

Land For Sale

ACREAGE:

120.00 Acres, m/l

LOCATION:

Will County, IL



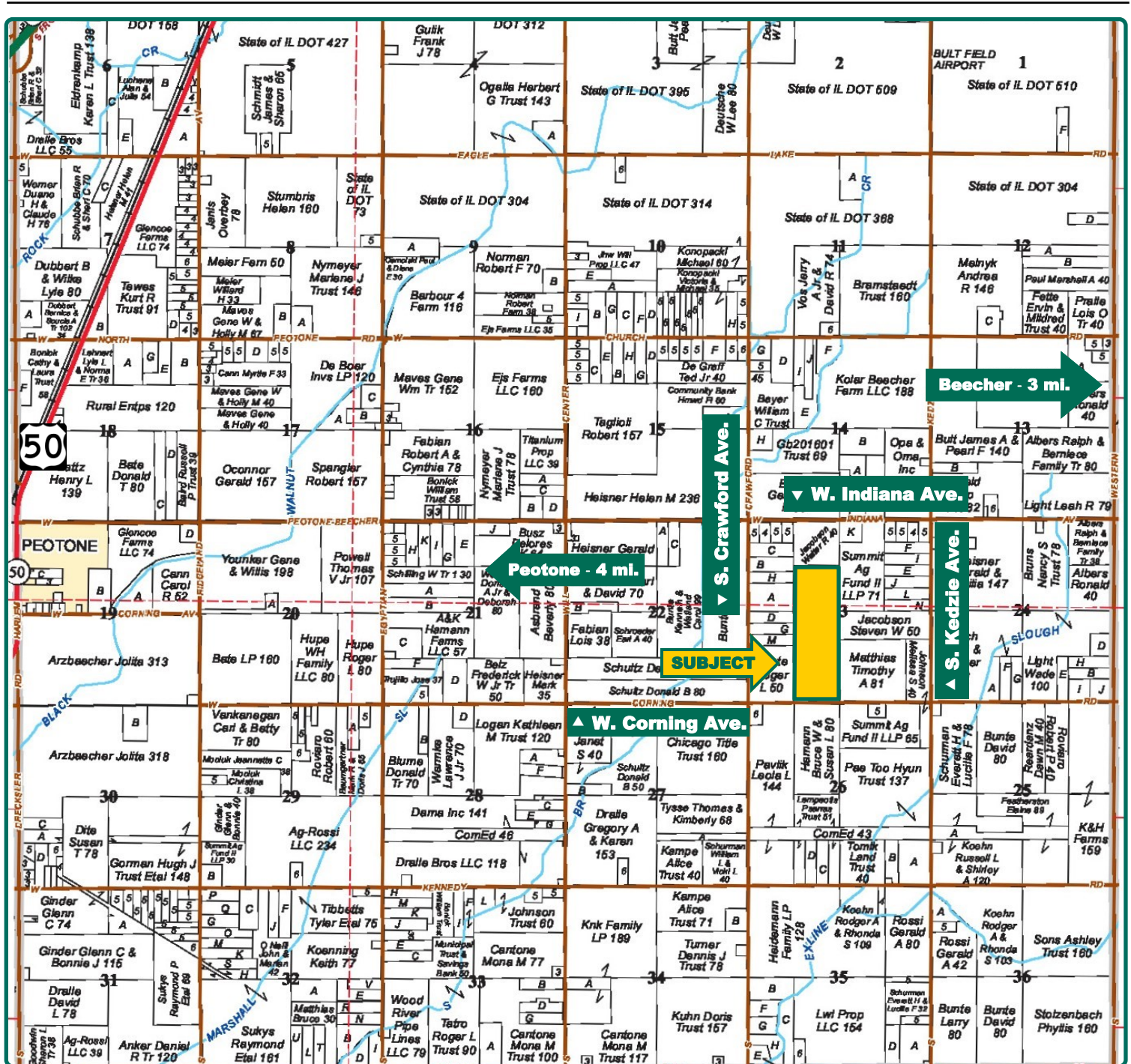
Property Key Features

- 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

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag

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

Melissa Halpin
Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag

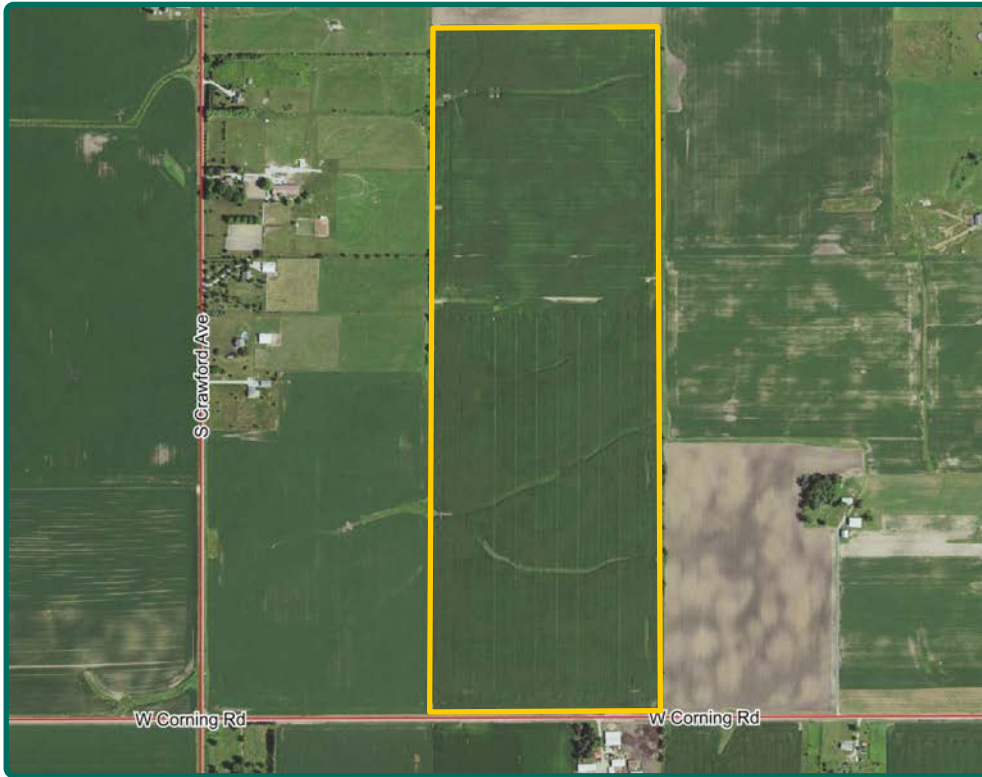


Map reproduced with permission of Rockford Map Publishers

Dakota Behrends
Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag

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

Melissa Halpin
Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag



FSA/Eff. Crop Acres:	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 ½ mile. The farm is on the north side of the road.

Legal Description

E½ SW¼ and SE¼ NW¼, 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.

Dakota Behrends

Licensed Broker in IL & IN

815-768-6783

DakotaB@Hertz.ag

815-935-9878

200 E Court, Ste. 600

Kankakee, IL 60901

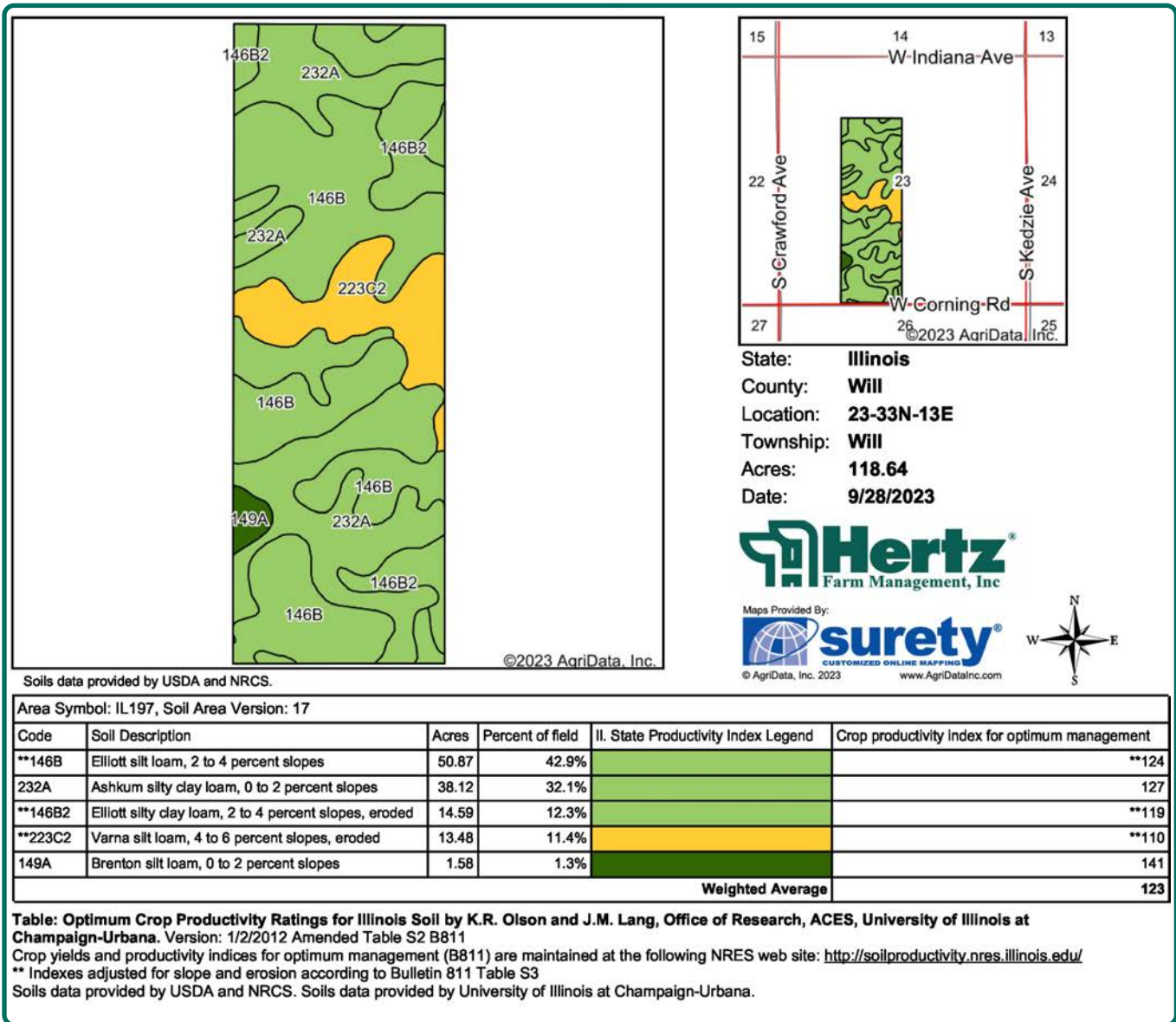
www.Hertz.ag

Melissa Halpin

Licensed Broker in IL & IN

815-228-0575

MelissaH@Hertz.ag



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.

Dakota Behrends
 Licensed Broker in IL & IN
815-768-6783
DakotaB@Hertz.ag

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

Melissa Halpin
 Licensed Broker in IL & IN
815-228-0575
MelissaH@Hertz.ag