

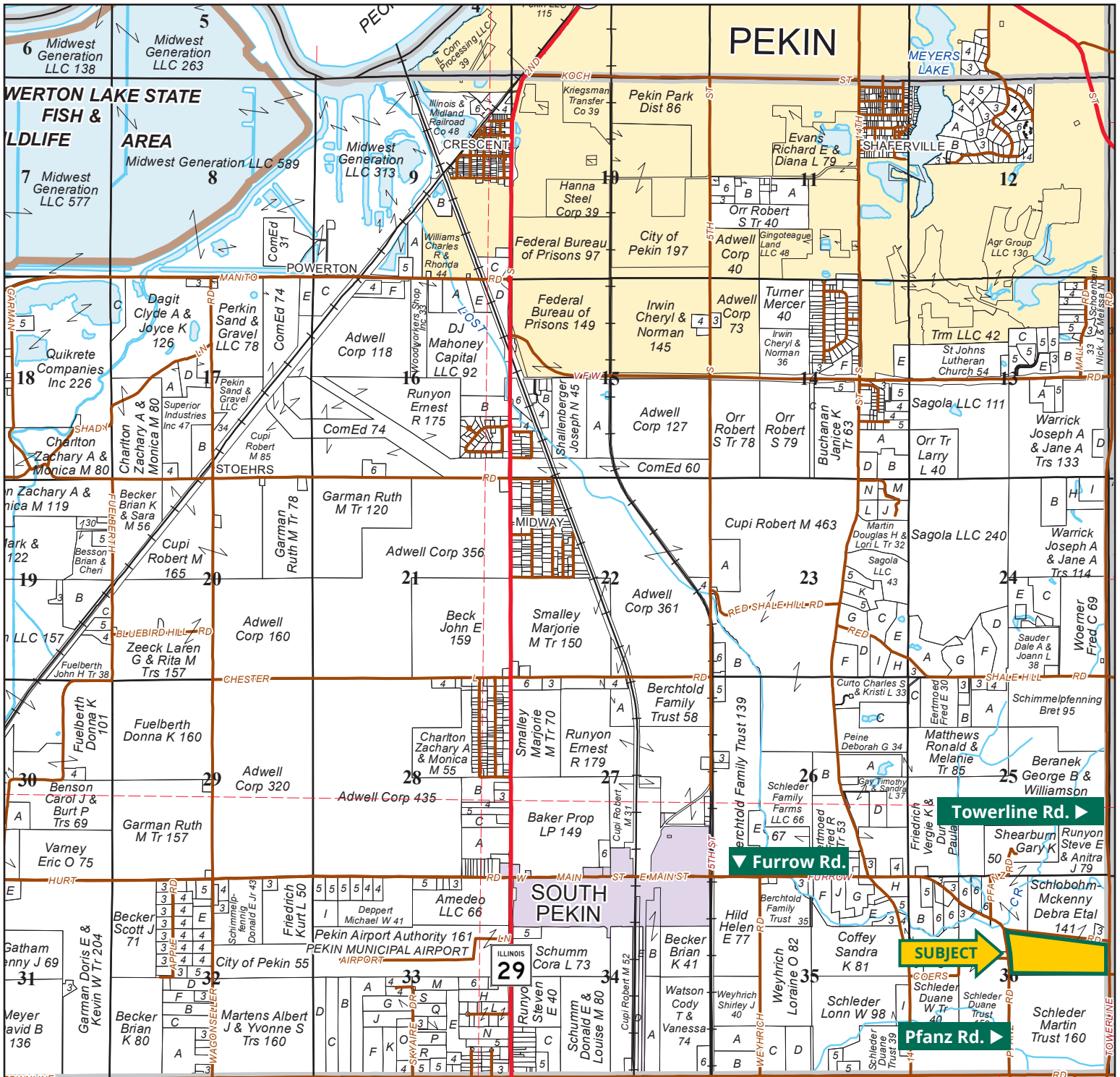
Close Proximity to Local Grain Markets



SPENCER SMITH, AFM, ALC
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Monticello, IL 61856 | www.Hertz.ag

64.07 Acres, m/I
Tazewell County, IL

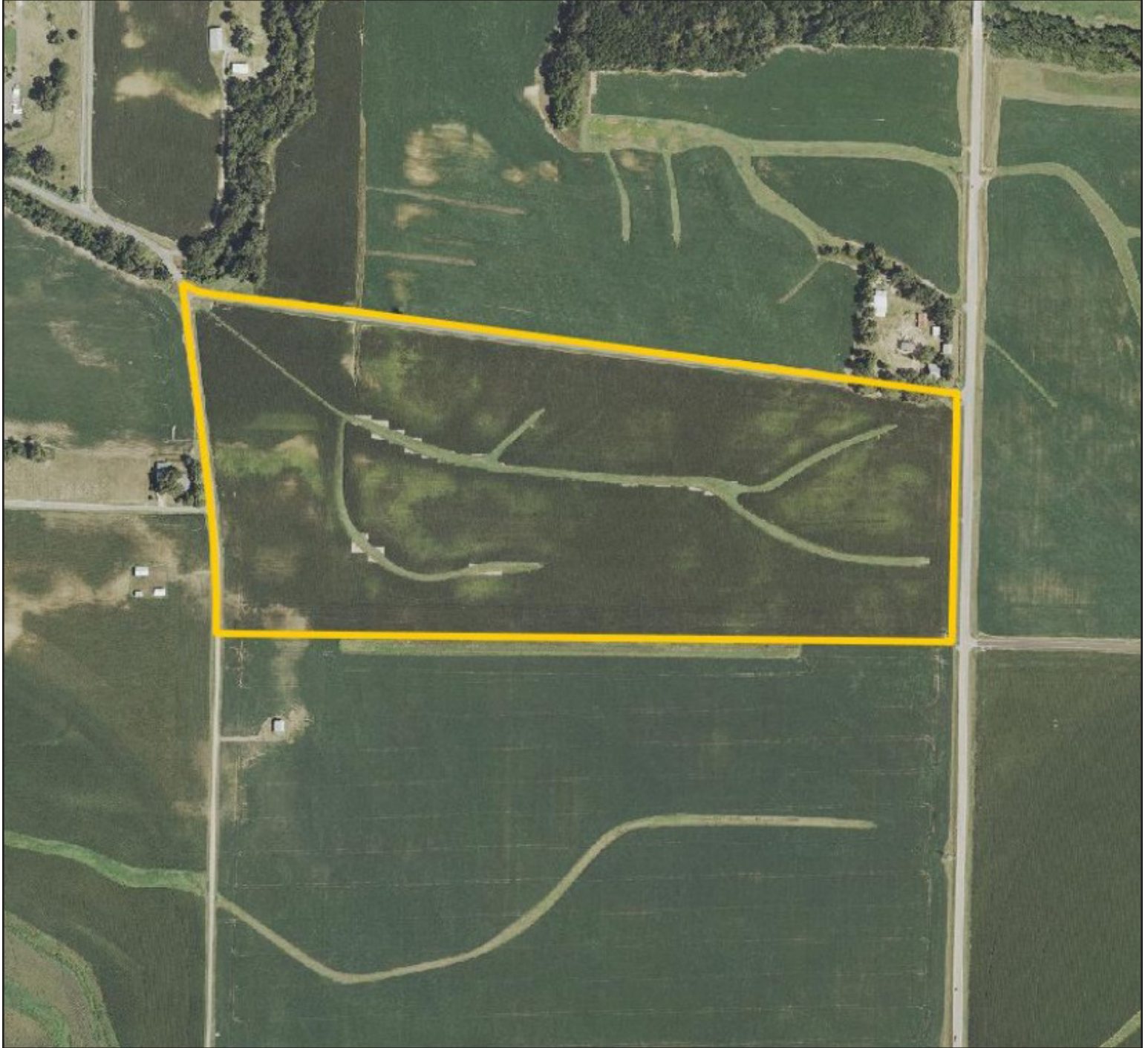


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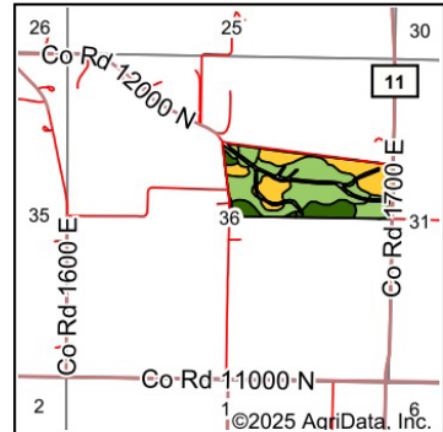
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FSA/Eff. Crop Acres: 60.30 | Soil Productivity: 123.80 P.I.



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State: Illinois
 County: Tazewell
 Location: 36-24N-5W
 Township: Cincinnati
 Acres: 60.3
 Date: 2/25/2025



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL179, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
278A	Stronghurst silt loam, 0 to 2 percent slopes	25.73	42.7%		125
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	17.88	29.7%		**113
43A	Ipava silt loam, 0 to 2 percent slopes	7.26	12.0%		142
61A	Atterberry silt loam, 0 to 2 percent slopes	3.64	6.0%		132
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	2.06	3.4%		**126
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	1.53	2.5%		**113
199A	Plano silt loam, 0 to 2 percent slopes	0.78	1.3%		142
**3073A	Ross silt loam, 0 to 2 percent slopes, frequently flooded	0.72	1.2%		**123
**672A	Crescent loam, 0 to 2 percent slopes	0.47	0.8%		**117
**86B	Osco silt loam, 2 to 5 percent slopes	0.23	0.4%		**138
Weighted Average					123.8

Location

From South Pekin: Go east on Furrow Rd. for 1.3 miles to the intersection of Pfanz Rd. and Furrow Rd. Property is on the southeast side of the intersection.

Simple Legal

Part of the S½ of the NE¼ of Section 36, Township 24 North, Range 5 West of the 3rd P.M., Tazewell Co., IL. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$1,079,579.50 \$1,021,916.50
- \$16,850/acre \$15,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2023 Taxes Payable 2024: \$2,440.62
Taxable Acres: 64.07
Tax per Net Taxable Acre: \$38.09

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 7927, Part of Tract 13438
FSA/Eff. Crop Acres: 60.30
Corn Base Acres: 41.00
Corn PLC Yield: 177 Bu.
Bean Base Acres: 11.43
Bean PLC Yield: 49 Bu.
Wheat Base Acres: 6.45
Wheat PLC Yield: 53 Bu.

Soil Types/Productivity

Main soil types are Stronghurst, Rozetta, and Ipava. Productivity Index (PI) on the FSA/Eff. crop acres is 123.80. 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.

Water & Well Information

None.

Additional Land for Sale

Seller has two additional tracts of land for sale located northeast 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.

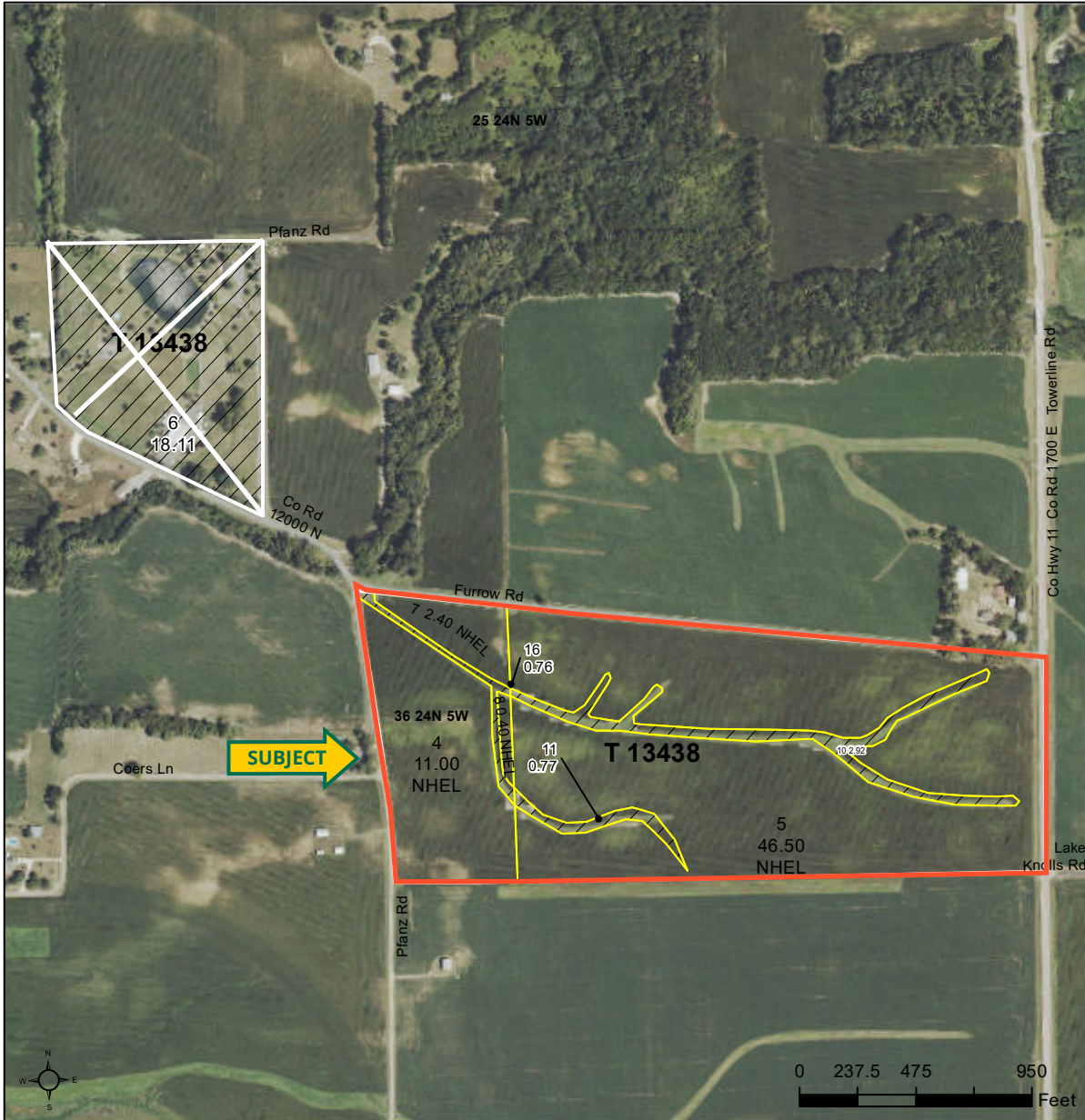
Summer 2024 - Northwest Corner looking Southeast



Summer 2024 - Southeast Corner looking Northwest



USDA United States Department of Agriculture
Tazewell County, Illinois

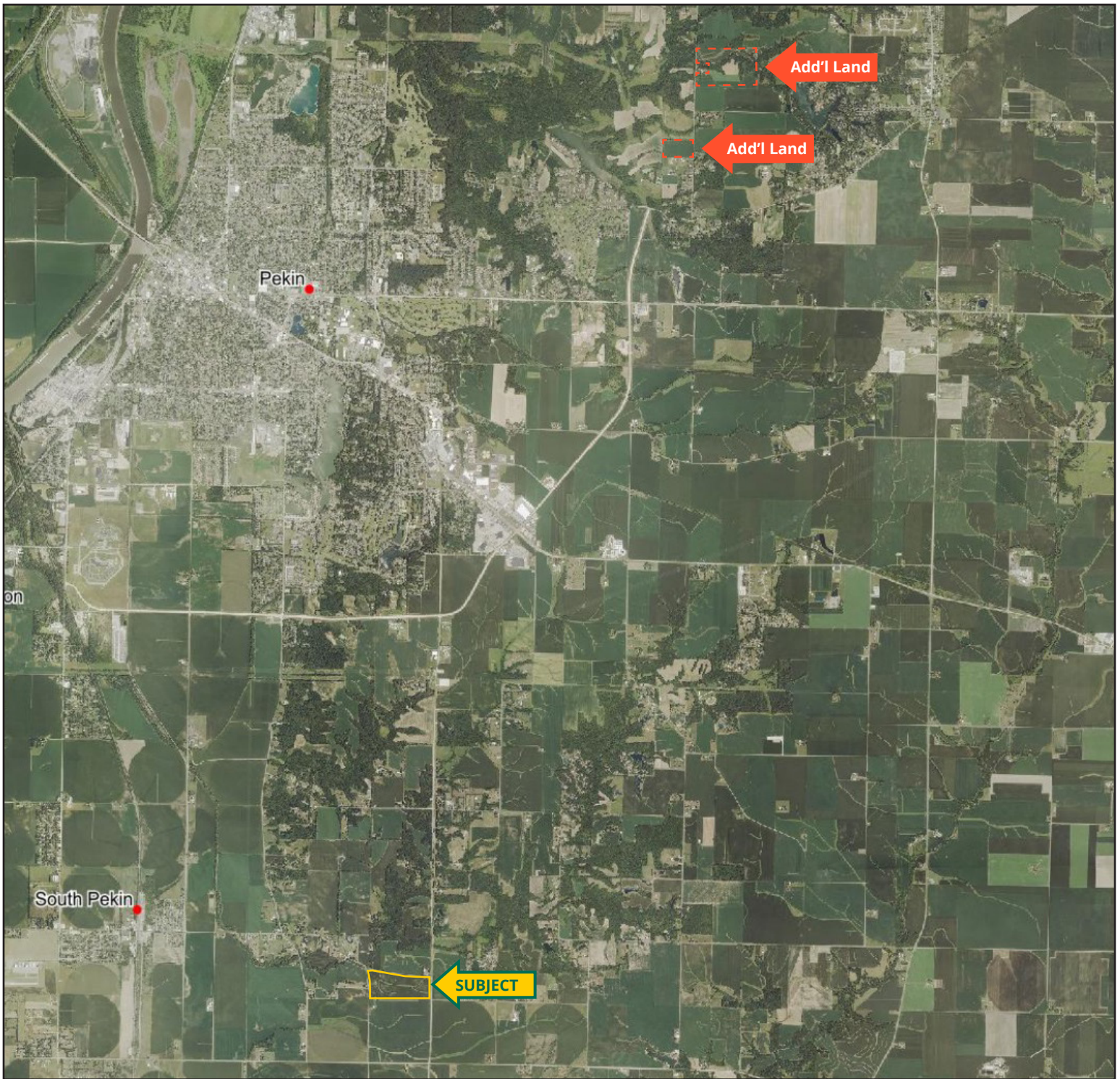


Legend	
	Tract Boundary
	Non-Cropland
	Cropland
	CRP

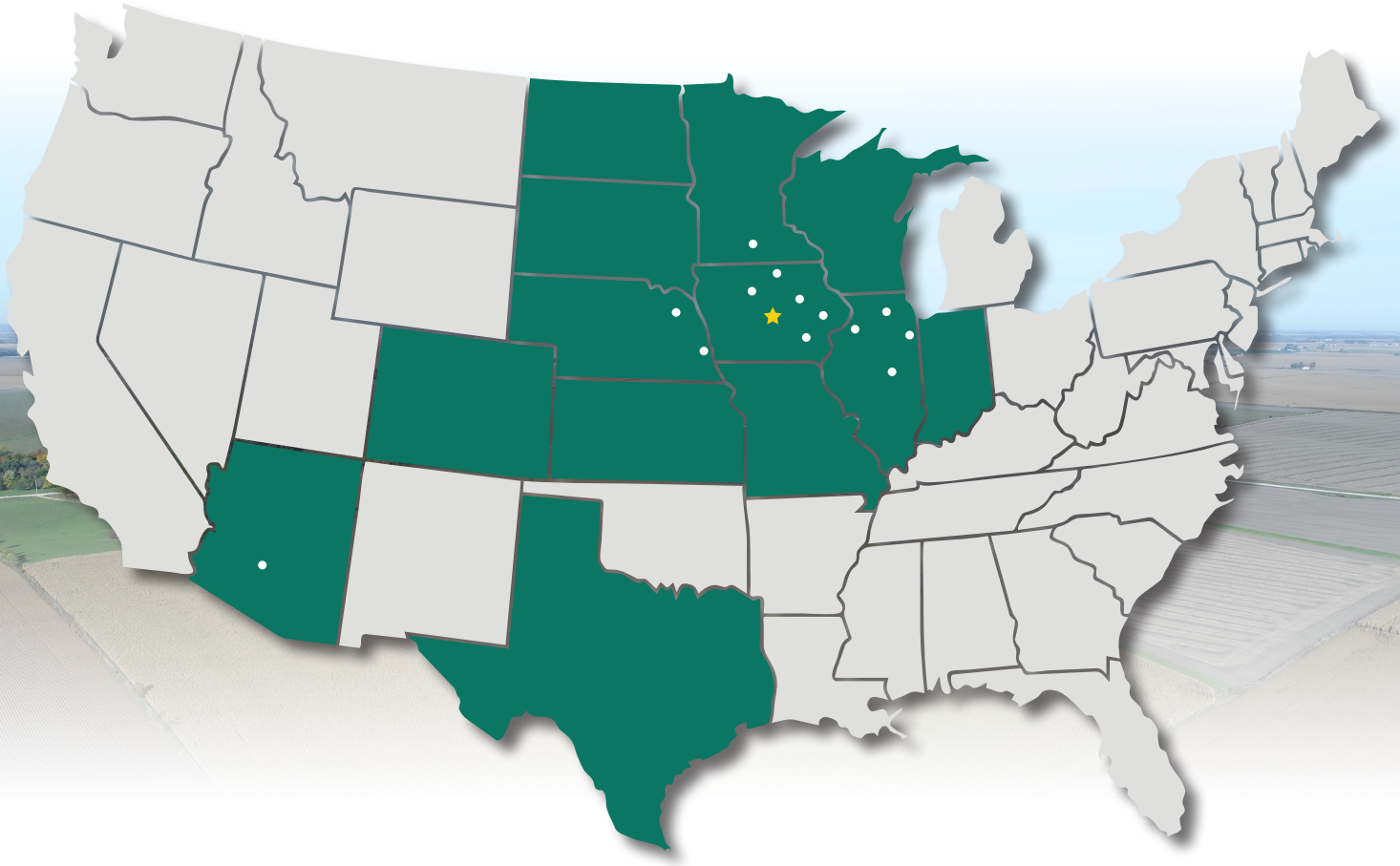
Wetland Determination Identifiers	
	Restricted Use
	Limited Restrictions
	Exempt from Conservation Compliance Provisions

2024 Program Year
 Map Created March 07, 2024
Farm 7927
Tract 13438

Tract Cropland Total: 60.30 acres



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