

# Land For Sale

**ACREAGE:**

**229.87 Acres, m/l**

**LOCATION:**

**Whiteside County, IL**



## Property Key Features

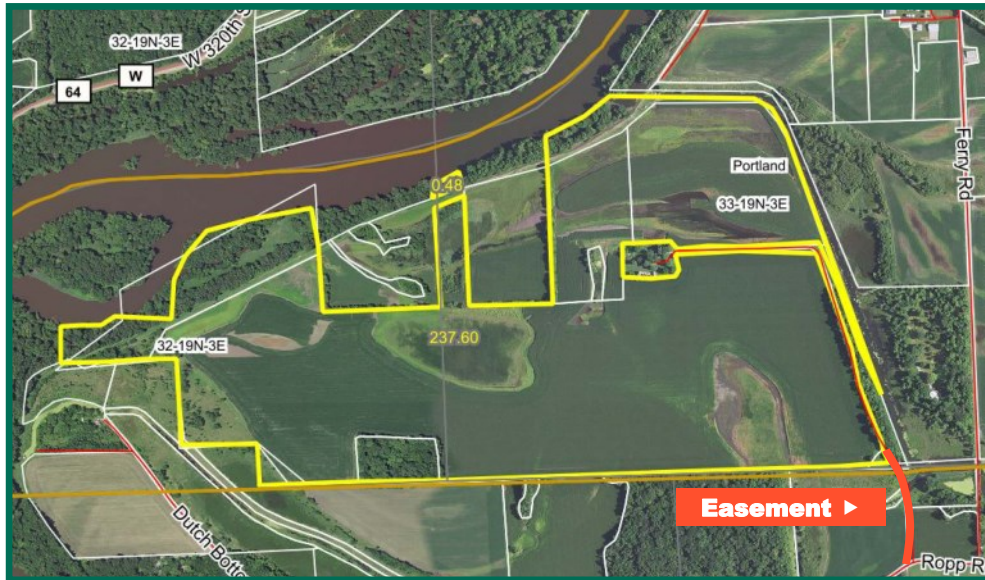
- Large contiguous tract
- Good quality soil types
- 3 miles south of Hillsdale, Illinois

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<b>Total Acres:</b>	<b>229.87</b>
<b>Crop Acres:</b>	<b>210.14</b>
<b>Corn Base Acres:</b>	<b>160.64</b>
<b>Bean Base Acres:</b>	<b>49.26</b>
<b>Soil Productivity:</b>	<b>123.2 PI</b>

## Property Information

**229.87 Acres, m/l**

### Location

Three miles south of Hillsdale, Illinois along the Rock River

### Legal Description

Part of Sections 32 and 33, Portland Township, Whiteside County, Illinois.

### Price & Terms

#### Price Reduced!

- \$1,149,350.00- \$950,000.00
- \$5,000.00- \$4,132.77/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable, subject to the 2019 lease.

### Lease Status

Property is leased for 2019.

### Real Estate Tax

2017 Taxes Payable in 2018: \$5,110.94

Taxable Acres: 229.87

Tax per Taxable Acre: \$22.23

### FSA Data

Farm Number 4316, Tract 3362

Crop Acres: 210.14

Corn Base Acres: 160.64

Corn PLC Yield: 127 Bu.

Bean Base Acres: 49.26

Bean PLC Yield: 42 Bu.

### CRP Contracts

None.

### Soil Types/Productivity

Main soil types are Zumbro and Calco.

Productivity Index (PI) is 123.2. See soil

map for details.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer.

### Land Description

Level.

### Buildings/Improvements

None.

### Access

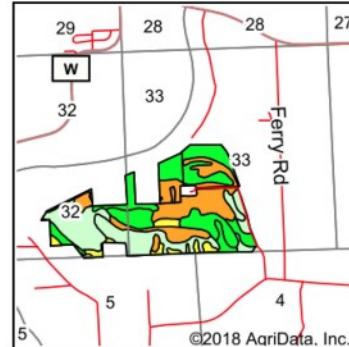
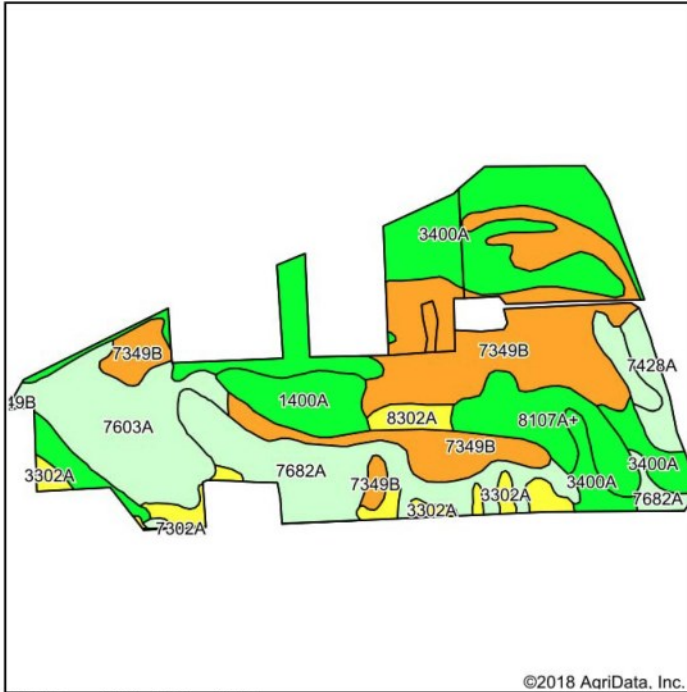
Access to the property is provided at the southeast corner of the farm via a 30 foot wide easement off of Ropp Road.

### Comments

Large contiguous tract of land located in strong farming community. Over 90% tillable.

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State: **Illinois**  
 County: **Whiteside**  
 Location: **33-19N-3E**  
 Township: **Portland**  
 Acres: **211.05**  
 Date: **5/7/2018**



Area Symbol: IL073, Soil Area Version: 14  
 Area Symbol: IL195, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
7349B	Zumbro sandy loam, 1 to 4 percent slopes, rarely flooded	59.13	28.0%		133	44	98
3400A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	51.55	24.4%		186	60	137
7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	28.59	13.5%		176	57	131
7603A	Blackoar silt loam, 0 to 2 percent slopes, rarely flooded	27.06	12.8%		178	57	131
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	14.49	6.9%		189	60	139
1400A	Calco silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	10.43	4.9%		186	60	137
7428A	Coffeen silt loam, 0 to 2 percent slopes, rarely flooded	4.92	2.3%		181	57	132
3302A	Ambraw silty clay loam, 0 to 2 percent slopes, frequently flooded	4.65	2.2%		154	50	114
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	4.59	2.2%		154	50	114
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	3.33	1.6%		176	58	132
7302A	Ambraw clay loam, 0 to 2 percent slopes, rarely flooded	2.22	1.1%		154	50	114
7682A	Medway loam, 0 to 2 percent slopes, rarely flooded	0.09	0.0%		176	57	131
<b>Weighted Average</b>					<b>167</b>	<b>54.1</b>	<b>123.2</b>

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.

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