

Land For Sale

ACREAGE:

199.93 Acres, m/l

LOCATION:

LaSalle County, IL



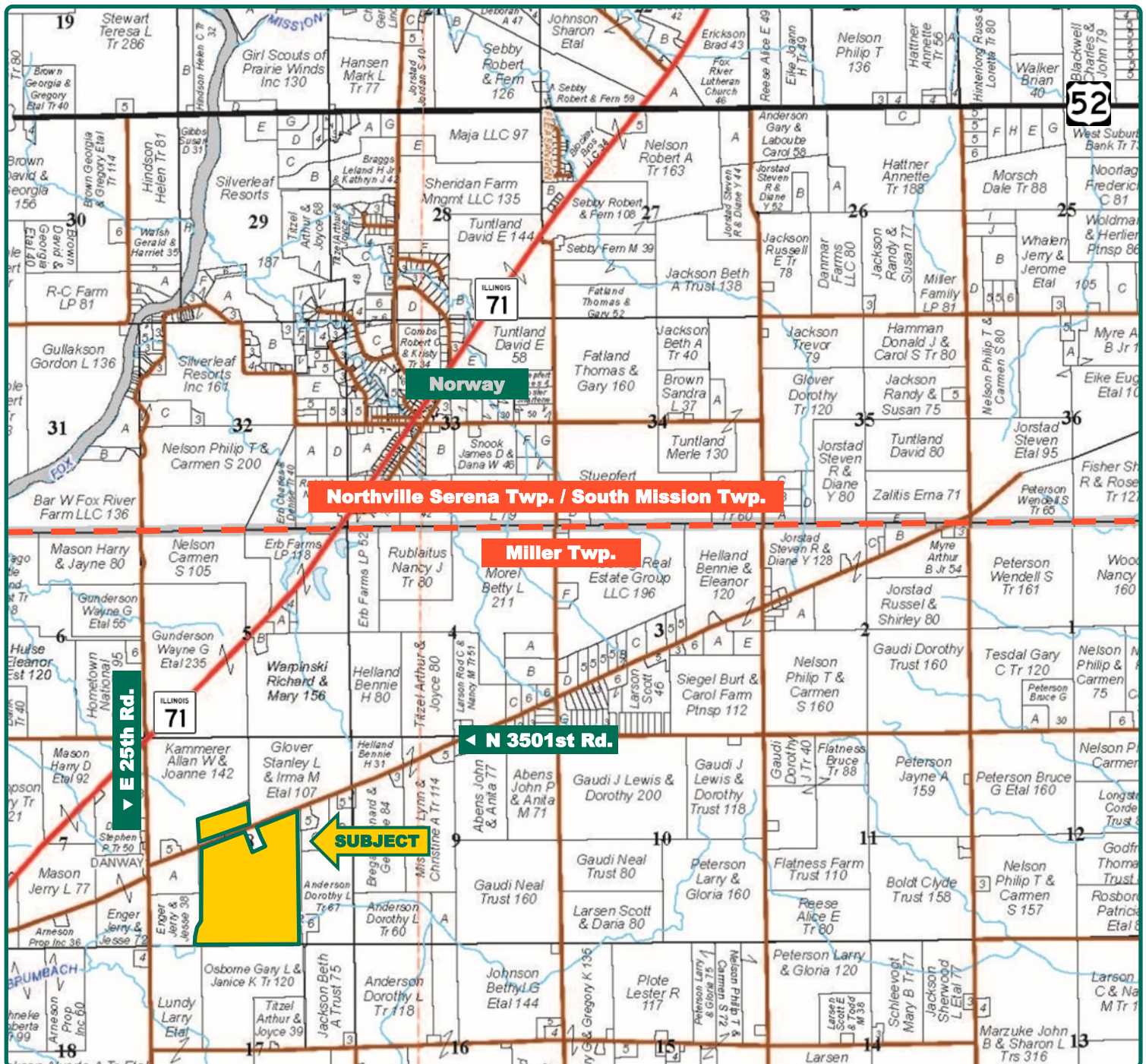
Property *Key Features*

- **Productive LaSalle County Farm**
- **Located Along a Hard-Surfaced Road**
- **An Attractive Addition to a Current Farm Operation or Investment Portfolio**

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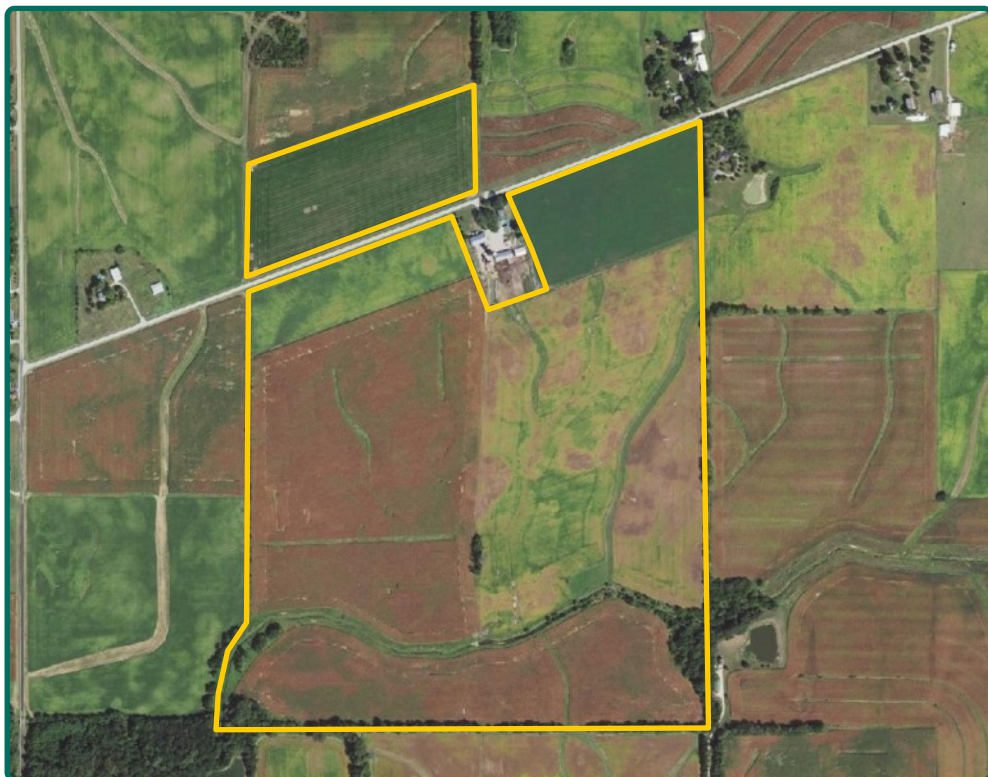


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FSA/Eff. Crop Acres:	188.90
Corn Base Acres:	94.60
Bean Base Acres:	5.00
Wheat Base Acres:	38.40
Soil Productivity:	123.70 P.I.

Property Information

199.93 Acres, m/l

Location

From Norway: Go 2 miles southwest on Hwy. 71, then south on E 25th Rd. for ½ mile, then east on N 3501st Rd. for ½ mile. The farm is on the north and south side of the road.

Legal Description

Located in Section 8, Township 34 North, Range 5 East of the 3rd P.M., LaSalle Co., IL. (Miller Township)

Price & Terms

- \$1,890,000
- \$9,453.31/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: \$6,195.56*
Taxable Acres: 199.93*
Tax per Taxable Acre: \$30.99*
Tax Parcel ID #: 16-08-302-000
**Taxes estimated due to recent tax parcel split. LaSalle County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for 2023 crop year.

FSA Data

Farm Number 2156, Tract 2518
FSA/Eff. Crop Acres: 188.90
Corn Base Acres: 94.60
Corn PLC Yield: 153 Bu.

Bean Base Acres: 5.00
Bean PLC Yield: 50 Bu.
Wheat Base Acres: 38.40
Wheat PLC Yield: 69 Bu.

Soil Types/Productivity

Main soil types are Drummer, Varna, Ashkum, and Elliott. Productivity Index (PI) on the FSA/Eff. Crop acres is 123.70. 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 as it slopes towards the south.

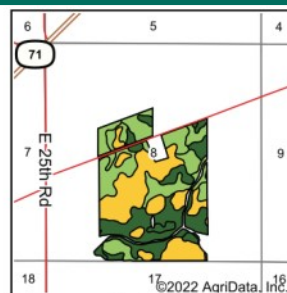
Drainage

Natural with some tile. No maps available.

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State: **Illinois**
County: **LaSalle**
Location: **8-34N-5E**
Township: **Miller**
Acres: **188.90**
Date: **10/12/2022**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 17					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	38.04	20.2%		144
**223C3	Varna silty clay loam, 4 to 6 percent slopes, severely eroded	34.43	18.3%		**102
232A	Ashkum silty clay loam, 0 to 2 percent slopes	17.96	9.5%		127
**146B	Elliott silt loam, 2 to 4 percent slopes	17.57	9.3%		**124
**614B	Chenoa silty clay loam, 2 to 5 percent slopes	14.50	7.7%		**128
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	14.21	7.5%		**110
**290C2	Warsaw silt loam, 4 to 6 percent slopes, eroded	14.09	7.5%		**113
**293B	Andres silt loam, 2 to 5 percent slopes	9.64	5.1%		**134
**294C2	Symerton silt loam, 5 to 10 percent slopes, eroded	8.51	4.5%		**122
**290B	Warsaw silt loam, 2 to 4 percent slopes	7.99	4.2%		**118
356A	Elpaso silty clay loam, 0 to 2 percent slopes	5.65	3.0%		144
**148B	Proctor silt loam, 2 to 5 percent slopes	4.14	2.2%		**134
3107A	Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded	1.20	0.6%		139
293A	Andres silt loam, 0 to 2 percent slopes	0.31	0.2%		135
**318C2	Lorenzo loam, 4 to 6 percent slopes, eroded	0.08	0.0%		**98
Weighted Average					123.7

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.

Buildings/Improvements

None.

Water & Well Information

None.

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 Southwest



Looking Northwest



Looking Northeast



Looking Northeast



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