

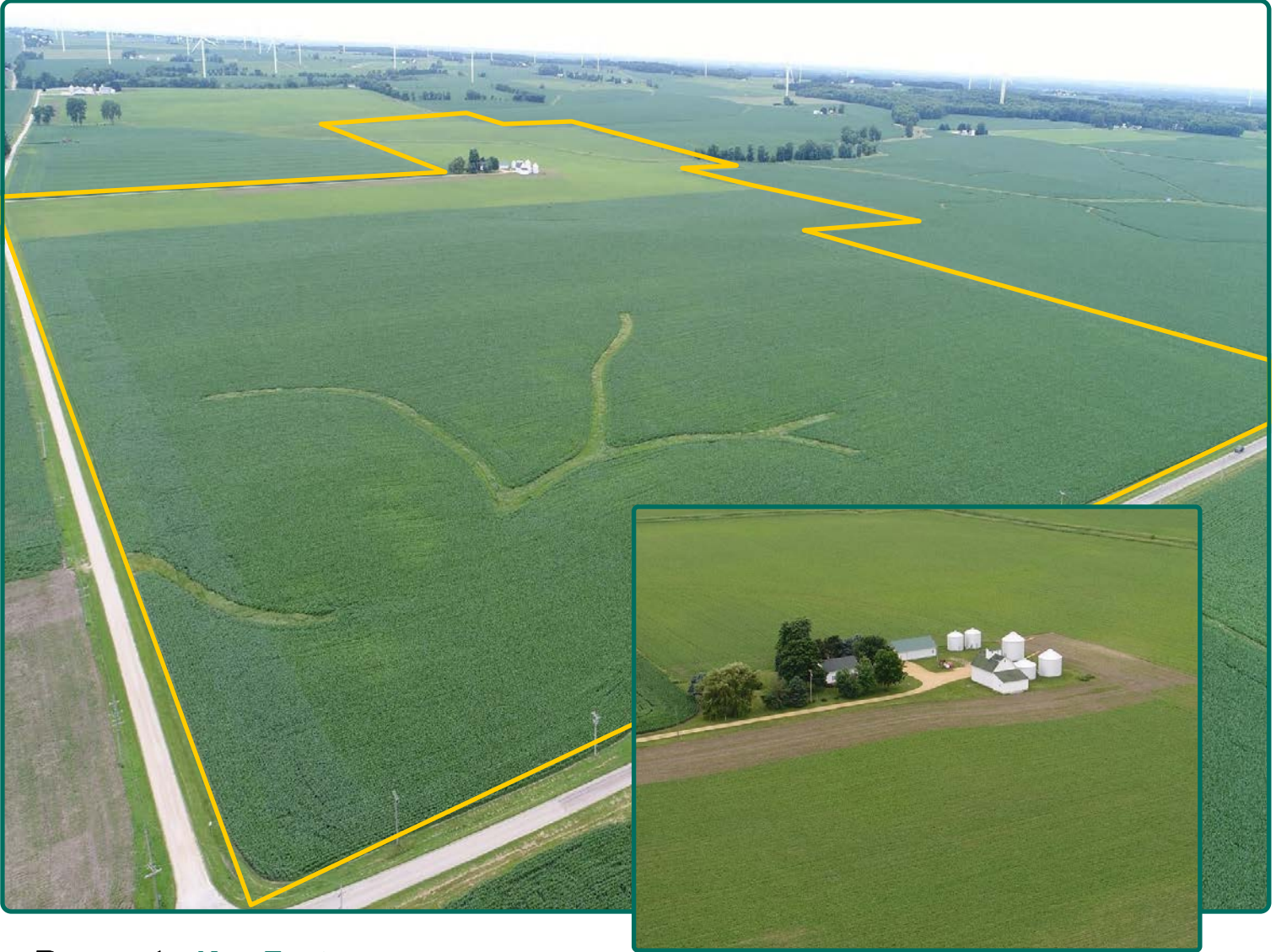
# Land For Sale

**ACREAGE:**

**226.12 Acres, m/l**

**LOCATION:**

**Bureau County, IL**



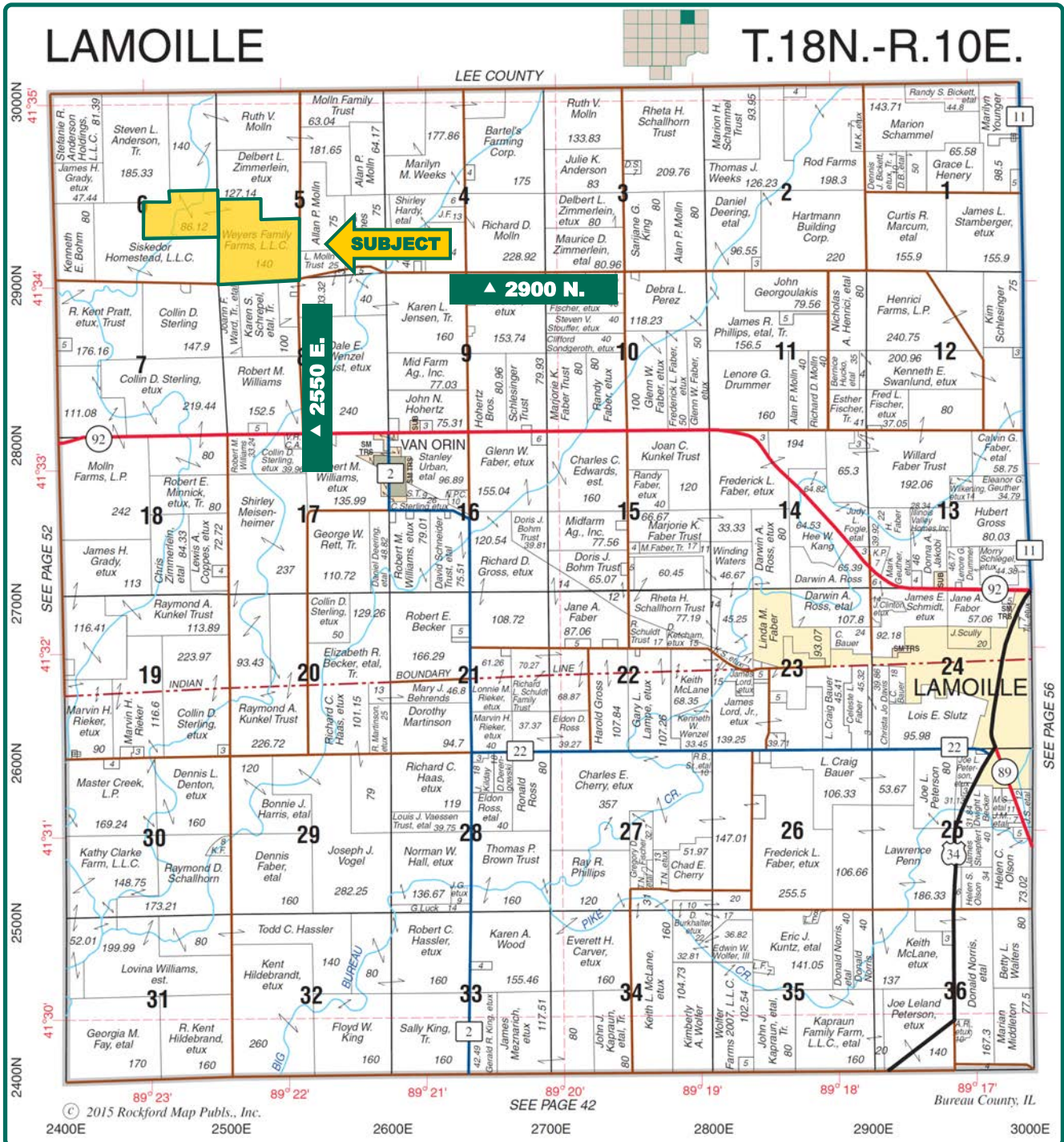
## Property Key Features

- Excellent Quality Soil Types
- Improved with a Rural Residence, Garage, Toolshed, Crib and Grain Storage
- 3 Miles Northwest of La Moille, IL

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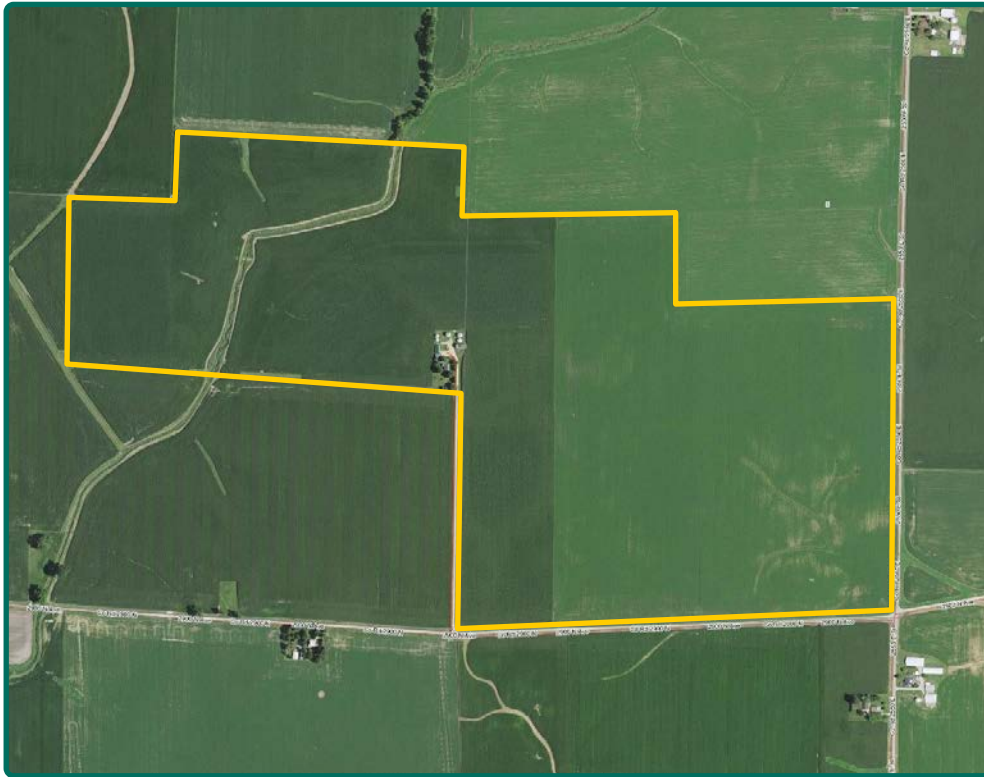


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<b>Total Acres:</b>	<b>226.12</b>
<b>Crop Acres:</b>	<b>226.89</b>
<b>Corn Base Acres:</b>	<b>111.6</b>
<b>Bean Base Acres:</b>	<b>111.6</b>
<b>Soil Productivity:</b>	<b>138.0 P.I.</b>

## Property Information

**226.12 Acres, m/l**

### Location

Four miles West and three miles North of La Moille, Illinois.

### Legal Description

Part of the North Half of the Southeast Quarter of Section 6 and Part of the Southwest Quarter of Section 5, T18 N, R10 E of the Fourth Principal Meridian, La Moille Township, Bureau County, Illinois.

### Price & Terms

- \$2,317,730
- \$10,250/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: \$10,483.52

Taxable Acres: 226.12

Tax per Acre: \$46.36

PIN#'s 05-06-400-001, 05-05-300-001

### FSA Data

Farm Number 1259

Crop Acres: 226.89

Corn Base Acres: 111.6

Corn PLC Yield: 179 Bu.

Bean Base Acres: 111.6

Bean PLC Yield: 55 Bu.

### CRP Contracts

None.

### Soil Types/Productivity

Main soil types are Buckhart and Osco silt loam. Productivity Index (PI) is 138. See soil map for details.

### Mineral Rights

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

### Yield History (Bu./Ac.)

Year	Corn	Beans
2013	231.46	65.34
2014	215.66	65.51
2015	224.83	67.31
2016	206.65	68.98
2017	230.60	63.85

Yield information is reported by owner.

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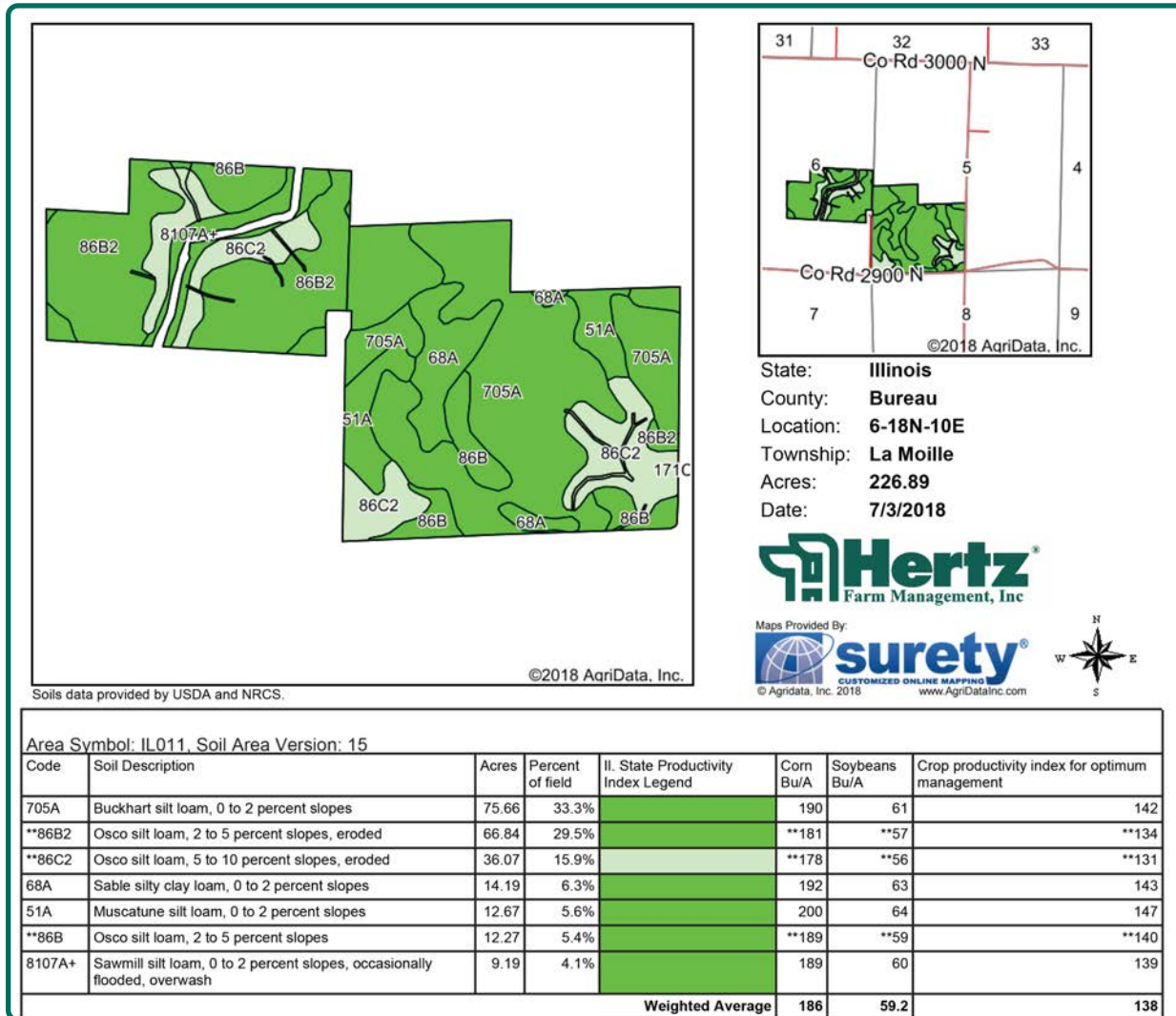
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## Land Description

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

## Buildings/Improvements

The farmstead includes a single family dwelling with detached garage, a toolshed, crib, and five grain bins totaling approximately 25,000 bushels of storage.

## Water & Well Information

The farm is equipped with a private well.

## Drainage

Natural plus tile. No maps. There is a ditch and established grass waterways throughout the parcel.

## Survey

Property will be surveyed at Seller's expense. Final sale price will be adjusted up/down based on final surveyed acres.

## Comments

Good quality farm 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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Dwelling



Detached Garage & Toolshed



Grain Bins



Crib and Grain Bins



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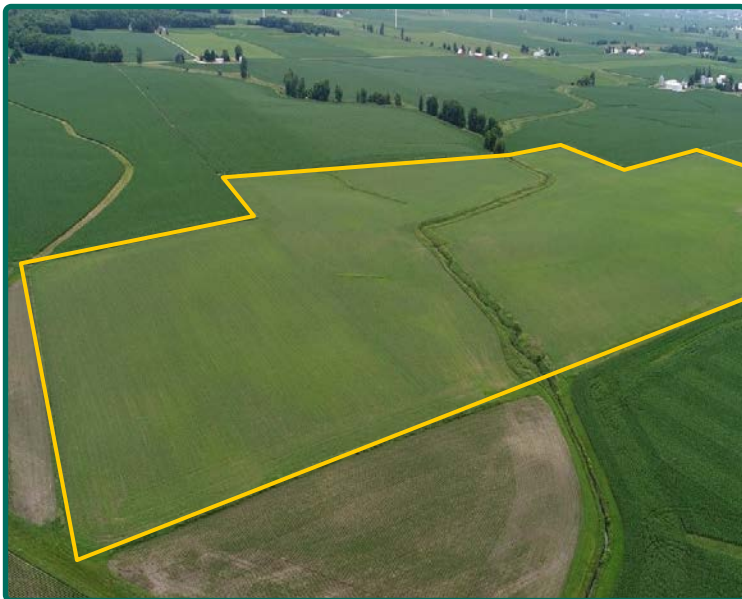
Farmstead



Grain Bin



Southwest corner looking Northeast



Southeast corner looking Northwest



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