

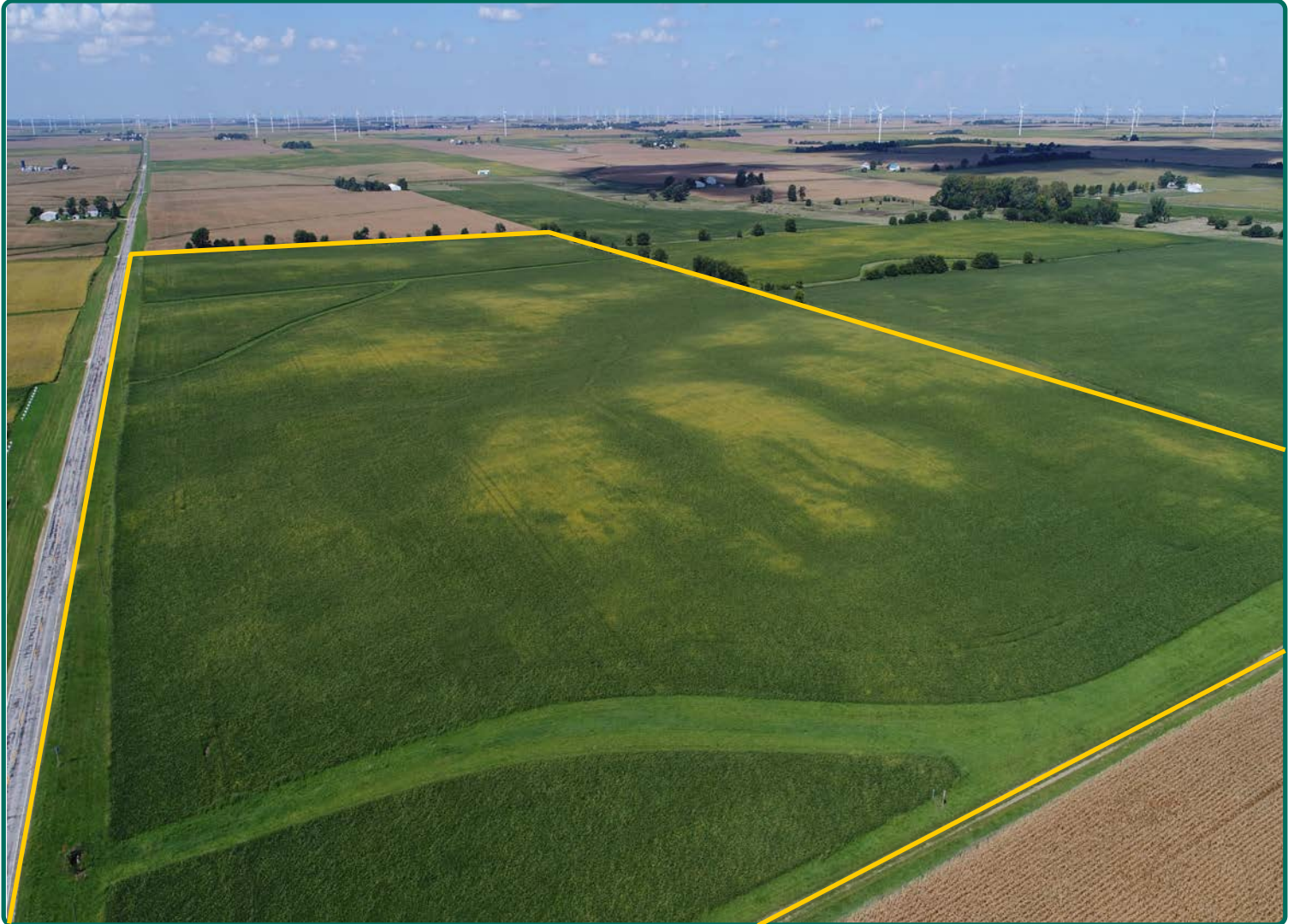
Land For Sale

ACREAGE:

80.0 Acres, m/l

LOCATION:

McLean County, IL



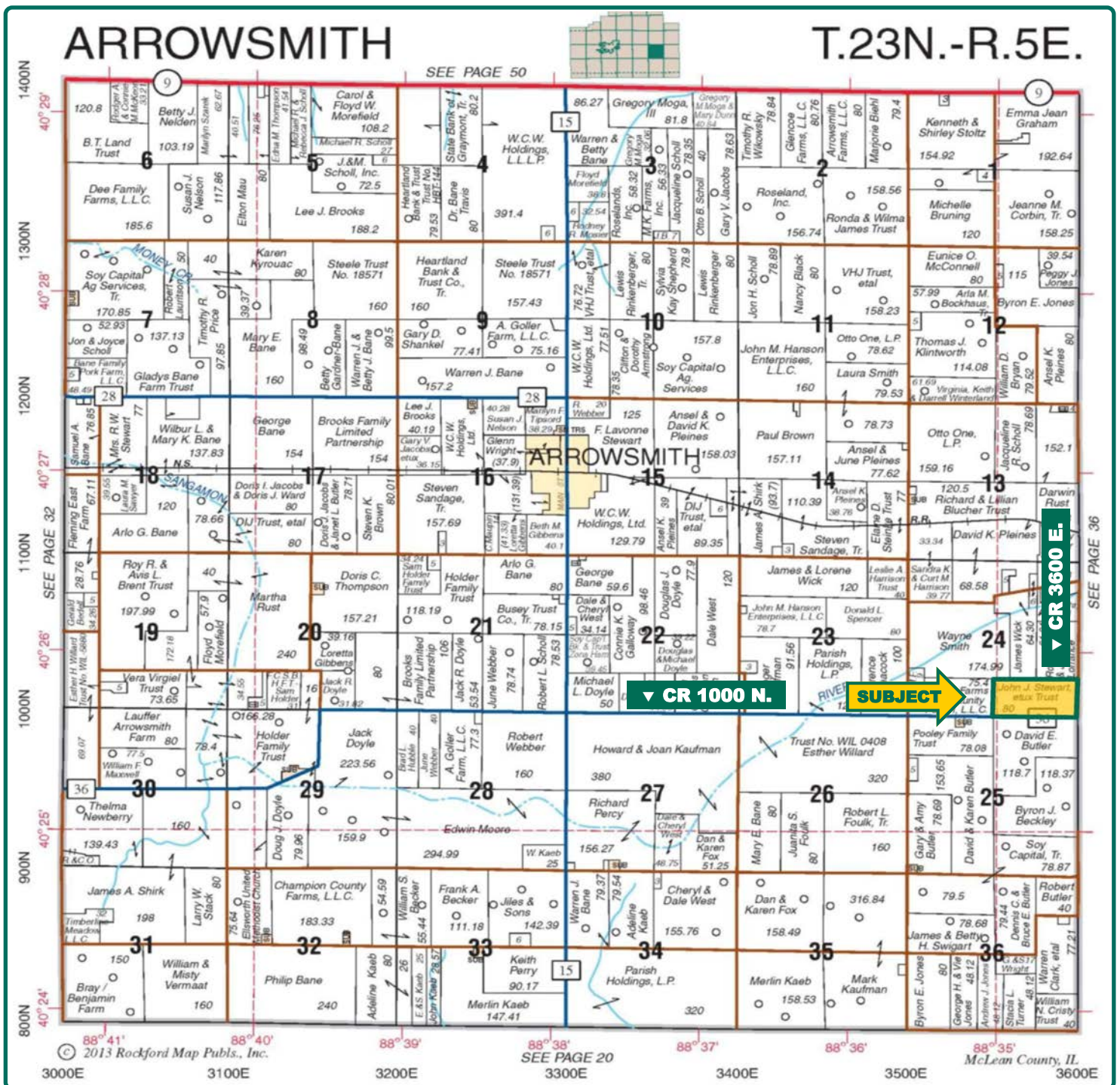
Property Key Features

- **Drainage tile installed in 2016 & 2017**
- **Blacktop road frontage**
- **Open lease for 2019**

Reid Thompson, AFM
Licensed Broker in IL & IN
ReidT@Hertz.ag

217 762 9881
700 W. Bridge Street, PO Box 467
Monticello, IL 61856
www.Hertz.ag

Brent Bidner, AFM
Licensed Managing Broker in IL
BrentB@Hertz.ag



Map reproduced with permission of Rockford Publishers, Inc.

Reid Thompson, AFM
Licensed Broker in IL & IN
ReidT@Hertz.ag

217 762 9881
700 W. Bridge Street, PO Box 467
Monticello, IL 61856
www.Hertz.ag

Brent Bidner, AFM
Licensed Managing Broker in IL
BrentB@Hertz.ag



Total Acres:	80.00
Crop Acres:	73.71
Corn Base Acres:	45.0
Bean Base Acres:	28.7
Soil Productivity:	127.9 P.I.

Property Information

80.0 Acres, m/l

Location

2 miles West of Saybrook, IL.
3 miles Southeast of Arrowsmith, IL.
12 miles West of Gibson City, IL.

Legal Description

The South 1/2 of the Southeast 1/4 of Section 24, Township 23 North, Range 5 East of the Third P.M., in Arrowsmith Township, McLean County, IL.

Price & Terms

- \$716,000
- \$8,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing subject to the current operator's rights.

Lease Status

The farm is currently leased under a cash rent agreement. The lease will be open for 2019.

Real Estate Tax

2017 Taxes Payable 2018: \$2,125.32
Taxable Acres: 80.0
Tax per Taxable Acre: \$26.57
PIN# 24-24-400-004

Soil Types/Productivity

Main soil types are Drummer and Elpaso silty clay loams, and Saybrook silt loam. Productivity Index (PI) is 127.9. See soil map for details.

FSA Data

Farm Number 344, Tract 3423
Crop Acres: 73.71 NHEL
Corn Base Acres: 45.0
Corn PLC Yield: 132.0 Bu.
Bean Base Acres: 28.7
Bean PLC Yield: 44.0 Bu.

Mineral Rights

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

Yield History

Available upon request.

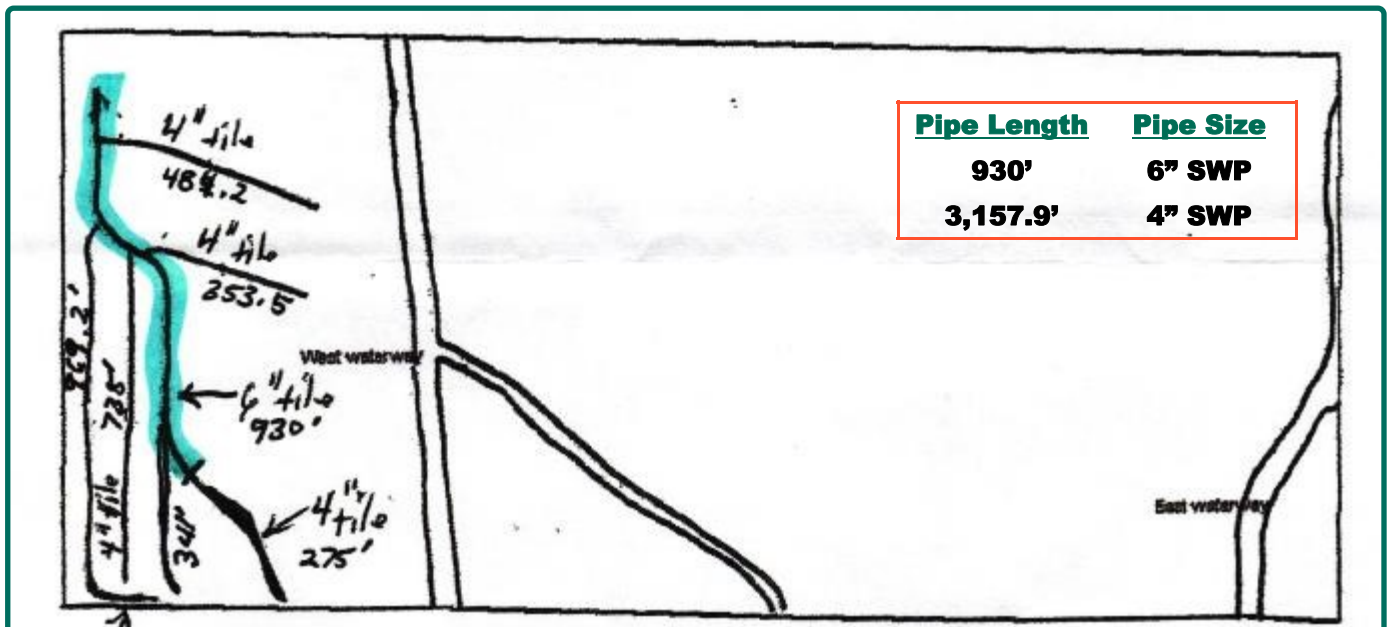
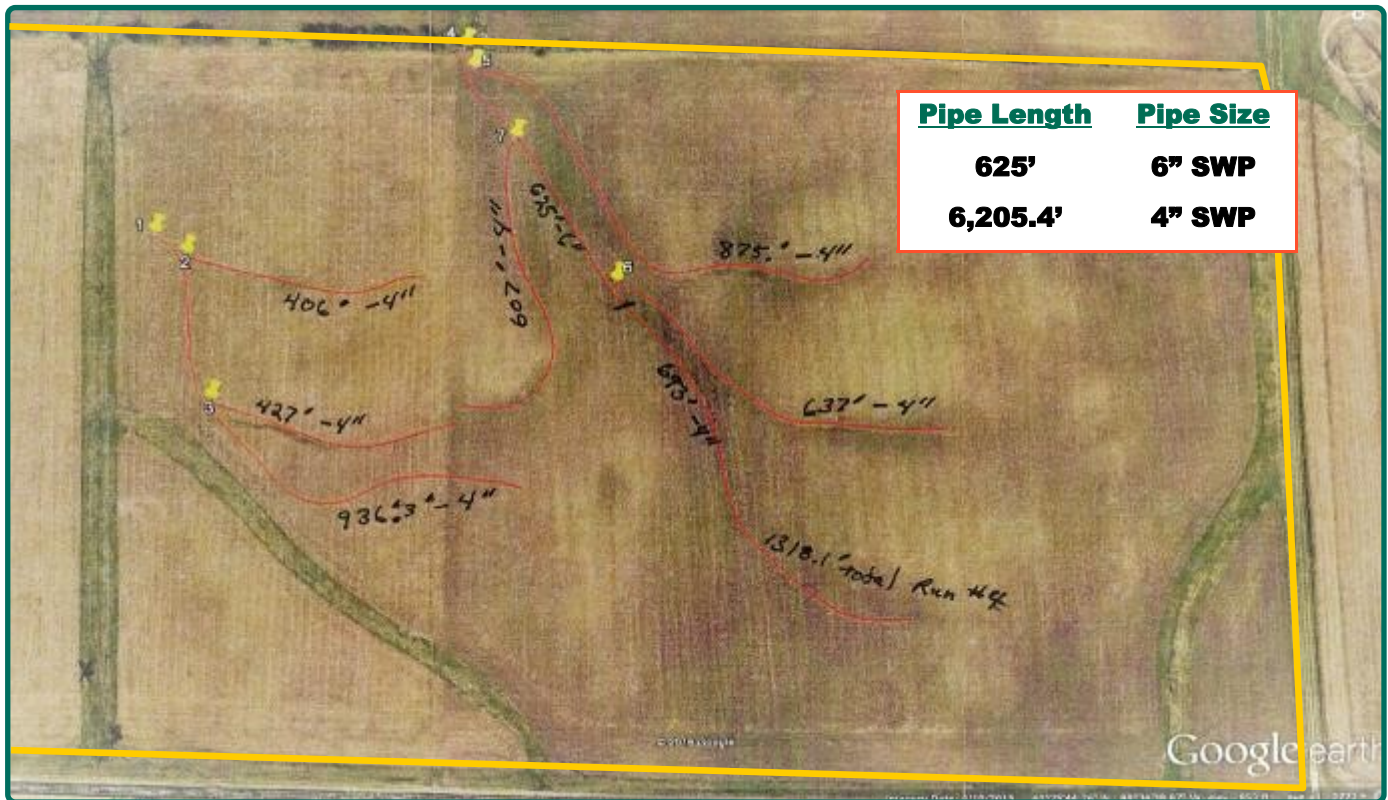
Land Description

Gently undulating.

Reid Thompson, AFM
Licensed Broker in IL & IN
ReidT@Hertz.ag

217 762 9881
700 W. Bridge Street, PO Box 467
Monticello, IL 61856
www.Hertz.ag

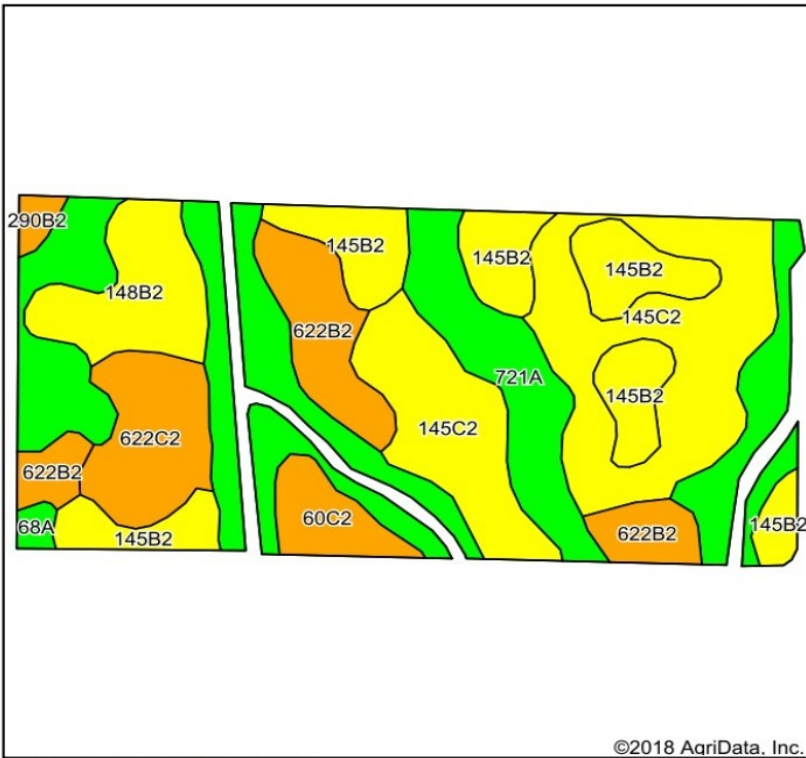
Brent Bidner, AFM
Licensed Managing Broker in IL
BrentB@Hertz.ag



Reid Thompson, AFM
Licensed Broker in IL & IN
ReidT@Hertz.ag

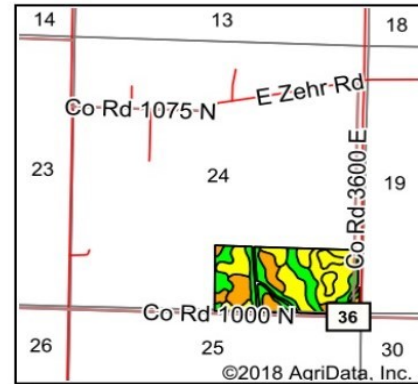
217 762 9881
700 W. Bridge Street, PO Box 467
Monticello, IL 61856
www.Hertz.ag

Brent Bidner, AFM
Licensed Managing Broker in IL
BrentB@Hertz.ag

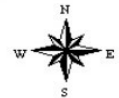


Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Illinois**
County: **McLean**
Location: **24-23N-5E**
Township: **Arrowsmith**
Acres: **73.71**
Date: **8/28/2018**



Area Symbol: IL113, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
721A	Drummer and Elpaso silty clay loams, 0 to 2 percent slopes	22.99	31.2%		194	63	143
**145C2	Saybrook silt loam, 5 to 10 percent slopes, eroded	18.53	25.1%		**166	**53	**123
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	11.54	15.7%		**170	**54	**125
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	6.97	9.5%		**153	**50	**114
**148B2	Proctor silt loam, 2 to 5 percent slopes, eroded	5.18	7.0%		**176	**55	**128
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	5.06	6.9%		**150	**49	**112
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	2.41	3.3%		**148	**48	**110
**290B2	Warsaw loam, 2 to 5 percent slopes, eroded	0.56	0.8%		**153	**49	**113
68A	Sable silty clay loam, 0 to 2 percent slopes	0.47	0.6%		192	63	143
Weighted Average					173.2	55.7	127.9

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

Reid Thompson, AFM
Licensed Broker in IL & IN
ReidT@Hertz.ag

217 762 9881
700 W. Bridge Street, PO Box 467
Monticello, IL 61856
www.Hertz.ag

Brent Bidner, AFM
Licensed Managing Broker in IL
BrentB@Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Reid Thompson, AFM
Licensed Broker in IL & IN
ReidT@Hertz.ag

217 762 9881
700 W. Bridge Street, PO Box 467
Monticello, IL 61856
www.Hertz.ag

Brent Bidner, AFM
Licensed Managing Broker in IL
BrentB@Hertz.ag