

Land For Sale

ACREAGE:

22.50 Acres, m/l

LOCATION:

Tazewell County, IL



Property Key Features

- Potential Building Site
- Nearly 100% Tillable Tract
- Great Location Outside of Pekin, Illinois

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

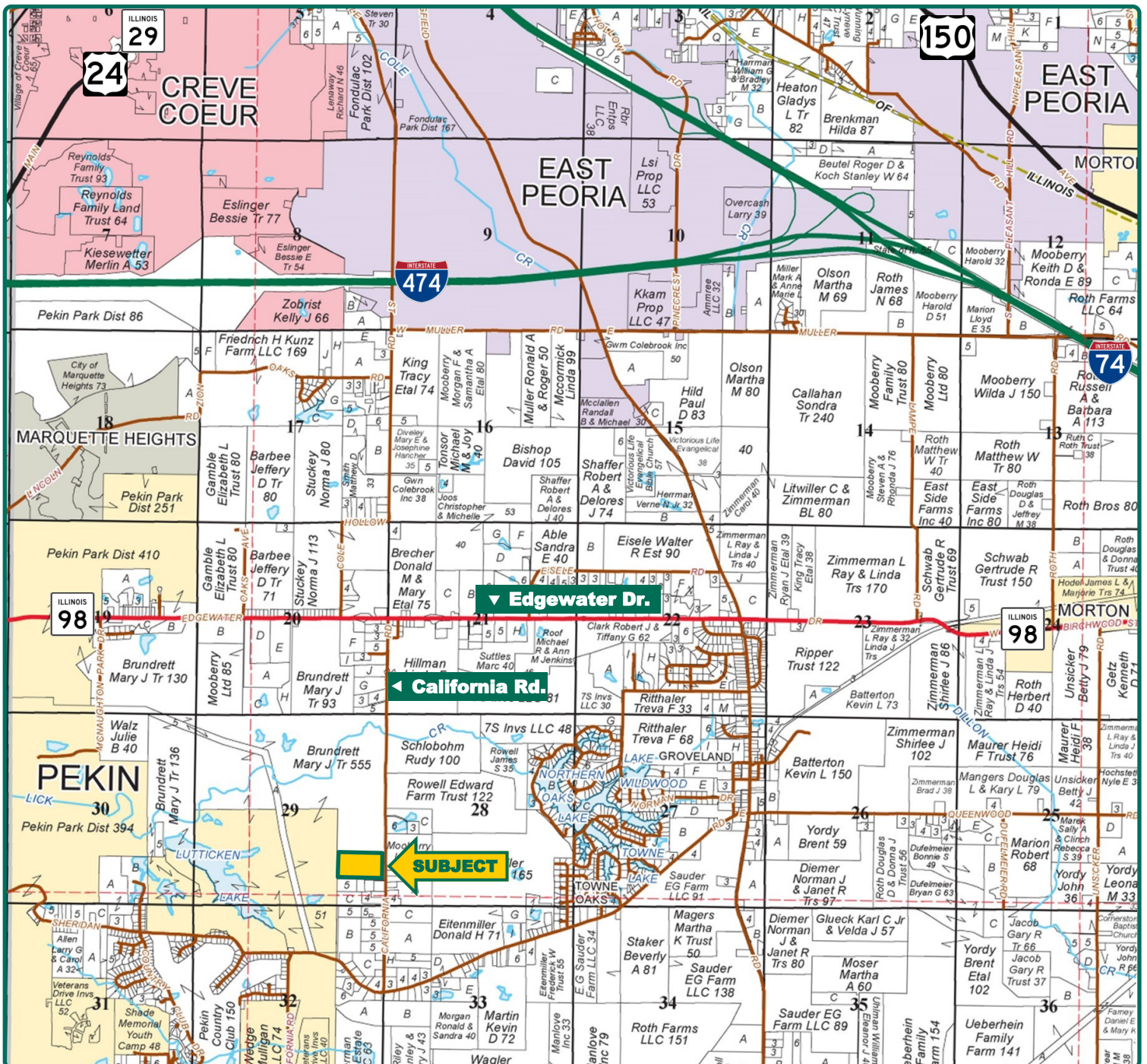
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| | |
|-----------------------------|--------------------|
| FSA/Eff. Crop Acres: | 23.18 |
| Corn Base Acres: | 11.50 |
| Bean Base Acres: | 11.68 |
| Soil Productivity: | 122.00 P.I. |

Property Information

22.50 Acres, m/l

Location

From Morton: Go west on IL-98 / Edgewater Dr. for 2.8 miles and then go south on California Rd. for 1.3 miles. Property is located on the west side of the road.

Legal Description

The N½ of the SE¼ of the SE¼ of Section 29, Township 25 North, Range 4 West of the 3rd P.M., Tazewell Co., IL.

Price & Terms

PRICE REDUCED!

- ~~\$438,750~~ \$416,250
- ~~\$19,500/acre~~ \$18,500/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: \$812.12
Taxable Acres: 22.50
Tax per Taxable Acre: \$36.09
Tax Parcel ID #: 05-05-29-400-002

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 815, Tract 814
FSA/Eff. Crop Acres: 23.18
Corn Base Acres: 11.50
Corn PLC Yield: 145 Bu.
Bean Base Acres: 11.68
Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Stronghurst. Productivity Index (PI) on the FSA/Eff. Crop acres is 122.00. 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 to gently sloping.

Drainage

Natural.

Buildings/Improvements

None.

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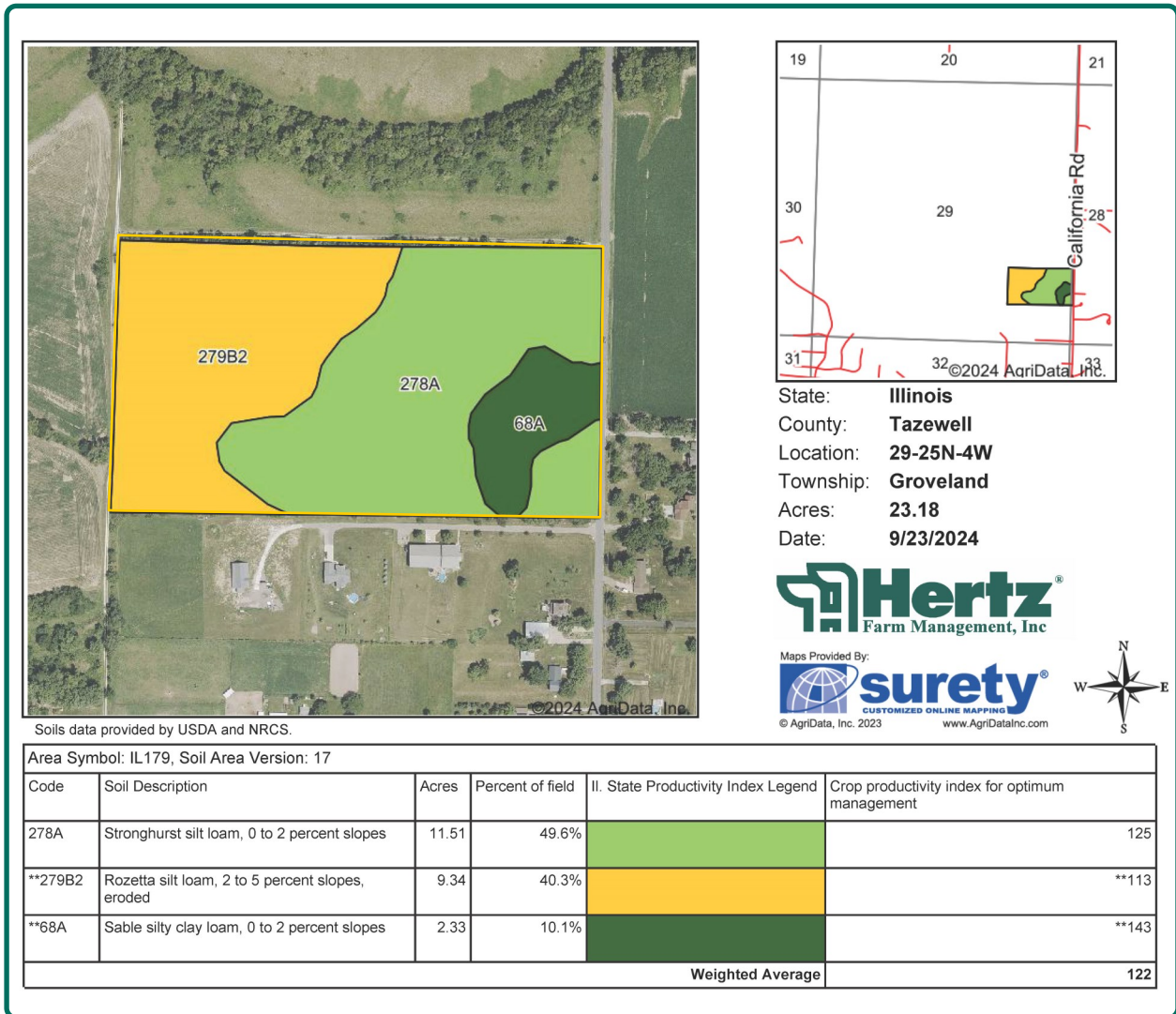
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Water & Well Information

None.

Additional Land for Sale

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

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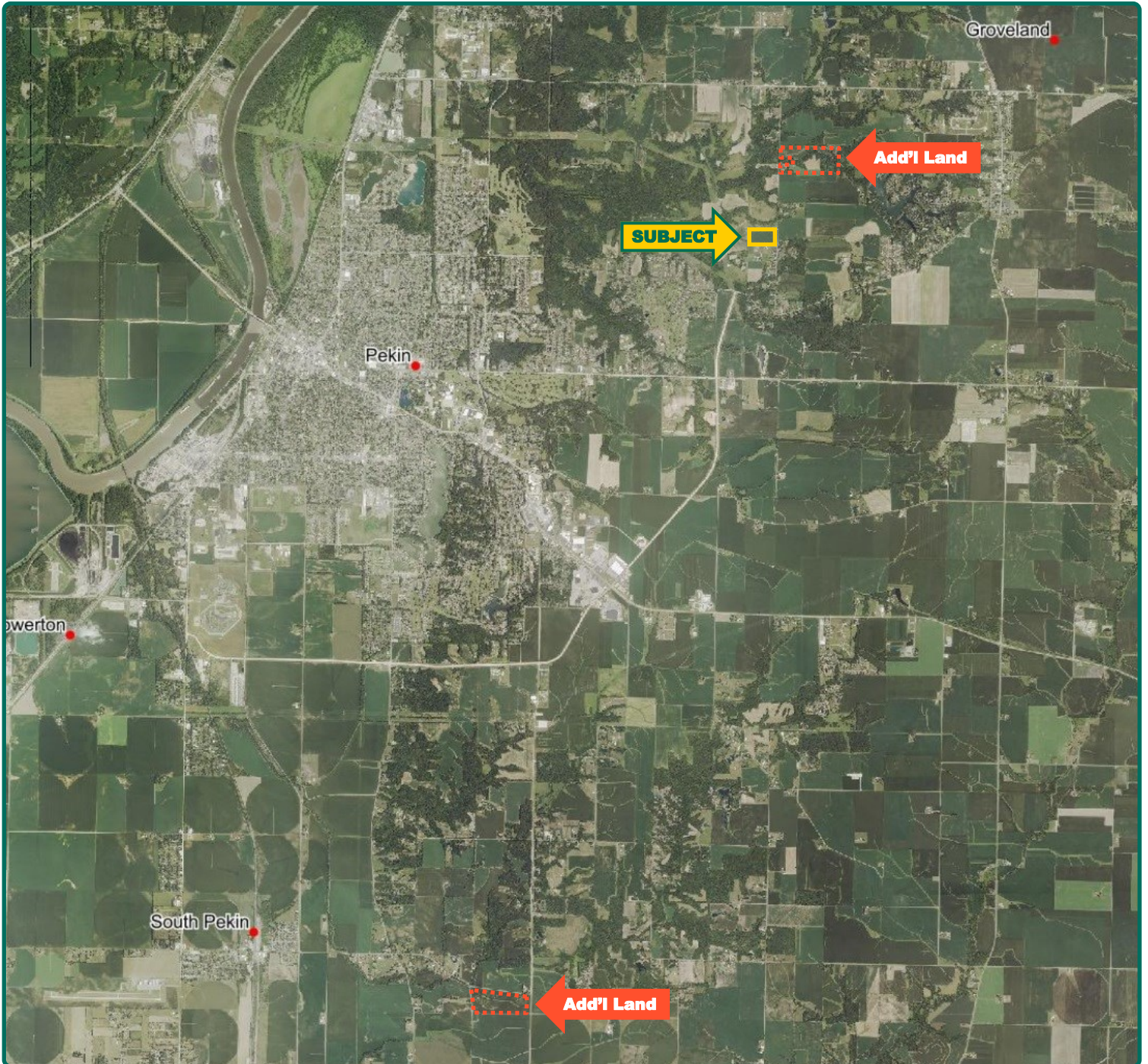
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Additional Land Aerial Photo



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