

Land For Sale

ACREAGE:

64.07 Acres, m/l

LOCATION:

Tazewell County, IL



Property Key Features

- Quality Farmland in Tazewell County
- Close Proximity to Local Grain Markets
- Good Quality Soils with a P.I. of 123.80

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

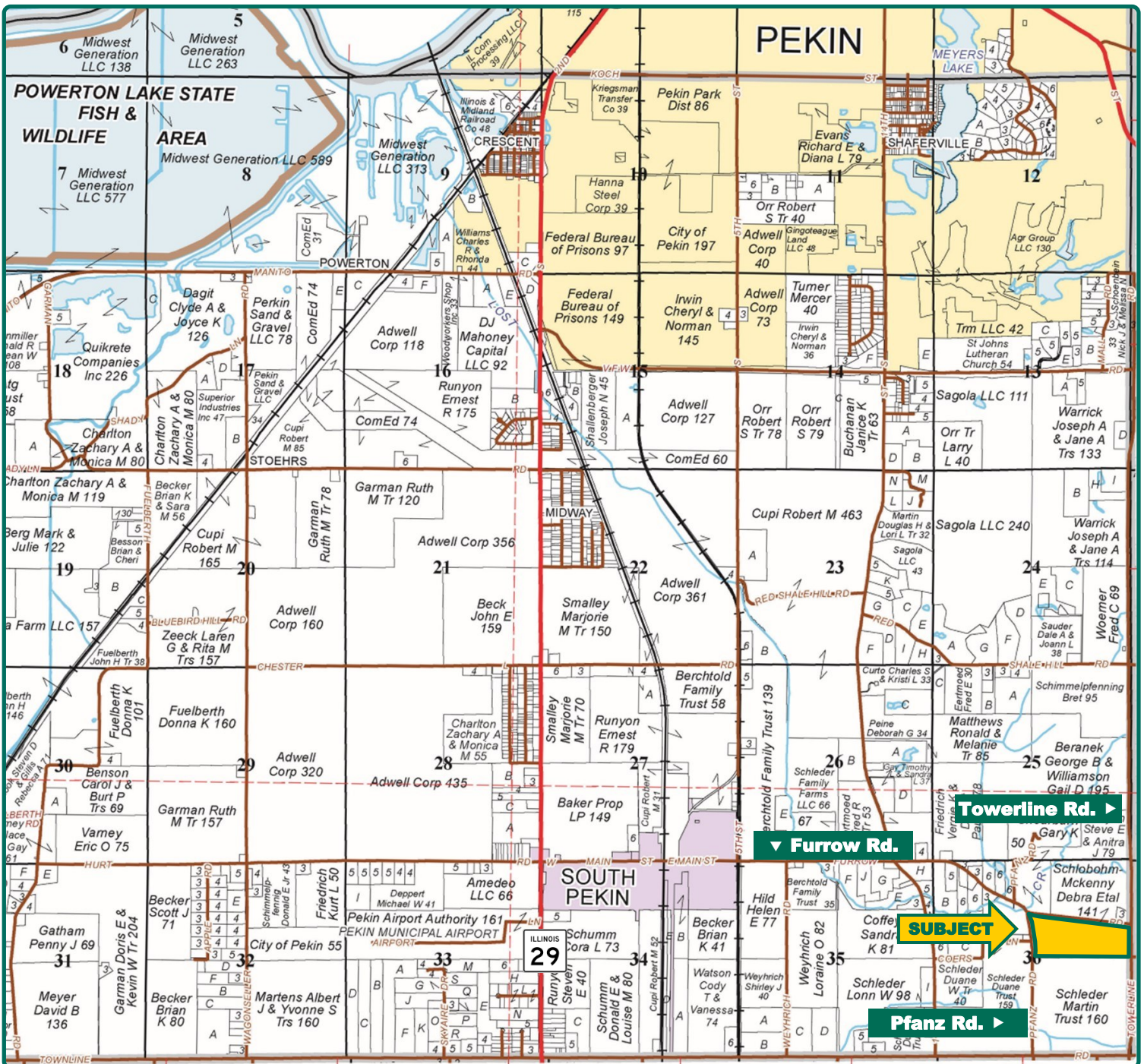
309-826-7736

SpencersS@Hertz.ag

217-762-9881

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

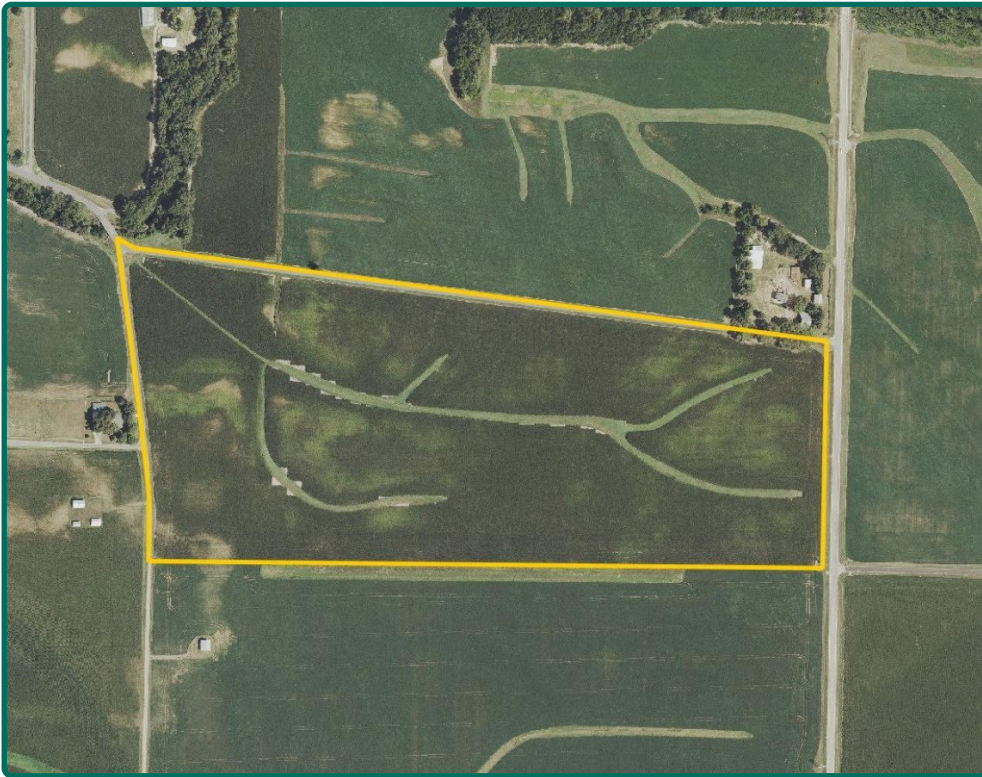
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Spencer Smith, AFM, ALC
 Licensed Broker in IL & IN
 Licensed Salesperson in IA
309-826-7736
Spencers@Hertz.ag

217-762-9881
 700 W. Bridge St./P.O. Box 467
 Monticello, IL 61856
www.Hertz.ag



FSA/Eff. Crop Acres:	60.30
Corn Base Acres:	41.00
Bean Base Acres:	11.43
Wheat Base Acres:	6.45
Soil Productivity:	123.80 P.I.

Property Information

64.07 Acres, m/l

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.

Legal Description

Part of the S½ of the NE¼ of Section 36, Township 24 North, Range 5 West of the 3rd P.M., Tazewell Co., IL.

Price & Terms

PRICE REDUCED!

- \$1,137,243 \$1,079,579.50
- \$17,750/acre \$16,850/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 Taxable Acre: \$38.09
Tax Parcel ID #: 10-10-36-200-003 & 10-10-36-200-005

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 7927, 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.

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

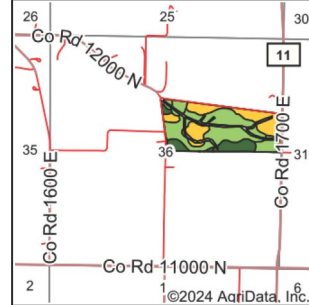
309-826-7736

Spencers@Hertz.ag

217-762-9881

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

www.Hertz.ag



State: **Illinois**
 County: **Tazewell**
 Location: **36-24N-5W**
 Township: **Cincinnati**
 Acres: **60.3**
 Date: **9/23/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL179, Soil Area Version: 17

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	25.58	42.4%		125
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	17.97	29.8%		**113
43A	Ipava silt loam, 0 to 2 percent slopes	7.19	11.9%		142
61A	Atterberry silt loam, 0 to 2 percent slopes	3.59	6.0%		132
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	2.15	3.6%		**126
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	1.51	2.5%		**113
**3073A	Ross silt loam, 0 to 2 percent slopes, frequently flooded	0.79	1.3%		**123
199A	Plano silt loam, 0 to 2 percent slopes	0.77	1.3%		142
**672A	Crescent loam, 0 to 2 percent slopes	0.49	0.8%		**117
**86B	Osco silt loam, 2 to 5 percent slopes	0.26	0.4%		**138
Weighted Average					123.8

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.

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
 Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag

217-762-9881

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

www.Hertz.ag

Southeast Corner looking Northwest



Northwest Corner looking Southeast



Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencersS@Hertz.ag

217-762-9881

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

www.Hertz.ag

Additional Land Aerial Photo



Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencersS@Hertz.ag

217-762-9881

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

www.Hertz.ag