

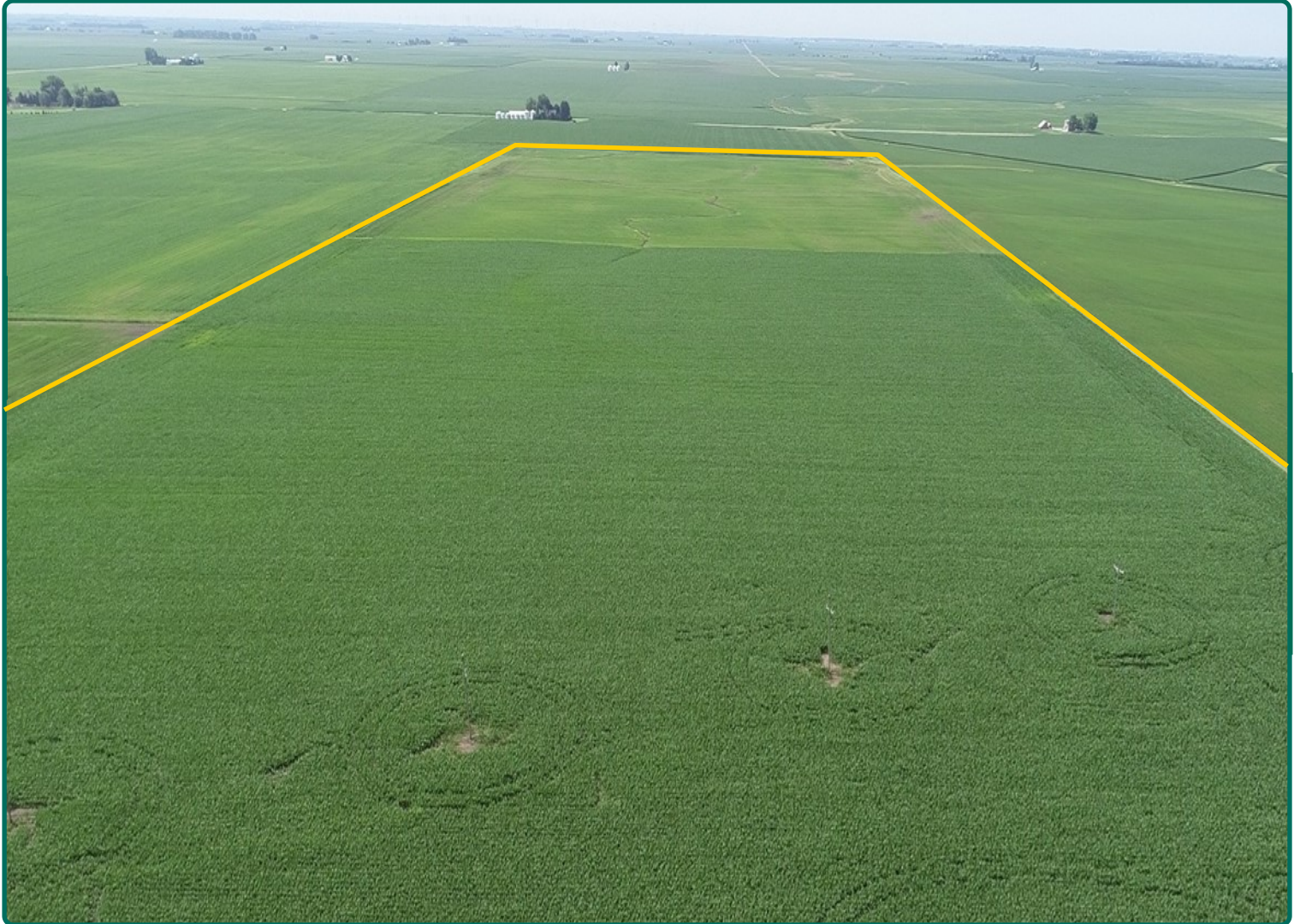
Land For Sale

ACREAGE:

124.115 Acres, m/l

LOCATION:

LaSalle County, IL



Property Key Features

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

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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

- ~~\$9,800/acre~~ \$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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North looking South



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

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