

Land For Sale

ACREAGE:

70.25 Acres, m/l

LOCATION:

LaSalle County, IL



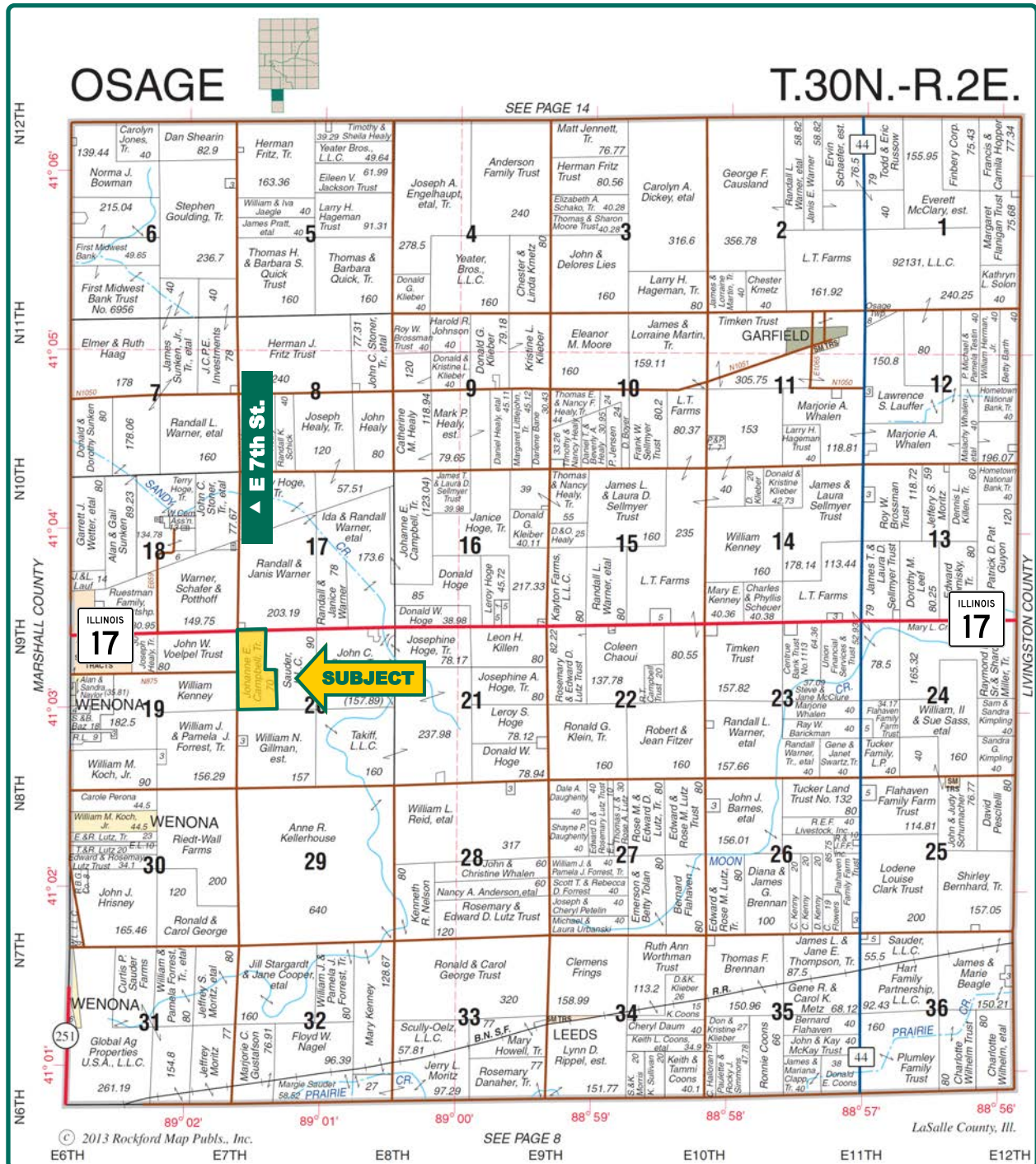
Property Key Features

- Nearly all Tillable
- Established Grass Waterway
- 1 mile East of Wenona, IL

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Total Acres:	70.25
Crop Acres:	68.39
Corn Base Acres:	33.70
Bean Base Acres:	33.70
Soil Productivity:	131.1 P.I.

Property Information

70.25 Acres, m/l

Location

One mile East of Wenona, Illinois.

Legal Description

The W 1/2 of the NW 1/4, excluding a portion of the NE corner, of Section 20, T30 N, R2 E of the 3rd P.M., Osage Twp, La Salle County, Illinois

Price & Terms

- \$688,450
- \$9,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2018 lease.

Lease Status

Lease will be open for the 2019 crop year.

Real Estate Tax

Taxes Payable 2017-2018: \$1,717.82
Net Taxable Acres: 70.25
Tax per Net Taxable Acre: \$24.45
PIN# 36-20-100-000, 36-20-103-000

FSA Data

Farm Number 2953
Crop Acres: 68.39
Corn Base Acres: 33.7

Corn PLC Yield: 158 Bu.
Bean Base Acres: 33.7
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Main soil types are Rutland silty clay loam and Streator silty clay loam. Productivity Index (PI) is 131.1. See soil map for details.

Mineral Rights

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

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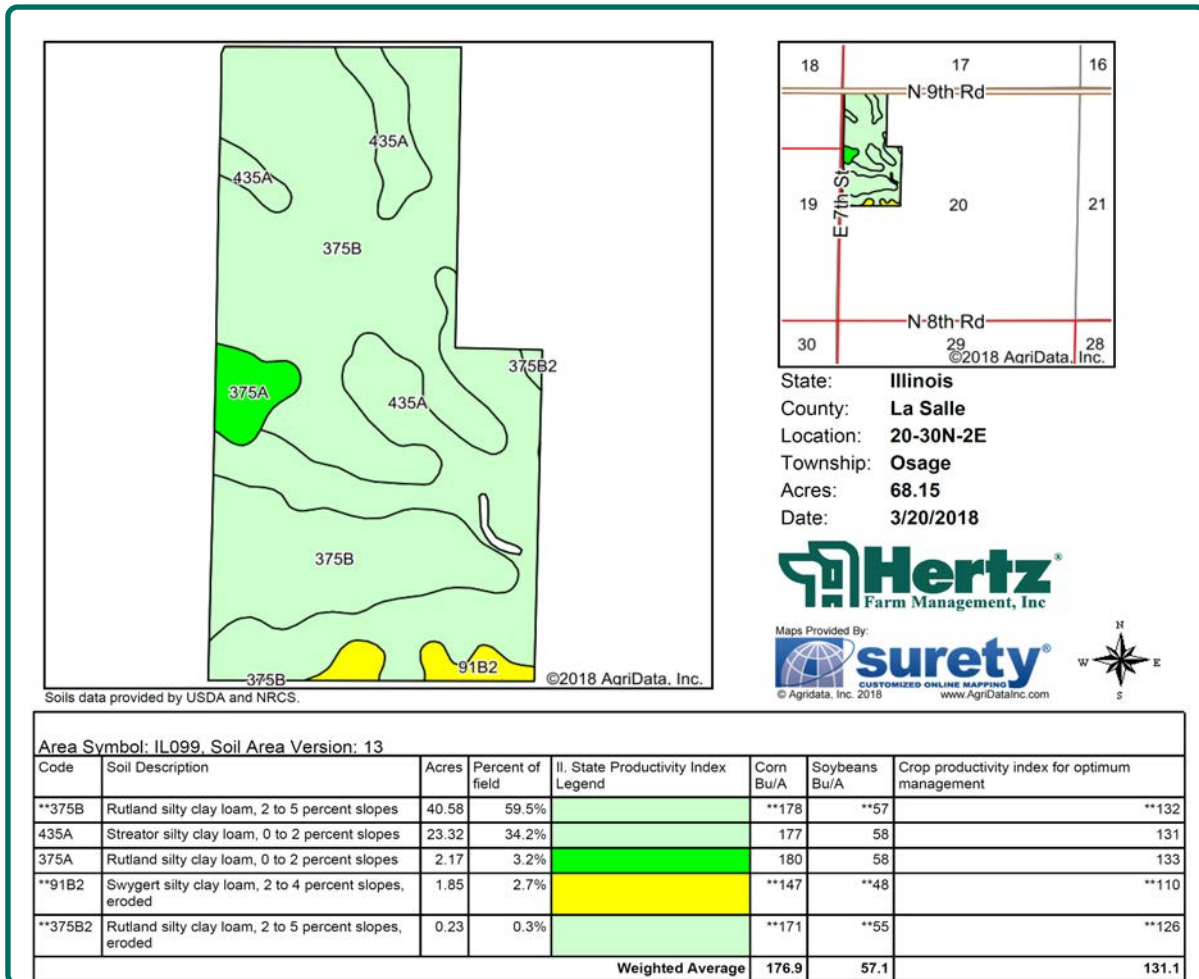
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Yield History (Bu./Ac.)

Year	Corn	Beans
2013	196.47	52.48
2014	191.78	59.29
2015	195.87	66.86
2016	224.54	65.40
2017	237.34	58.00

Yield information is reported by tenant.

Land Description

Nearly level to gently sloping, 0-10% slopes.

Buildings/Improvements

None.

Drainage

Appears to be average for the area.

Comments

Good quality soils in a strong farming community.

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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Southeast corner looking Northwest



Grass Waterway



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