

Land For Sale

ACREAGE:

36.88 Acres, m/l

LOCATION:

Rock Island County, IL

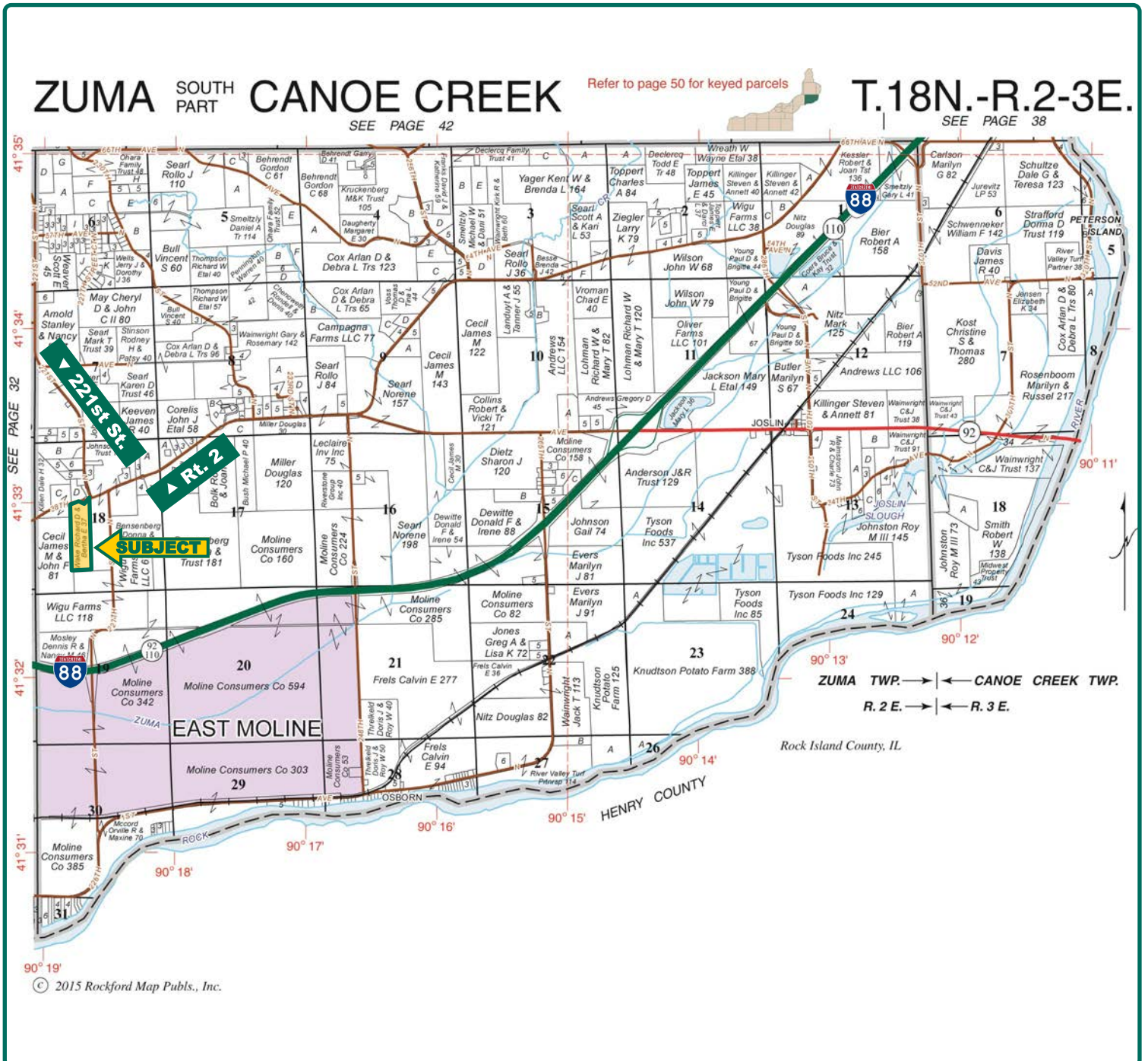


Property Key Features

- High-Quality, Class A Soils with a PI of 133.2
- Just south of Port Byron, along Illinois Route 2
- Over 98% tillable

Daniel W. Riewerts
Licensed Broker in IL
DanR@Hertz.ag

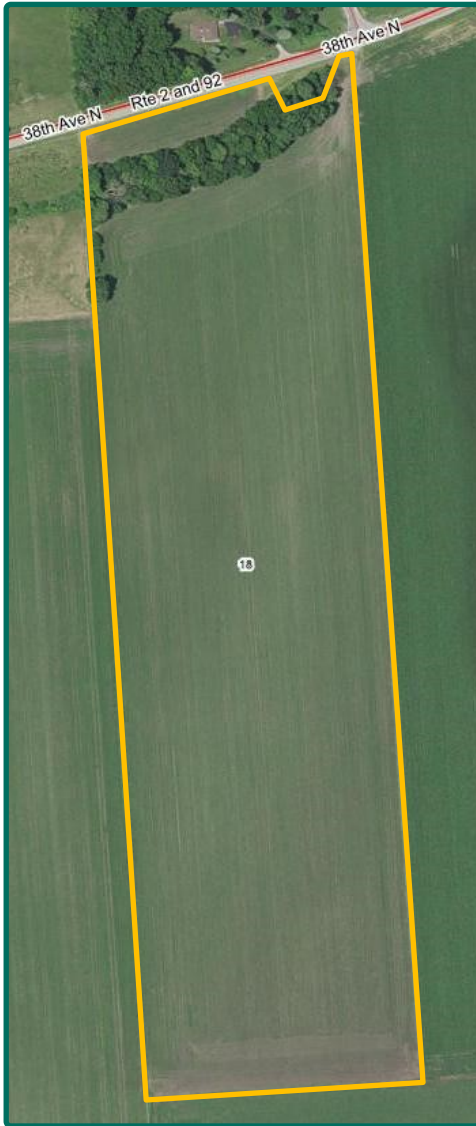
(309) 944-2184
720 E. Culver Court, PO Box 9
Geneseo, IL 61254-0009
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers, Inc.

Daniel W. Riewerts
Licensed Broker in IL
DanR@Hertz.ag

(309) 944-2184
720 E. Culver Court, PO Box 9
Geneseo, IL 61254-0009
www.Hertz.ag



Total Acres:	36.88
Crop Acres:	36.4
Corn Base Acres:	35.0
Soil Productivity:	133.2 P.I.

Property Information

36.88 Acres, m/l

Location

4 miles South of Port Byron or 4 miles West of Joslin. Property lies on south side of Illinois Route 2, at the intersection of Route 2 and 221st Street.

Legal Description

Part of Section 18, Township 18 North, Range 2 East, Rock Island County, Illinois.

Price & Terms

- \$339,305
- \$9,200.24/acre
- 10% down upon acceptance of offer; balance due, in cash, at closing

Possession

As agreed, subject to the existing lease.

Lease Status

Farm is leased for 2018.

Real Estate Tax

2017 Taxes Payable in 2018: \$967.92
Taxable Acres: 36.881
Tax per Taxable Acre: \$26.24
PIN #10-18-300-002

CRP Contracts

None.

Buildings/Improvements

None.

FSA Data

Farm Number #345, Tract #615
Crop Acres: 36.4
Corn Base Acres: 35.0
Corn PLC Yield: 160 Bu.

Soil Types/Productivity

Main soil types are Coffeen and Raddle. Productivity Index (PI) is 133.2. See soil map for details.

Fertility Data

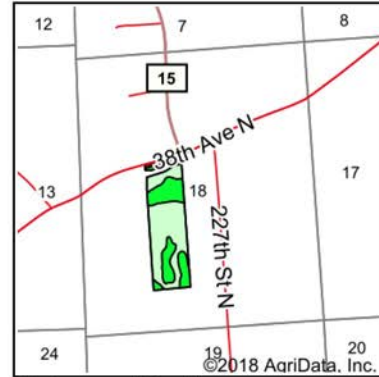
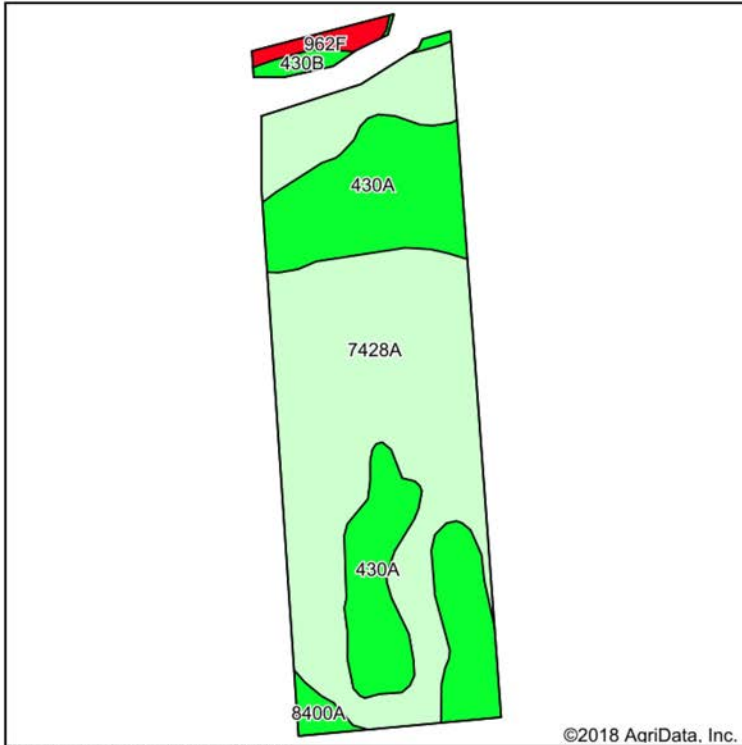
Soil tests were taken Fall 2014.
pH 6.4
Phosphorous 72
Potassium 338

Mineral Rights

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Comments

High-quality farm with excellent soils in a strong farming community. Close proximity to Interstates 80 and 88.



State: **Illinois**
 County: **Rock Island**
 Location: **18-18N-2E**
 Township: **Zuma**
 Acres: **36.4**
 Date: **6/6/2018**



Area Symbol: IL161, 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
7428A	Coffeen silt loam, 0 to 2 percent slopes, rarely flooded	22.45	61.7%		181	57	132
430A	Raddle silt loam, 0 to 2 percent slopes	12.16	33.4%		189	59	138
**962F	Sylvan-Bold silt loams, 18 to 35 percent slopes	0.67	1.8%		**109	**33	**78
8400A	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.56	1.5%		186	60	137
**430B	Raddle silt loam, 2 to 5 percent slopes	0.56	1.5%		**187	**58	**137
Weighted Average					182.5	57.3	133.2

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.

Daniel W. Riewerts
 Licensed Broker in IL
DanR@Hertz.ag

(309) 944-2184
 720 E. Culver Court, PO Box 9
 Geneseo, IL 61254-0009
www.Hertz.ag

View looking south from north border.



View looking north from south border.



View of the corn looking south.



View along Rt. 2 looking west.



Make the Most of Your Farmland Investment

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

Daniel W. Riewerts
Licensed Broker in IL
DanR@Hertz.ag

(309) 944-2184
720 E. Culver Court, PO Box 9
Geneseo, IL 61254-0009
www.Hertz.ag