

# Land For Sale

#### ACREAGE:

LOCATION:

## 124.115 Acres, m/l

### LaSalle County, IL



### **Property** Key Features

- Nearly All Tillable
- 3/4 Mile Long Rows, North to South
- 3 miles Northeast of Wenona, IL

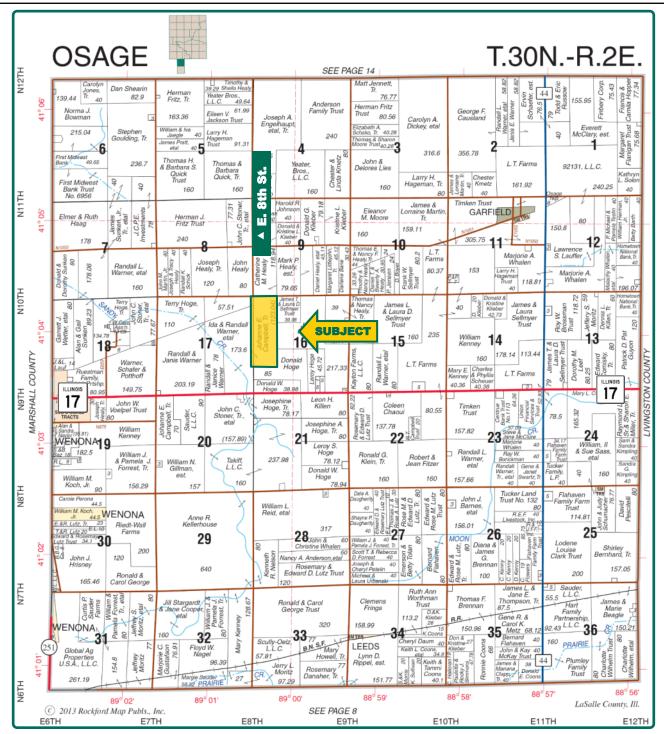
Eric M. Wilkinson, AFM Licensed Managing Broker in IL Licensed Broker in IN EricW@Hertz.ag 815.935.9878 200 East Court Street, Suite 600 Kankakee, IL 60901 www.Hertz.ag Chad A. Kies, AFM Licensed Broker in IL ChadK@Hertz.ag

REID: 130-0033-04



# Plat Map

124.115 Surveyed Acres, m/I, LaSalle County, IL



Map reproduced with permission of Rockford Map Publishers, Inc.

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# **Aerial Photo**

124.115 Surveyed Acres



Total Acres:	124.115
Crop Acres:	123.73
Corn Base Acres:	61.40
Bean Base Acres:	61.30
Soil Productivity:	131.4 P.I.

#### **Property Information** 124.115 Surveyed Acres, m/l

#### Location

Two miles East and one mile North of Wenona, Illinois.

#### **Legal Description**

The W 1/2 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 16, Township 30 N, Range 2 E of the 3rd Principal Meridian, Osage Township, LaSalle County, Illinois

#### Price & Terms Price Reduced!

**◆**\$1,216,327

\$1,154,270

- •-<u>\$9,800/acre</u> \$9,300/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**

2017 Taxes Payable 2018: \$3,266.38 Taxable Acres: 123.04 Tax per Net Taxable Acre: \$26.55 PIN# 36-16-100-000, 36-17-201-000

#### **FSA Data**

Farm Number 2706 Crop Acres: 123.73 Corn Base Acres: 61.4 Corn PLC Yield:159 Bu. Bean Base Acres: 61.3 Bean PLC Yield: 44 Bu.

#### **Soil Types/Productivity**

Main soil types are Rutland and Streator silty clay loams. Productivity Index (PI) is 131.4. See soil map for details.

#### **Mineral Rights**

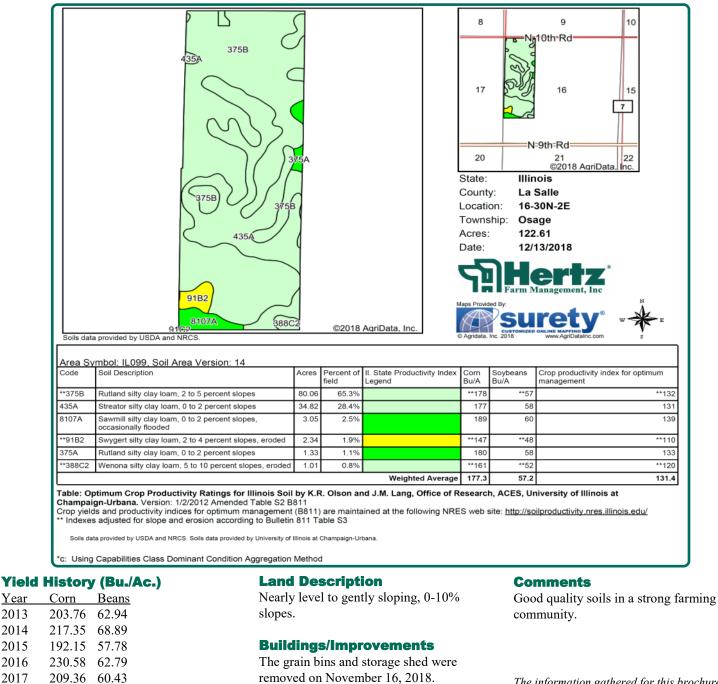
All mineral rights owned by the Seller, if any, will be transferred to the Buyer.

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124.115 Surveyed Acres



Yield information is reported by owner.

removed on November 16, 2018.

#### Drainage

Natural drainage, plus tile. No tile maps available.

*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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# Property Photos

#### North looking South



\*The grain bins and toolshed were removed on November 16, 2018

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