

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Piatt County, IL**



## **Property Key Features**

- **Excellent Piatt County Farmland**
- **Nearly 100% Tillable Tract**
- **Investment-Quality Farmland**

**Spencer Smith, AFM, ALC**

Licensed Broker in IL & IN  
Licensed Salesperson in IA

**309-826-7736**

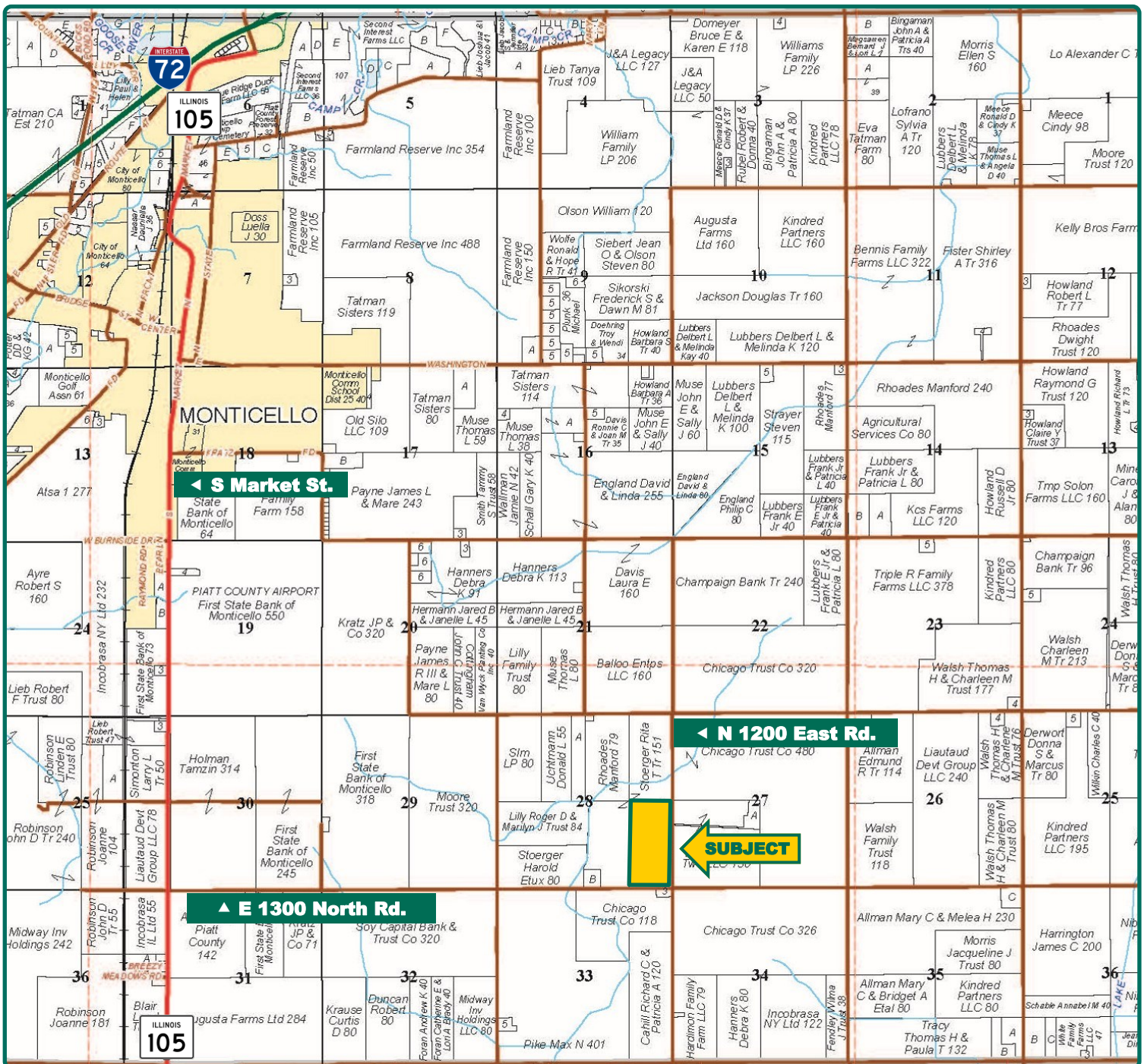
**Spencers@Hertz.ag**

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700 W. Bridge St./P.O. Box 467  
Monticello, IL 61856

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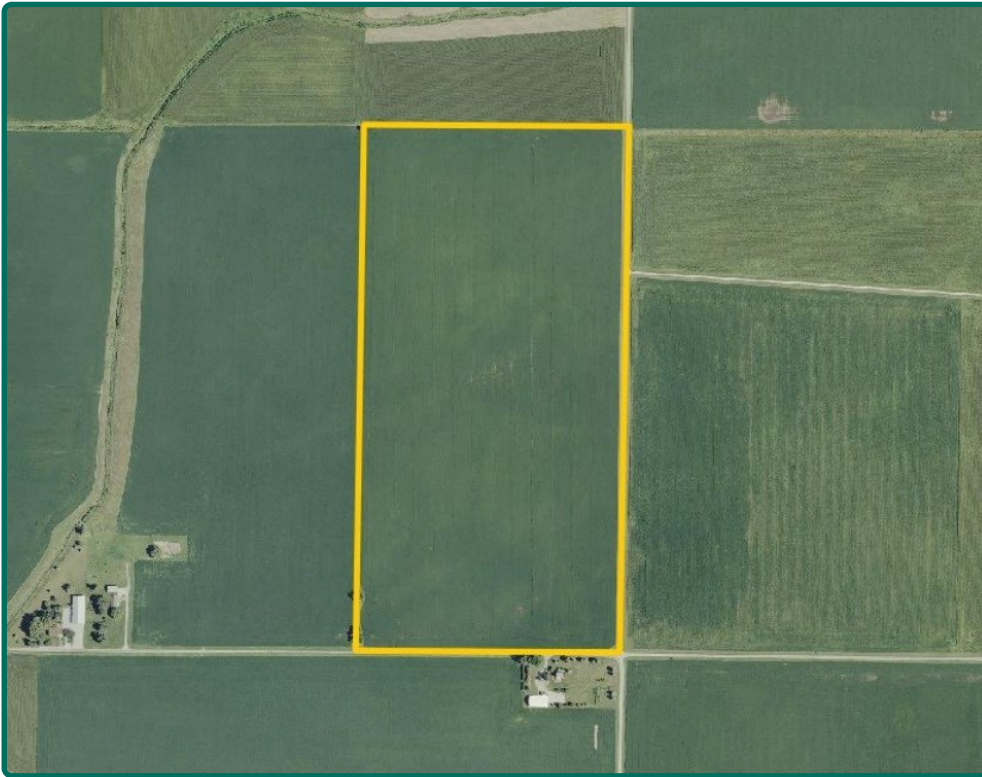




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<b>FSA/Eff. Crop Acres:</b>	<b>80.01</b>
<b>Corn Base Acres:</b>	<b>54.00</b>
<b>Bean Base Acres:</b>	<b>25.00</b>
<b>Soil Productivity:</b>	<b>142.00 P.I.</b>

## Property Information

**80.00 Acres, m/l**

### Location

**From South Market St. in Monticello:** go south on IL-105 W/S Market St. for 3.2 miles, then east on E 1300 North Rd. for 2.8 miles. Property is located on the north side of E 1300 North Rd.

### Legal Description

E½ of the SE¼ of Section 28, Township 18 North, Range 6 East of the 3rd P.M., Piatt Co., IL.

### Price & Terms

#### PRICE REDUCED!

- ~~\$1,596,000~~ \$1,560,000
- ~~\$19,950/acre~~ \$19,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

At closing, subject to existing lease.

### Real Estate Tax

Taxes Payable 2024: \$3,784.60  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$47.31  
Tax Parcel ID #: 05-28-18-006-006-00

### Lease Status

Leased through the 2024 crop year.

### FSA Data

Farm Number 822, Tract 1771  
FSA/Eff. Crop Acres: 80.01  
Corn Base Acres: 54.00  
Corn PLC Yield: 184 Bu.  
Bean Base Acres: 25.00  
Bean PLC Yield: 48 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Drummer and Flanagan. Productivity Index (PI) on the FSA/Eff. Crop acres is 142.00. 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

Level.

### Drainage

Natural.

### Buildings/Improvements

None.

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### Water & Well Information

None.

### Comments

Excellent-quality Piatt County farm located in a strong area.

*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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Southeast Corner looking Northwest



Southwest Corner looking Northeast



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## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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