

Land For Sale

ACREAGE:

142.0 Acres, m/l

LOCATION:

DeKalb County, IL



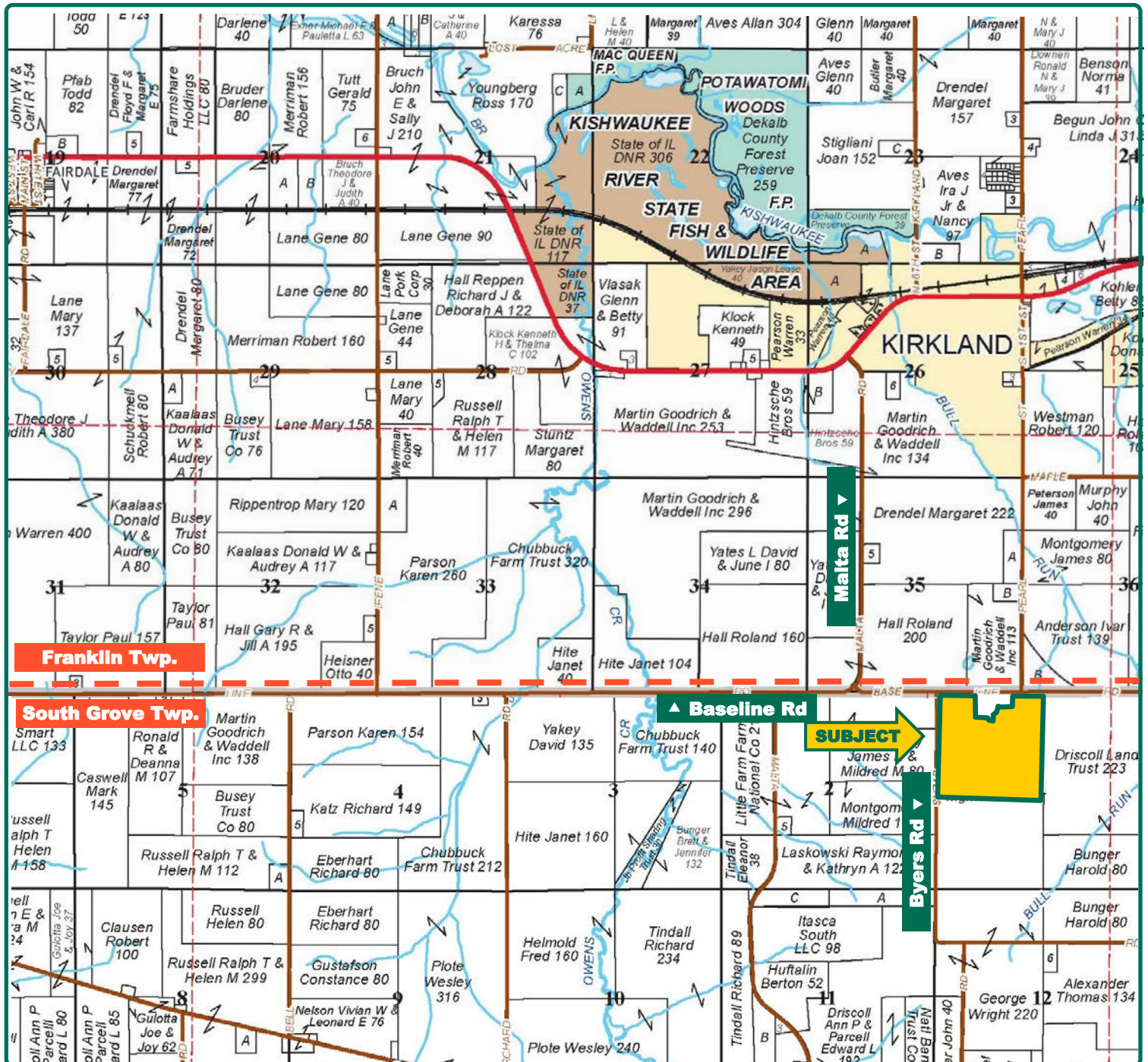
Property *Key Features*

- Quality Soils with a 132.5 PI
- Good Yield History
- Located Northwest of DeKalb and Southeast of Rockford IL

Richard J. Grever
Designated Managing Broker-IL
RichG@Hertz.ag

815-748-4440
143 N 2nd St
DeKalb, IL 60115
www.Hertz.ag

Josh Peak
Licensed Broker in IL
JoshP@Hertz.ag

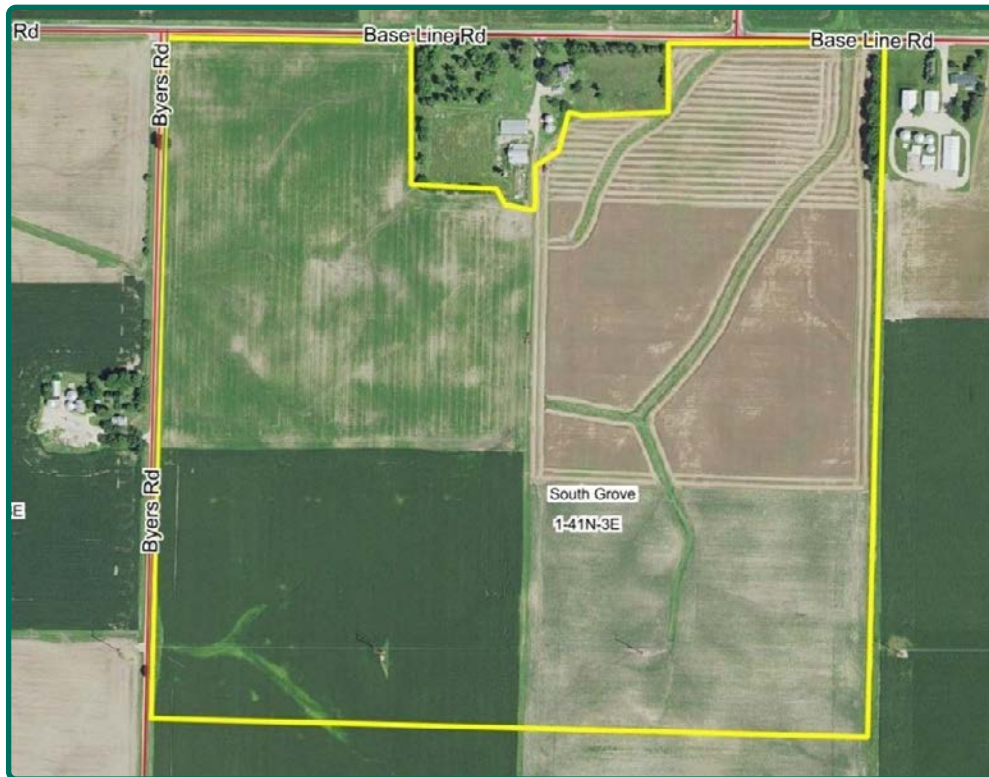


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FSA/Eff. Crop Acres: 135.10*

Corn Base Acres: 81.06*

Bean Base Acres: 36.92*

Soil Productivity: 132.50 P.I.

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

Property Information

142.0 Acres, m/l

Location

Located 1 mile south of Kirkland, IL and approximately 12 miles northwest of DeKalb, IL.

Legal Description

Lot 1 and 2 of the NW fractional ¼ of Section 1, Township 41 North, Range 3E of the 3rd p.m., South Grove Township.

Price & Terms

PRICE REDUCED!

- ~~\$1,460,000.00~~ - \$1,390,000.00
- ~~\$10,281.69/acre~~ \$9,788.73 /acre
- 10% down upon acceptance of offer; balanced due in cash at closing.

Possession

Possession will be given at closing subject to the current operator's rights.

Lease Status

Farm is cash rented for 2019.

Real Estate Tax

Taxes Payable 2018 - 2019: \$6,246.79*

Taxable Acres: 142.0* m/l

Part of PIN: 04-01-100-001

**Subject is part of larger parcel. Taxes and taxable acres are estimated. Final figures will be determined by local County Assessor/Recorder.*

Mineral Rights

Any mineral rights owned will be transferred to buyer.

FSA Data

Part of farm number 1228, Tract 428

FSA/Eff. Crop Acres: 135.10*

Corn Base Acres: 81.06*

Corn PLC Yield: 149.0 Bu.

Bean Base Acres: 36.92*

Bean PLC Yield: 54.0 Bu.

**FSA/Eff. Crop and base acres are estimated pending reconstitution of farm by FSA.*

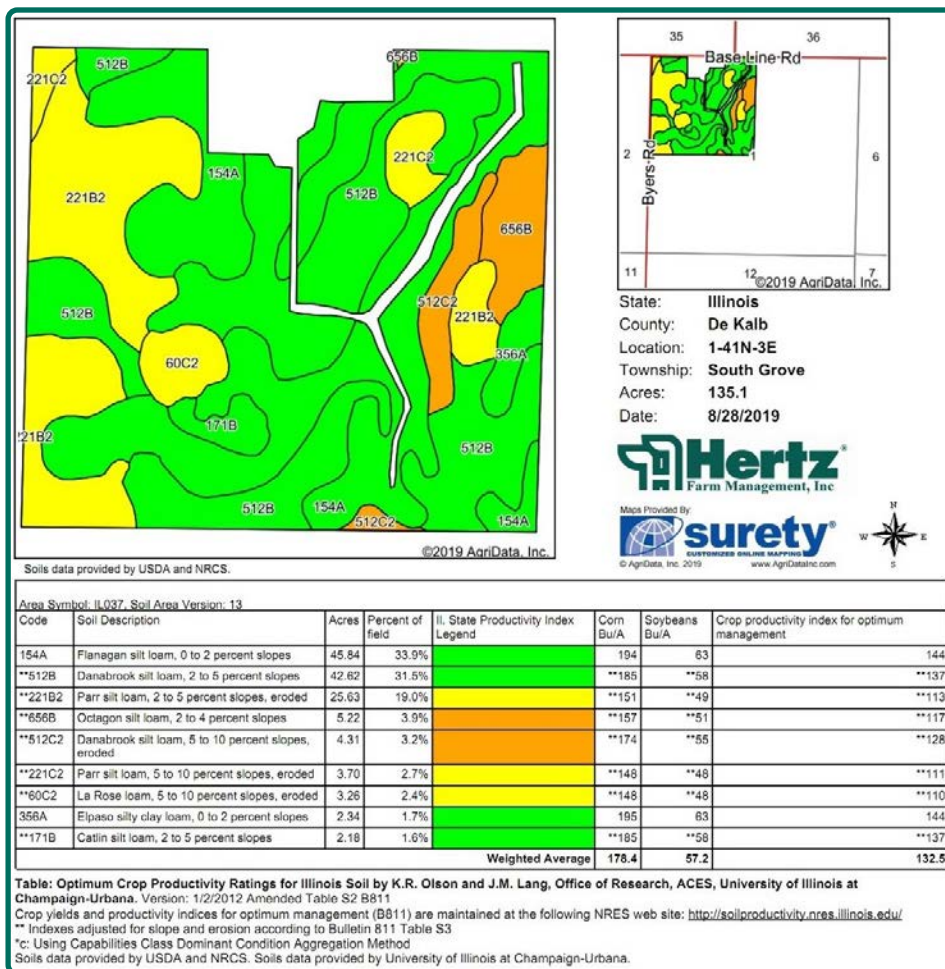
Soil Types/Productivity

Primary soils are Flanagan Silt Loam, Danabrook Silt Loam, and Parr Silt Loam. Productivity Index (PI) based on the Est. FSA/Eff. Crop Acres is 132.5. See soil map for details.

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Yield History

Year	Corn Bu/Ac	Beans Bu/Ac	Wheat Bu/Ac	Sweet Corn Ton
2018	175.4	70.6	90.0	N/A
2017	223.0	53.6	105.7	8.2
2016	209.0	65.8	111.6	6.1
2015	191.5	67.4	95.7	8.1
2014	188.0	67.1	88.1	9.7

Source: Actual production records.

Land Description

Gently rolling.

Drainage

The farm has some drainage tile and has excellent natural drainage with slightly sloping topography.

Water & Well Information

None.

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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