

# Land For Sale

**ACREAGE:**

**296.563 Acres, m/l**

**LOCATION:**

**DeKalb County, IL**



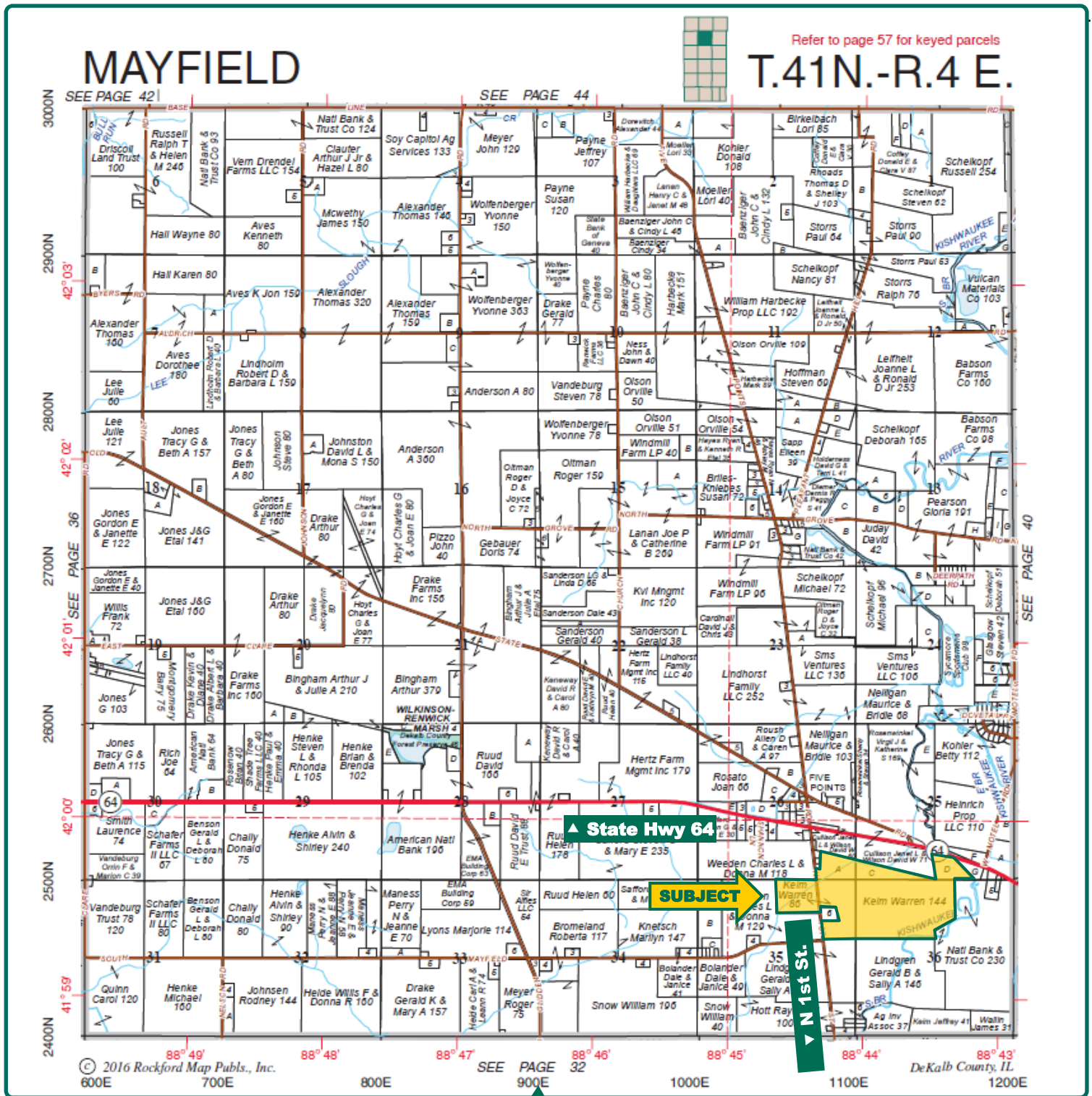
## Property Key Features

- High-Quality, Class A Soils with a P.I. of 136.4
- North of DeKalb, IL, Near Intersection of N 1st Street and State Route 64
- Over 96% tillable

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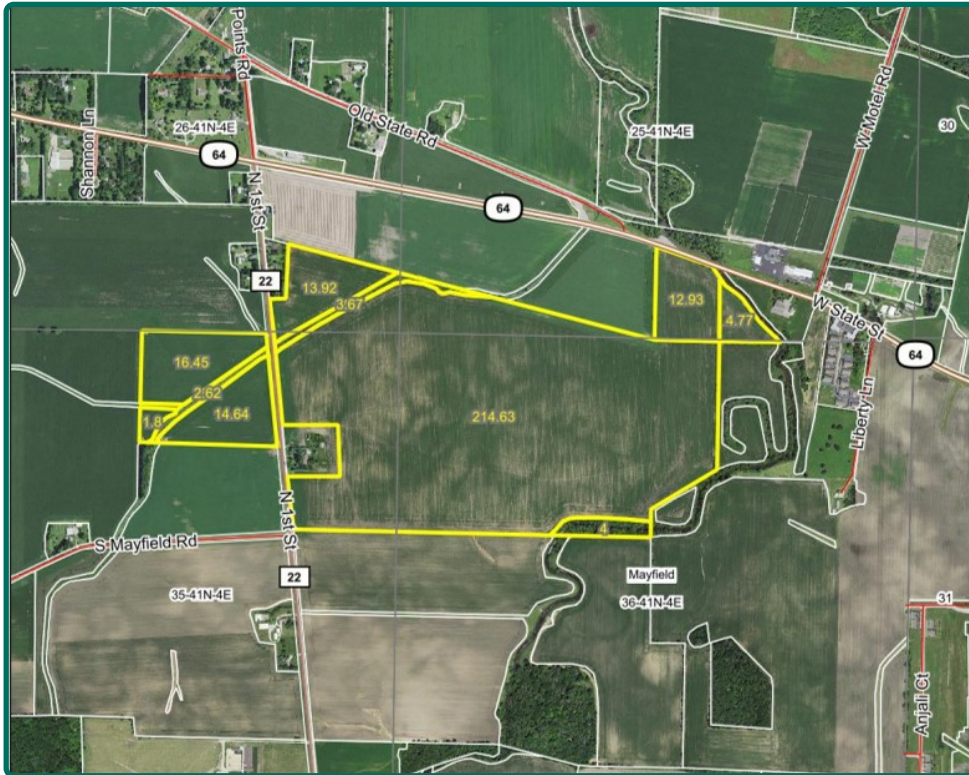
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<b>Total Surveyed Acres:</b>	<b>296.563</b>
<b>Crop Acres:</b>	<b>279.61</b>
<b>Corn Base Acres:</b>	<b>205.52</b>
<b>Bean Base Acres:</b>	<b>74.02</b>
<b>Soil Productivity:</b>	<b>136.4 P.I.</b>

## Parcel 1 Property Information 296.563 Acres, m/l

### Location

2 miles north of DeKalb and 2 miles west of Sycamore. Property lies south of State Route 64 with portion of northern boundary as road frontage. Property lies on the east and west sides of N 1st Street.

### Legal Description

Part of Sections 25, 26, 35, and 36 Township 41 N, Range 4 E, DeKalb County, Illinois.

### Possession

Negotiable. Subject to the 2018 Lease.

### Lease Status

Leased for 2018.

### Price & Terms Price Reduced!

- ~~\$3,113,911.50~~ \$2,950,801.85
- ~~\$10,500/acre~~ \$9,950.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Real Estate Tax

Taxes Payable 2017 - 2018: \$13,075.10  
Taxable Acres: 290.88  
Tax per Taxable Acre: \$44.95  
PIN(s)#: 05-25-300-002, 05-25-400-016, 05-26-476-005, 05-36-100-001, 05-35-200-004

### Mineral Rights

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

### FSA Data

Farm Number 6697, Tracts 741, 744  
Crop Acres: 279.61  
Corn Base Acres: 205.52  
Corn PLC Yield: 150 Bu.  
Bean Base Acres: 74.02  
Bean PLC Yield: 39 Bu.

### Soil Types/Productivity

Main soil types are Elburn silt loam, Otter silt loam, Wingate silt loam, Flanagan silt loam, and Drummer silty clay loam. Productivity Index (PI) is 136.4 per AgriData, Inc. 2018. See soil map for details.

### Land Description

Nearly level to gently sloping.

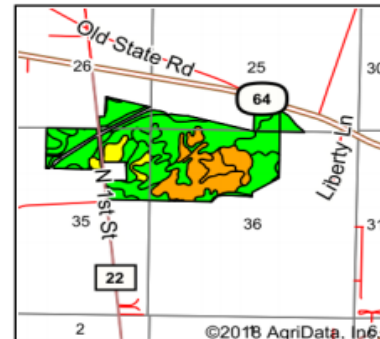
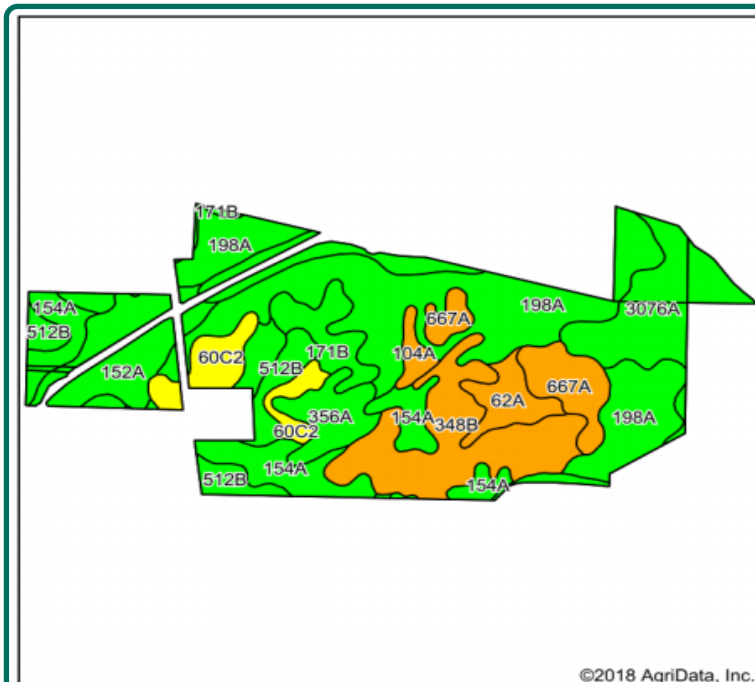
### Buildings/Improvements

None.

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State: **Illinois**  
 County: **De Kalb**  
 Location: **35-41N-4E**  
 Township: **Mayfield**  
 Acres: **279.61**  
 Date: **5/21/2018**



Maps Provided By:  
 **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2018 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL037, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
198A	Elburn silt loam, 0 to 2 percent slopes	80.48	28.8%		197	61	143
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	36.45	13.0%		186	61	139
**348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	35.23	12.6%		**163	**51	**120
154A	Flanagan silt loam, 0 to 2 percent slopes	30.48	10.9%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	20.11	7.2%		195	63	144
**512B	Danabrook silt loam, 2 to 5 percent slopes	16.12	5.8%		**185	**58	**137
667A	Kaneville silt loam, 0 to 2 percent slopes	14.75	5.3%		178	55	128
**60C2	La Rose loam, 5 to 10 percent slopes, eroded	12.75	4.6%		**148	**48	**110
356A	Elpaso silty clay loam, 0 to 2 percent slopes	10.90	3.9%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	10.46	3.7%		**185	**58	**137
62A	Herbert silt loam, 0 to 2 percent slopes	8.56	3.1%		179	56	131
104A	Virgil silt loam, 0 to 2 percent slopes	3.32	1.2%		182	56	132
<b>Weighted Average</b>					<b>185.6</b>	<b>58.8</b>	<b>136.4</b>

## Comments

Leaseback preferred. High-quality farm with excellent soils in strong farming area. In close proximity to DeKalb and Sycamore, IL.

*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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Northwest Boundary



South Boundary



Southwest Boundary



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Looking East



West 40 Acres



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1st Street Looking North



Highway 64 Looking East



1st Street Looking South



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