

Productive Knox County Farmland



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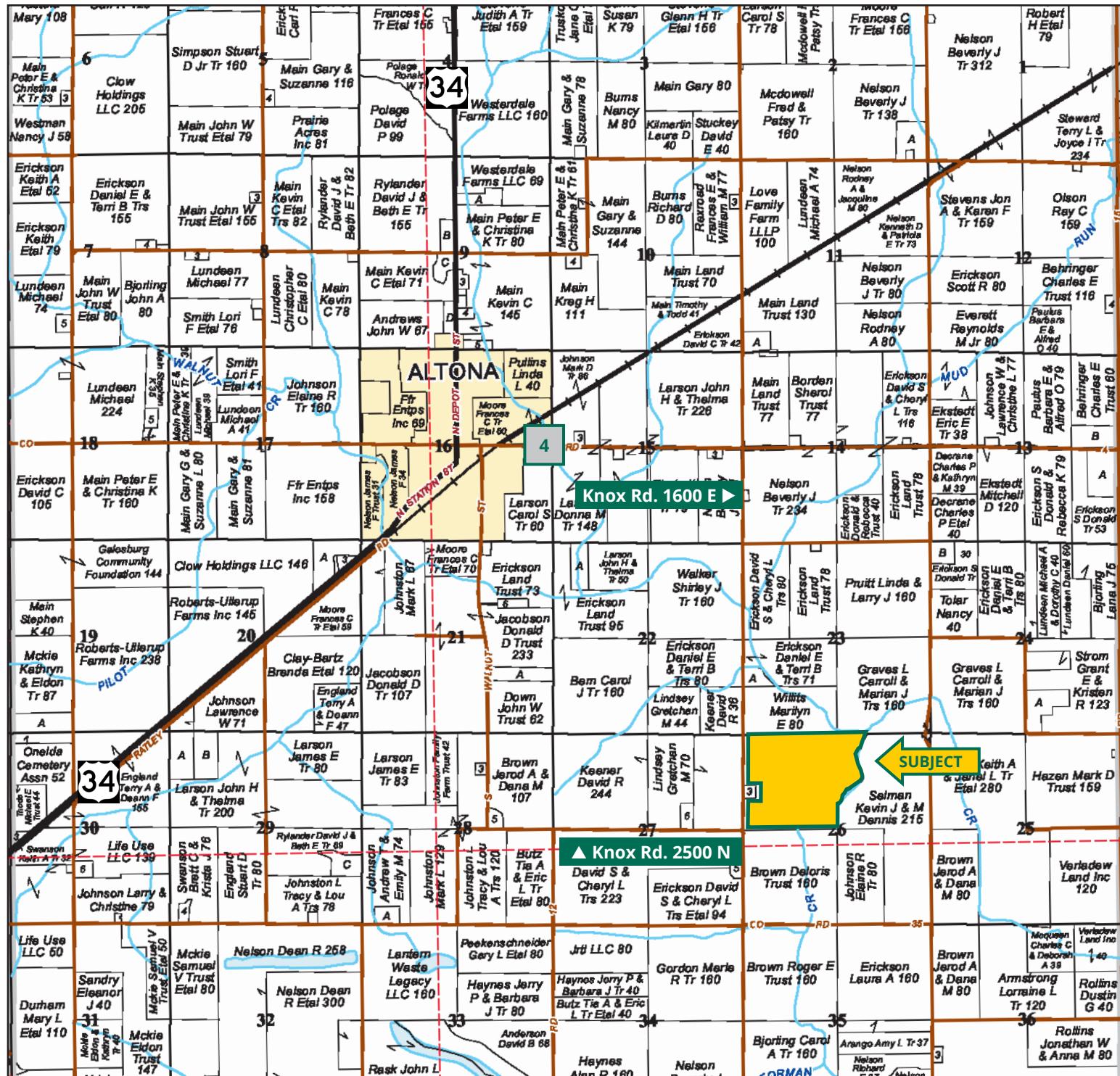


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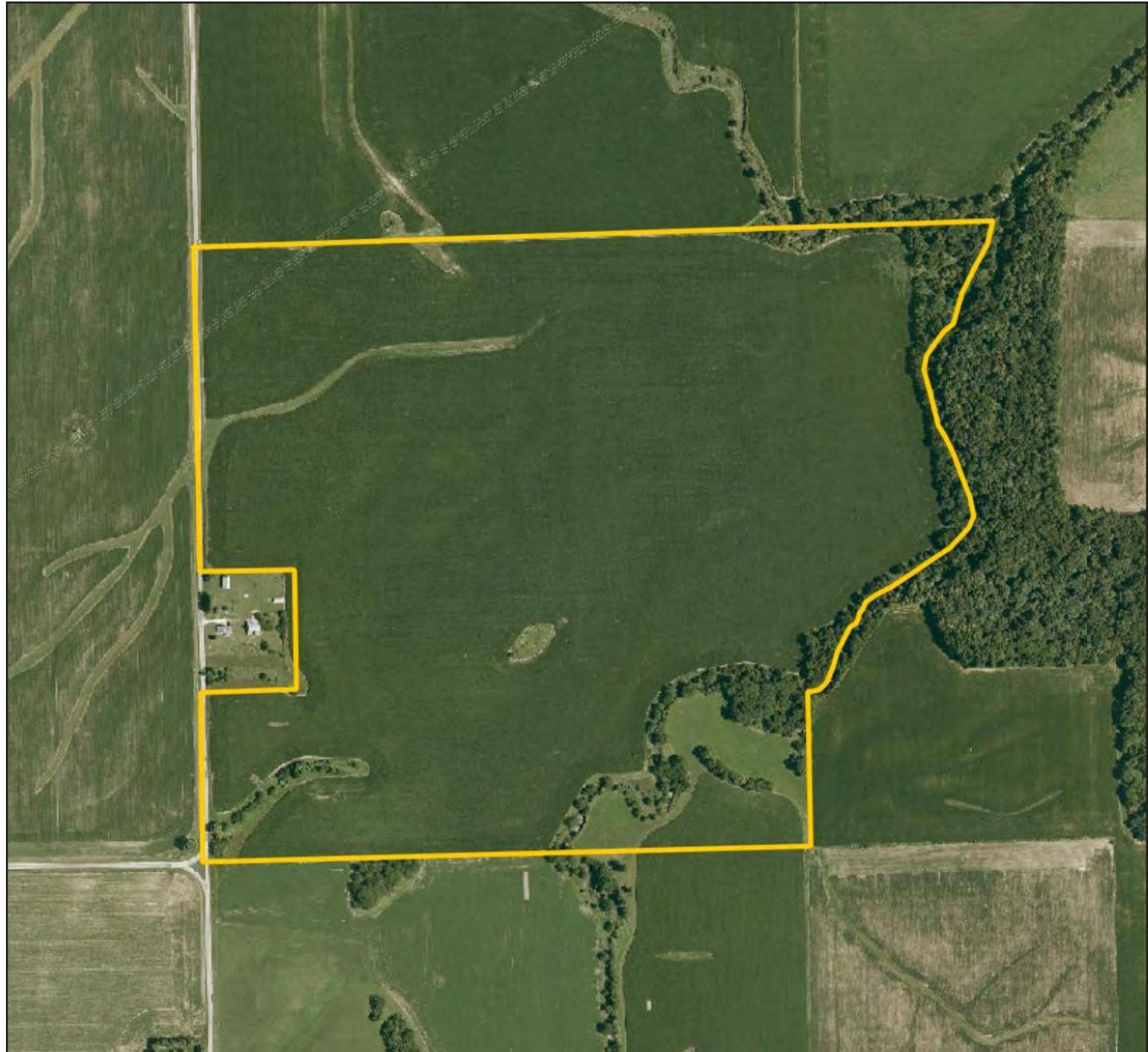
180.21 Acres, m/l
Knox County, IL

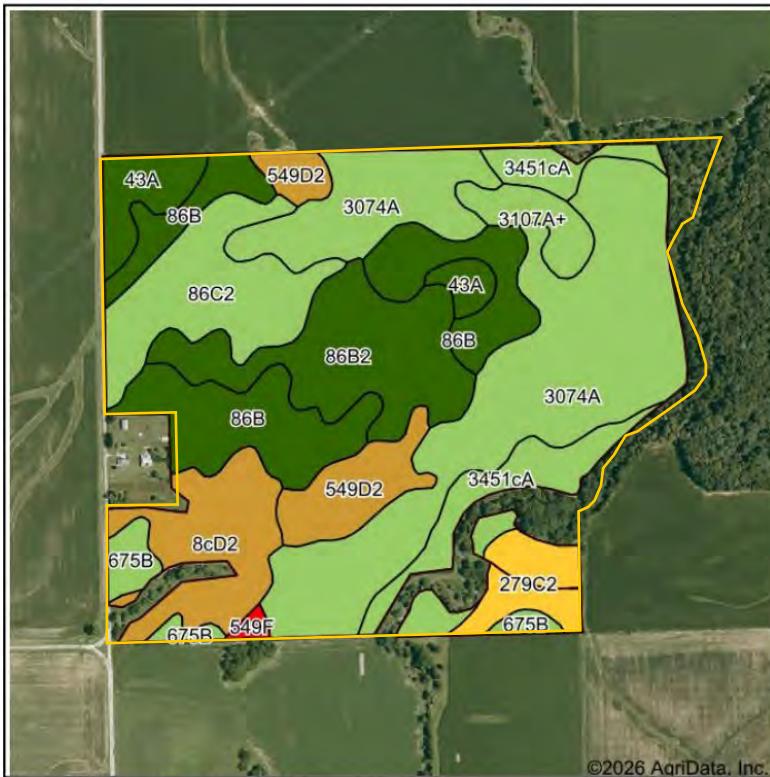
Walnut Grove Township, Knox County, IL



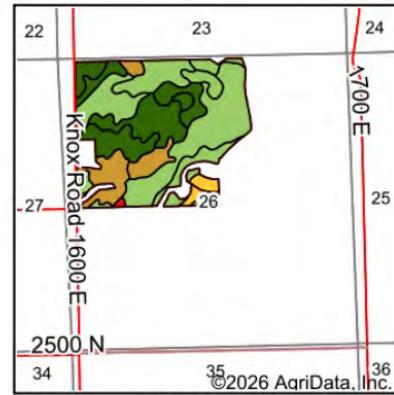
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Est. FSA/Eff. Crop Acres: 165.96 | Soil Productivity: 122.40 PI





Soils data provided by USDA and NRCS.



State: Illinois
 County: Knox
 Location: 26-13N-3E
 Township: Walnut Grove
 Acres: 165.96
 Date: 1/28/2026



Maps Provided By
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Area Symbol: IL095, Soil Area Version: 20					
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	52.58	31.4%		**122
**86B	Oscos silt loam, 2 to 5 percent slopes	24.72	14.9%		**138
**86B2	Oscos silt loam, 2 to 5 percent slopes, eroded	18.41	11.1%		**133
**86C2	Oscos silt loam, 5 to 10 percent slopes, eroded	15.37	9.3%		**131
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	12.54	7.6%		**82
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	12.22	7.4%		**126
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	9.05	5.5%		**88
43A	Ipava silt loam, 0 to 2 percent slopes	6.63	4.0%		142
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	5.74	3.5%		**112
**3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	4.26	2.6%		**126
**675B	Greenbush silt loam, 2 to 5 percent slopes	3.84	2.3%		**131
**549F	Marseilles silt loam, 18 to 35 percent slopes	0.60	0.4%		**74
Weighted Average					122.4

Location

From Altona: Go east on Knox Hwy 4 for 1½ miles and then south on Knox Rd. 1600 E for 1½ miles. Property is located on the east side of the road.

Simple Legal

Part of the NW¼ of Section 26 and part of the NE¼ of Section 26, all in Township 13 North, Range 3 East of the 4th P.M., Knox Co. IL. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,072,415
- \$11,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

2024 Taxes Payable 2025: \$8,402.79*

Taxable Acres: 180.21*

Tax per Taxable Acre: \$46.63*

**Taxes estimated pending survey and tax parcel split. Knox County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 4617

Tracts 1692 & 1726

FSA/Eff. Crop Acres: 165.96*

Corn Base Acres: 102.30*

Corn PLC Yield: 166 Bu.

Bean Base Acres: 23.65*

Bean PLC Yield: 52 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Radford, Osco, Hickory, and Lawson. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 122.40. See soil map for details.

Land Description

Nearly level to steep.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Easement

The southern 150 feet of the property is subject to an existing wind transmission line easement. Sellers shall provide a credit to Buyer, at closing. Contact agent for details.



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.

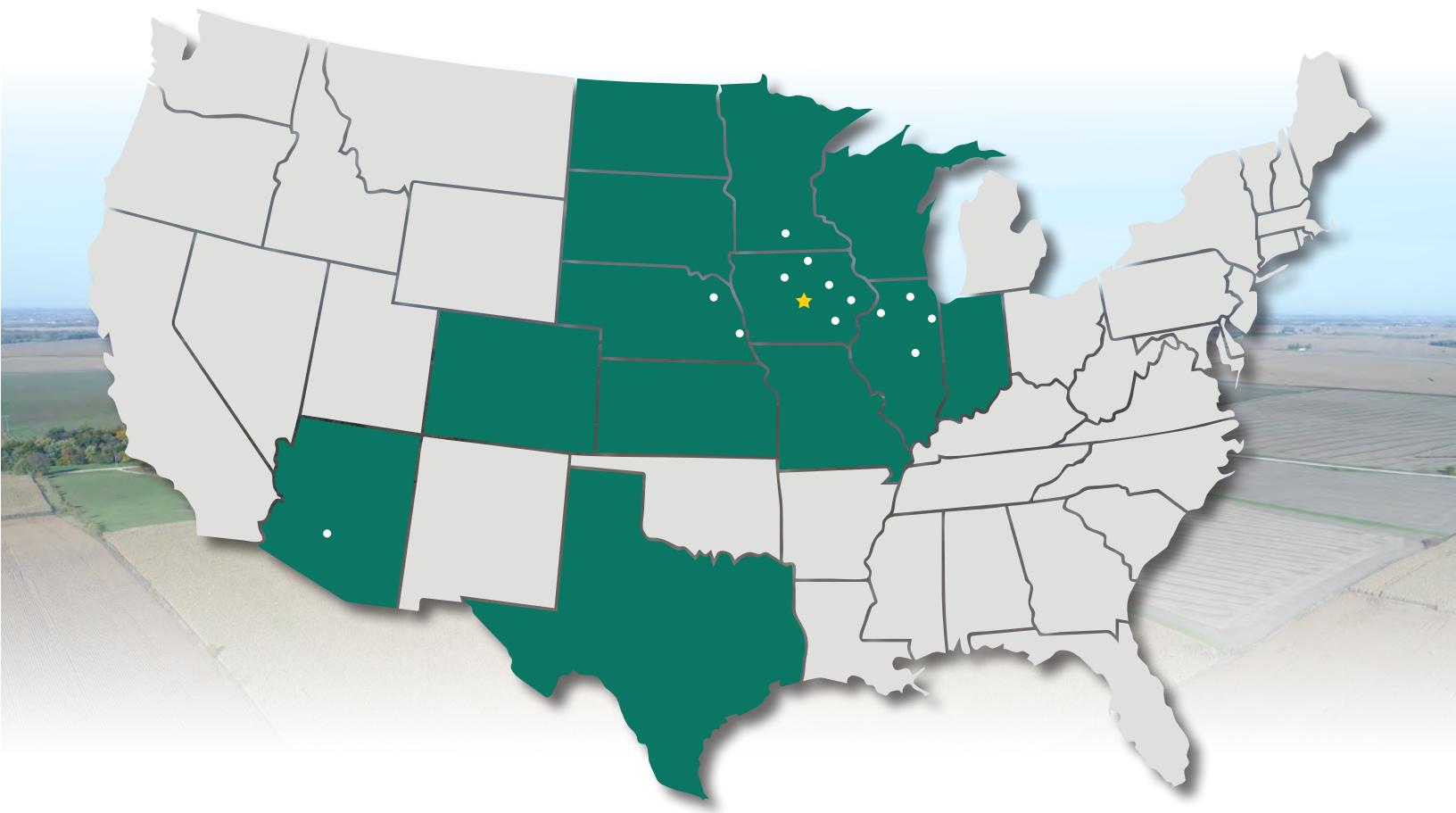
Northeast looking Southwest



Southwest looking Northeast



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