

Land For Sale

ACREAGE:

81.64 Acres, m/l

LOCATION:

Ford County, IL



Property Key Features

- Located in a strong agricultural community
- Rectangular shape makes for efficient farming
- Nearly all-tillable farmland parcel

Eric Wilkinson, AFM

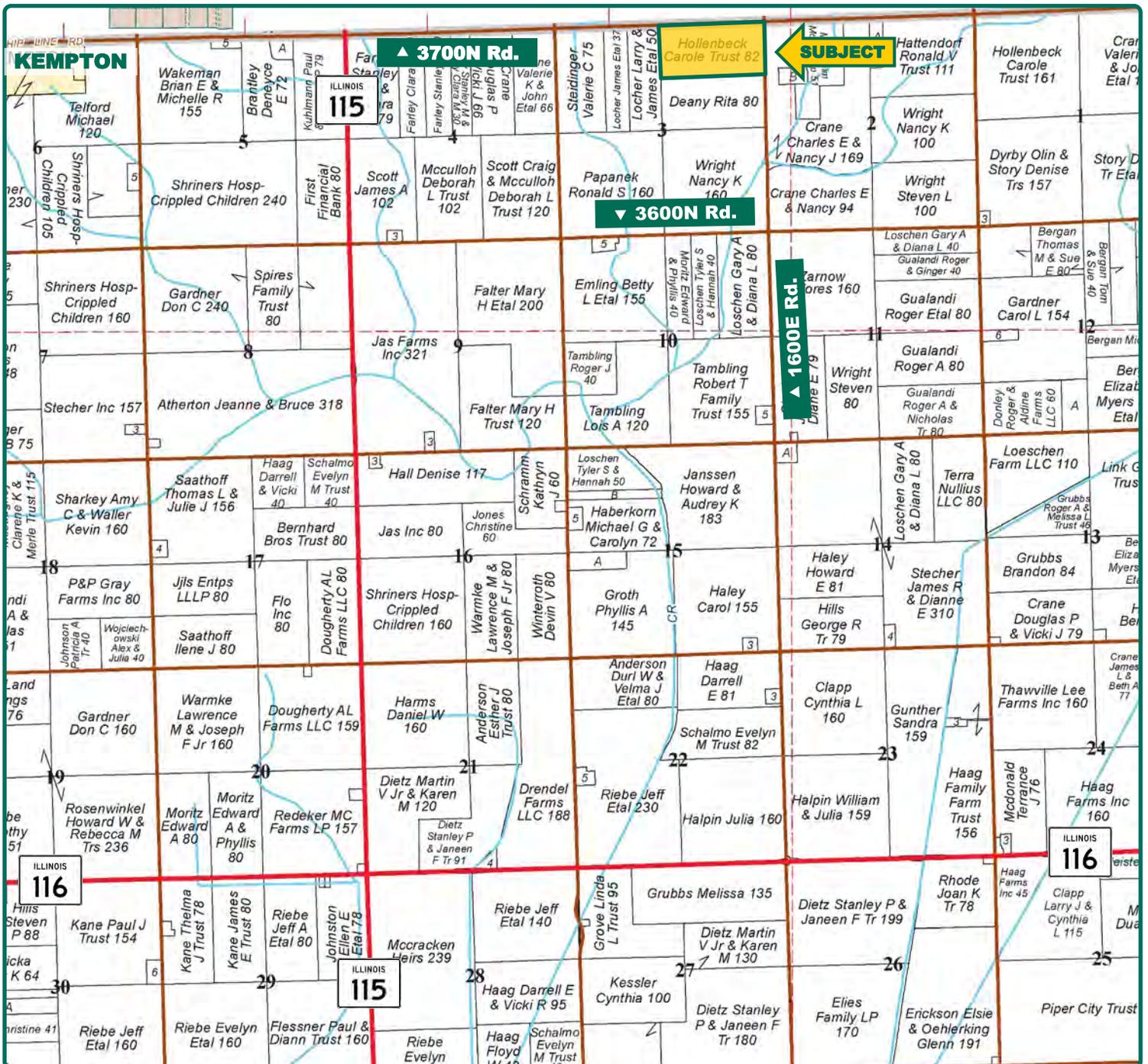
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Map reproduced with permission of Rockford Map Publishers

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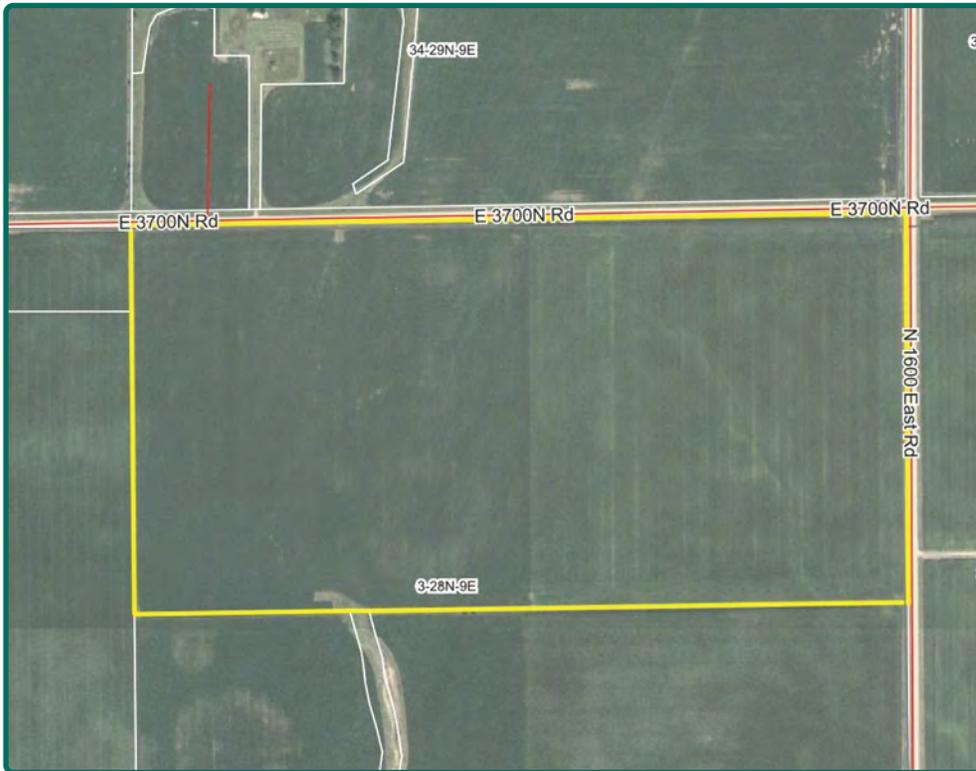
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FSA/Eff. Crop Acres:	79.87
Corn Base Acres:	39.6
Bean Base Acres:	39.5
Soil Productivity:	107.9 P.I.

Property Information

81.64 Acres, m/l

Location

Approximately 3 miles East of Kempton, IL

Legal Description

The North 1/2 of the Northeast 1/4 of Section 3, Township 28N, Range 9E

Price & Terms

- \$530,660
- \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to 2019 Lease.

Real Estate Tax

Taxes Payable 18 - 19: \$1,198.72
Taxable Acres: 81.64
Tax per Taxable Acre: \$14.68

FSA Data

Farm Number 2683, Tract 954
FSA/Eff. Crop Acres: 79.87
Corn Base Acres: 39.6
Corn PLC Yield: 143 Bu.
Bean Base Acres: 39.5
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Main soil types are Rowe silty clay loam and Clarence silty clay loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 107.9. 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, with 0 to 6 percent slopes, and is rectangular in shape.

Buildings/Improvements

None.

Drainage

Natural drainage plus tile. Tile maps available upon request.

Comments

Located in a strong agricultural community, and has good visibility.

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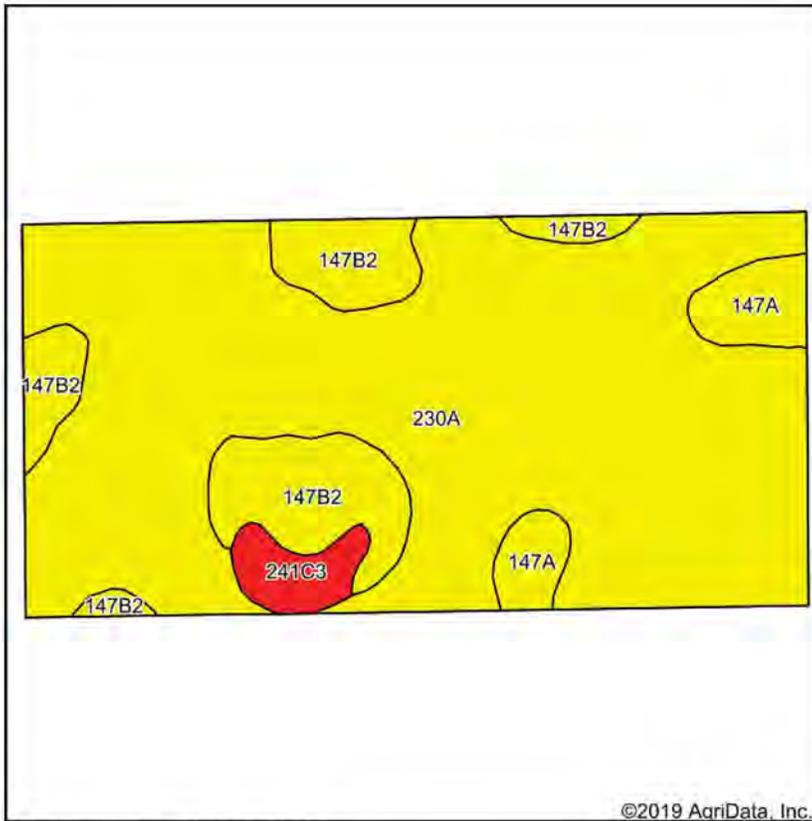
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State: **Illinois**
 County: **Ford**
 Location: **3-28N-9E**
 Township: **Mona**
 Acres: **79.87**
 Date: **7/16/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IL053, 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
230A	Rowe silty clay loam; 0 to 2 percent slopes	62.54	78.3%		148	49	111
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	11.26	14.1%		**130	**46	**100
147A	Clarence silty clay loam, 0 to 2 percent slopes	3.90	4.9%		140	49	107
**241C3	Chatsworth silty clay, 4 to 6 percent slopes, severely eroded	2.17	2.7%		**79	**28	**60
Weighted Average					143.2	48	107.9

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

*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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West end looking East



East end looking west



Middle of the farm looking Northeast



Middle of the farm looking Northwest



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