

## Iroquois County CRP Farm



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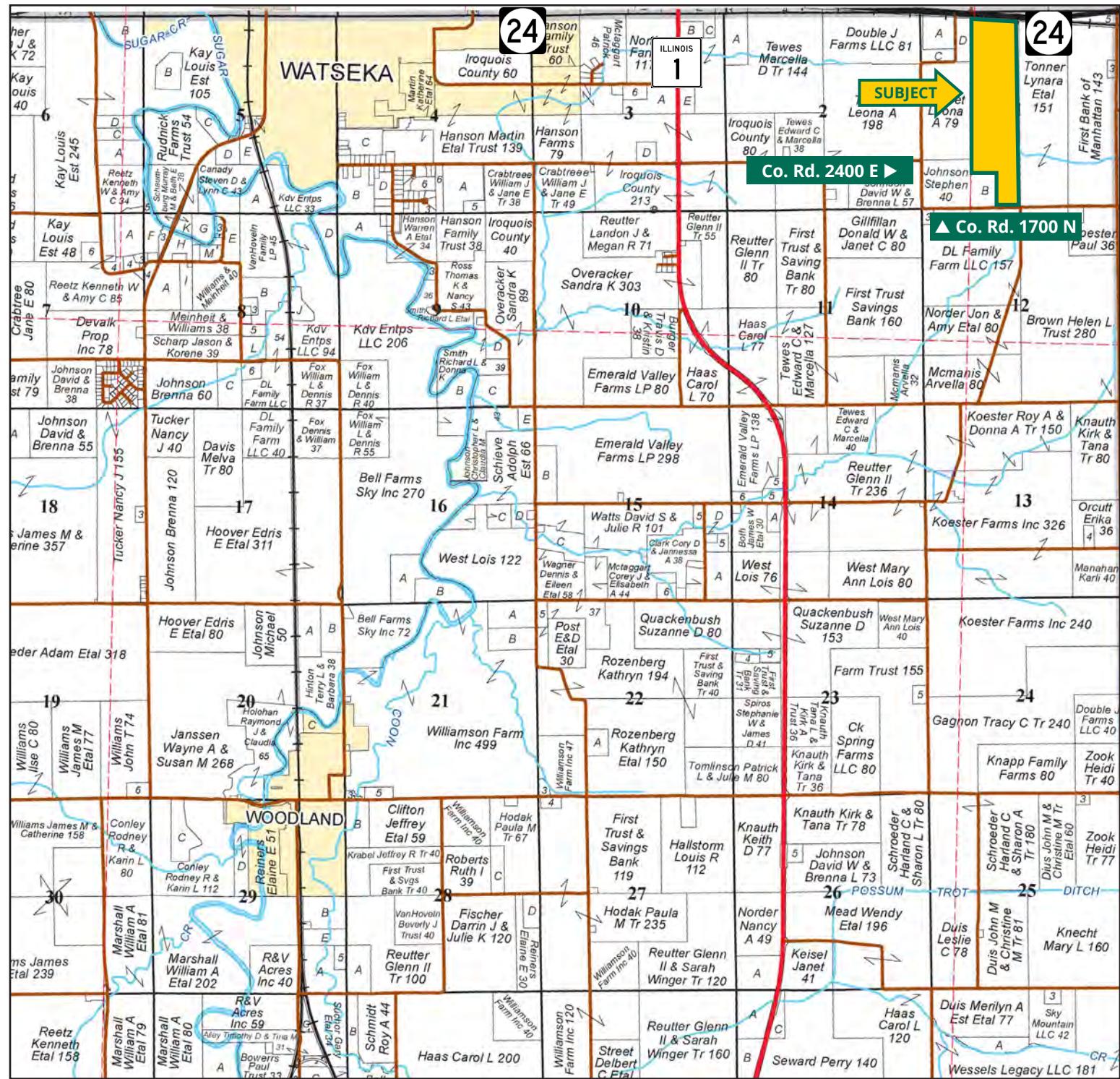


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**133.79 Acres, m/l**  
**Iroquois County, IL**

## **Belmont Township, Iroquois County, IL**



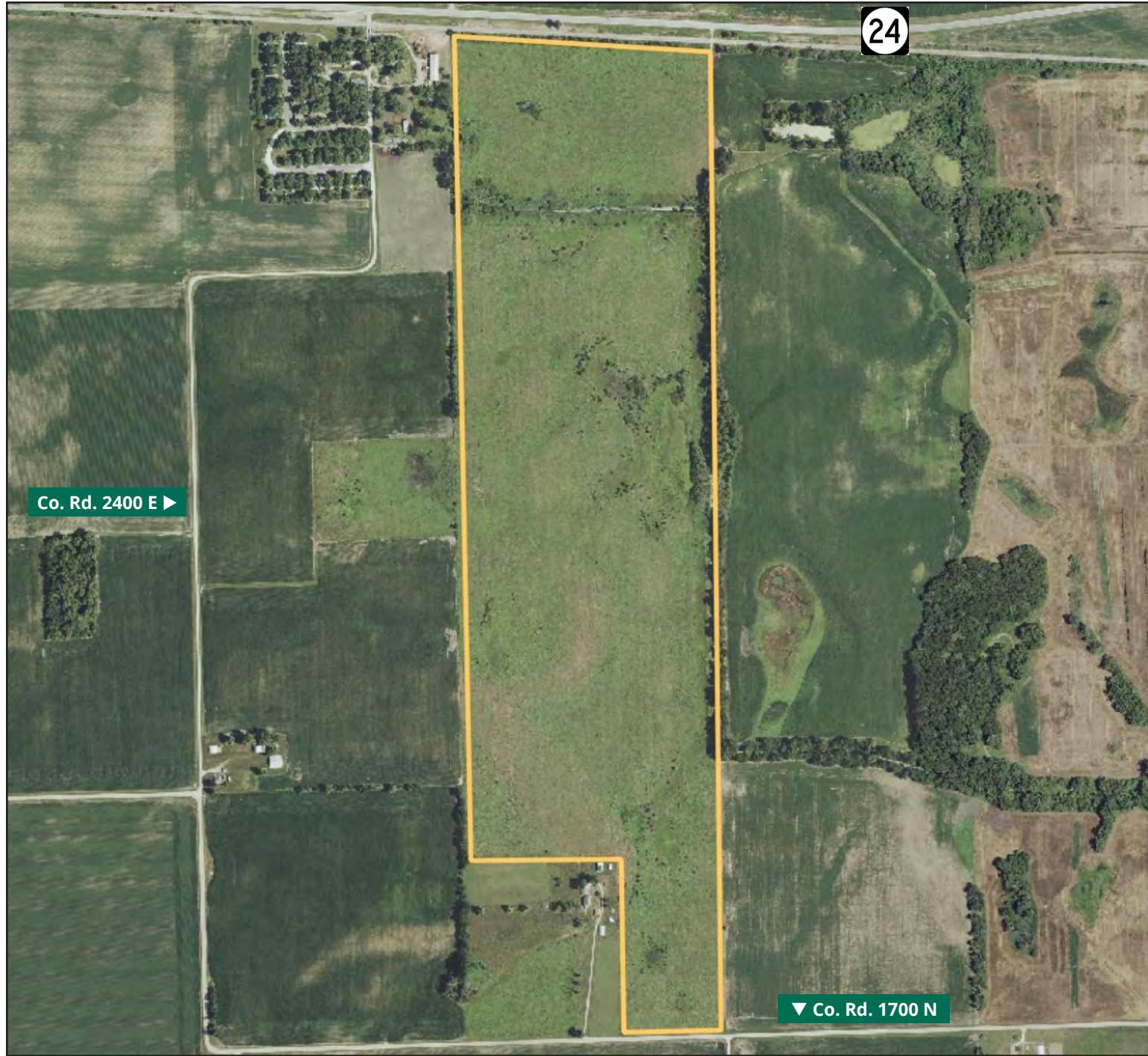
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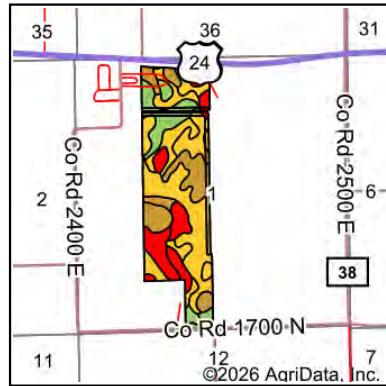
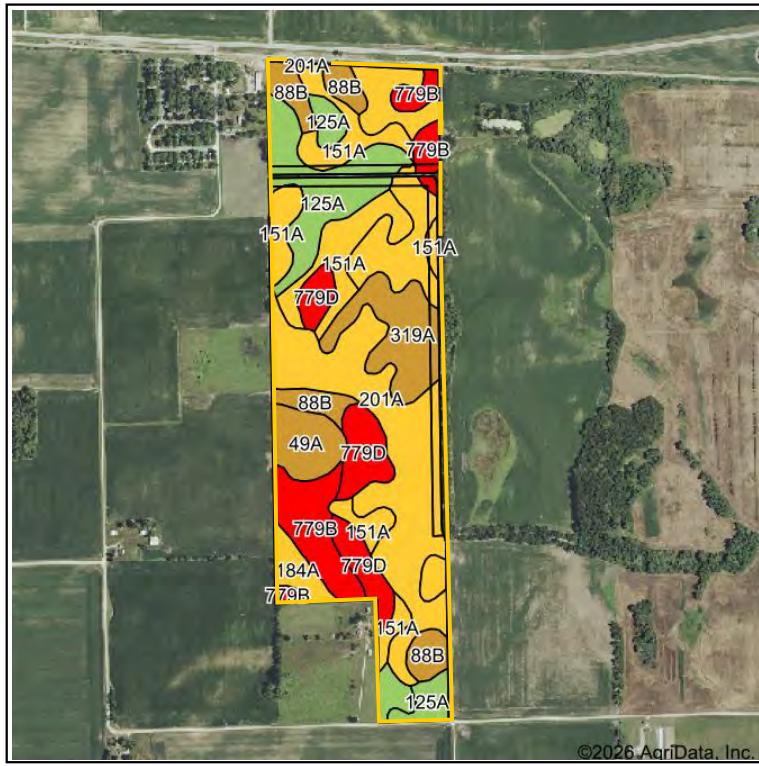
**Cropland Acres: 135.80 | CRP Acres: 127.50 | Soil Productivity: 104.20 PI**



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State:	<b>Illinois</b>
County:	<b>Iroquois</b>
Location:	<b>1-26N-12W</b>
Township:	<b>Belmont</b>
Acres:	<b>135.80</b>
Date:	<b>1/28/2026</b>



Maps Provided By  
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Area Symbol: II 075 Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Crop productivity index for optimum management
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	37.95	28.0%		**110
**151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	21.27	15.6%		**114
**125A	Selma loam, 0 to 2 percent slopes	17.19	12.7%		**130
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	12.54	9.2%		**76
**779D	Chelsea fine sand, 6 to 12 percent slopes	10.88	8.0%		**73
319A	Aurelius muck, 0 to 2 percent slopes	10.79	7.9%		97
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	9.19	6.8%		**90
**184A	Roby fine sandy loam, 0 to 2 percent slopes	8.11	6.0%		**111
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	6.03	4.4%		**92
490A	Odell silt loam, 0 to 2 percent slopes	1.85	1.4%		129
<b>Weighted Average</b>					<b>104.2</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 (BPA, LFO, G) are maintained at the following USDA web site. 2023 Illinois Soil Productivity and Yield Indices. <https://efotd.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and submergence.

Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils ET CTC

## Location

From Watseka: go east on U.S. Route 24 for approximately 3 miles. The property is on the south side of the highway.

## Simple Legal

Part of the E½ W½ of Section 1, Township 26 North, Range 12 West of the 5th P.M., Iroquois Co., IL. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$936,530
- \$7,000/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: \$3,503.46  
Taxable Acres: 133.79  
Tax per Taxable Acre: \$26.19

## Lease Status

Leased through 9/30/2026.

## FSA Data

Farm Number 5850, Tract 4086  
Cropland Acres: 135.80  
CRP Acres: 127.50

## NRCS Classification

NHEL: Non-Highly Erodible Land.

## CRP Contracts

There are 127.50 acres enrolled in a CP-42 contract that pays \$32,797.00 annually and expires 9/30/26.

## Soil Types/Productivity

Main soil types are Gilford, Ridgeville and Selma. Productivity Index (PI) on the cropland acres is 104.20. 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

Level to moderately sloping.

## Drainage

Some tile. No maps available.

## Buildings/Improvements

There is a ditch pump with float on the property that was upgraded in 2024.

## 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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 United States  
 Department of  
 Agriculture

**Iroquois County, Illinois**

 Unless Noted: All crops are Non-Irrigated  
 All Crops Intended Use is for Grain


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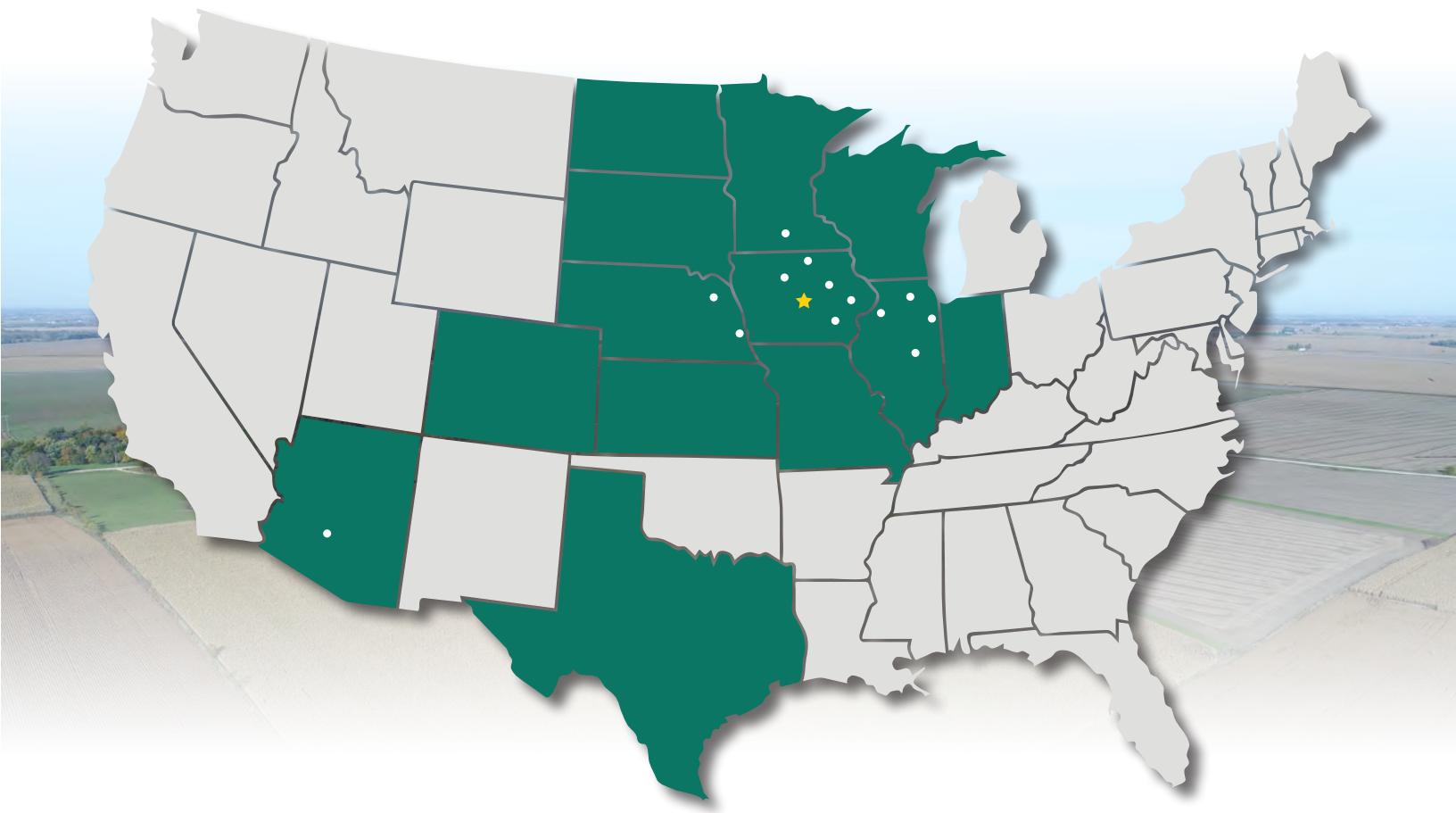
Northeast Corner Looking Southwest



South Looking North



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