

Land For Sale

ACREAGE:

117.00 Acres, m/l

LOCATION:

Lee County, IL

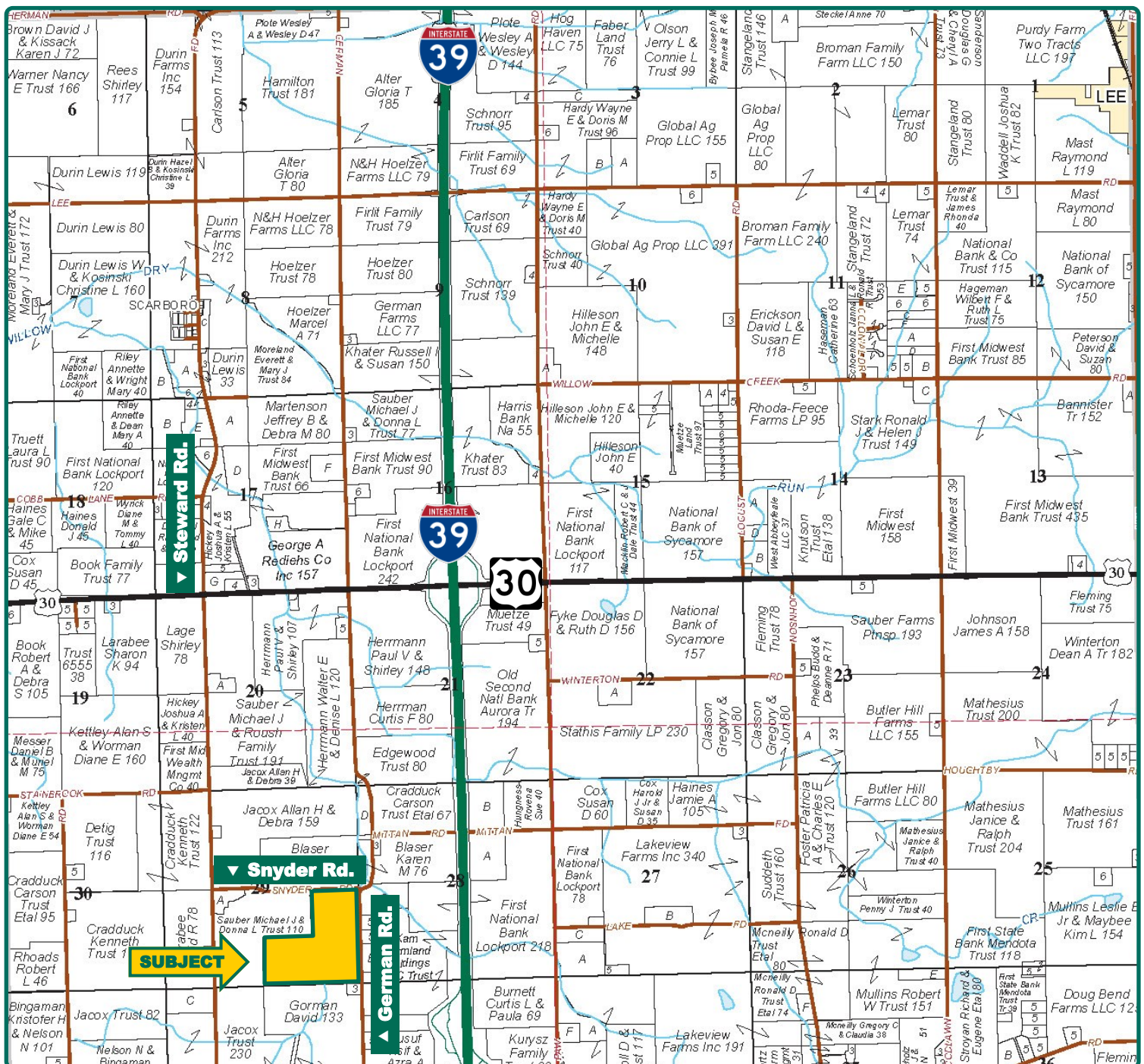


Property *Key Features*

- Productive Lee County Farmland
- Includes 22.56 Acres of Timber for Recreational Use
- Building Potential For Quiet, Rural Living

Troy Dukes
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FSA/Eff. Crop Acres:	95.33
Corn Base Acres:	49.20
Bean Base Acres:	46.10
Soil Productivity:	129.00 P.I.

Property Information

117.00 Acres, m/l

Location

From I-39 and Hwy 30 Intersection: 1¼ miles west to Steward Rd., then 1½ miles south to Snyder Rd., then ½ mile east. The farm is on the south side of the road.

Legal Description

S½ SE¼; NE¼ SE¼, Section 29, Township 38 North, Range 2 East of the 3rd P.M., Lee Co., IL.

Price & Terms

PRICE REDUCED!

- ~~\$1,316,250~~ \$1,199,250
- ~~\$11,250/acre~~ \$10,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Possession given at closing.

Real Estate Tax

2022 Taxes Payable 2023: \$4,096.98
Taxable Acres: 117.00
Tax per Taxable Acre: \$35.02
Tax Parcel ID #s: 12-29-400-004 & 12-29-400-005

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1817, Tract 2659
FSA/Eff. Crop Acres: 95.33
Corn Base Acres: 49.20
Corn PLC Yield: 139 Bu.
Bean Base Acres: 46.10
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Main soil types are Catlin and Wyandot. Productivity Index (PI) on the FSA/Eff. Crop acres is 129.00. 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 from the east and from the west towards the middle of the property.

Drainage

Natural.

Water & Well Information

None.

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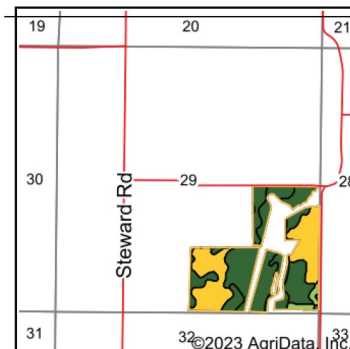
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Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**171B	Catlin silt loam, Illinois till plain, 2 to 5 percent slopes	37.85	40.9%		**137
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	32.45	35.1%		**112
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	8.17	8.8%		**144
198A	Elburn silt loam, 0 to 2 percent slopes	6.00	6.5%		143
**8776A	Comfrey loam, 0 to 2 percent slopes, occasionally flooded	4.84	5.2%		**141
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	1.72	1.9%		**124
**171C2	Catlin silt loam, Illinois till plain, 5 to 10 percent slopes, eroded	1.36	1.5%		**128
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	0.13	0.1%		**110
Weighted Average					129



State: **Illinois**
County: **Lee**
Location: **29-38N-2E**
Township: **Willow Creek**
Acres: **95.33**
Date: **11/8/2023**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Comments

This is a secluded property with approximately 22.56 acres of timber and a creek, making it a prime hunting location. This property also provides potential building locations for quiet, rural living.

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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Looking Northwest



Looking Southwest



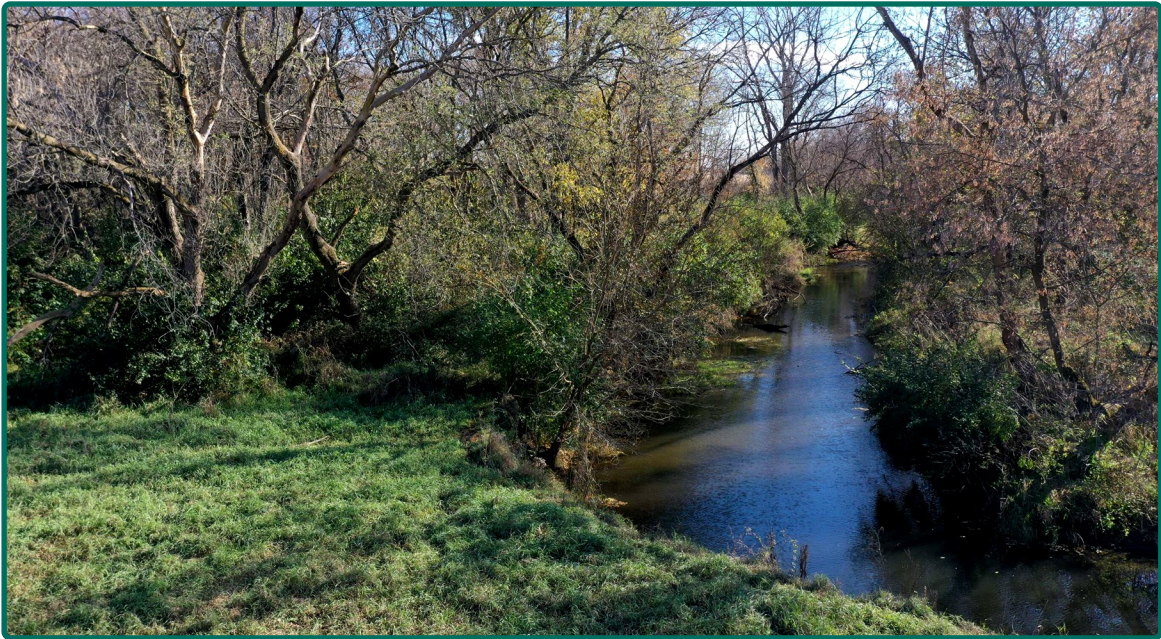
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Looking East



Timber & Creek in Center of Property



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