

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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Lee**
Location: **34-20N-9E**
Township: **Marion**
Acres: **185.14**
Date: **10/10/2022**



Area Symbol: IL103, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
8302A	Ambrow loam, 0 to 2 percent slopes, occasionally flooded	115.59	62.4%		114
8166A	Cohoctah loam, 0 to 2 percent slopes, occasionally flooded	62.12	33.6%		133
**689B	Coloma sand, 1 to 7 percent slopes	2.93	1.6%		**75
1776A	Comfrey silt loam, undrained, 0 to 2 percent slopes, frequently flooded	2.56	1.4%		138
8404A	Titus silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.40	0.8%		118
**689F	Coloma sand, 20 to 30 percent slopes	0.47	0.3%		**61
W	Water	0.07	0.0%		
Weighted Average					119.9

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.

Land Description

Relatively level with a gradual slope along the south end of the farm.

Drainage

Natural with some tile. No maps available.

Water & Well Information

None.

Comments

This farm has 0.8 miles of Green River access and small areas of timber for recreation.

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 Northeast



Looking Northwest



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Looking Southwest



Soybeans South of the river, looking West



Corn North of the river, looking North



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