

Land For Sale

ACREAGE:

84.96 Acres, m/l

LOCATION:

LaSalle County, IL



Property Key Features

- Located in a strong agricultural community
- Approximately 2.5 miles southeast of Leonore, IL
- Good access with 1/2 mile of road frontage

Eric Wilkinson, AFM

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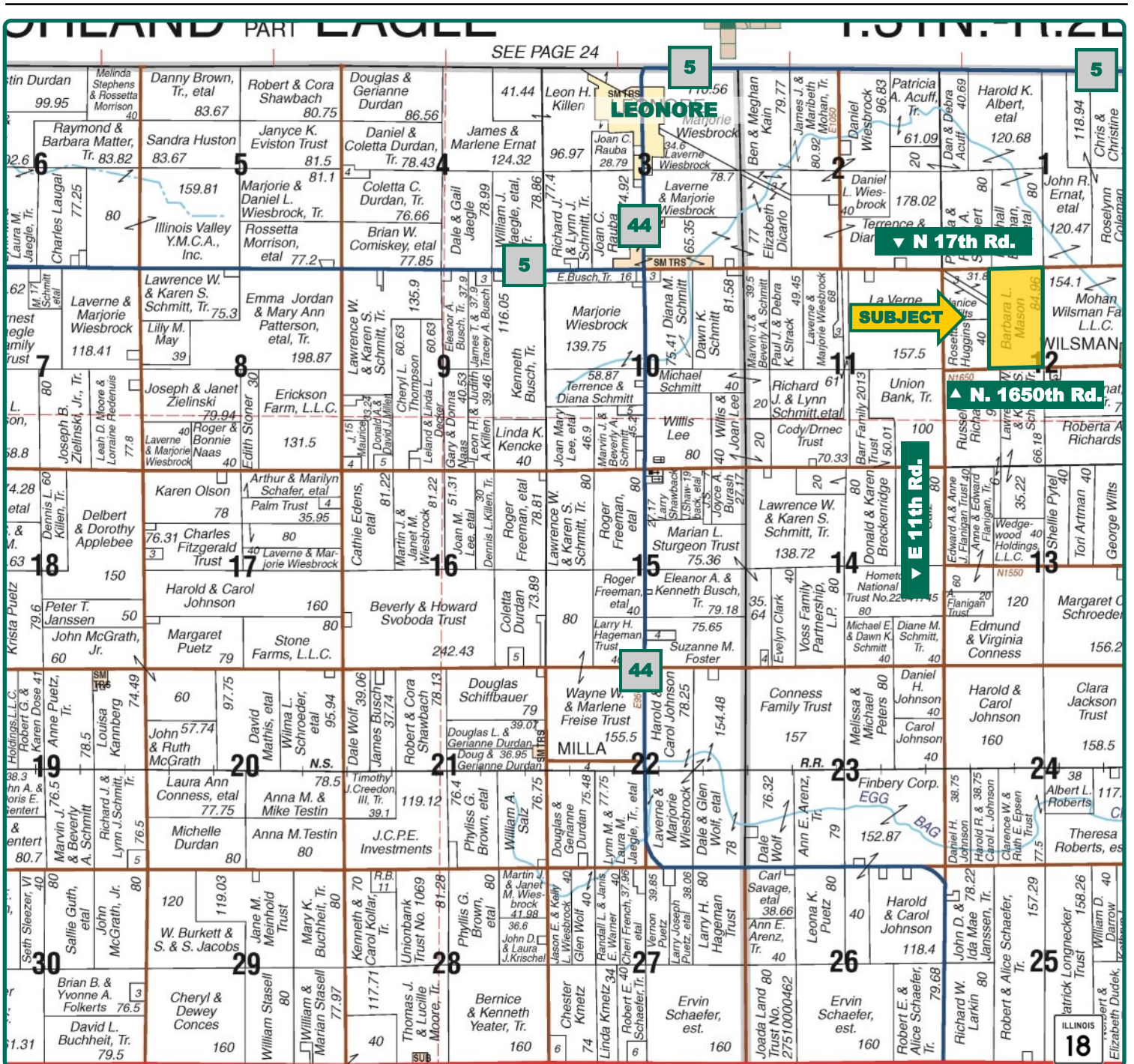
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Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres:	84.01
CRP Acres:	1.70
Corn Base Acres:	47.7
Bean Base Acres:	33.1
Soil Productivity:	127.4 P.I.

Parcel 1 Property Information 84.96 Acres, m/l

Location

Approximately 2.5 miles southeast of Leonore, IL.

Legal Description

The East 1/2 of the Northwest 1/4 and the East 5 acres of the West 1/2 of the Northwest 1/4 of Section 12, Eagle Township, LaSalle County, Illinois

Price & Terms

- \$705,168
- \$8,300/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2019 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,992.66
Taxable Acres: 84.96
Tax per Taxable Acre: \$23.54

FSA Data

Farm Number 11048, Tract 4289
FSA/Eff. Crop Acres: 84.01
CRP Acres: 1.70
Corn Base Acres: 47.7
Corn PLC Yield: 153 Bu.
Bean Base Acres: 33.1
Bean PLC Yield: 47 Bu.

CRP Contracts

There are 1.70 acres enrolled in a CP-8A contract that pays \$402.00 annually and expires September 30, 2028. Contact Listing Broker for additional details.

Soil Types/Productivity

Soil types consist of Rutland silty clay loam, Wenona silty clay loam, and Streator silty clay loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 127.4. See soil map for details.

Mineral Rights

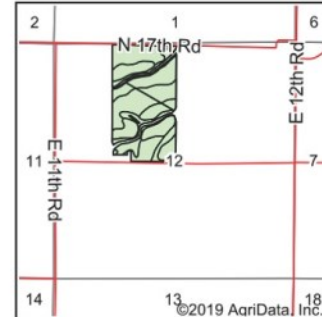
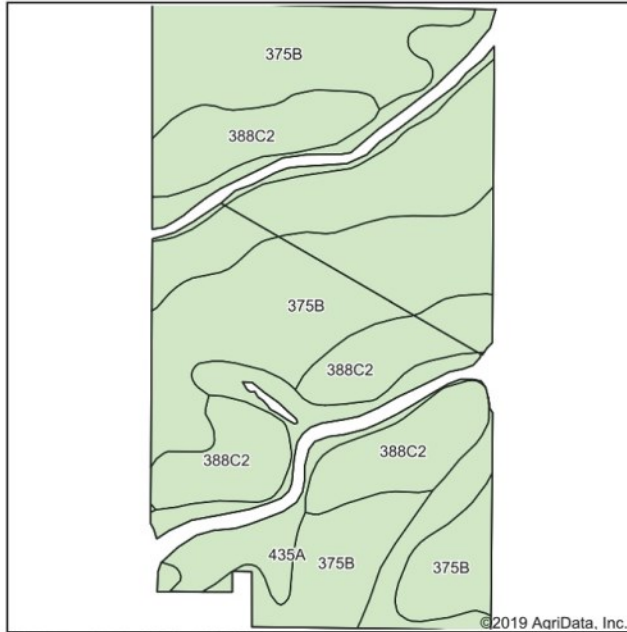
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Available upon request. Contact Listing Broker for additional details.

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State: **Illinois**
County: **La Salle**
Location: **12-31N-2E**
Township: **Eagle**
Acres: **79.05**
Date: **3/4/2019**



Area Symbol: IL099, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**375B	Rutland silty clay loam, 2 to 5 percent slopes	36.14	45.7%		**178	**57	**132
**388C2	Wenona silty clay loam, 5 to 10 percent slopes, eroded	29.04	36.7%		**161	**52	**120
435A	Streator silty clay loam, 0 to 2 percent slopes	13.87	17.5%		177	58	131
Weighted Average					171.6	55.3	127.4

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2013	232.3	N/A
2014	N/A	63.4
2015	170.9	N/A
2016	N/A	68.3
2017	240.9	N/A
2018	N/A	61.8

Yield information is reported by crop insurance.

Land Description

Level to strongly sloping, 0-10% slopes.

Buildings/Improvements

None.

Drainage

Natural, plus tile. No maps available.

Comments

The farm is located in a strong agricultural community, with good quality soils and great visibility.

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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Northeast corner looking south



Northwest corner looking south



Southeast corner looking north



Southwest corner looking north



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