

# Land For Sale

**ACREAGE:**

**74.4 Acres, m/l**

**LOCATION:**

**DeWitt County, IL**



## **Property** *Key Features*

- **High-quality, Grade A Farm**
- **Productivity Index (PI) 138.1**
- **Future Development Potential in Illinois' Opportunity Zones Program**

**Richard J. Grever**  
Licensed Managing Broker in IL  
**RichG@Hertz.ag**

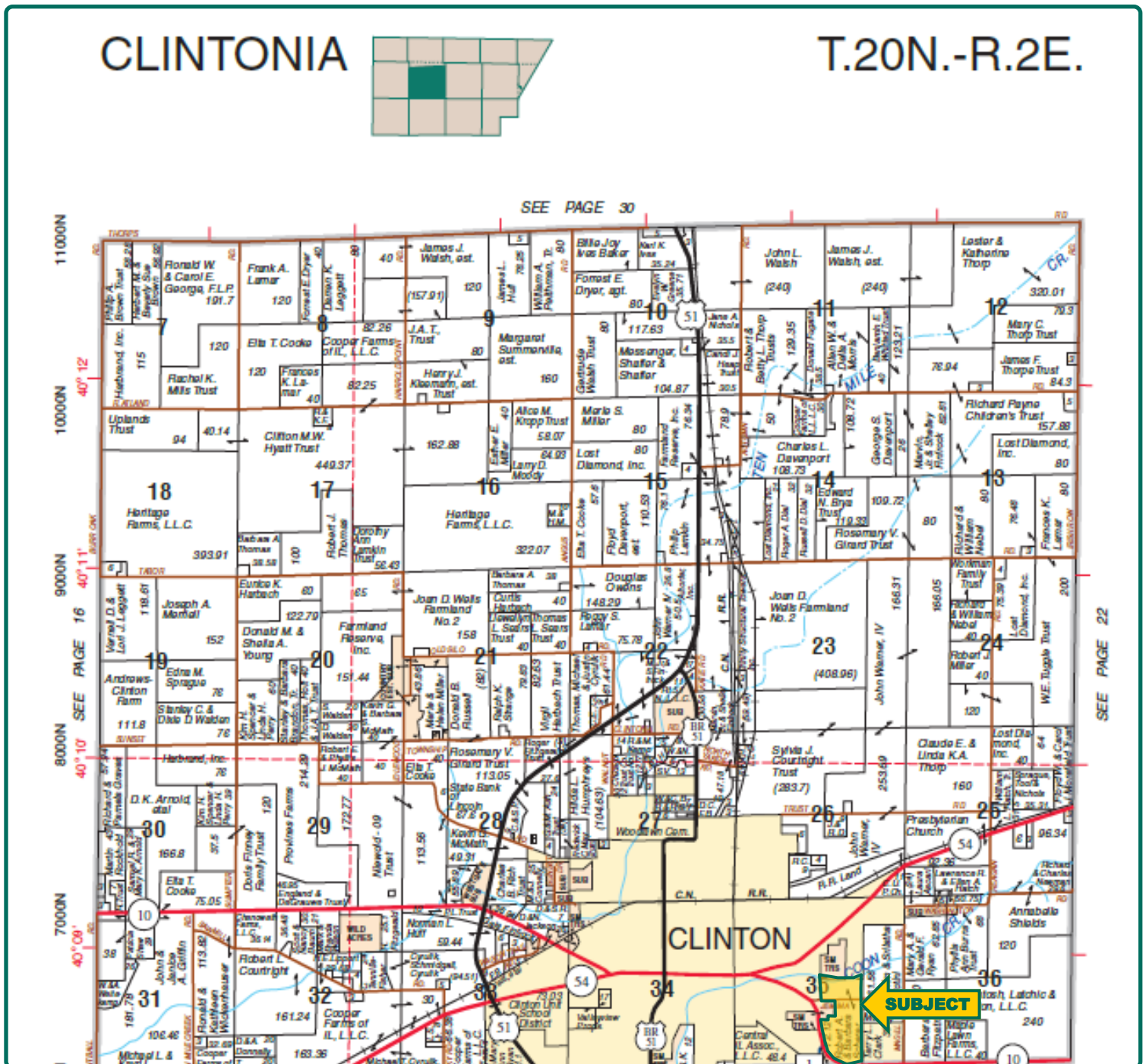
**815-748-4440**  
143 North Second Street  
DeKalb, IL 60115  
**www.Hertz.ag**

**Joshua Peak**  
Licensed Broker in IL  
**JoshP@Hertz.ag**

CLINTONIA



T.20N.-R.2E.



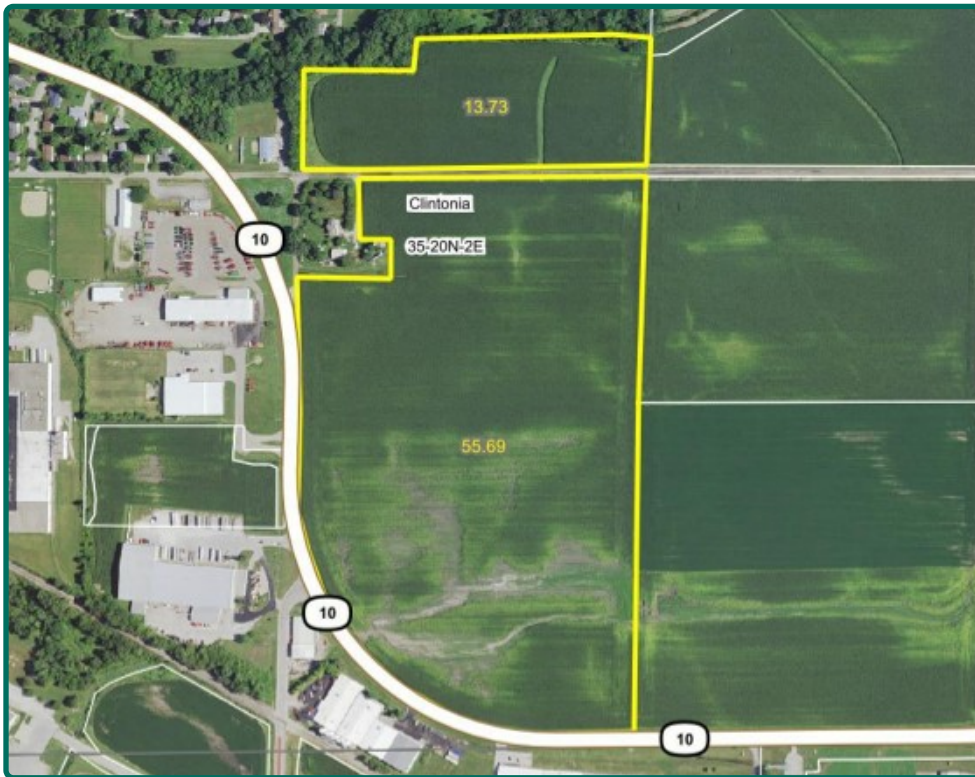
Map reproduced with permission of Rockford Map Publishers, Inc.

**Richard J. Grever**  
Licensed Managing Broker in IL  
[RichG@Hertz.ag](mailto:RichG@Hertz.ag)

**815-748-4440**  
143 North Second Street  
DeKalb, IL 60115  
[www.Hertz.ag](http://www.Hertz.ag)

**Joshua Peak**  
Licensed Broker in IL  
[JoshP@Hertz.ag](mailto:JoshP@Hertz.ag)





<b>Total Acres:</b>	<b>74.4</b>
<b>Crop Acres:</b>	<b>69.42</b>
<b>Corn Base Acres:</b>	<b>34.4</b>
<b>Bean Base Acres:</b>	<b>34.26</b>
<b>Soil Productivity:</b>	<b>138.1 P.I.</b>

## Property Information

### 74.4 Acres, m/l

### Location

Located on State Highway 10, east side of Clinton, IL.

### Legal Description

Located in the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 35 Township 20 North, Range 2 East.

### Price & Terms

- \$855,600
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed, subject to lease.

### Lease Status

Possession will be given at closing, subject to the current tenant's lease rights.

### Real Estate Tax

Taxes Payable 2017 - 2018: \$1,606.82

Taxable Acres: 74.4

Tax per Taxable Acre: \$21.60

PINs: 07-35-400-003, 07-35-400-002

### FSA Data

Farm Number 207

Crop Acres: 69.42

Corn Base: 34.34 acres

Corn PLC Yield: 158 Bu./acre

Bean Base: 34.26 acres

Bean PLC Yield: 47 Bu./acre

### Soil Types/Productivity

Main soil types are Catlin, Sable, Buckhart, and Ipava. Productivity Index (PI) is 138.1. See Soil Map for details.

### Land Description

Level to gently undulating.

### Buildings/Improvements

5 government grain bins, approximately 3,500 bushels each.

### Drainage

8" tile main across south end. Other tile is on the farm, but no maps are available

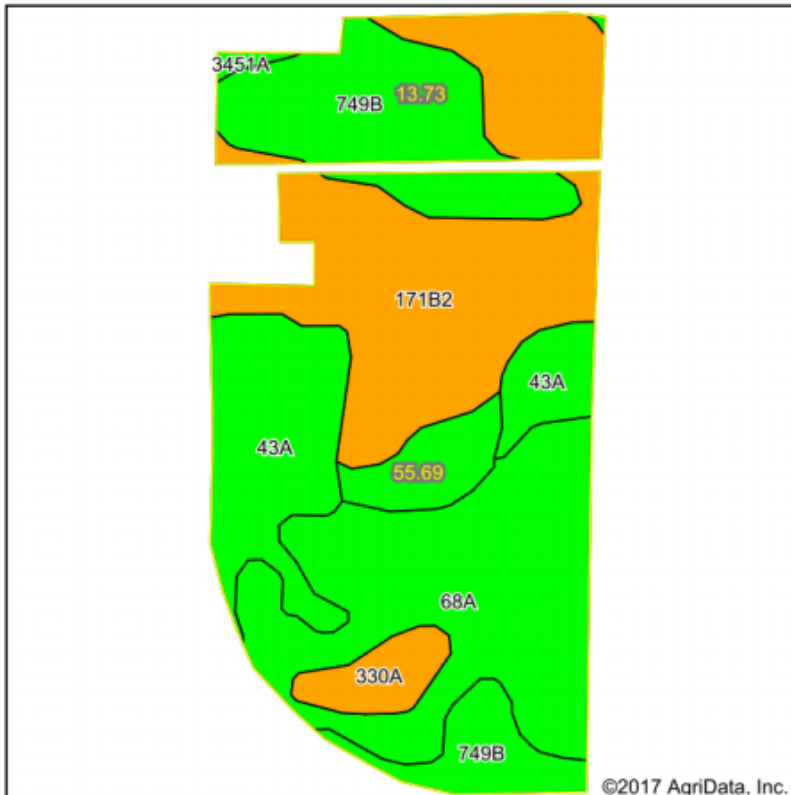
### Comments

High-quality, grade A farm with future development potential. This property is located in the State of Illinois' Opportunity Zones Program, which encourages long-term investment and job creation.

**Richard J. Grever**  
Licensed Managing Broker in IL  
[RichG@Hertz.ag](mailto:RichG@Hertz.ag)

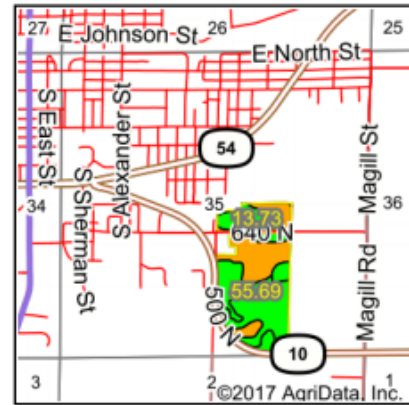
**815-748-4440**  
143 North Second Street  
DeKalb, IL 60115  
[www.Hertz.ag](http://www.Hertz.ag)

**Joshua Peak**  
Licensed Broker in IL  
[JoshP@Hertz.ag](mailto:JoshP@Hertz.ag)



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: **Illinois**  
County: **De Witt**  
Location: **35-20N-2E**  
Township: **Clintonia**  
Acres: **69.42**  
Date: **9/11/2017**



Maps Provided By:



© AgriData, Inc. 2017

www.AgridataInc.com

**Area Symbol: IL039, Soil Area Version: 8**

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B2	Calin silt loam, 2 to 5 percent slopes, eroded	21.10	30.4%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	18.77	27.0%		192	63	143
**749B	Buckhart silt loam, till substratum, 2 to 5 percent slopes	16.05	23.1%		**188	**60	**141
43A	Ipava silt loam, 0 to 2 percent slopes	10.93	15.7%		191	62	142
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.24	3.2%		164	55	123
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.33	0.5%		190	61	140
<b>Weighted Average</b>					<b>185.7</b>	<b>59.8</b>	<b>138.1</b>

**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:  
<https://www.ideals.illinois.edu/handle/2142/1027/>

\*\* 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

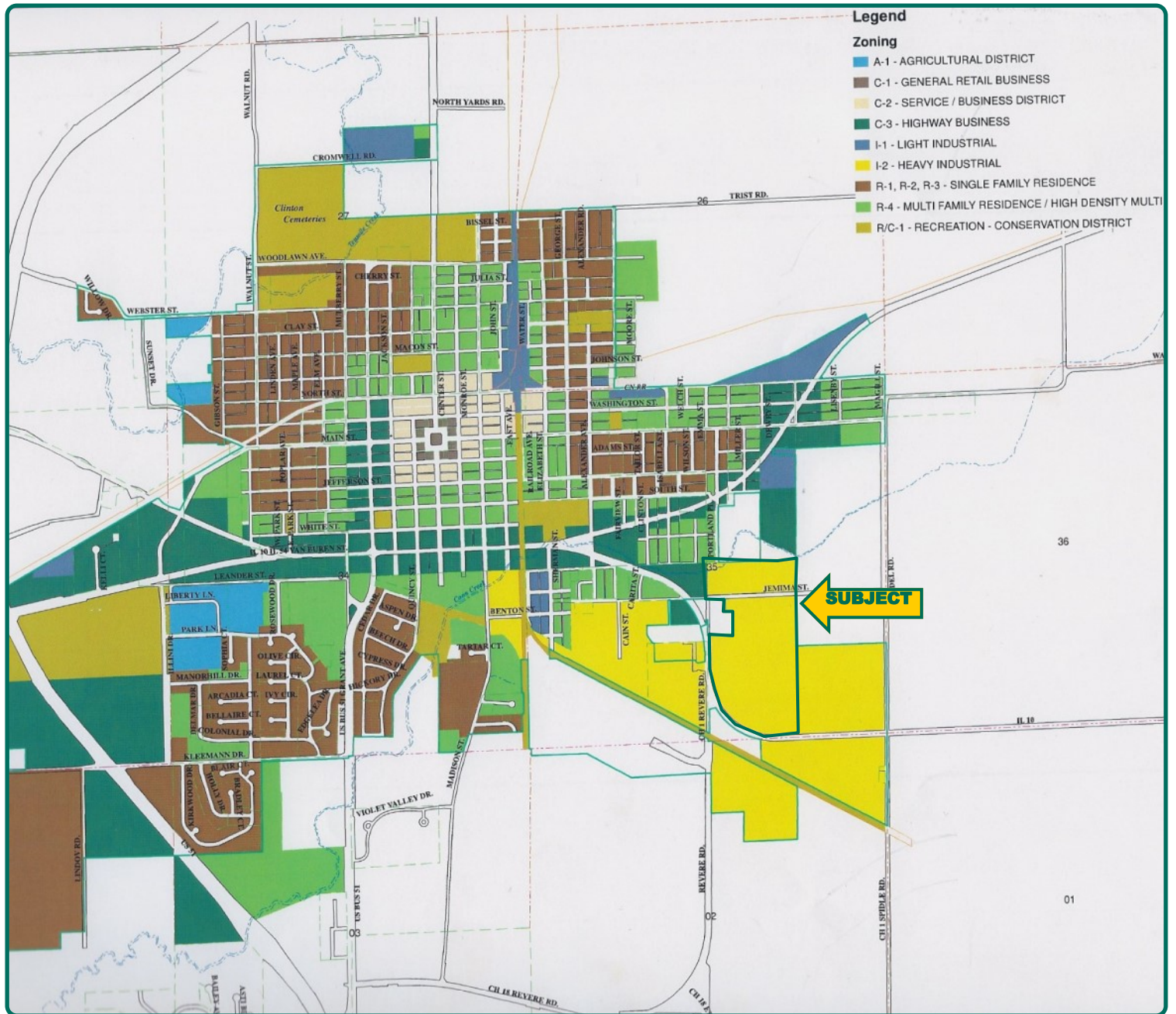
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

**Richard J. Grever**  
Licensed Managing Broker in IL  
**RichG@Hertz.ag**

**815-748-4440**  
143 North Second Street  
DeKalb, IL 60115  
**www.Hertz.ag**

**Joshua Peak**  
Licensed Broker in IL  
**JoshP@Hertz.ag**





City of Clinton Illinois Zoning Map

**Richard J. Grever**  
Licensed Managing Broker in IL  
[RichG@Hertz.ag](mailto:RichG@Hertz.ag)

**815-748-4440**  
143 North Second Street  
DeKalb, IL 60115  
[www.Hertz.ag](http://www.Hertz.ag)

**Joshua Peak**  
Licensed Broker in IL  
[JoshP@Hertz.ag](mailto:JoshP@Hertz.ag)



North end of southwest side  
looking north towards entrance



Southwest side along Highway 10



5 government bins



North side looking west



**Richard J. Grever**  
Licensed Managing Broker in IL  
[RichG@Hertz.ag](mailto:RichG@Hertz.ag)

**815-748-4440**  
143 North Second Street  
DeKalb, IL 60115  
[www.Hertz.ag](http://www.Hertz.ag)

**Joshua Peak**  
Licensed Broker in IL  
[JoshP@Hertz.ag](mailto:JoshP@Hertz.ag)