

# Land For Sale

#### ACREAGE:

LOCATION:

### 120.00 Acres, m/l

#### **Tazewell County, IL**



#### **Property** Key Features

- High-Quality Farm Located in a Strong Agricultural Area
- Excellent Yield History
- High Percentage of Tillable Acres

Spencer Smith, AFM, ALC Licensed Broker in IL Licensed Salesperson in IA 309-826-7736 SpencerS@Hertz.ag

**217-762-9881** 700 W. Bridge Street / P.O. Box 467 Monticello, IL 61856 **www.Hertz.ag** 

REID: 030-0472-01



# Plat Map

Delavan Township, Tazewell County, IL

Allen mestead = Farms nc 171 =	Lewis John A 80 Lewis Paul E Etal 80	Stuber Paul Kurtz Kent E 60	3 C Koch Daniel & Carol 115 Koch Philip D 40	Jeckel Farms Trust 76 H C 81 Morse Wayne H Trust 157 H C 81	Morse Wayne H Trust 79 <u>1</u> V Mathers Entps LLC 299
t Terry J & tine A 101 Douglas K cheri L 50	4 Mueller Water & Peggy L 91 Henninger Robert L 206 Frank Dawna R 60 7S Invs (LC 30	Huette David W & Susan D 121 7S Invs LLC 60 Hethoff Judy L& Meisinger Carolee A 71	Sauder Dale A 81 V Hiview III Inc B 34 A	Gunter Marilyn Trust 157 3	Armstrong Armstrong Harry C Harry C Filans F
varney Fi Varney Family Farms gia LLC 80	Morse Wayne H Trust 290	7S Invs LLC 105 31 31 31 31 32 32 33 31 31 31 31 31 31 31 31 31 31 31 31	THE B TTOTTOTTUST 61	4 Jeckel Farms Jenniler & Jeckel Farms Halsey Mila Sev Dog Dog Dog Dog Dog Dog Dog Dog Dog Dog	4 Koch Philip × Sco 0 s sco Diane L G L 53 12 12 12 12 12 12 12 12 12 12
UV 1943 3 Ined Simen Effie M Fam Inc 39 Lewis Carrol H 38	Varney Martin Family Dennis Detmers Farms W 80 LLC 80	Frank Douglas K & Cheri L Douglas K Scheri L David P Delavar & Cheri L Sr 68 Sr 68 Sr 68 Sr 68 Sr 68	Zumwalt G&A Trust 48 Status Sayur Sa	Co. Rd. 2100 E / Sarah R Su Su V Litwiller Rd.	Dorthea L & Bonnie 160 Robert J 80 D 80
Minner Wilma F 80 Sand Hill ding Co 80	Varney Family Farms LLC 80 Denbo Nelva Lea 80	B S Elizabeth A S S Alexander Johánson Julie A 36 U 16 Matthew Q	Alexander Matthew O Matthew O Matthe	Frank Douglas K & Cheri I	Litwiller Dorothea L 80 Meeker Robert G Jr Tr 80
Zumwalt A Trust 66 Runyon raid D 94	Hayes Gerald R II 40 Hayes- Morrissey Sheila 78 Ryan Mary F& Hayes Gordfill 40	a la	Morse Wayne H Trust 130 Kendregan James 98	A Krahn Dean A & Shirtey B Cheri L Etal 200	BUILT NORTHER Eldon L 120 BUILT NORTHER Eldon L 120 BUILT NORTHER Eldon L 120 BUILT NORTHER ELDOR LOIS J 40 BUILT NORTHER ELDO
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idemaker Eldon & Imer 159	Alexander Kimble K Trust 354 29	B A Loehr James N 40 28	Montgomery Susan J 160 27 Tr 240	Yontz Teddy R & A Kathryn A 135	Horton- Thomson Helen V Tr 160 25
tz Berger & ol Trust 81 otterman obert F & da I Tr 81		Sipka Lona K Yontz	Kja Farms Ltd 160 Farms LLC 80	Gabbett Girls Land Trust 160 Go Jr Tr 80	t Turmer Susan E & Harmson Roger E 114 Zurnwalt Larry A & Cathy S 120

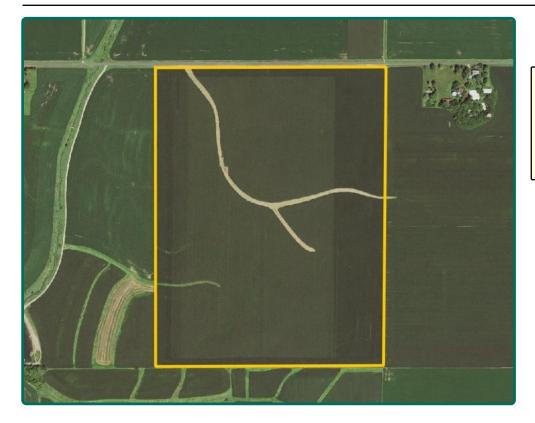
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# **Aerial Photo**

120.00 Acres, m/l



FSA/Eff. Crop Acres	: 115.91
Corn Base Acres:	57.30
Bean Base Acres:	57.20
Soil Productivity:	136.10 P.I.

## Property Information 120.00 Acres, m/l

#### Location

From IL-122 in Delavan: Go south on Co. Rd. 2100 E / Springfield Rd. for 1 mile, then east on Litwiller Rd. for 1 mile. The farm is located on the south side of the road.

#### **Legal Description**

The E<sup>1/2</sup> of the NW<sup>1/4</sup> and the E<sup>1/2</sup> of the W<sup>1/2</sup> of the NW<sup>1/4</sup>, all in Section 13, Township 22 North, Range 4 West of the 3rd P.M., Tazewell Co., IL.

#### **Price & Terms**

- \$2,268,000
- \$18,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

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#### Possession

As negotiated.

#### **Real Estate Tax**

2022 Taxes Payable 2023: \$5,590.84 Taxable Acres: 120.00 Tax per Taxable Acre: \$46.59 Tax Parcel ID #s: 21-21-13-100-003 & 21-21-13-100-004

#### **Lease Status**

Negotiable, the seller is currently farming the land. Contact agent for details.

#### **FSA Data**

Farm Number 352, Tract 2754 FSA/Eff. Crop Acres: 115.91 Corn Base Acres: 57.30 Corn PLC Yield: 188 Bu. Bean Base Acres: 57.20 Bean PLC Yield: 55 Bu.

#### **Soil Types/Productivity**

Main soil type is Osco. Productivity Index (PI) on the FSA/Eff. Crop acres is 136.10. See soil map for details.

#### **Mineral Rights**

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

#### Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	79
2021	241	-
2020	-	78
2019	229	-
2018	-	78

Yield information is reported by crop insurance records.

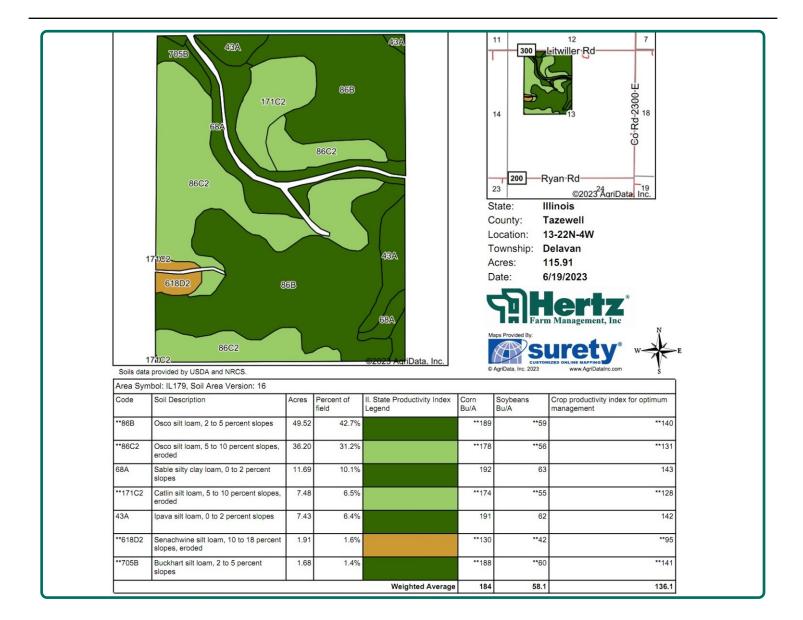
#### **Land Description**

Level to gently rolling.



# Soil Map

115.91 FSA/Eff. Crop Acres



#### Drainage

Some tile. No tile maps available.

### 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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# Property Photos

Northeast looking Southwest



#### Northeast looking South



#### Southeast looking Northwest



### Northwest looking Southeast



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### **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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