

Land For Sale

ACREAGE:

120.40 Acres, m/l

LOCATION:

Iroquois County, IL

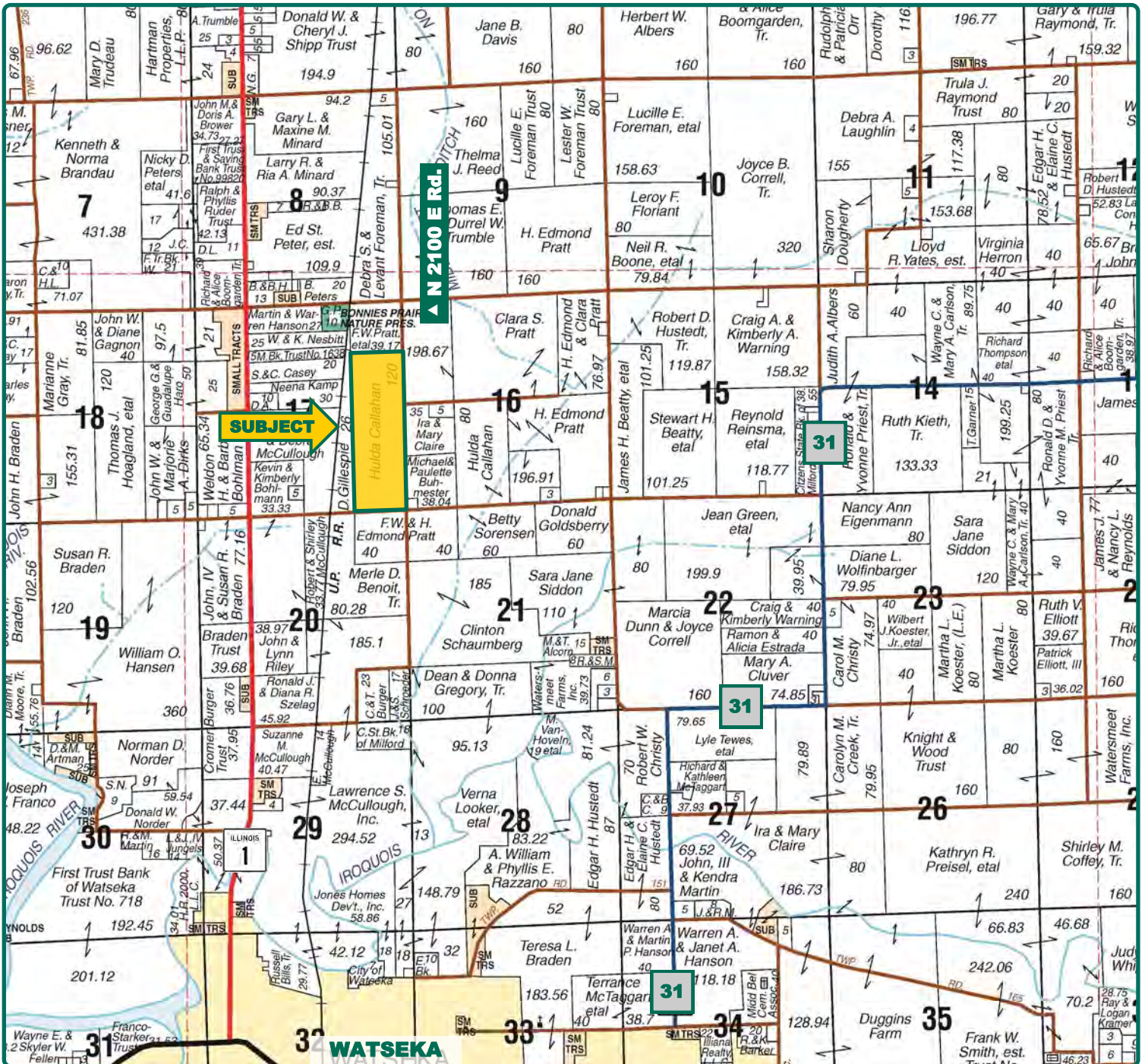


Property Key Features

- Approximately 2.5 miles north of Watseka, IL
- Electricity & capped well on property
- Good combination of tillable farm land and recreational land

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FSA/Eff. Crop Acres:	103.08
Corn Base Acres:	86.61
Bean Base Acres:	13.04
Soil Productivity:	104.7 P.I.

Property Information 120.40 Acres, m/l

Location

Approximately 2.5 miles north of
Watseka, IL

Legal Description

The East 1/2 of the Southeast 1/4 and the
Southeast 1/4 of the Northeast 1/4 of
Section 17, Township 27 North, Range 12
West, Middleport Township, Iroquois
County, Illinois.

Price & Terms

- \$565,800
- \$4,700/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 18 - 19: \$1,189.74
Taxable Acres: 120.00
Tax per Taxable Acre: \$9.91

FSA Data

Farm Number 13721, Tract 3481
FSA/Eff. Crop Acres: 103.08
Corn Base Acres: 86.61
Corn PLC Yield: 128 Bu.

Bean Base Acres: 13.04
Bean PLC Yield: 36 Bu

Soil Types/Productivity

Main soil types are Ridgeville fine sandy
loam, Gilford fine sandy loam, and
Granby fine sandy loam. Productivity
Index (PI) based on the FSA/Eff. Crop
Acres is 104.7. See soil map for details.

Mineral Rights

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

Land Description

Level to strongly sloping, with 0-12%
slopes.

Buildings/Improvements

There is a 36' x 80' toolshed located on
the east side of the property.

Drainage

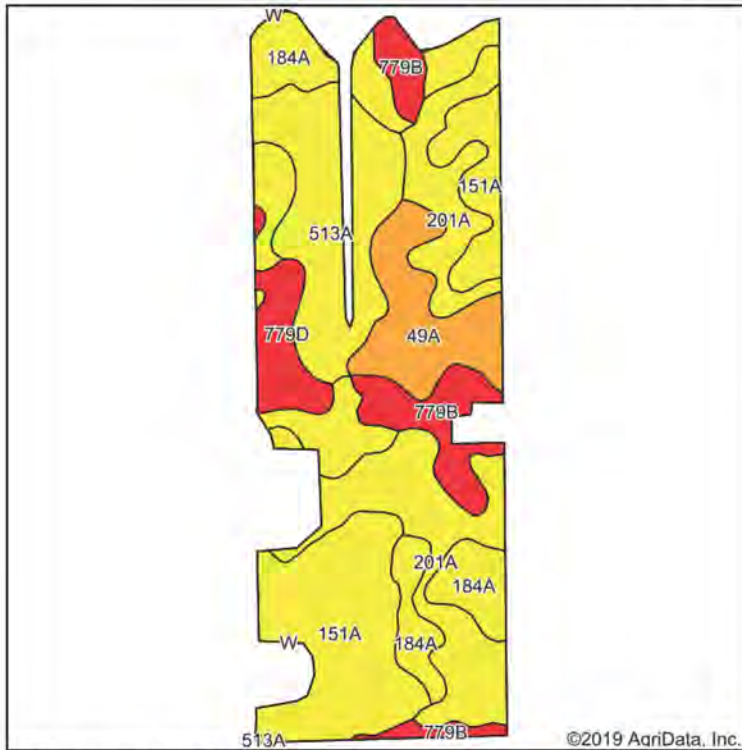
There is a man-made drainage ditch
running through the center of the north
half of the property. The ditch is pump
drained to the north.

Water & Well Information

Professionally capped well on property.

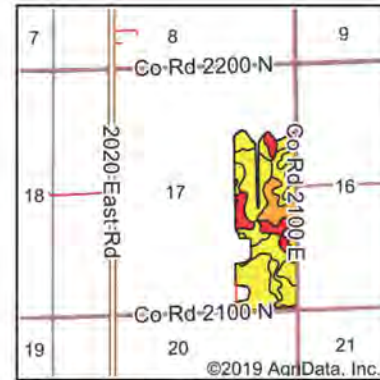
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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Iroquois**
Location: **17-27N-12W**
Township: **Middleport**
Acres: **103.08**
Date: **5/9/2019**



Maps Provided By:



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
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	28.19	27.3%		151	51	114
201A	Gilford fine sandy loam, 0 to 2 percent slopes	21.44	20.8%		148	49	110
513A	Granby fine sandy loam, 0 to 2 percent slopes	16.17	15.7%		139	50	108
184A	Roby fine sandy loam, 0 to 2 percent slopes	13.49	13.1%		145	50	111
49A	Watsoka loamy fine sand, 0 to 2 percent slopes	9.91	9.6%		122	41	93
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	9.02	8.8%		**104	**32	**76
**779D	Chelsea fine sand, 6 to 12 percent slopes	4.86	4.7%		**102	**31	**75
Weighted Average					138.5	46.7	104.7

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.

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Northeast corner of farmland looking south



NE corner of farmland looking west



Northeast corner looking southwest



Looking west from building site



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