

Land For Sale

ACREAGE:

158.27 Acres, m/l

LOCATION:

Iroquois County, IL

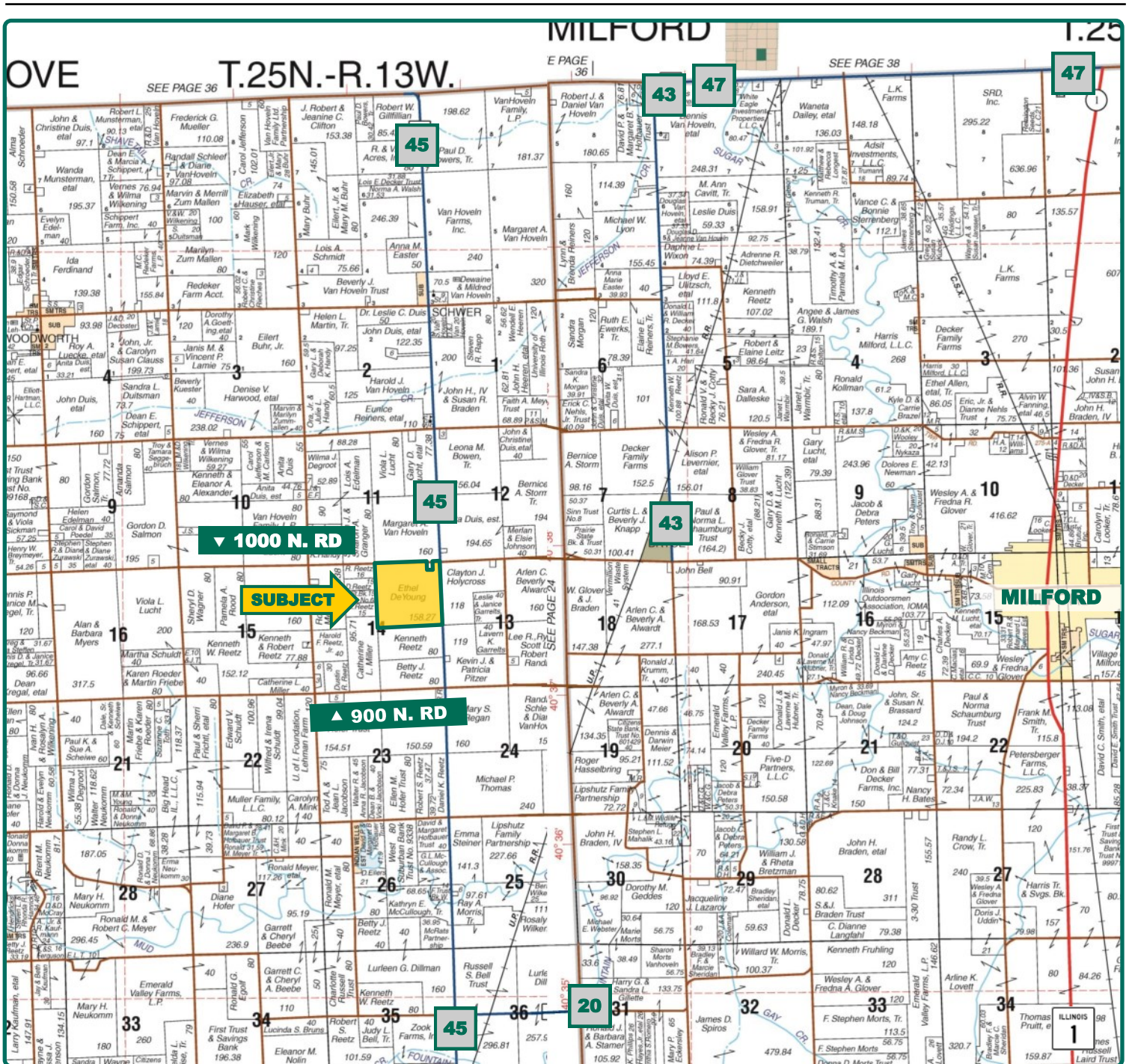


Property Key Features

- Located in a strong agricultural community
- Approximately 5 miles west of Milford, IL
- Nearly all-tillable farmland parcel

Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
200 East Court St, Suite 600
Kankakee, IL 60901
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
200 East Court St, Suite 600
Kankakee, IL 60901
www.Hertz.ag



FSA/Eff. Crop Acres: 152.27*

Corn Base Acres: 76.82*

Bean Base Acres: 75.45*

Soil Productivity: 120.9 P.I.

**FSA/Eff. Crop and Base acres are estimated.*

Property Information

158.27 Acres, m/l

Location

Approximately 5 miles west of Milford, IL

Legal Description

The Northeast 1/4, except homesite, of Section 14, Township 25 North, Range 13 West.

Price & Terms

- \$1,171,198
- \$7,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2019 crop share lease.

Lease Status

Farm is under a 50/50 crop share lease for the 2019 crop.

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,542.50
Taxable Acres: 158.27
Tax per Taxable Acre: \$22.38

FSA Data - Estimated

Farm Number 8296, Tract 1692
FSA/Eff. Crop Acres: 152.27*
Corn Base Acres: 76.82*
Corn PLC Yield: 141 Bu.
Bean Base Acres: 75.45*
Bean PLC Yield: 44 Bu.
**FSA/Eff. Crop and base acres are estimates pending reconstitution of farm by FSA*

CRP Contracts

None.

Soil Types/Productivity

Main soil types are Bryce silty clay and Swygart silty clay loam. Productivity Index (PI) based on the Estimated FSA/Eff. Crop Acres is 120.9 See soil map for details.

Mineral Rights

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

Yield History (Bu./Ac.)

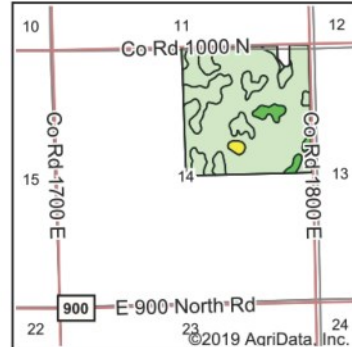
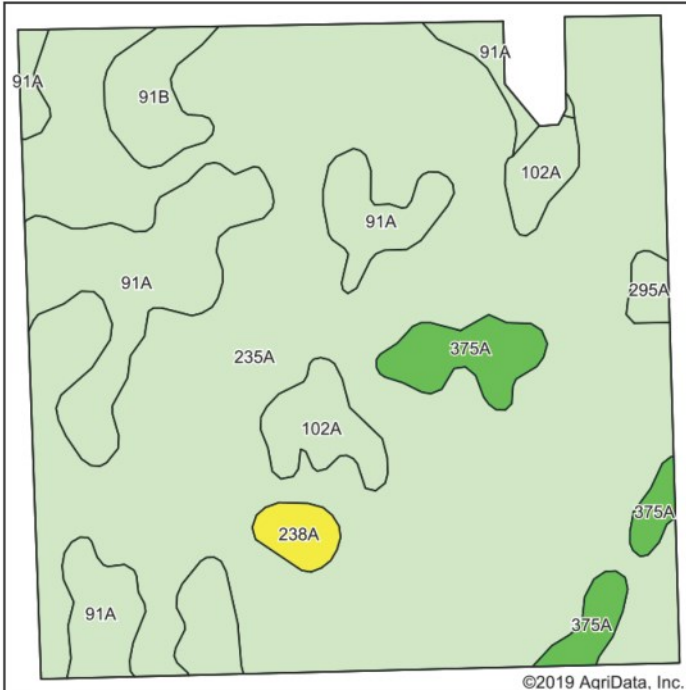
Available upon request.

Land Description

Level to gently sloping, with 0-4% slopes.

Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
200 East Court St, Suite 600
Kankakee, IL 60901
www.Hertz.ag



State: **Illinois**
 County: **Iroquois**
 Location: **14-25N-13W**
 Township: **Ash Grove**
 Acres: **152.27**
 Date: **5/14/2019**



Area Symbol: IL075. Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	113.09	74.3%		162	54	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	21.41	14.1%		158	52	118
375A	Rutland silty clay loam, 0 to 2 percent slopes	5.95	3.9%		180	58	133
102A	La Hogue loam, 0 to 2 percent slopes	5.51	3.6%		162	52	121
**91B	Swygert silty clay loam, 2 to 4 percent slopes	3.69	2.4%		**156	**51	**117
238A	Rantoul silty clay, 0 to 2 percent slopes	1.64	1.1%		144	49	109
295A	Mokena silt loam, 0 to 2 percent slopes	0.98	0.6%		172	54	126
Weighted Average					161.9	53.7	120.9

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

Buildings/Improvements

Grain bin and corn crib.

Water & Well Information

None.

Drainage

Tile maps available upon request.

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.

Rob Warmbir, AFM
 Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
 200 East Court St, Suite 600
 Kankakee, IL 60901
www.Hertz.ag

Northwest Corner Looking East



Northeast Corner Looking South



Southern Border Looking North



Northwest Corner Looking South



Make the Most of Your Farmland Investment

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