

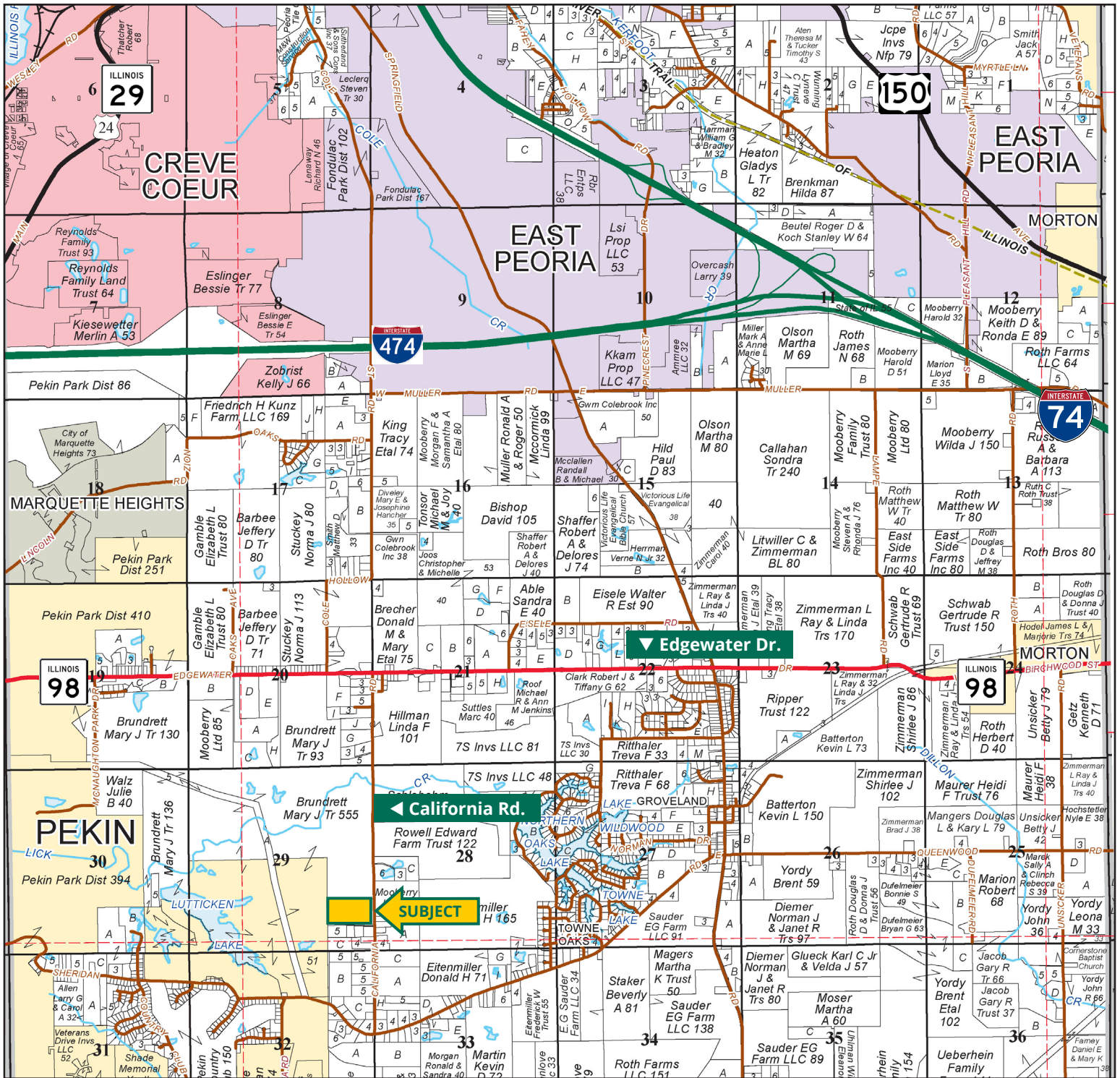
## Potential Building Site Near Pekin, Illinois!



**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., PO Box 467  
Monticello, IL 61856 | [www.Hertz.ag](http://www.Hertz.ag)

**22.50 Acres, m/I**  
**Tazewell County, IL**



Map reproduced with permission of Rockford Map Publishers

217.762.9881 | 700 W. Bridge St., PO Box 467 | Monticello, IL 61856 | [www.Hertz.ag](http://www.Hertz.ag)

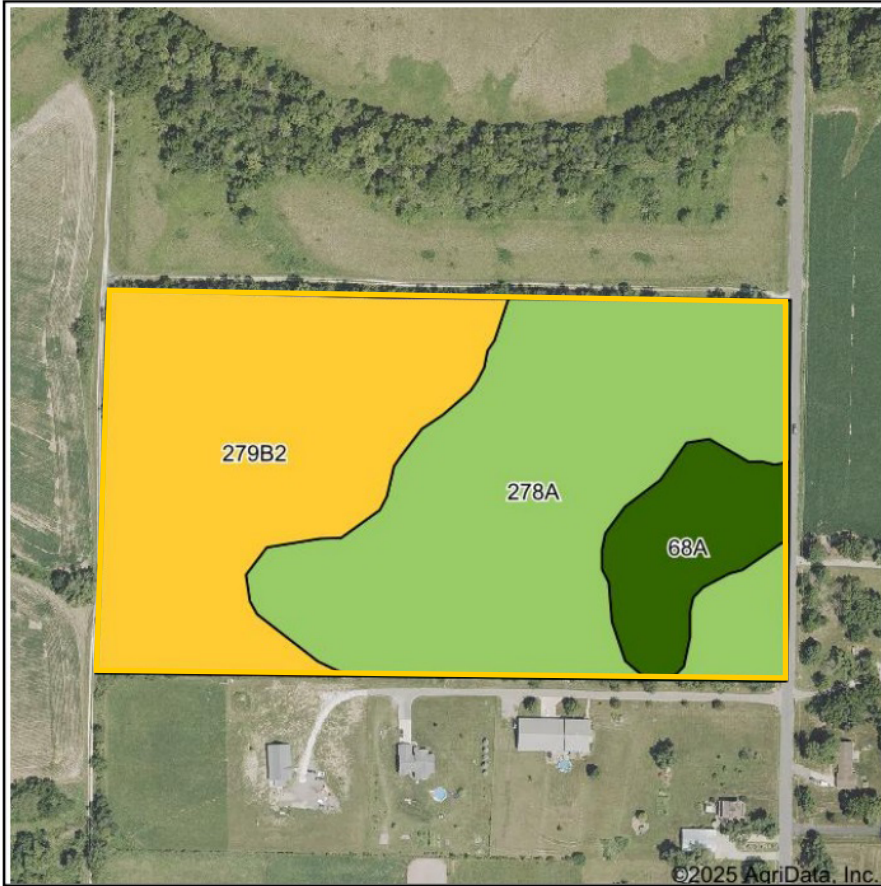
**SPENCER SMITH, AFM, ALC**  
**309.826.7736**  
 SpencerS@Hertz.ag

FSA/Eff. Crop Acres: 23.18 | Soil Productivity: 122.00 P.I.

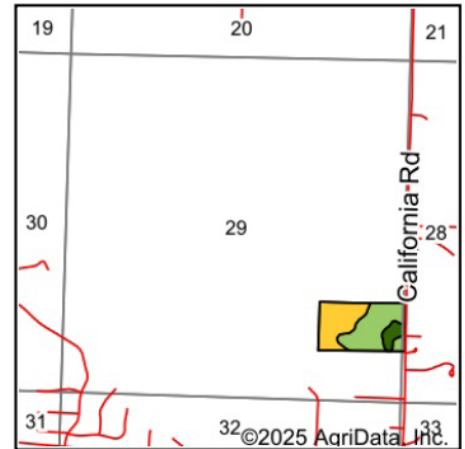


217.762.9881 | 700 W. Bridge St., PO Box 467 | Monticello, IL 61856 | [www.Hertz.ag](http://www.Hertz.ag)

**SPENCER SMITH, AFM, ALC**  
309.826.7736  
SpencerS@Hertz.ag






Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Tazewell**  
 Location: **29-25N-4W**  
 Township: **Groveland**  
 Acres: **23.18**  
 Date: **2/25/2025**



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	11.51	49.6%		125
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	9.34	40.3%		**113
**68A	Sable silty clay loam, 0 to 2 percent slopes	2.33	10.1%		**143
<b>Weighted Average</b>					<b>122</b>

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture.** Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

### Location

**From Morton:** Go west on IL-98/Edgewood Dr. for 2¾ miles, then south on California Rd. for 1½ miles. The property is on the west side of the road.

### Simple Legal

N½ SE¼ SE¼, Section 29, Township 25 North, Range 4 West of the 3rd P.M., Tazewell Co., IL. *Final abstract/title documents to govern legal description.*

### 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 in 2024: \$812.12  
Taxable Acres: 22.50  
Tax per Taxable Acre: \$36.09

### Lease Status

Leased through 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 types are Stronghurst and Rozetta. 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

Nearly level.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

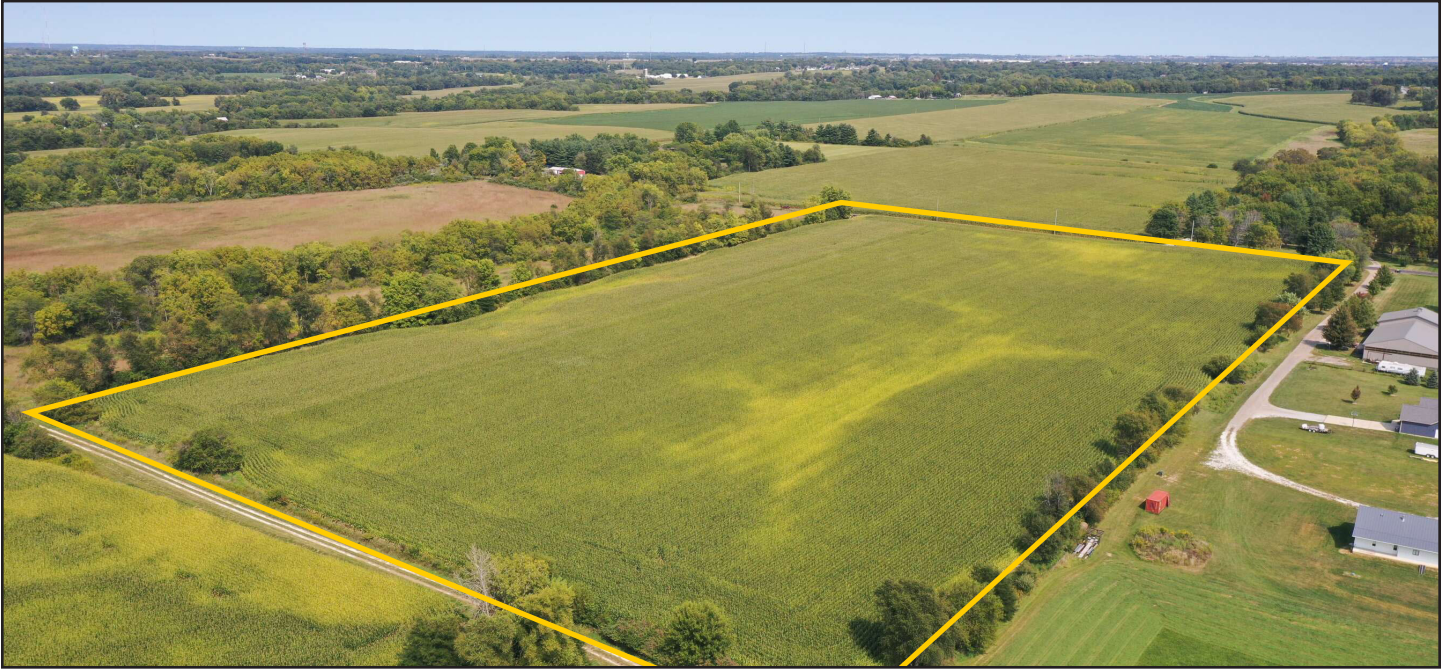
### Additional Land for Sale

Seller has two additional tracts of land for sale located northeast and southwest of this property. See Additional Land Aerial Photo.



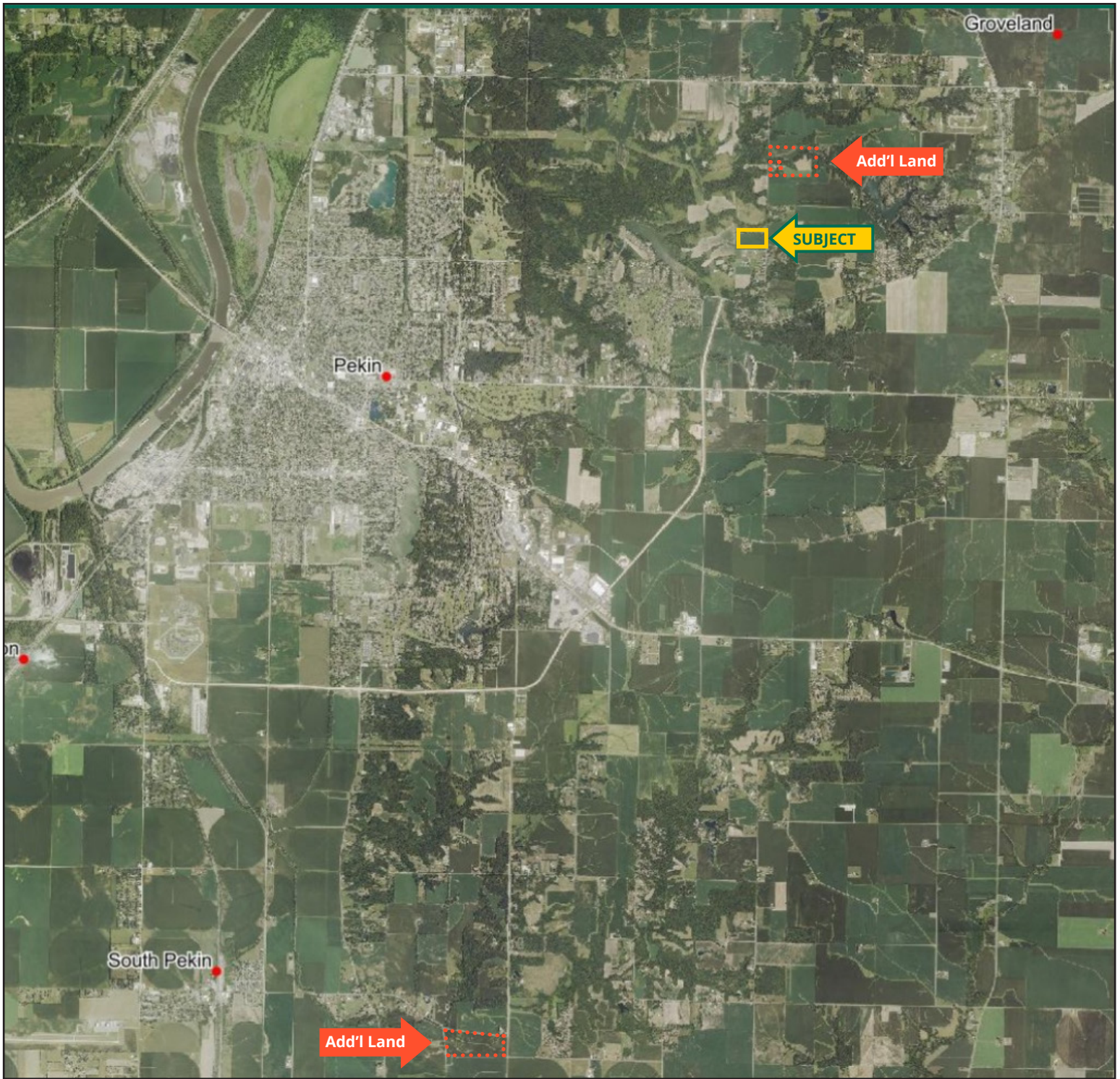
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Summer 2024 - Southwest Looking Northeast

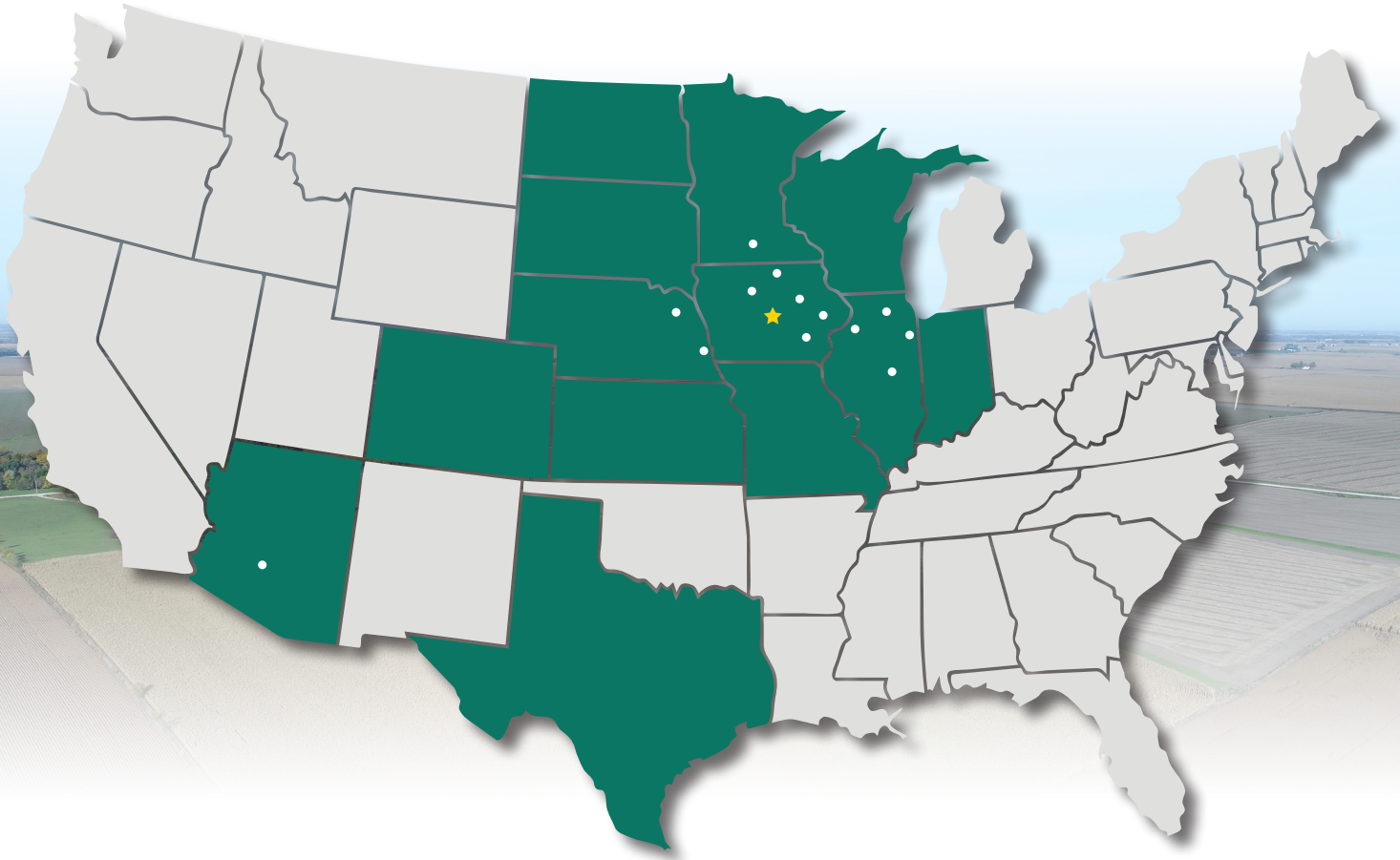


Summer 2024 - Northeast Looking Southwest





# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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

217.762.9881 | 700 W. Bridge St., PO Box 467 | Monticello, IL 61856 | [www.Hertz.ag](http://www.Hertz.ag)

**SPENCER SMITH, AFM, ALC**  
**309.826.7736**  
SpencerS@Hertz.ag