

Land For Sale

ACREAGE:

18.843 Acres, m/l

LOCATION:

DeWitt County, IL



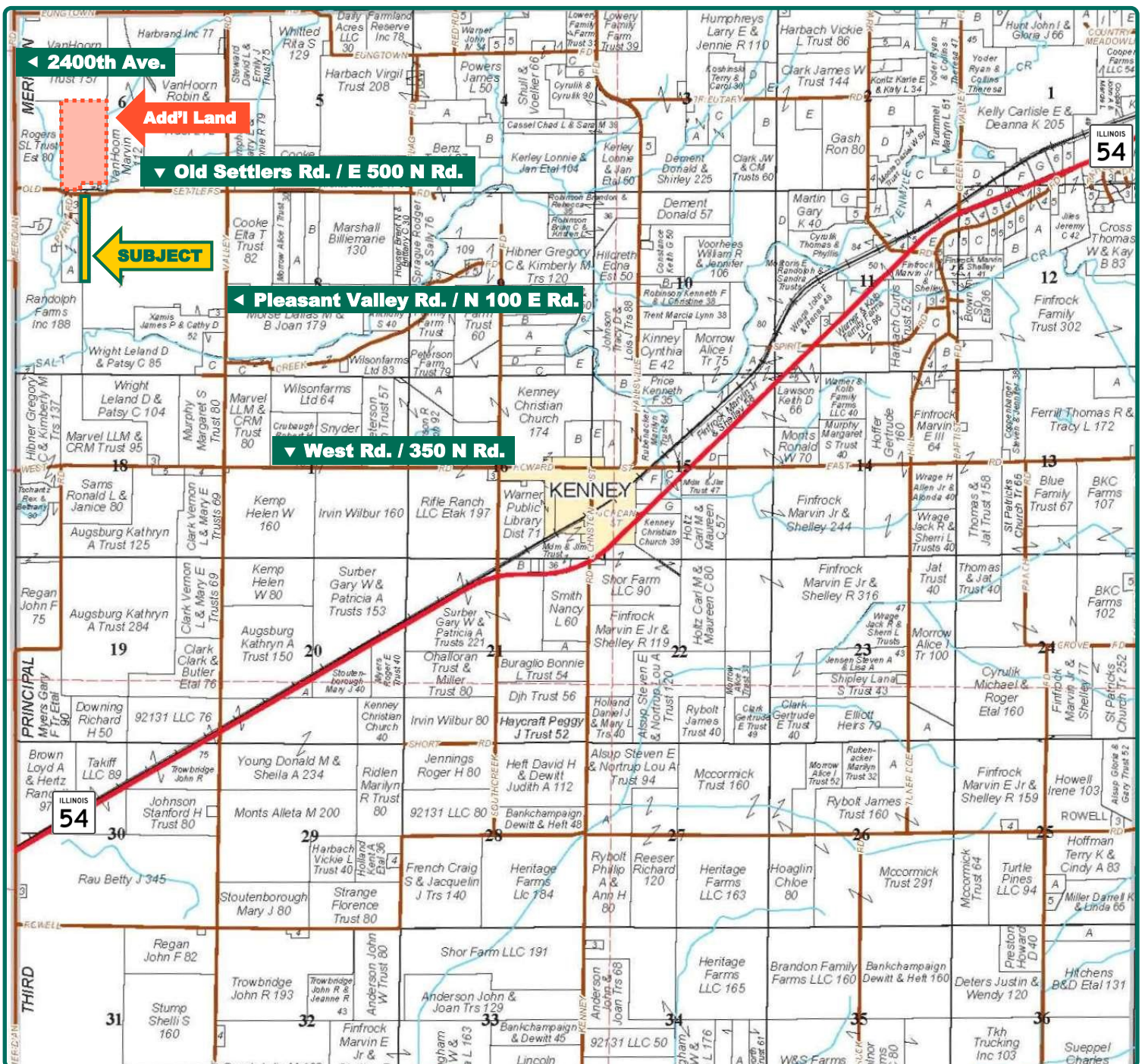
Property Key Features

- Great Combination of Tillable & Timber Acres with the Potential to Build
- 3.87 FSA/Eff. Crop Acres with a 128.70 P.I.
- Located 4.5 Miles Northwest of Kenney, IL

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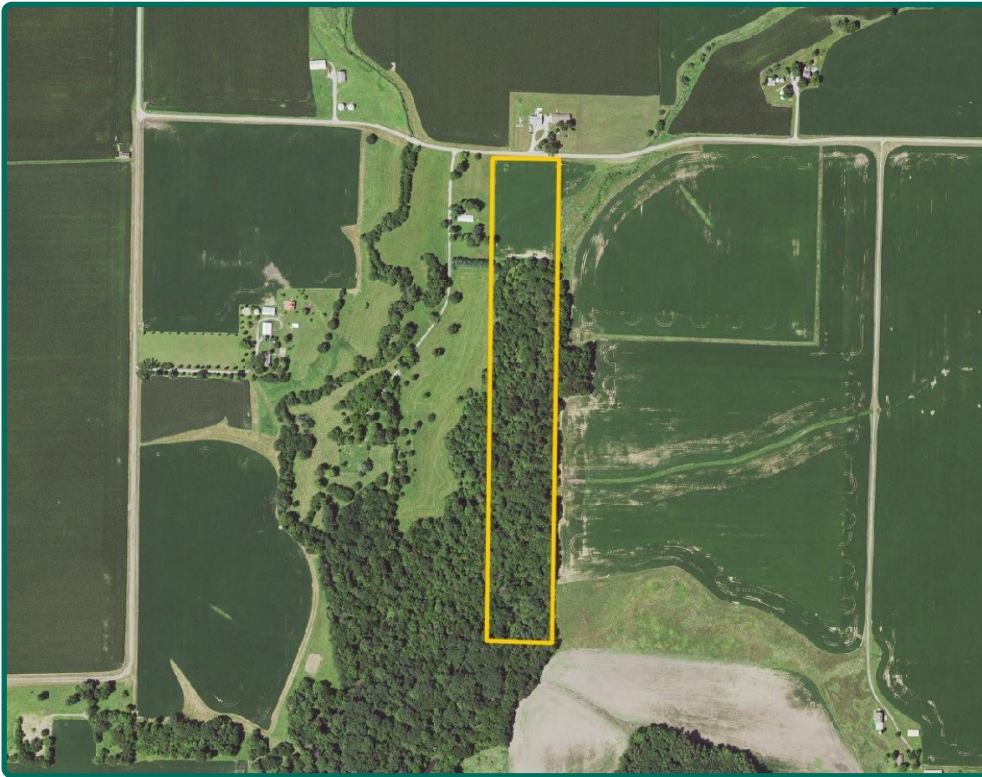


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FSA/Eff. Crop Acres:	3.87
Corn Base Acres:	1.90
Bean Base Acres:	1.90
Soil Productivity:	128.70 P.I.

Property Information

18.843 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 ¾ mile. Property is located on the south side of the road.

Legal Description

Part of the E½ of the NW¼, Section 7, Township 19 North, Range 1 East of the 3rd P.M., DeWitt Co., IL. Survey legal to govern.

Price & Terms

- \$131,901
- \$7,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2022 Taxes Payable 2023: \$241.14
Taxable Acres: 18.84
Tax per Taxable Acre: \$12.80
Tax Parcel ID #: 11-07-100-016

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 2933, Tract 10762
FSA/Eff. Crop Acres: 3.87
Corn Base Acres: 1.90
Corn PLC Yield: 150 Bu.
Bean Base Acres: 1.90
Bean PLC Yield: 44 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Proctor, Rozetta, and Sawmill. Productivity Index (PI) on the FSA/Eff. Crop acres is 128.70. See soil map for details.

Mineral Rights

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

John Meils

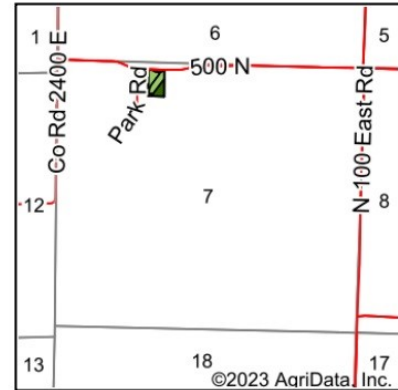
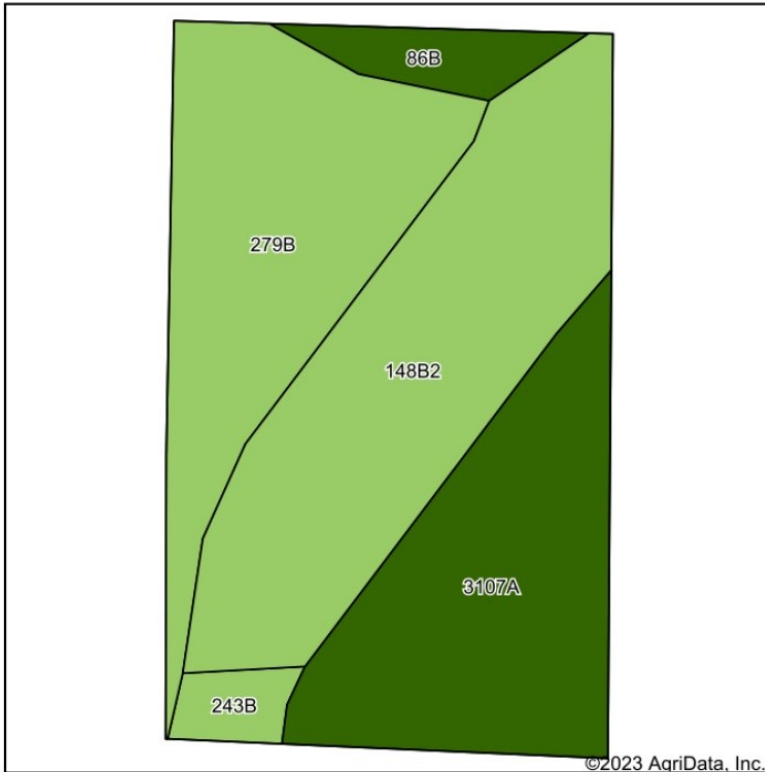
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State: **Illinois**
 County: **De Witt**
 Location: **7-19N-1E**
 Township: **Tunbridge**
 Acres: **3.87**
 Date: **9/27/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL039, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	1.40	36.2%		**128
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.14	29.5%		**119
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	1.07	27.6%		139
**86B	Oscos silt loam, 2 to 5 percent slopes	0.16	4.1%		**140
**243B	St. Charles silt loam, 2 to 5 percent slopes	0.10	2.6%		**121
Weighted Average					128.7

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.

Additional Land for Sale

Seller has an additional tract of land for sale located north of this property. See Additional Land Aerial Photo.

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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Additional Land Aerial Photo



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