



LAND FOR SALE

Russell D. Anderson Trust & D. Joanne Anderson Trust Farm



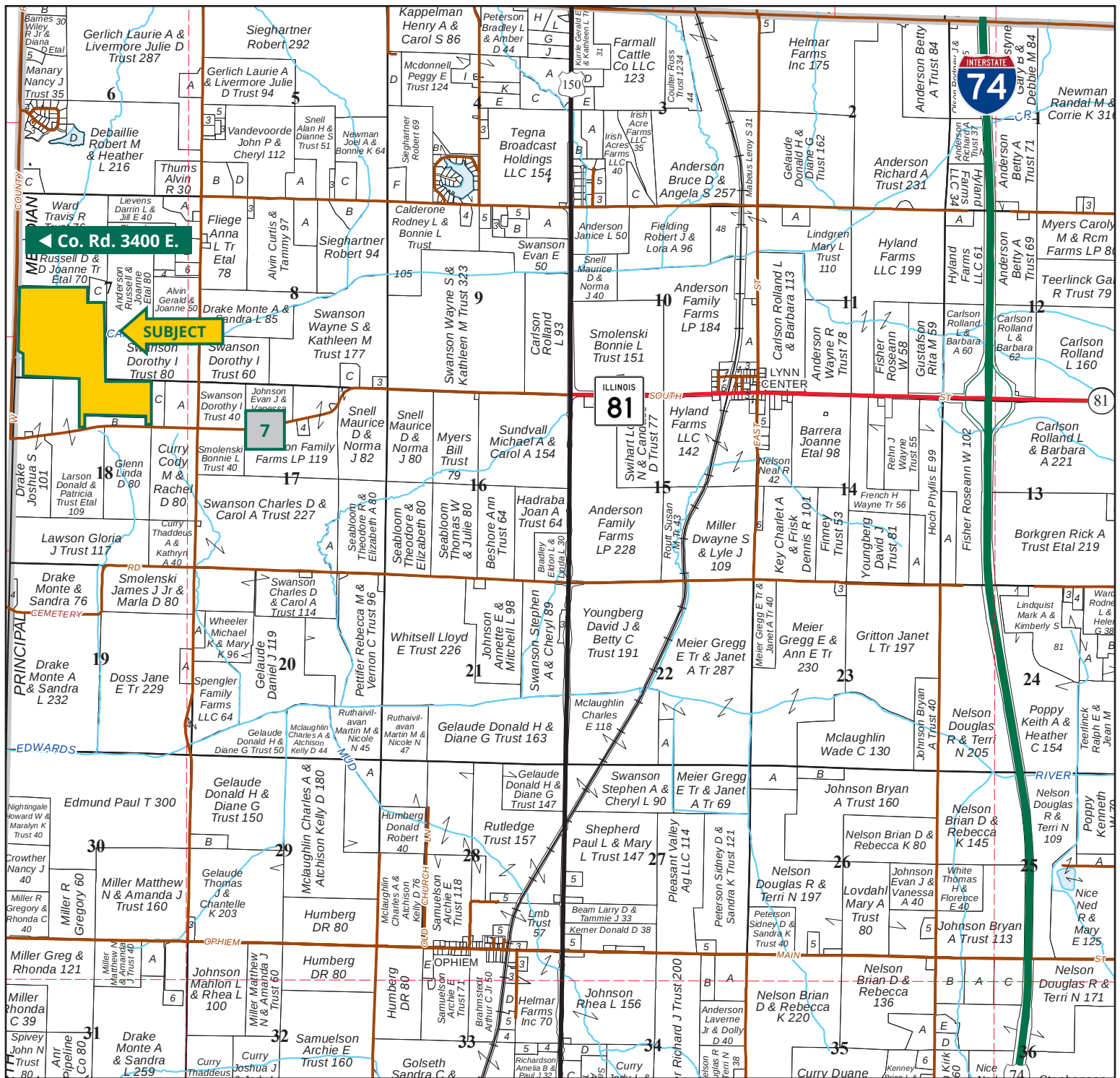
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198.91 Acres, m/I
Henry County, IL



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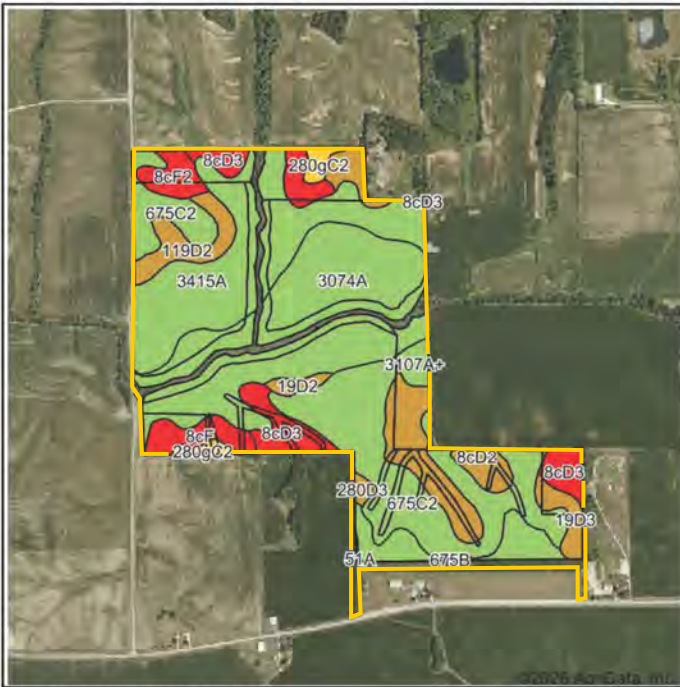
FSA/Eff. Crop Acres: 183.71 | Soil Productivity: 111.20 PI



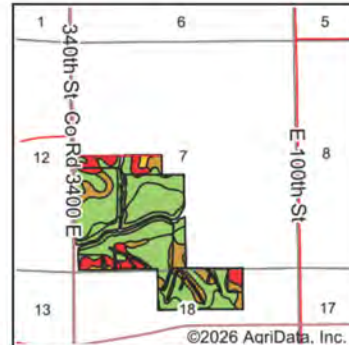
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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **7-15N-1E**
 Township: **Lynn**
 Acres: **183.71**
 Date: **1/19/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	48.35	26.4%		**122
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	39.87	21.7%		**125
**3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	36.00	19.6%		**118
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	12.76	6.9%		**82
**8cD3	Hickory clay loam, cool mesic, 10 to 18 percent slopes, severely eroded	9.85	5.4%		**72
**675B	Greenbush silt loam, 2 to 5 percent slopes	7.30	4.0%		**131
**8cF2	Hickory silt loam, cool mesic, 18 to 35 percent slopes, eroded	6.52	3.5%		**63
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	5.93	3.2%		**97
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	4.66	2.5%		**68
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	4.14	2.3%		**97
**19D3	Sylvan silty clay loam, 10 to 18 percent slopes, severely eroded	2.98	1.6%		**87
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.42	1.3%		**113
**3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	2.03	1.1%		**126
**280D3	Fayette silty clay loam, glaciated, 10 to 18 percent slopes, severely eroded	0.76	0.4%		**95
51A	Muscataine silt loam, 0 to 2 percent slopes	0.14	0.1%		147
Weighted Average					111.2

Location

From Lynn Center: go west on IL Hwy 81 for 1 mile, then continue on Co. Rd. 7 for 3 miles, then north on Co. Rd. 3400 E for .40 miles. The property is on the east side of the road.

Simple Legal

Part of NW¼ NE¼ of Section 18; E½ NE¼ of Section 18 AND part of SW¼ of Section 7, all in Township 15 North, Range 1 East of the 4th P.M., Henry Co., IL. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,730,517
- \$8,700/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

2024 Taxes Payable 2025: \$5,918.96
Taxable Acres: 198.91
Tax per Taxable Acre: \$29.76

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 10319, Tract 1990
FSA/Eff. Crop Acres: 183.71
Corn Base Acres: 143.10
Corn PLC Yield: 122 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Radford, Greenbush and Orion. Productivity Index (PI) on the FSA/Eff. crop acres is 111.20. 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

Moderately sloping.

Drainage

Some tile. No maps available.

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.

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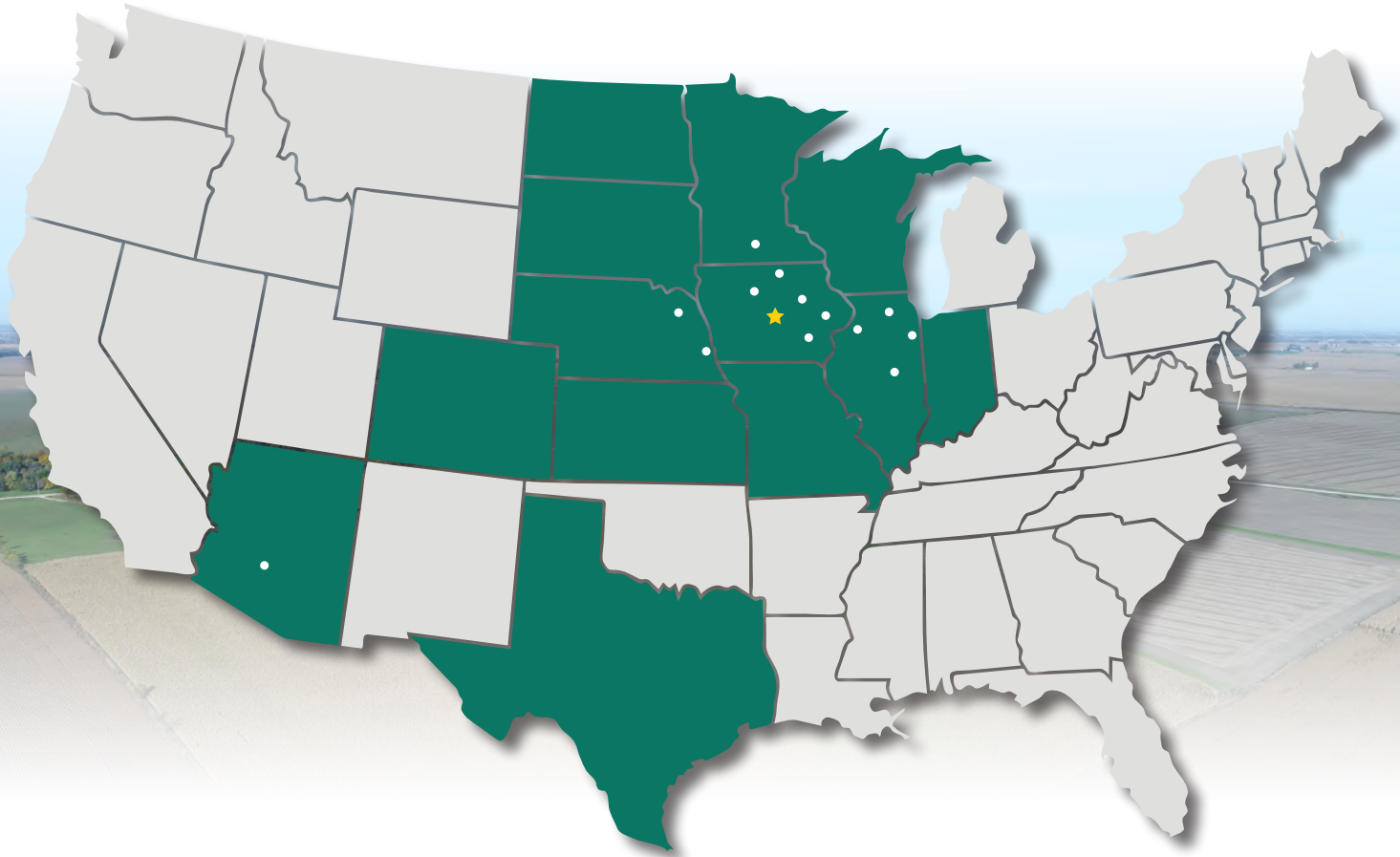
Northwest Looking Southeast



Southwest Looking Northeast



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