

Land For Sale

ACREAGE:

84.96 Acres, m/l

LaSalle County, IL

LOCATION:



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

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REID: 130-0042-01



Plat Map

Eagle Township, LaSalle County, IL

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Aerial Photo

84.96 Acres



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

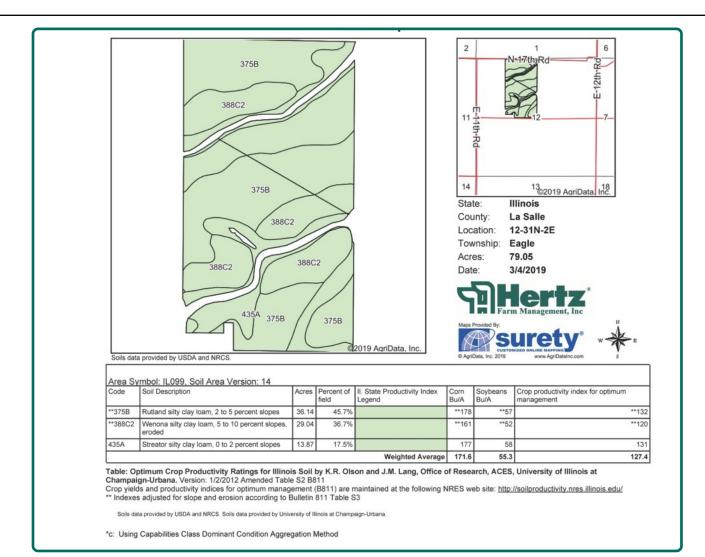
Available upon request. Contact Listing Broker for additional details.

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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
37. 11. 0	,• • ·	1.1

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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Property Photos

Northeast corner looking south



Northwest corner looking south



Southeast corner looking north



Southwest corner looking north



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