

Land For Sale

ACREAGE:

46.29 Acres, m/l

LOCATION:

Livingston County, IL



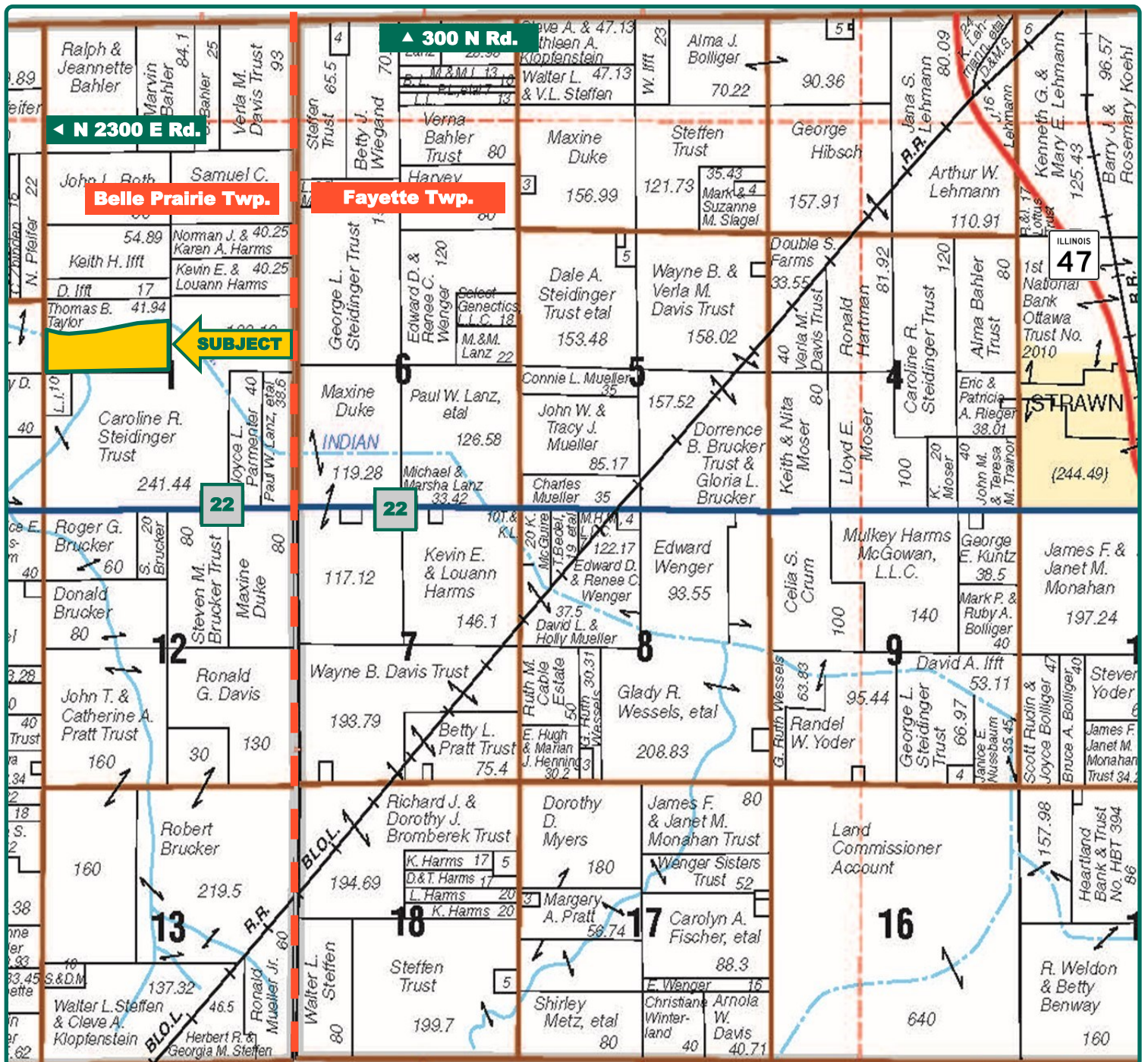
Property Key Features

- Excellent Quality Soils with a 139.80 P.I.
- 39.64 FSA/Eff. Crop Acres and 3.10 CRP Acres
- Located 4 Miles West of Strawn, IL

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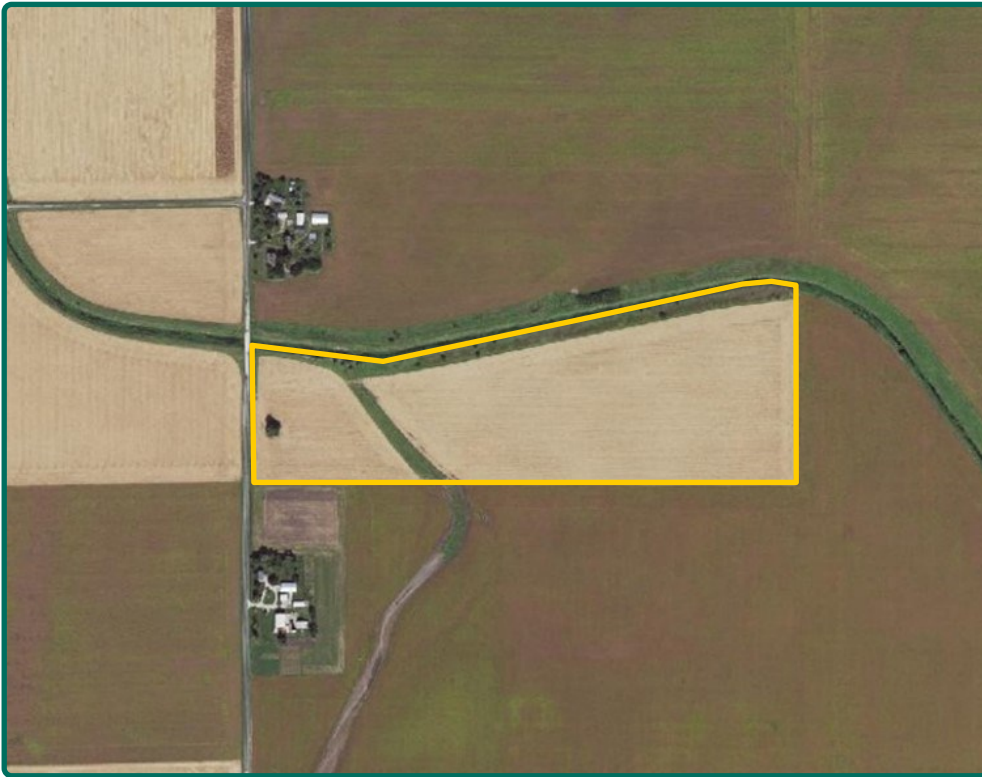


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FSA/Eff. Crop Acres:	39.64
CRP Acres:	3.10
Corn Base Acres:	19.00
Bean Base Acres:	17.40
Soil Productivity:	139.80 P.I.

Property Information

46.29 Acres, m/l

Location

From Strawn: Go ¾ mile north on IL-47, then west on 300 N Rd. for 3.75 miles, then south on N 2300 E Rd. for 1.2 miles. The farm is located on the east side of the road.

Legal Description

Part of Govt. Lot 1, lying south of the center line of Indian Creek, Section 1, Township 25 North, Range 6 East of the 3rd P.M., Livingston Co., IL.

Price & Terms

- \$784,615.50
- \$16,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2021 Taxes Payable 2022: \$2,162.16
Taxable Acres: 46.29
Tax per Taxable Acre: \$46.71
Tax Parcel ID #: 28-28-01-100-016

Lease Status

Leased through the 2023 crop year with an open lease for the 2024 crop year.

FSA Data

Farm Number 8137, Tract 14648
FSA/Eff. Crop Acres: 39.64
CRP Acres: 3.10
Corn Base Acres: 19.00
Corn PLC Yield: 171 Bu.
Bean Base Acres: 17.40
Bean PLC Yield: 51 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

CRP Contracts

There are 3.10 acres enrolled in two CRP contracts.

- There are 2.00 acres enrolled in a CP-21 contract that pays \$200/acre - or \$400 annually - and expires 9/30/2023.
- There are 1.10 acres enrolled in a CP-21 contract that pays \$200/acre - or \$220 annually - and expires 9/30/2023.

Soil Types/Productivity

Main soil types are Sawmill and Brenton. Productivity Index (PI) on the FSA/Eff. Crop acres is 139.80. See soil map for details.

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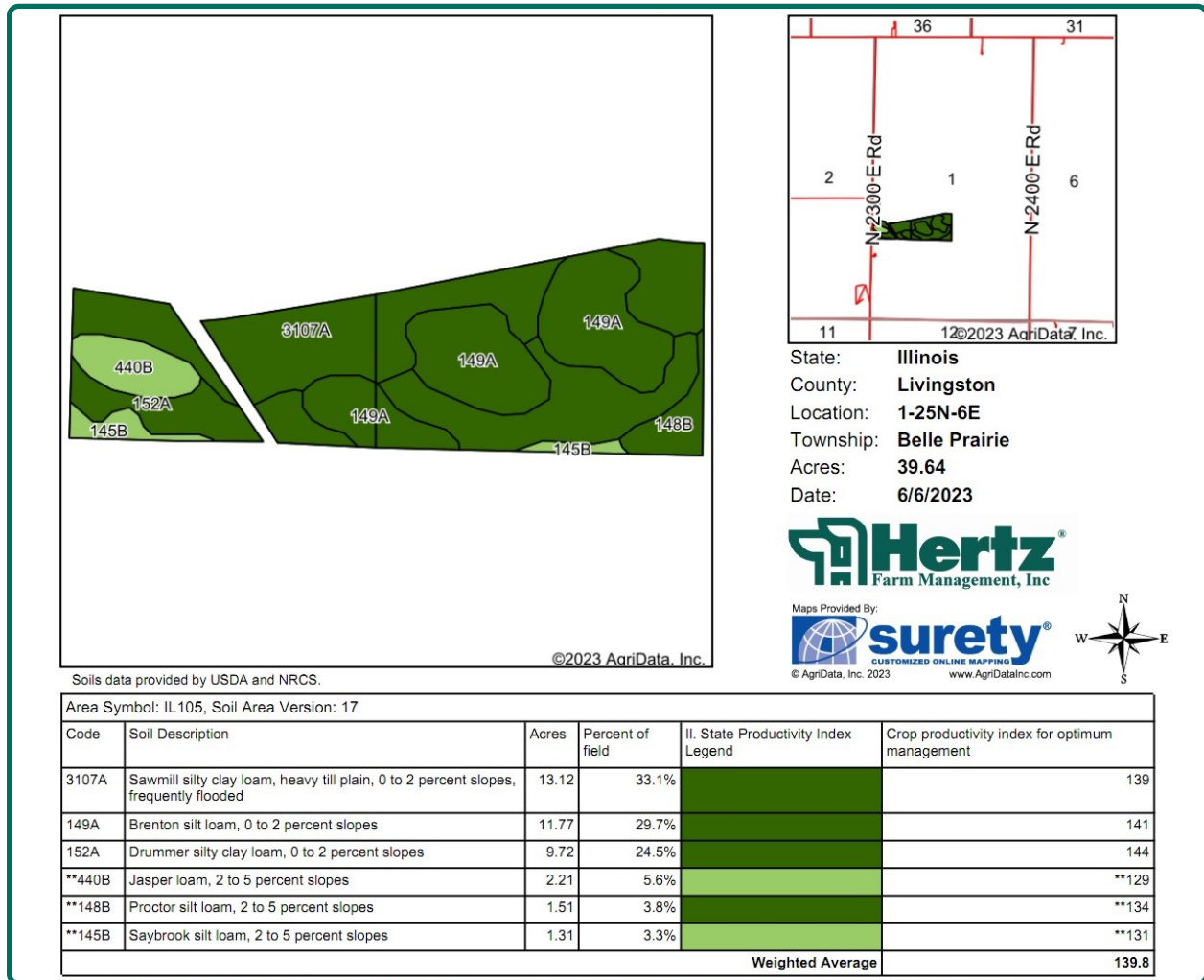
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Mineral Rights

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

Land Description

Level to gently sloping, with 0 to 5% slopes.

Drainage

Natural, plus some tile. No maps available. Parcel is part of Belle Prairie, Eastern Indian Creek, and VRO Supplemental Drainage Districts.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

An excellent quality farm with access for drainage.

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 Northwest



Southwest Corner looking East-Northeast



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