

Excellent Quality Soils with a 136.40 PI

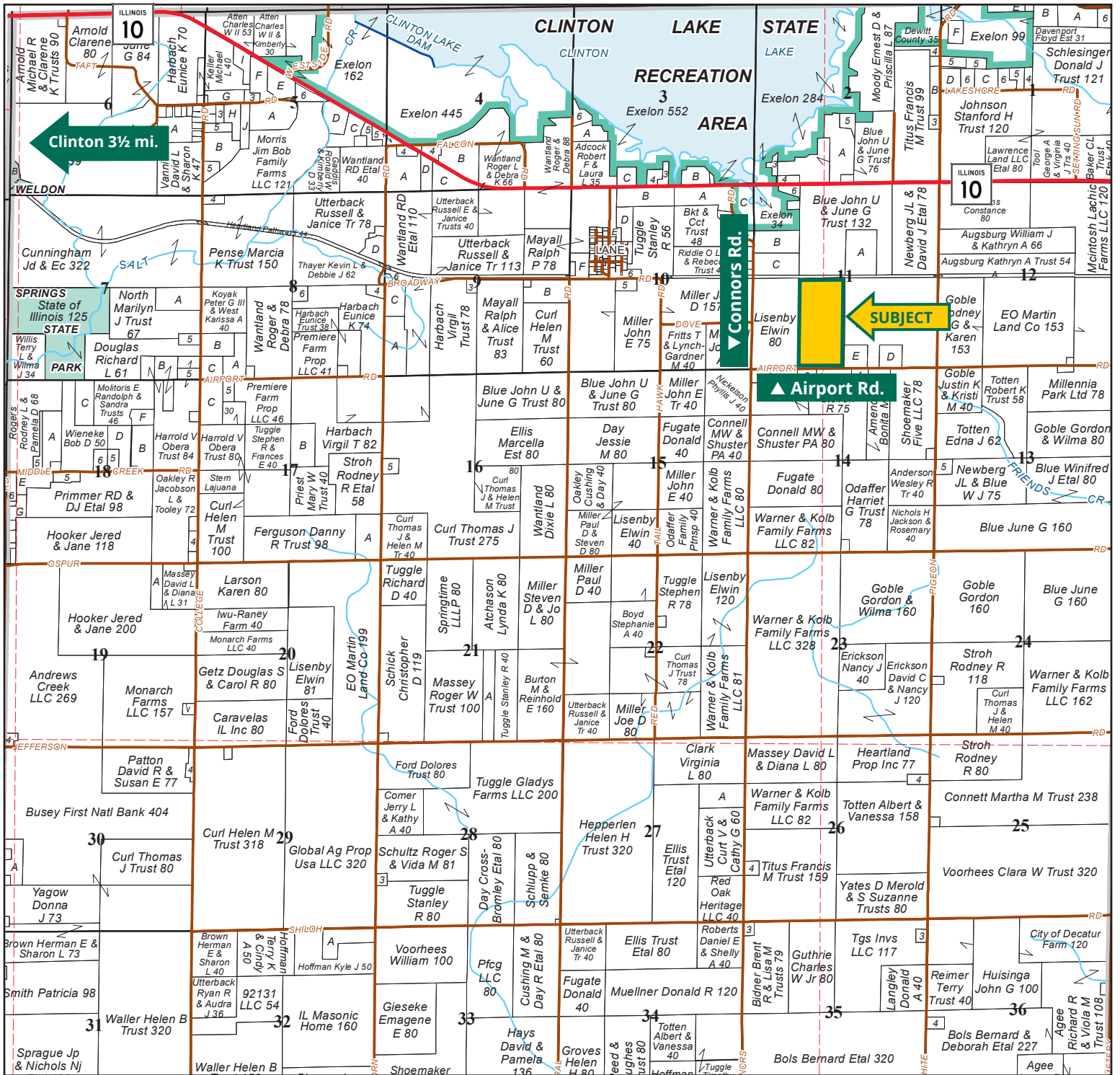


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**78.75 Acres, m/I**  
**DeWitt County, IL**





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Est. FSA/Eff. Crop Acres: 78.81 | Soil Productivity: 136.40 PI



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State: **Illinois**  
 County: **De Witt**  
 Location: **11-19N-3E**  
 Township: **Creek**  
 Acres: **78.81**  
 Date: **9/11/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL039, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**244A	Hartsburg silty clay loam, 0 to 2 percent slopes	40.21	50.7%		**134
**68A	Sable silty clay loam, 0 to 2 percent slopes	21.46	27.1%		**143
**67A	Harpster silty clay loam, 0 to 2 percent slopes	15.60	20.2%		**133
43A	Ipava silt loam, 0 to 2 percent slopes	1.54	2.0%		142
<b>Weighted Average</b>					<b>136.4</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 Clinton: go east on IL-10 / 500 N for 6½ miles, then south on Connors Rd. for 1 mile to Airport Rd., then east ½ mile. The farm is on the north side of the road.

### Simple Legal

E½ SW¼, Section 11, Township 19 North, Range 3 East of the 3rd P.M., DeWitt Co., IL. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$1,258,031.25
- \$15,975/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

As negotiated.

### Real Estate Tax

2023 Taxes Payable 2024: \$3,745.40  
 Taxable Acres: 78.75  
 Tax per Taxable Acre: \$47.56

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 2623, Part of Tract 2823  
 FSA/Eff. Crop Acres: 78.81\*  
 Corn Base Acres: 41.60\*  
 Corn PLC Yield: 182 Bu.  
 Bean Base Acres: 37.20\*  
 Bean PLC Yield: 49 Bu.

*\*Acres are estimated pending reconstitution of farm by the DeWitt County FSA office.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Hartsburg, Sable, and Harpster. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 136.40. 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

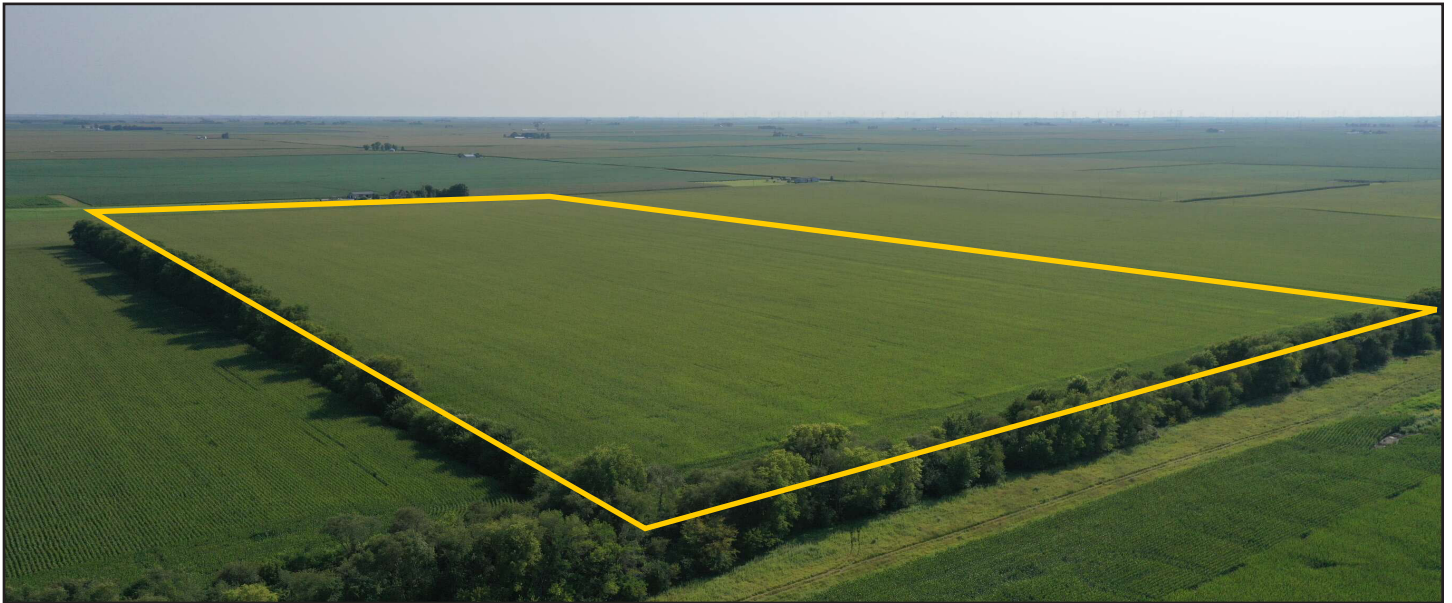
Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.



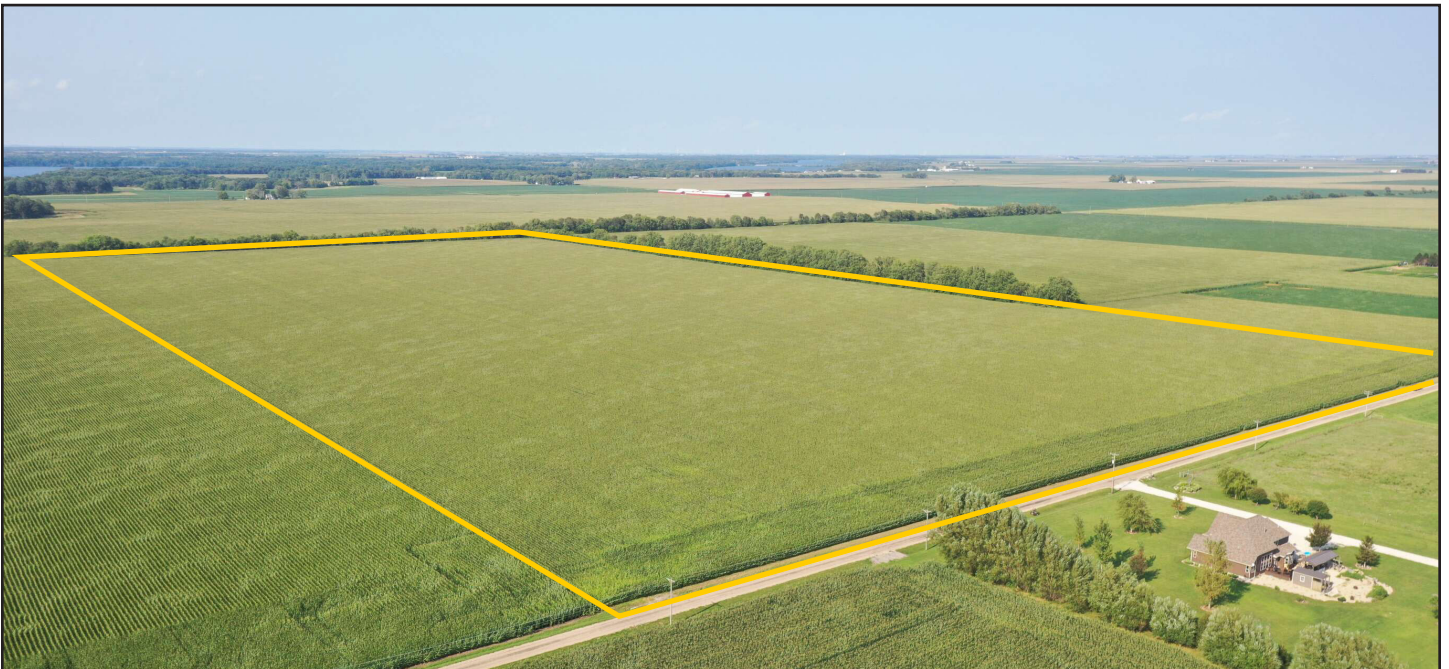
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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



Northwest Corner looking Southeast



Southwest Corner looking Northeast





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