

Land For Sale

ACREAGE:

320.00 Acres, m/l

LOCATION:

Peoria County, IL



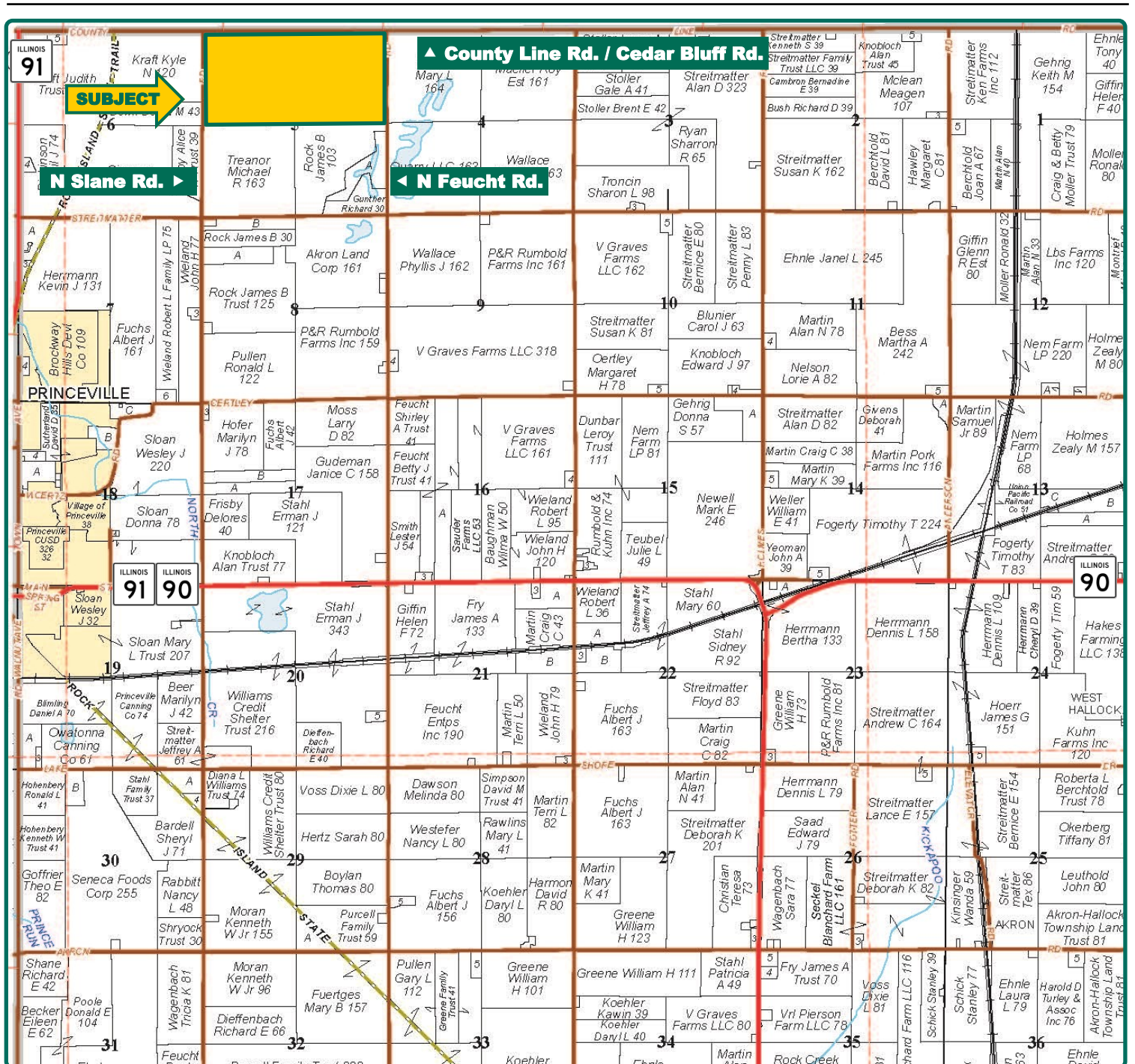
Property Key Features

- Large Contiguous Parcel of Peoria County Farmland
- 319.94 FSA/Eff. Crop Acres
- Located 4 Miles Northeast of Princeville, IL

John Meils
Licensed Broker in IL
309-657-2800
JohnM@Hertz.ag

815-935-9878
200 E Court St., Ste 600
Kankakee, IL 60901
www.Hertz.ag

Eric Wilkinson, AFM
Designated Managing Broker in IL
815-671-4175
EricW@Hertz.ag



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FSA/Eff. Crop Acres:	319.94
Cert. Grass Acres:	12.49
Corn Base Acres:	190.50
Bean Base Acres:	119.50
Wheat Base Acres:	1.20
Soil Productivity:	113.10 P.I.

Property Information

320.00 Acres, m/l

Location

From Princeville: North on IL-91 for 3 miles to County Line Rd. / Cedar Bluff Rd., then east 1 mile. The farm is located on the south side of the road for the next mile.

Legal Description

The N½, Section 5, Township 11 North, Range 7 East of the 4th P.M., Peoria Co., IL.

Price & Terms

- \$3,840,000
- \$12,000/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

2022 Taxes Payable 2023: \$8,647.36
Taxable Acres: 320.00
Tax per Taxable Acre: \$27.02
Tax Parcel ID #s: 03-05-100-001, 03-05-100-002 & 03-05-200-001

Lease Status

Leased through the 2024 crop year.
Contact agent for details.

FSA Data

Farm Number 3517
Tracts 9549 & 9550
FSA/Eff. Crop Acres: 319.94
Cert. Grass Acres: 12.49
Corn Base Acres: 190.50

Corn PLC Yield: 161 Bu.
Bean Base Acres: 119.50
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 1.20
Wheat PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Osceola. Productivity Index (PI) on the FSA/Eff. Crop acres is 113.10. 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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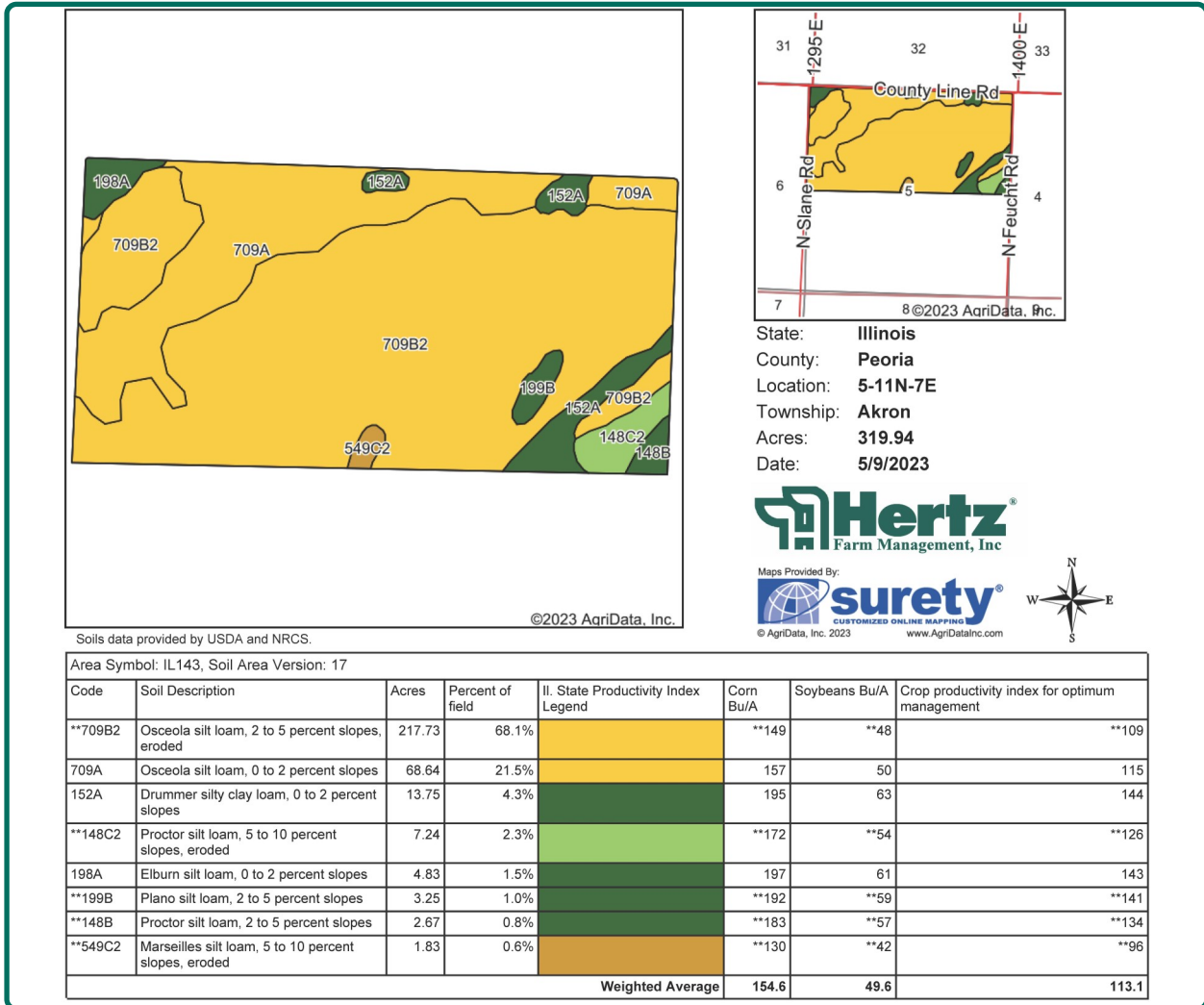
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Fertility Data

Soil tests completed in 2022 by HyGround Soil Management Services.

pH: 6.4
K: 256.0
P: 50.7
OM: 3.3%

Land Description

Gently to moderately sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

A rare opportunity to own a large contiguous tract of Peoria County farmland.

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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Southeast Corner looking West - Northwest



Northeast Corner looking West - Southwest



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