

Large Tract of Land Outside of Beaverville, Illinois



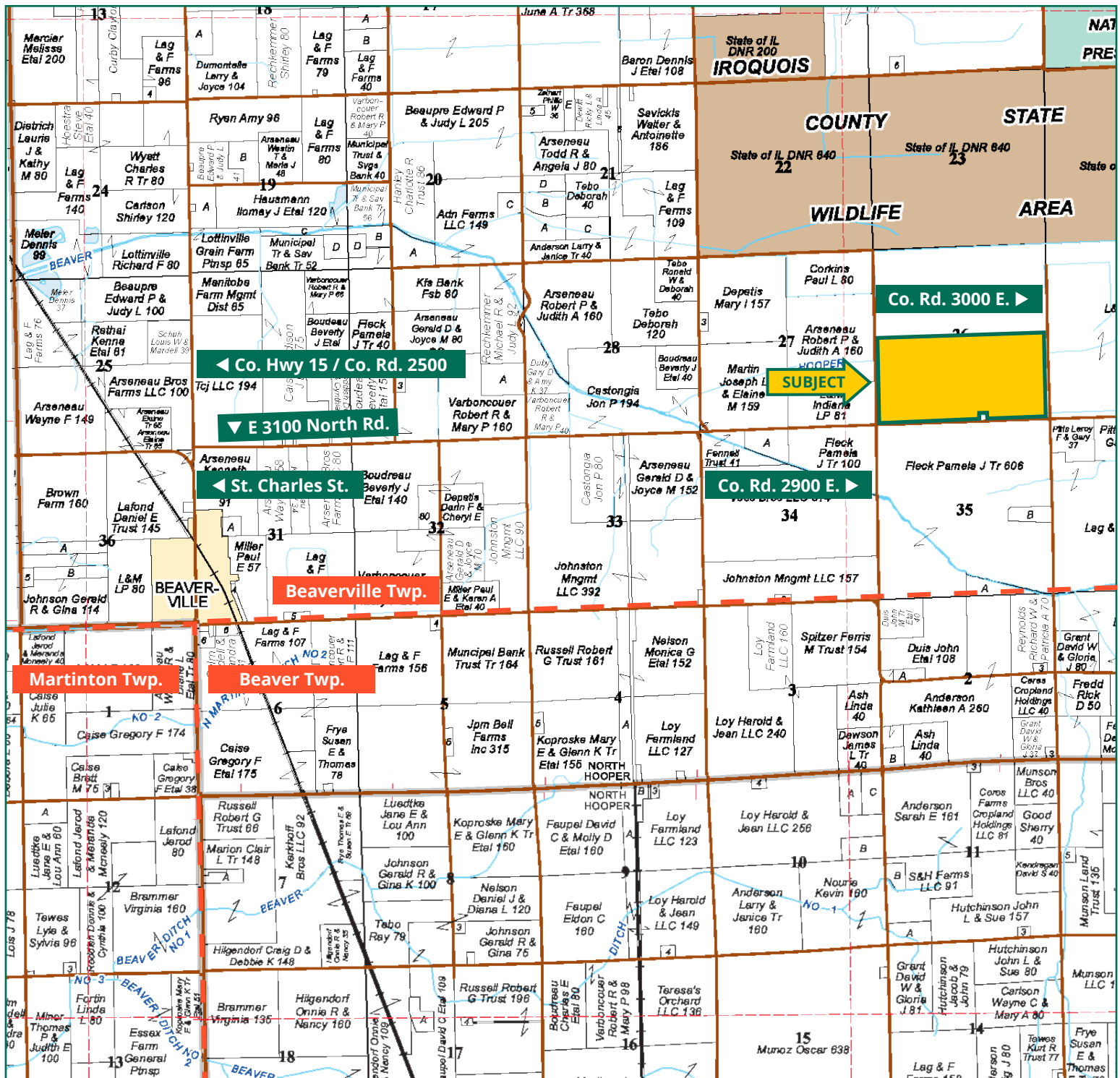
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319.929 Acres, m/I
Iroquois County, IL



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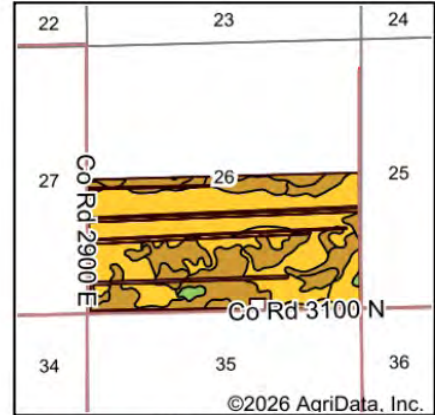
FSA/Eff. Crop Acres: 297.81 | Soil Productivity: 103.00 PI



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State: **Illinois**
 County: **Iroquois**
 Location: **26-29N-11W**
 Township: **Beaverville**
 Acres: **297.81**
 Date: **7/26/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL075, Soil Area Version: 19					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**513A	Granby fine sandy loam, 0 to 2 percent slopes	152.62	51.1%		**112
**49A	Watseka loamy fine sand, 0 to 2 percent slopes	72.26	24.3%		**92
**501A	Morocco loamy fine sand, 0 to 2 percent slopes	26.91	9.0%		**87
**201A	Gilford fine sandy loam, 0 to 2 percent slopes	21.60	7.3%		**110
**741B	Oakville fine sand, prairie peninsula, 1 to 6 percent slopes	14.32	4.8%		**80
**88B	Sparta loamy fine sand, 1 to 6 percent slopes	4.65	1.6%		**90
**141A	Wesley fine sandy loam, 0 to 2 percent slopes	2.55	0.9%		**113
**594A	Reddick clay loam, 0 to 2 percent slopes	2.26	0.8%		**127
**69A	Milford silty clay loam, 0 to 2 percent slopes	0.64	0.2%		**128
Weighted Average					103

Location

From Beaverville: Go north on St. Charles St. for ½ mile, then northeast on Co. Hwy 15 / Co. Rd. 2500 for 0.1 miles, and then east on E 3100 North Rd. for 4 miles. Property is located on the northeast side of the intersection of Co. Rd 2900 E and E 3100 North Rd.

Simple Legal

SW¼ and SE¼, excluding 1.131 ac. in the SW¼ SE¼, of Section 26, Township 29 North, Range 11 West of the 2nd P.M., Iroquois Co., IL. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,527,439
- \$7,900/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

2025 Taxes Payable 2026: \$9,230.40
Special Assessments: \$1,595.00
Total 2025 Real Estate Taxes: 10,825.40
Surveyed Acres: 319.929
Taxable Acres: 319.00
Tax per Taxable Acre: \$33.94

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 928, Tracts 12323 & 12324
FSA/Eff. Crop Acres: 297.81
Corn Base Acres: 277.60
Corn PLC Yield: 148 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Granby, Watseka, Morocco, and Gilford. Productivity Index (PI) on the FSA/Eff. crop acres is 103.00. 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 United Soils.
P: 124.00
K: 311.00
pH: 6.30

Land Description

Level to gently sloping.

Drainage

Natural with some tile. No tile 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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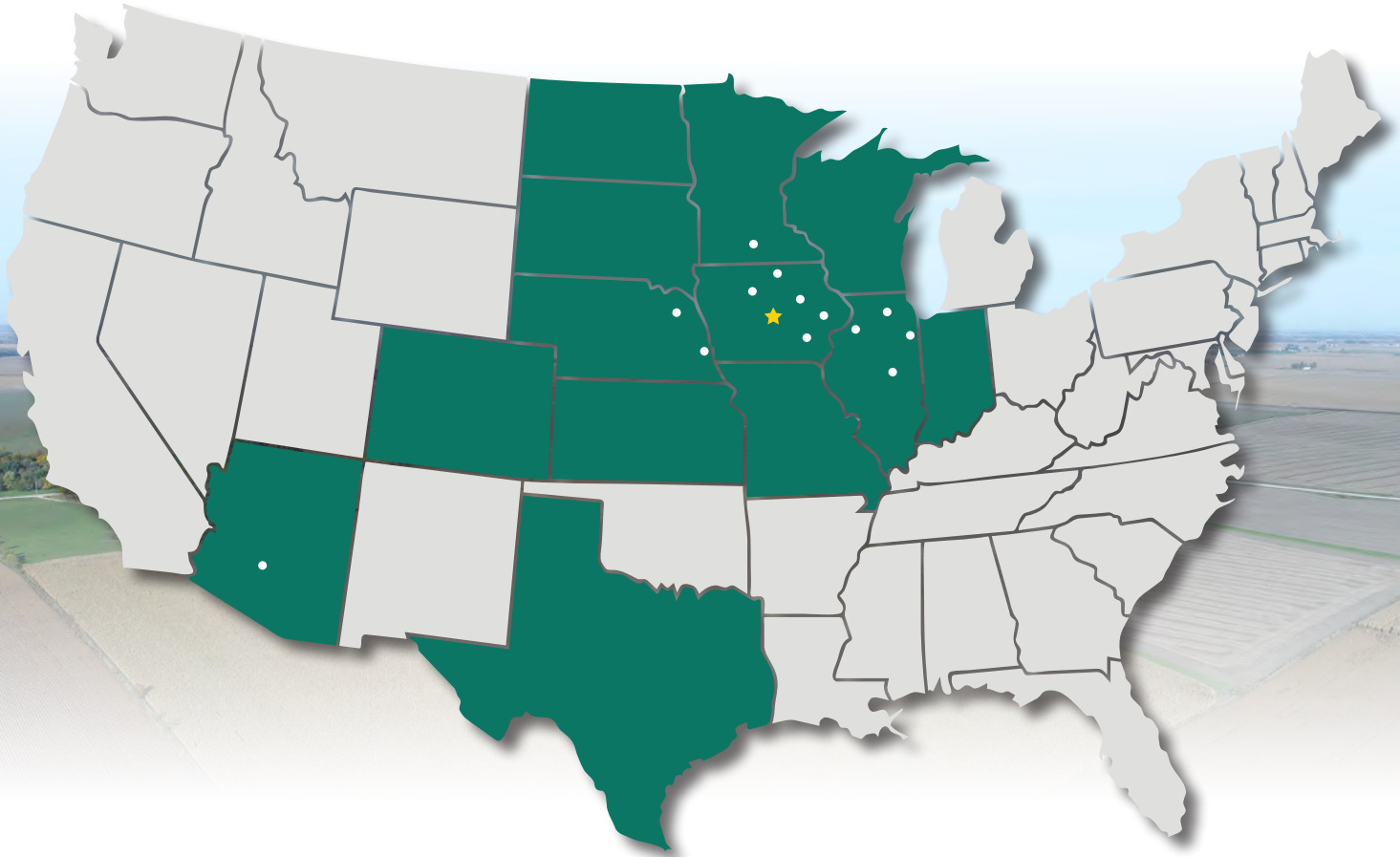
Southeast looking Northwest



Northeast looking Southwest



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