

Land For Sale

ACREAGE:

LOCATION:

120.00 Acres, m/l

Will County, IL



Property Key Features

- Nearly 100% Tillable
- 118.64 FSA/Eff. Crop Acres with a PI of 123.00
- Located Within 5 Miles of Peotone and Beecher in Will County, Illinois

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REID: 130-0162-01



Plat Map

Will Township, Will County, IL

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Aerial Photo

120.00 Acres, m/l



FSA/Eff. Crop Acres	s: 118.64
Corn Base Acres:	59.70
Bean Base Acres:	58.90
Soil Productivity:	123.00 P.I.

Property Information 120.00 Acres, m/l

Location

From Beecher: go west on W. Indiana Ave. for 3 miles, then south on S. Kedzie Ave. for 1 mile, then west on W. Corning Ave. for $\frac{1}{2}$ mile. The farm is on the north side of the road.

Legal Description

E¹/₂ SW¹/₄ and SE¹/₄ NW¹/₄, Section 23, Township 33 North, Range 13 East of the 3rd P.M., Will Co., IL. (Will Twp.)

Price & Terms

- \$1,416,000
- \$11,800/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: \$3,814.62 Taxable Acres: 120.00 Tax per Taxable Acre: \$31.79 Tax Parcel ID #s: 20-21-23-300-002 & 20-21-23-100-003

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 2789, Tract 2245 FSA/Eff. Crop Acres: 118.64 Corn Base Acres: 59.70 Corn PLC Yield: 144 Bu. Bean Base Acres: 58.90 Bean PLC Yield: 44 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Elliott and Ashkum. Productivity Index (PI) on the FSA/Eff. Crop acres is 123.00. 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 sloping.

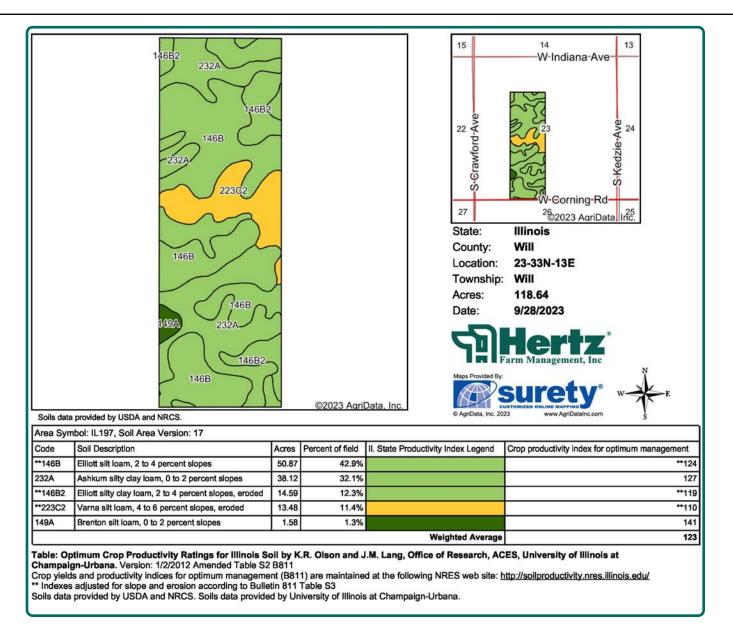
Drainage Natural.

Water & Well Information None.

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Pipeline

A buried pipeline crosses the property. Contact agent for details. 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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