

Land For Sale

ACREAGE:

71.62 Acres, m/l

LOCATION:

DeWitt County, IL



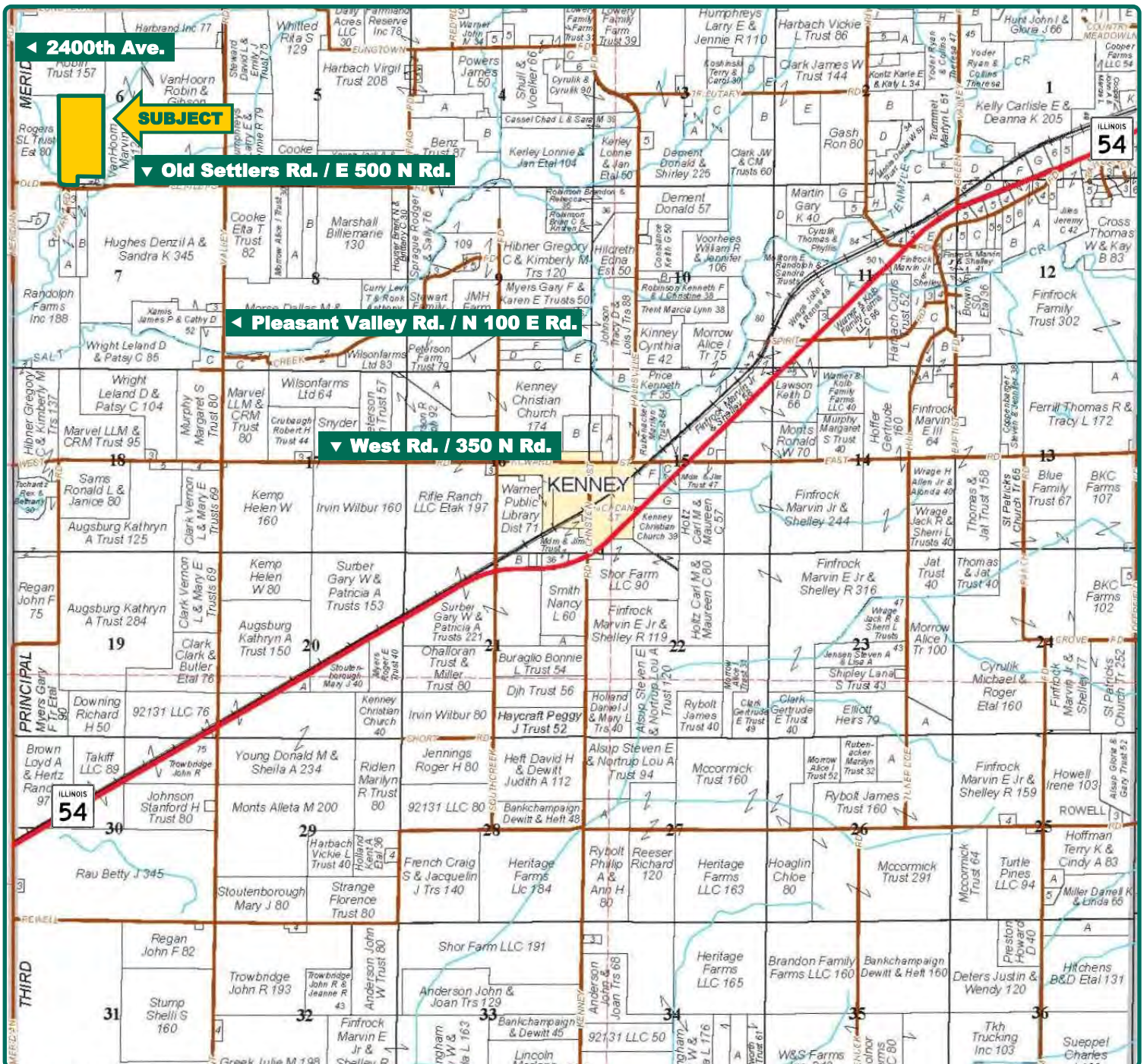
Property Key Features

- Excellent Soils with a 138.30 P.I.
- 72.76 FSA/Eff. Crop Acres
- Located 4.5 Miles Northwest of Kenney, IL

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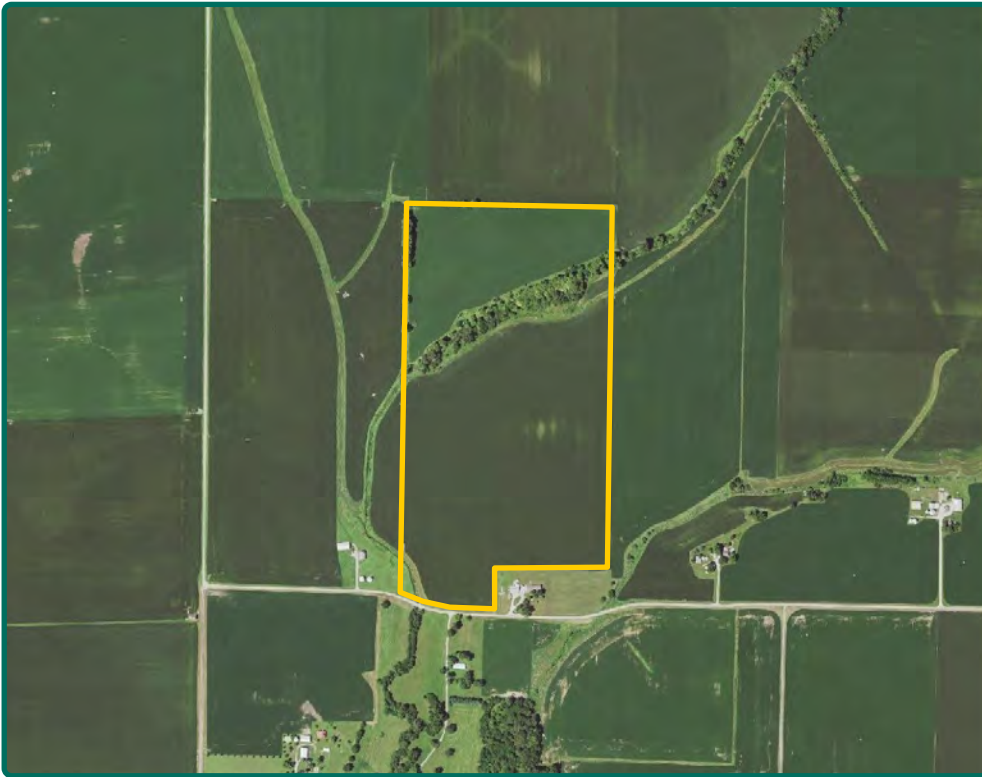


Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres:	72.76
Corn Base Acres:	36.70
Bean Base Acres:	32.88
Soil Productivity:	138.30 P.I.

Property Information

71.62 Acres, m/l

Location

From Kenny: go west on West Rd. / E 350 N Rd. for 2 miles, then north on Pleasant Valley Rd. / N 100 E Rd. for 1½ miles, then west on Old Settlers Rd. / E 500 N Rd. for ¼ mile. Property is located on the north side of the road.

Legal Description

Part of the E½ of the SW¼, Section 6, Township 19 North, Range 1 East of the 3rd P.M., DeWitt Co., IL. Survey legal to govern.

Price & Terms

- \$1,110,110
- \$15,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2022 Taxes Payable 2023: \$3,258.28

Taxable Acres: 71.62

Tax per Taxable Acre: \$45.49

Tax Parcel ID #: 11-06-300-003, 11-06-300-007, & 11-06-300-008

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Numbers 2932 & 2933

Tracts 1505, 10760, & 10761

FSA/Eff. Crop Acres: 72.76

Corn Base Acres: 36.70

Corn PLC Yield: 150 Bu.

Bean Base Acres: 32.88

Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Ipava, Osco, and Plano. Productivity Index (PI) on the FSA/ Eff. Crop acres is 138.30. See soil map for details.

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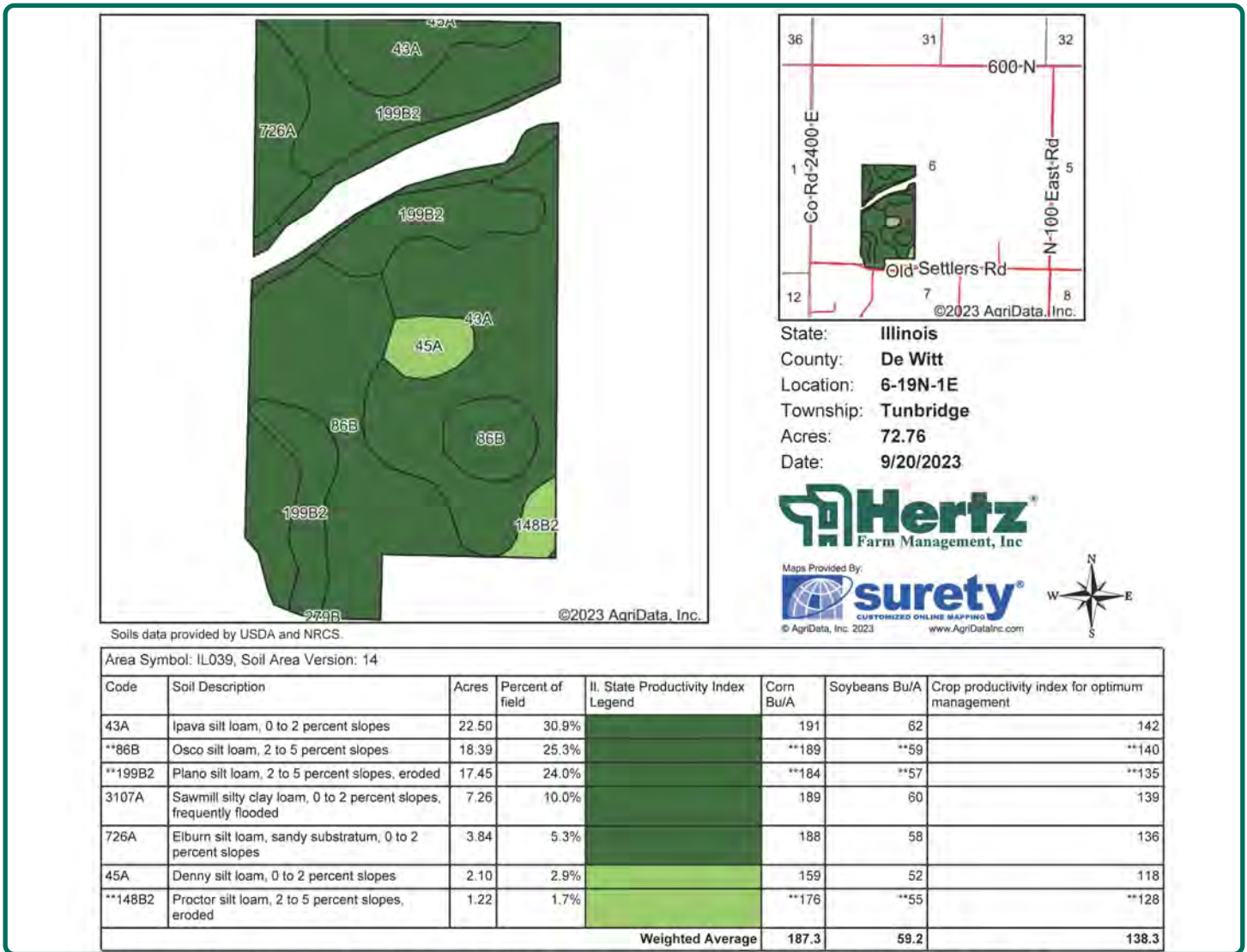
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Mineral Rights

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

Land Description

Level to gently rolling, 0% to 5% slopes.

Drainage

Natural with 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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