

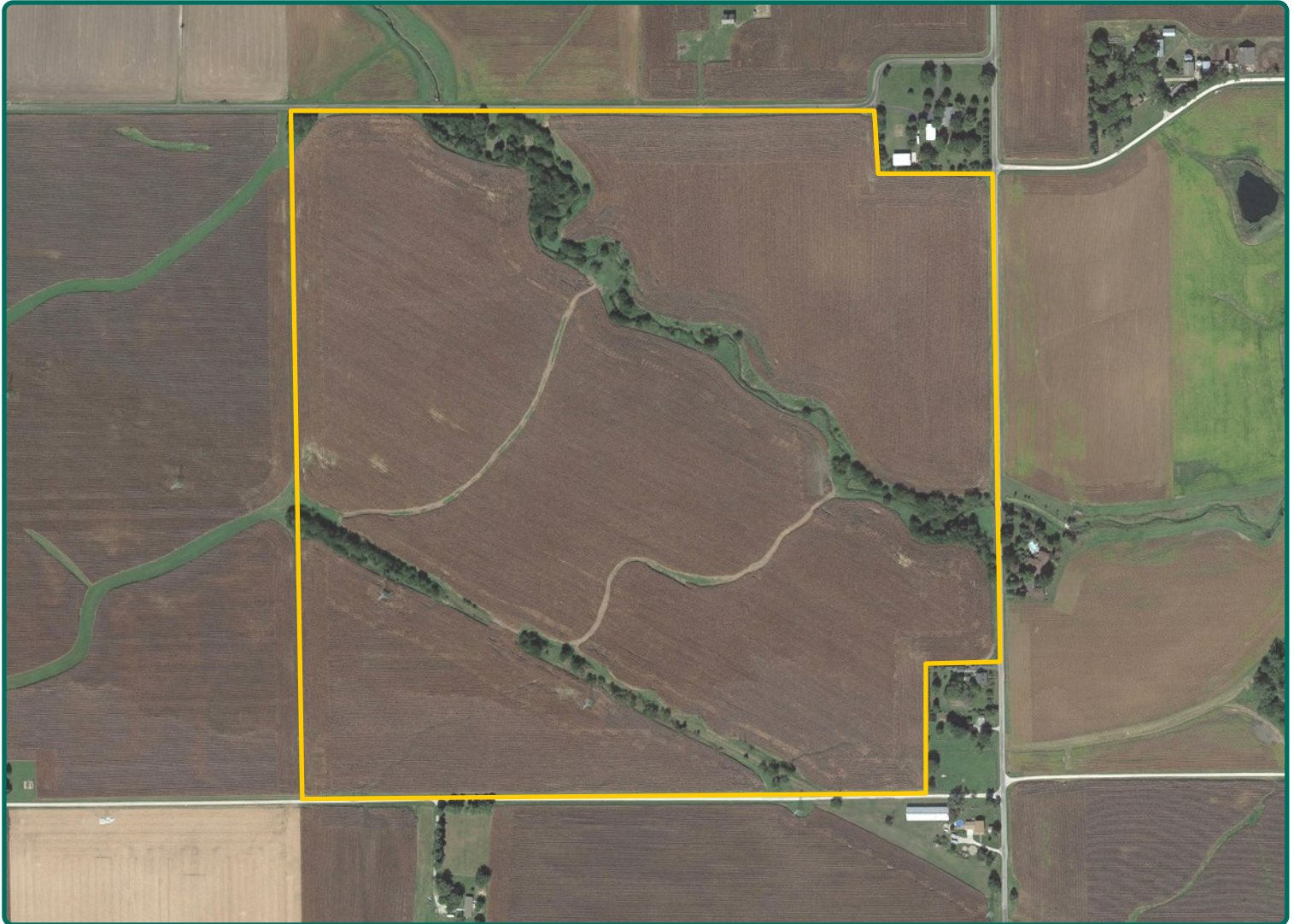
# Land For Sale

**ACREAGE:**

**154.10 Acres, m/l**

**LOCATION:**

**LaSalle County, IL**



## Property Key Features

- Located in a Strong Agricultural Community
- Good-Quality Soils, with a 126.9 PI
- Approximately 3 Miles Southeast of Leonore, IL

**Eric Wilkinson, AFM**

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Licensed Broker in IN

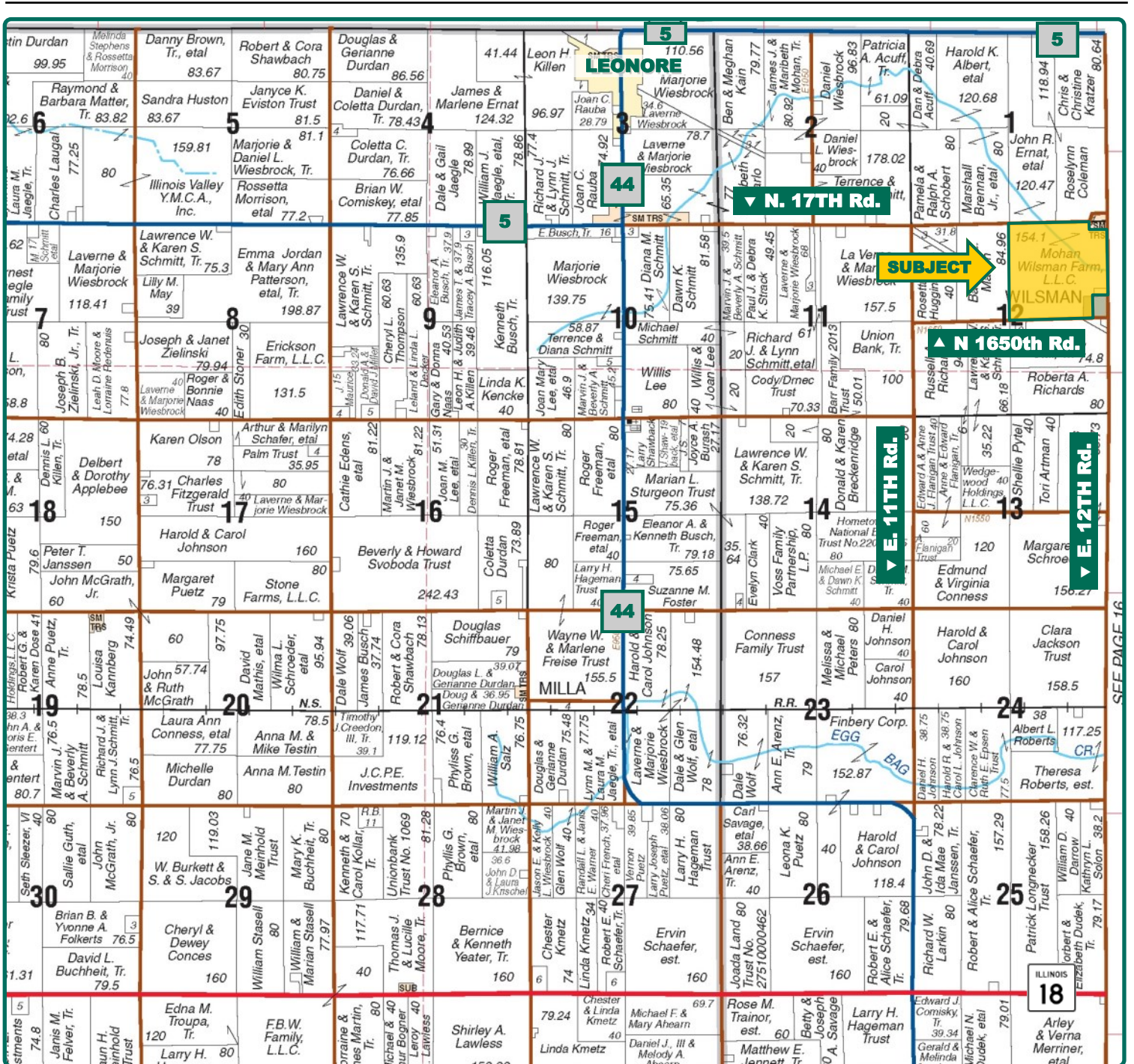
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<b>FSA/Eff. Crop Acres:</b>	<b>140.13</b>
<b>Corn Base Acres:</b>	<b>137.0</b>
<b>Soil Productivity:</b>	<b>126.9 P.I.</b>

## Parcel 1 Property Information 154.10 Acres, m/l

### Location

Approximately 3 miles Southeast of Leonore, IL

### Legal Description

Part of the Northeast 1/4, excluding the homesites, in Section 12, Township 31N, Range 2E.

### Price & Terms

- \$1,309,850
- \$8,500/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: \$4,333.24  
Taxable Acres: 154.10  
Tax per Taxable Acre: \$28.12

### FSA Data

Farm Number 454, Tract 42986  
FSA/Eff. Crop Acres: 140.13  
Corn Base Acres: 137.0  
Corn PLC Yield: 177 Bu.

### Soil Types/Productivity

Main soil types are Rutland silty clay loam, Wenona silty clay loam, and Streator silty clay loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 126.9 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 rolling, 0-12% slopes.

### Buildings/Improvements

None.

### Drainage

Natural, plus tile. No tile maps available.

### Water & Well Information

None.

### Comments

The farm is located in a strong agricultural community, with good-quality soils and good access.

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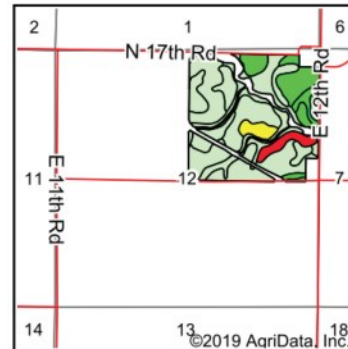
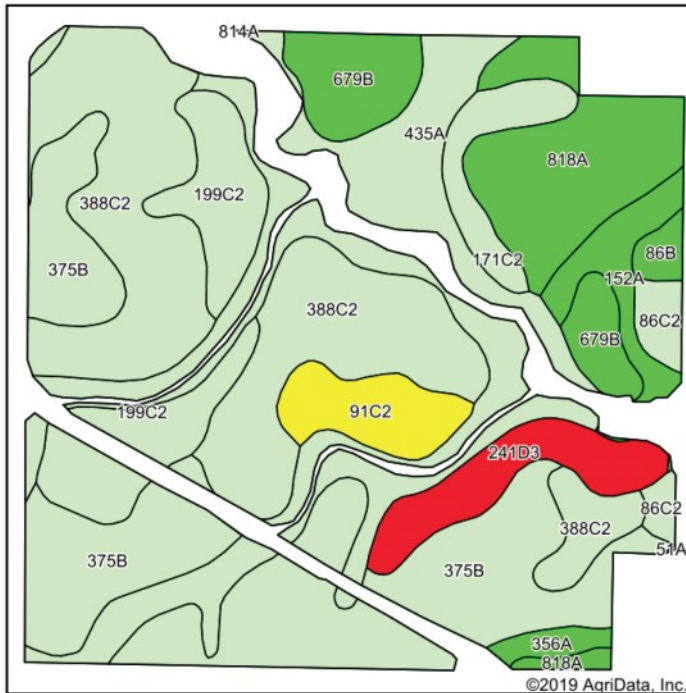
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State: **Illinois**  
 County: **La Salle**  
 Location: **12-31N-2E**  
 Township: **Eagle**  
 Acres: **140.13**  
 Date: **7/22/2019**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL099, 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
**375B	Rutland silty clay loam, 2 to 5 percent slopes	32.06	22.9%		**178	**57	**132
**388C2	Wenona silty clay loam, 5 to 10 percent slopes, eroded	31.57	22.5%		**161	**52	**120
435A	Streator silty clay loam, 0 to 2 percent slopes	24.95	17.8%		177	58	131
818A	Flanagan-Catlin silt loams, 0 to 3 percent slopes	11.86	8.5%		191	61	142
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	10.64	7.6%		**180	**56	**132
**679B	Blackberry silt loam, 2 to 5 percent slopes	6.78	4.8%		**192	**59	**141
**241D3	Chatsworth silty clay, 6 to 12 percent slopes, severely eroded	5.91	4.2%		**75	**27	**57
**91C2	Swygart silty clay loam, 4 to 6 percent slopes, eroded	4.65	3.3%		**147	**48	**110
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	3.75	2.7%		**174	**55	**128
152A	Drummer silty clay loam, 0 to 2 percent slopes	3.69	2.6%		195	63	144
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	2.14	1.5%		**178	**56	**131
356A	Elpaso silty clay loam, 0 to 2 percent slopes	1.12	0.8%		195	63	144
**86B	Osco silt loam, 2 to 5 percent slopes	1.01	0.7%		**189	**59	**140
<b>Weighted Average</b>					<b>171.1</b>	<b>55</b>	<b>126.9</b>

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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