

Land For Sale

ACREAGE:

149.82 Acres, m/l

LOCATION:

Will County, IL



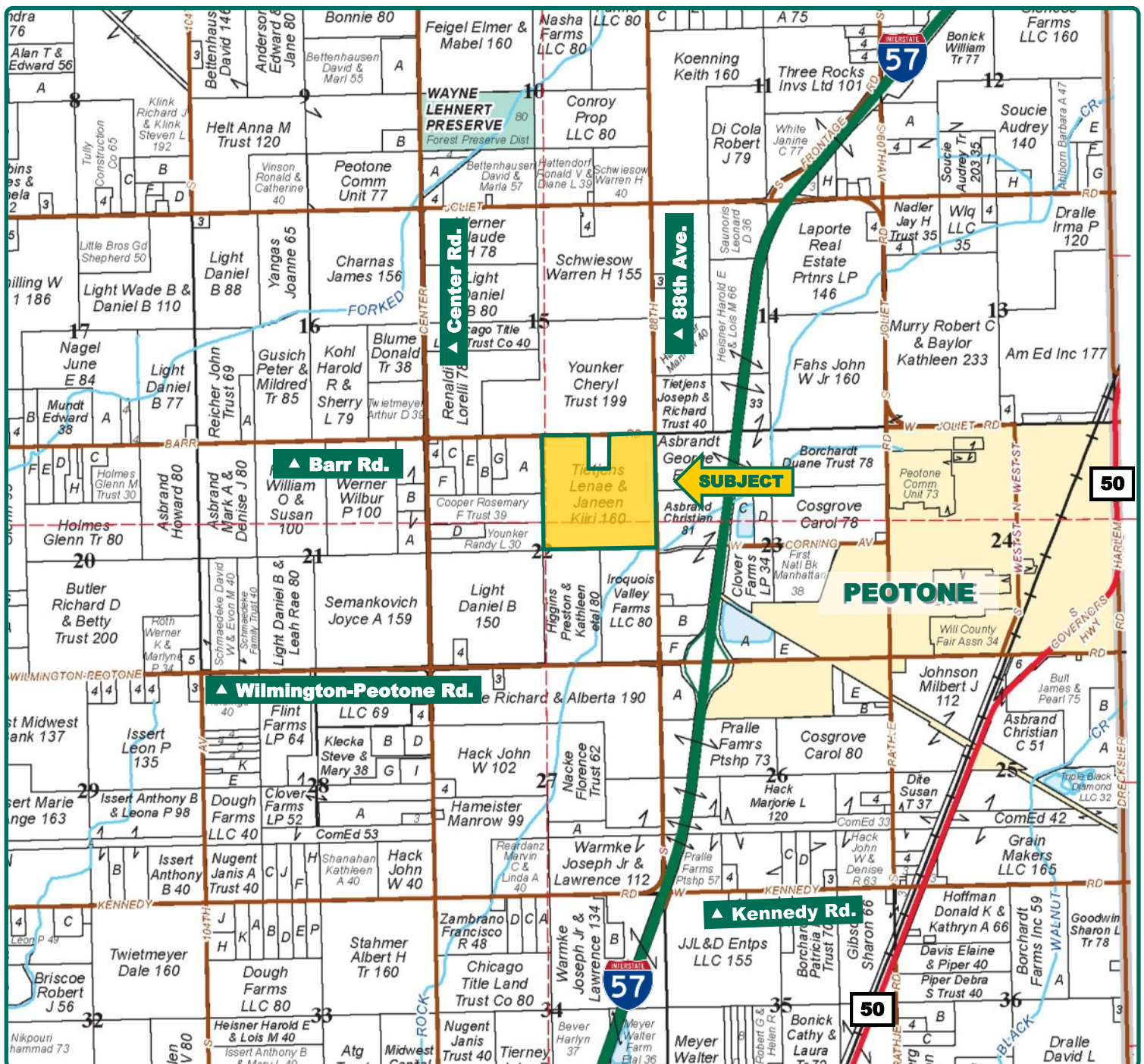
Property Key Features

- Located 2 miles West of Peotone, Illinois
- Quality 125.8 PI Soils
- Less than 1 mile from I-57 Exit 327

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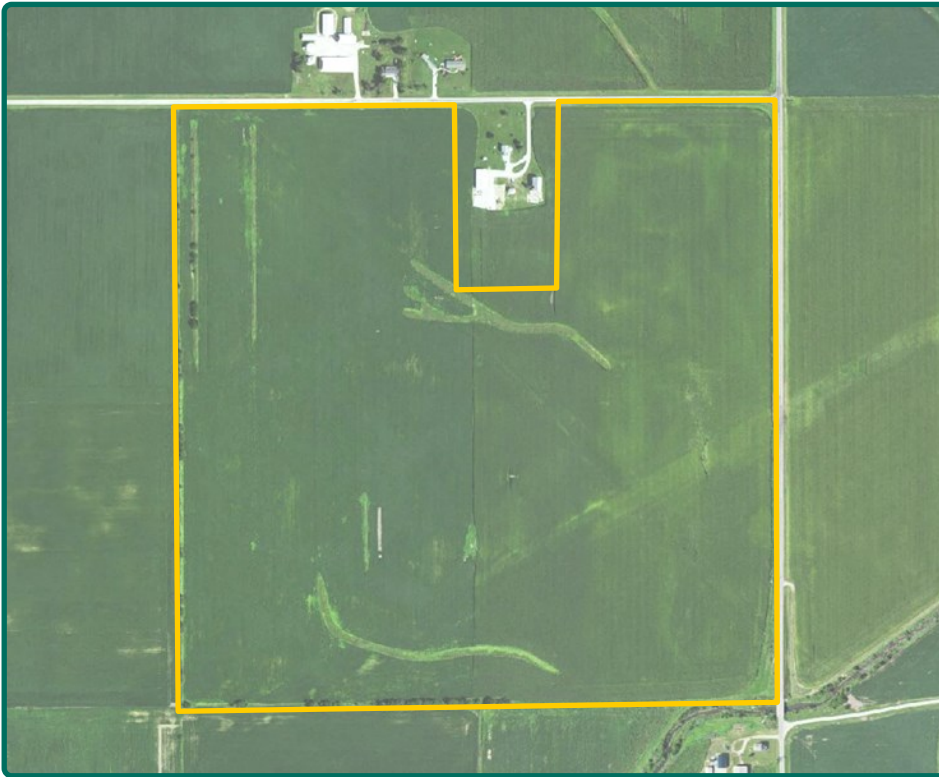


Map reproduced with permission of Rockford Map Publishers

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FSA/Eff. Crop Acres: 149.22*

CRP Acres: 2.70*

Corn Base Acres: 75.97*

Bean Base Acres: 73.24*

Soil Productivity: 125.8 P.I.

**FSA/Eff. Crop, Base, and CRP Acres are estimated.*

Property Information

149.82 Acres, m/l

Location

2 miles West of Peotone, IL

Legal Description

The Northeast 1/4, excluding the 10 acre home site in Section 22, Township 33N, Range 12E, in Will County, IL.

Price & Terms

- \$1,333,398
- \$8,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to 2020 Crop Share Lease.

Real Estate Tax

Taxes Payable (17) - (18): \$3,039.28

Taxable Acres: 149.82

Tax per Taxable Acre: \$20.29

FSA Data

Farm Number 10979, Tract 12543

FSA/Eff. Crop Acres: 149.22*

CRP Acres: 2.70*

Corn Base Acres: 75.97*

Corn PLC Yield: 141 Bu.

Bean Base Acres: 73.24*

Bean PLC Yield: 47 Bu.

**FSA/Eff. Crop, Base, and CRP Acres are estimated pending reconstitution of farm by Will Co. FSA office.*

CRP Contracts

There are an est. 2.70 acres enrolled in a CP-8A contract that pays \$505.00 annually and expires September 30, 2020.

Soil Types/Productivity

Main soil types are Elliott silt loam and Pella silty clay loam. Productivity Index (PI) based on the estimated FSA/Eff. Crop Acres is 125.8. 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 moderately sloping, 0-6% slopes.

Comments

Good-quality soils and a large tract for efficient modern farming. Two pipelines cross through the tract. A map of the location is included for your reference.

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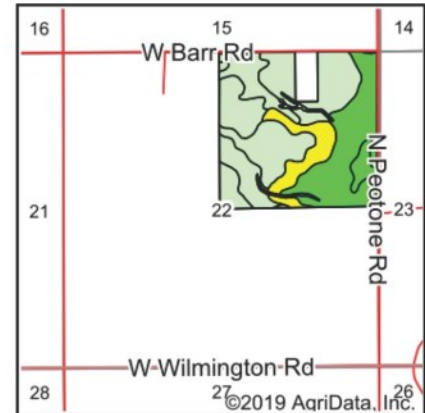
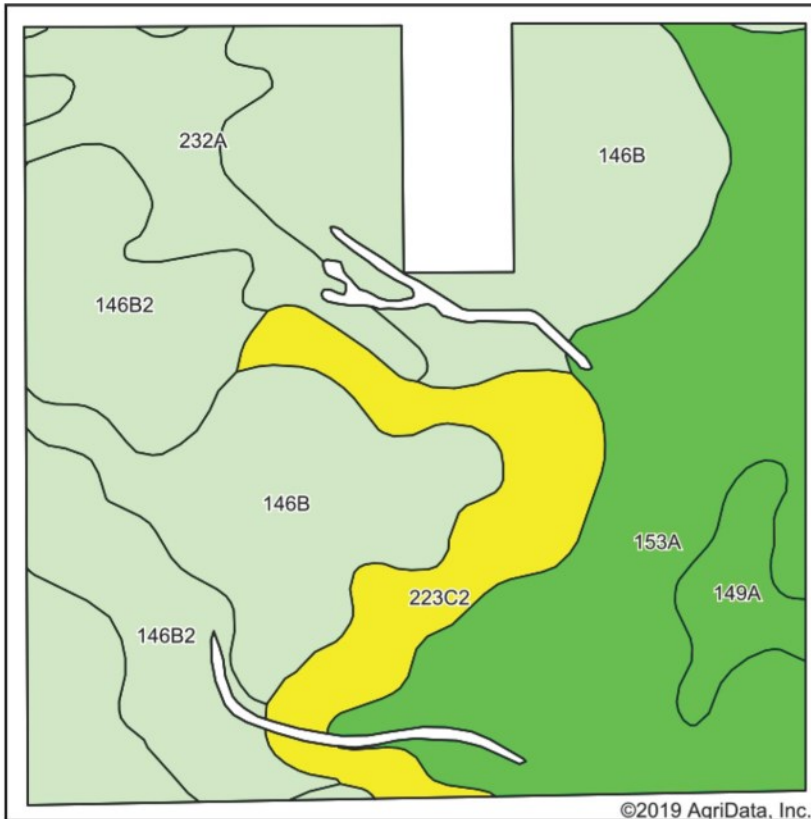
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State: **Illinois**
 County: **Will**
 Location: **22-33N-12E**
 Township: **Peotone**
 Acres: **149.22**
 Date: **7/12/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IL197. Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**146B	Elliott silt loam, 2 to 4 percent slopes	53.16	35.6%		**166	**54	**124
153A	Pella silty clay loam, 0 to 2 percent slopes	40.12	26.9%		183	60	136
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	23.57	15.8%		**160	**52	**119
**223C2	Varna silt loam, 4 to 6 percent slopes, eroded	15.68	10.5%		**150	**48	**110
232A	Ashkum silty clay loam, 0 to 2 percent slopes	11.81	7.9%		170	56	127
149A	Brenton silt loam, 0 to 2 percent slopes	4.88	3.3%		195	60	141
Weighted Average					169.2	55	125.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

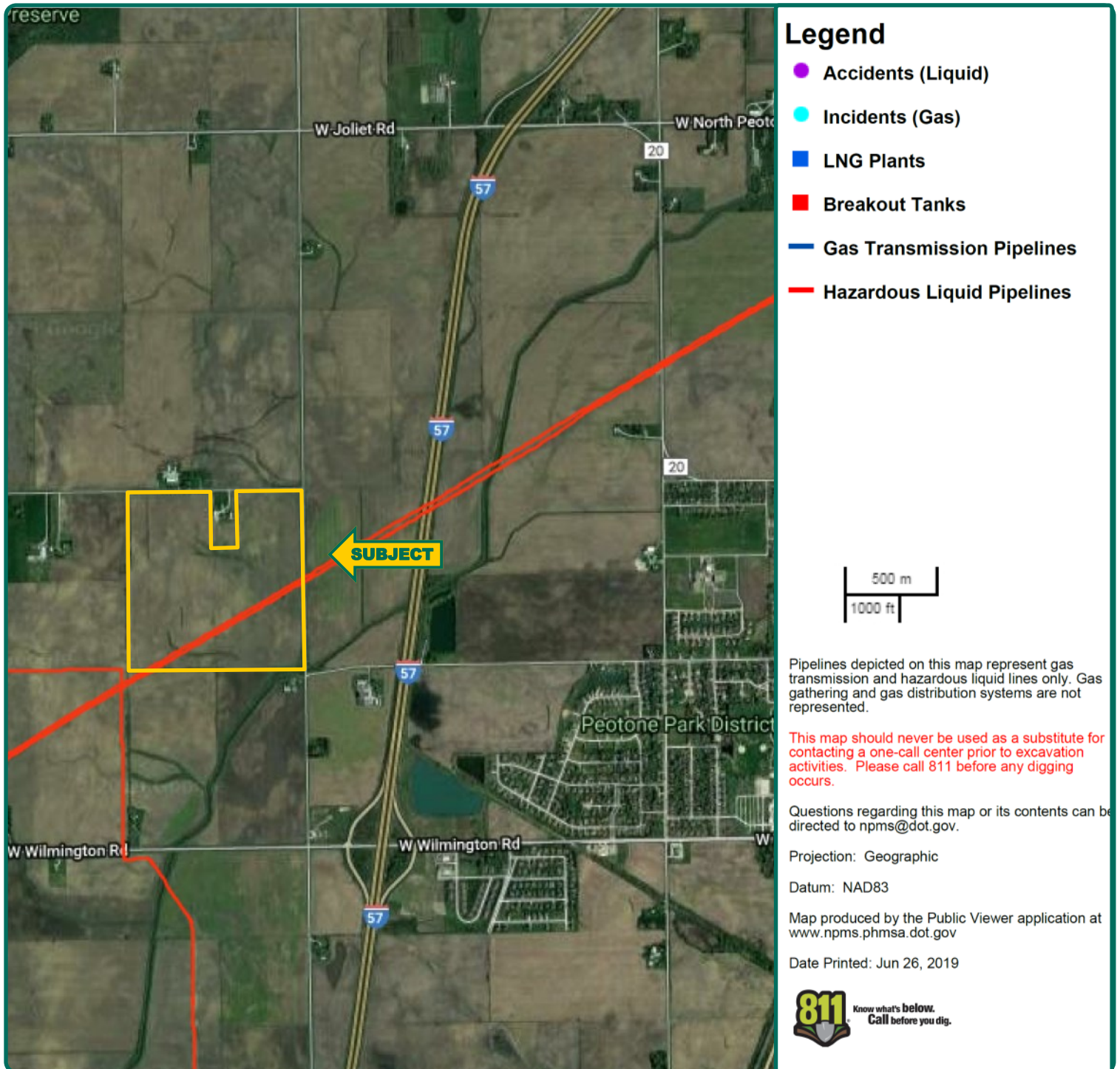
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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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