

# Land For Sale

**ACREAGE:**

**174.00 Acres, m/l**

**LOCATION:**

**Henry County, IL**



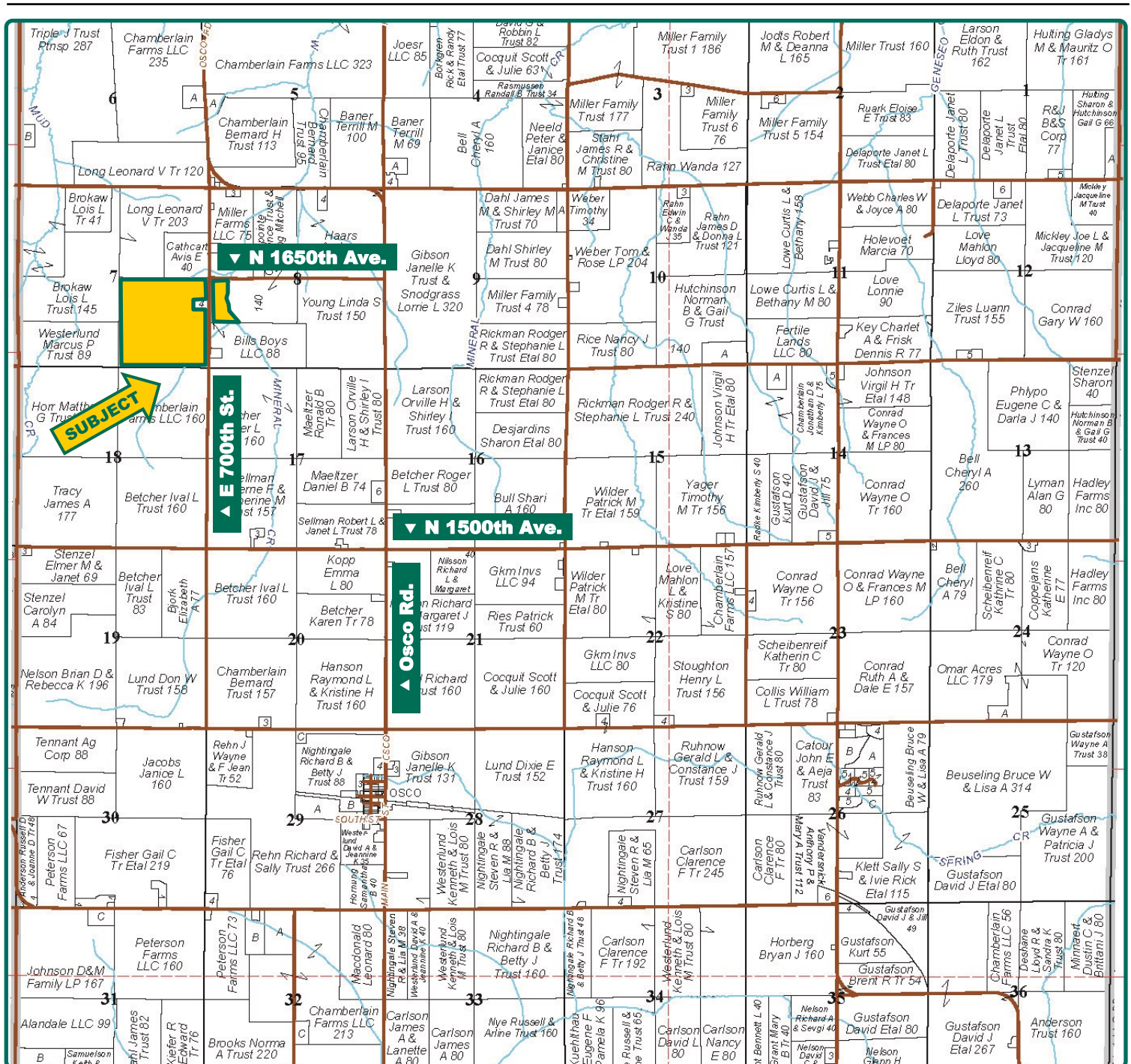
## **Property** *Key Features*

- Located Near Osco, Illinois
- 167.44 FSA/Eff. Crop Acres with a 131.30 PI
- Highly Productive Henry County Farmland

**Chad Kies, AFM**  
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**FSA/Eff. Crop Acres:** 167.44  
**Corn Base Acres:** 118.30  
**Bean Base Acres:** 41.70  
**Soil Productivity:** 131.30 P.I.

## Property Information

### 174.00 Acres, m/l

### Location

**From Osco:** north on Osco Rd. for 1½ miles to N 1500th Ave., then west 1 mile to E 700th St., then north 1½ miles. The farm is on the west side of the road.

### Legal Description

Part of SE¼ of Section 7 AND part of NW¼ SW¼ of Section 8, all in Township 16 North, Range 2 East of the 4th P.M., Henry Co., IL.

### Price & Terms

- \$2,523,000.00
- \$14,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

2022 Taxes Payable 2023: \$7,688.34  
Taxable Acres: 174.00  
Tax per Taxable Acre: \$44.19  
Tax Parcel ID #s: 12-07-400-003 & 12-08-300-001

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Part of Farm Number 8932, Tract 9255  
FSA/Eff. Crop Acres: 167.44  
Corn Base Acres: 118.30  
Corn PLC Yield: 148 Bu.  
Bean Base Acres: 41.70  
Bean PLC Yield: 52 Bu.

### Soil Types/Productivity

Main soil types are Muscatune and Osco. Productivity Index (PI) on the FSA/Eff. Crop acres is 131.30. 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.)

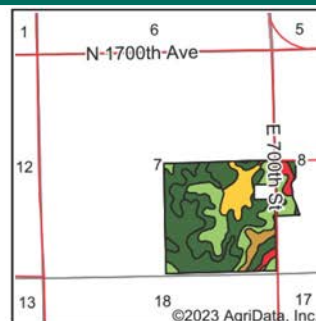
Year	Corn	Beans
2022	238	-
2021	-	61
2020	233	-
2019	-	54
2018	249	-

Yield information is reported by crop insurance records.

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State: **Illinois**  
County: **Henry**  
Location: **7-16N-2E**  
Township: **Osco**  
Acres: **167.44**  
Date: **8/31/2023**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL073, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
51A	Muscataine silt loam, 0 to 2 percent slopes	40.28	24.1%		200	64	147
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	38.68	23.1%		**178	**56	**131
**86B	Osco silt loam, 2 to 5 percent slopes	36.41	21.7%		**189	**59	**140
**567D2	Elkhart silt loam, 10 to 18 percent slopes, eroded	16.09	9.6%		**152	**48	**111
705A	Buckhart silt loam, 0 to 2 percent slopes	12.54	7.5%		190	61	142
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	7.99	4.8%		186	58	136
**957D3	Elco-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	7.84	4.7%		**95	**32	**71
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	7.61	4.5%		**122	**40	**90
Weighted Average					178	56.4	131.3

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

## Land Description

Level to moderately sloping.

## Drainage

Some tile. No 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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Northeast Looking Southwest



Northwest Looking Southeast



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