

Land For Sale

ACREAGE:

115.10 Acres, m/l

LOCATION:

Whiteside County, IL



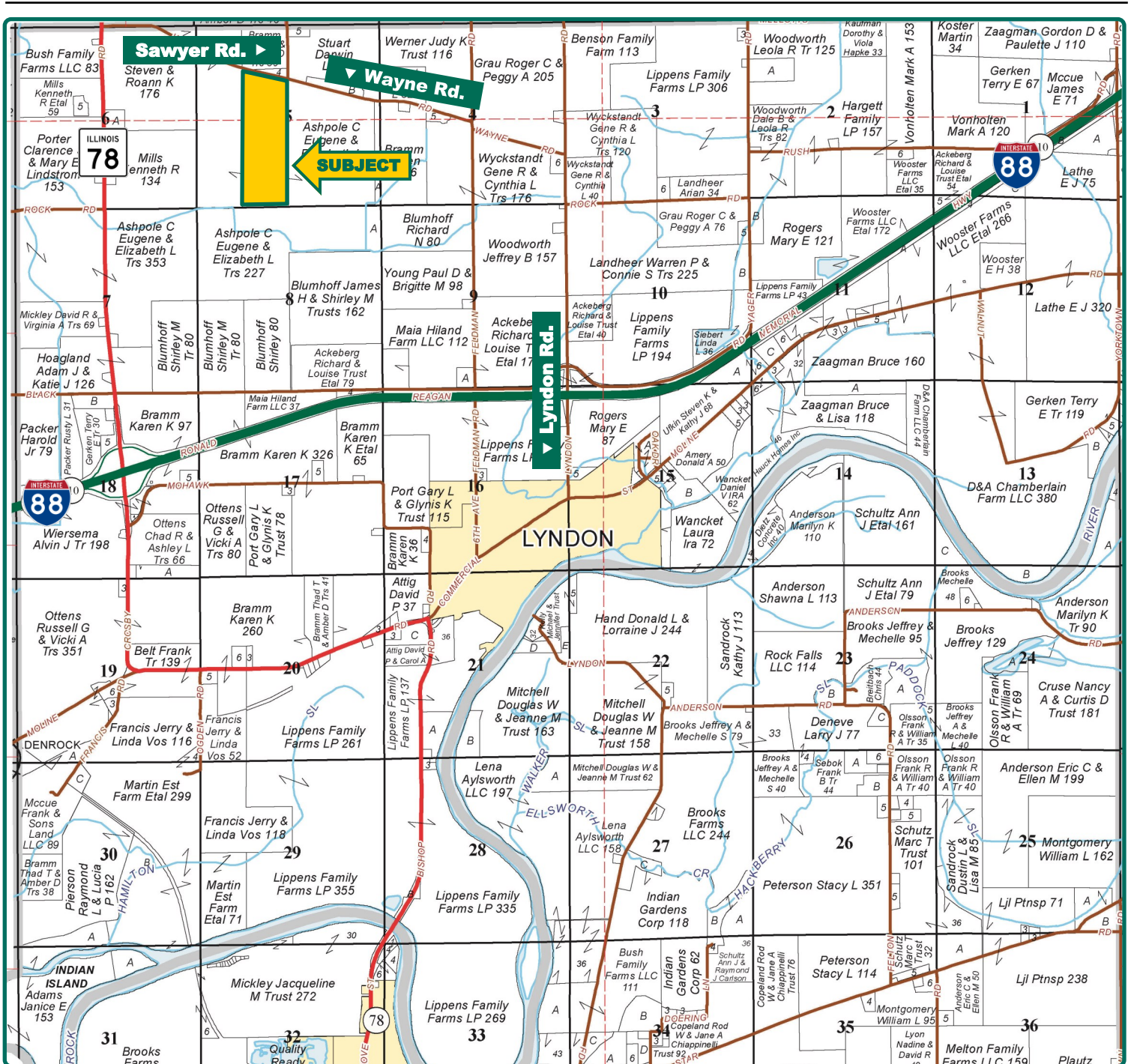
Property Key Features

- Located 2 Miles Northwest of Lyndon, Illinois
- 115.68 FSA/Eff. Crop Acres with a 132.00 PI
- Highly Productive Farm in Whiteside County

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FSA/Eff. Crop Acres:	115.68
Corn Base Acres:	115.00
Soil Productivity:	132.00 P.I.

Property Information

115.10 Acres, m/l

Location

From Lyndon: go north on Lyndon Rd. for approximately 2 miles to Wayne Rd., then west on Wayne Rd. for 1½ miles. The farm will be on the south side of Wayne Rd. at Sawyer Rd.

Legal Description

E½ SW¼ and SE¼ NW¼, exc. 3.572 acres, in Section 5, Township 20 North, Range 5 East of the 4th P.M., Whiteside Co., IL. (Lyndon Twp.)

Price & Terms

- \$1,640,175
- \$14,250/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: \$4,520.34
Taxable Acres: 115.10
Tax per Taxable Acre: \$39.27
Tax Parcel ID #s: 15-05-100-005 & 15-05-300-002

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 3682, Tract 1397
FSA/Eff. Crop Acres: 115.68
Corn Base Acres: 115.00
Corn PLC Yield: 158 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a farmable wetland.

Soil Types/Productivity

Main soil types are Joyce silt loam, Parkway silt loam and Richwood silt loam. Productivity Index (PI) on the FSA/ Eff. Crop acres is 132.00. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2023 by USI.
P: 58
K: 316
pH: 6.4

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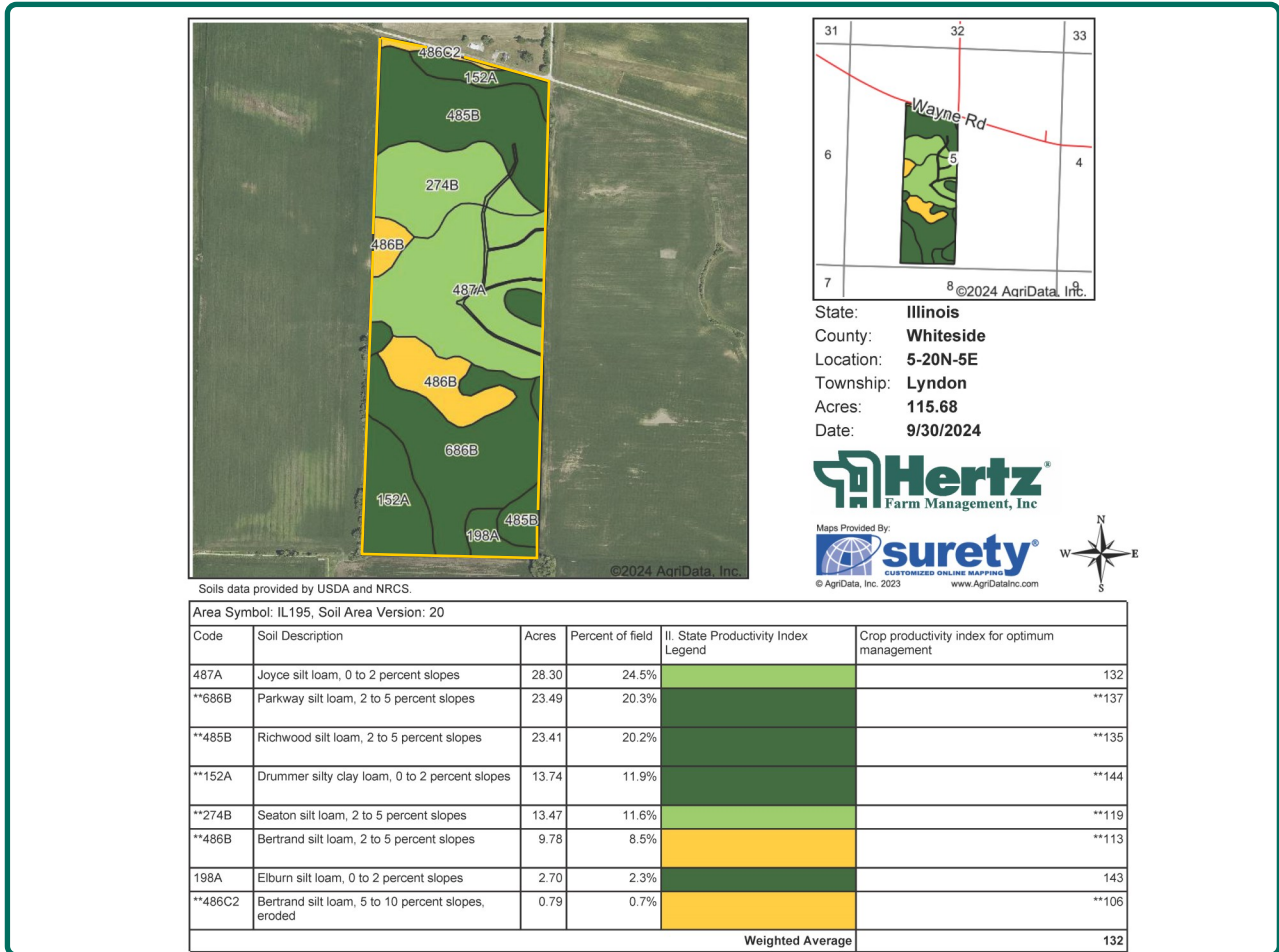
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Yield History (Bu./Ac.)

Year	Corn	Beans
2023	220	-
2022	-	81
2021	255	-
2020	211	-
2019	202	-

Yield information is reported by operator.

Land Description

Level.

Drainage

Natural with some tile. Contact agent for tile maps.

Water & Well Information

There is one well on the property located on the north end of the farm. The residence to the north has a permanent easement to use, repair and maintain the well.

Notice

Seller is a licensed Real Estate Salesperson in the state of Iowa.

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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Northwest Looking Southeast



South Looking North



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