

Land For Sale

ACREAGE:

183.04 Acres, m/l

LOCATION:

Iroquois County, IL

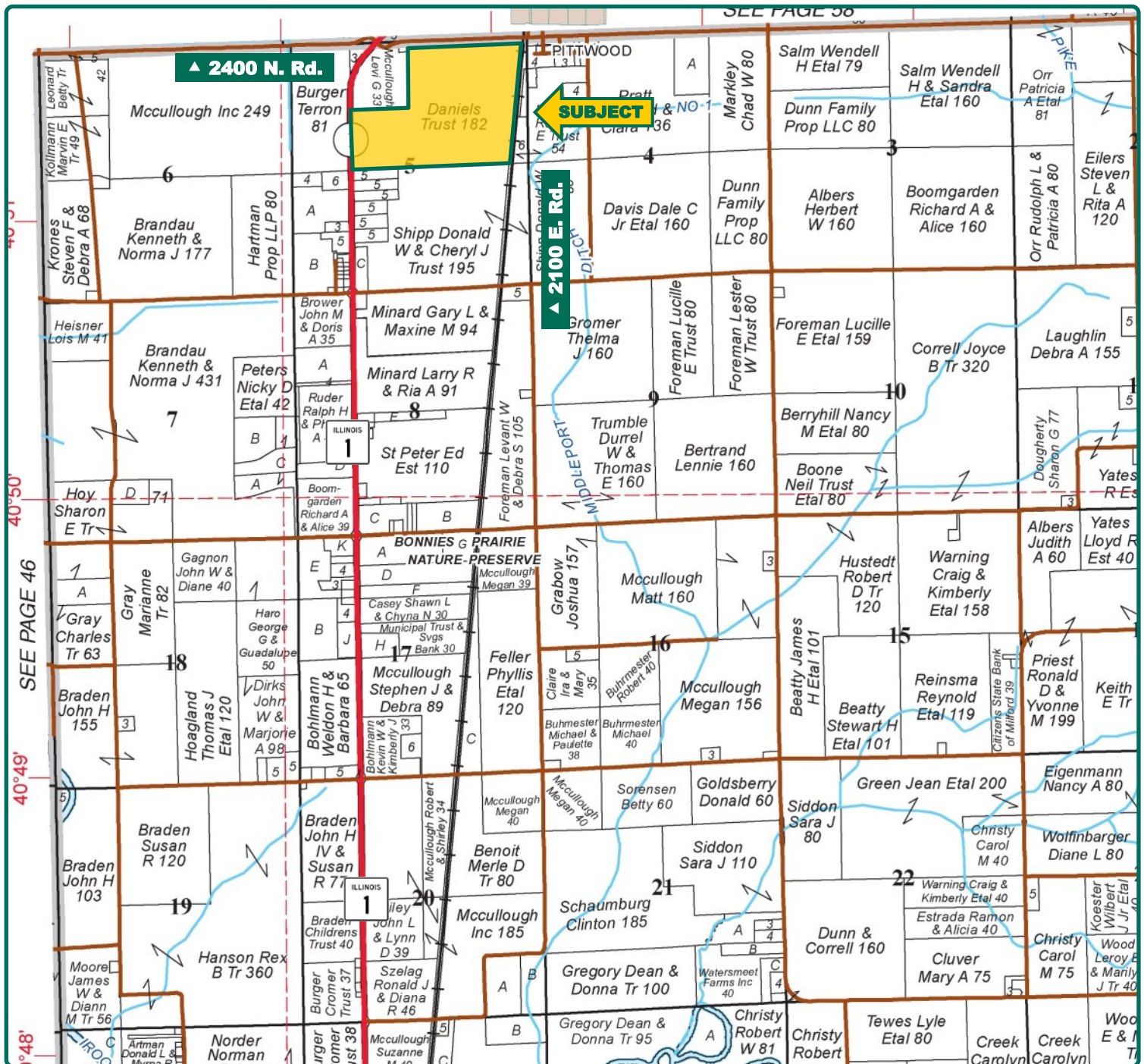


Property Key Features

- **Good Mix of Pasture and Cropland**
- **Located in a Strong Agricultural Community**
- **Homesite, Machine Shed, Corn Crib, Cattle Sheds and Grain Bins**

Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

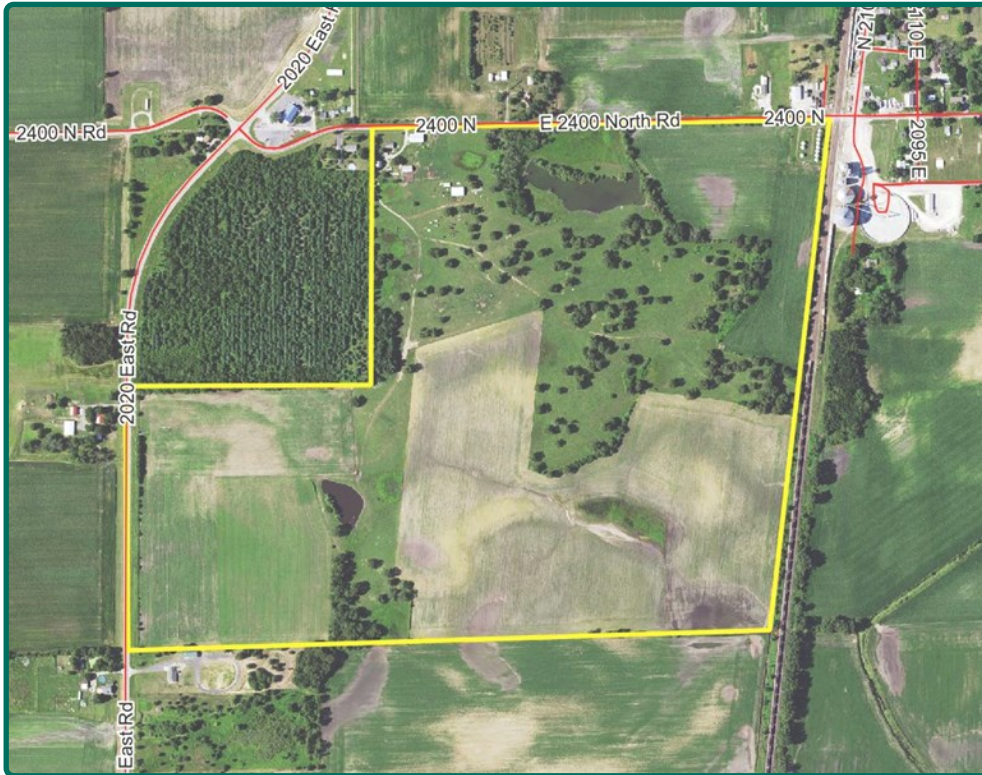
815.935.9878
200 East Court St. Ste 600
Kankakee, IL 60901
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
200 East Court St. Ste 600
Kankakee, IL 60901
www.Hertz.ag



FSA/Eff. Crop Acres: 113.62*

Oat Base Acres: 5.30*

Corn Base Acres: 50.00*

Bean Base Acres: 44.60*

Soil Productivity: 100.20 P.I.

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

ADDRESS:

**2051 E. 2400 N. Rd.
Watseka, IL 60970**

Property Information
183.04 Acres, m/l

Location

Directly Southwest of Pittwood, IL

Legal Description

SE 1/4 of NW 1/4 and that part of the NE 1/4 lying West of the Railroad, Section 5, Township 27N, Range 12W, Iroquois County, IL

Price & Terms

- \$896,896
- \$4,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to a 2019 Cash Rent Lease.

Real Estate Tax

2018 Taxes Payable in 2019: \$2,145.30
Taxable Acres: 183.04

FSA Data

Farm Number 7088, Part of Tract 3423

FSA/Eff. Crop Acres: 113.62*

Oat Base Acres: 5.3*

Corn Base Acres: 50.0*

Corn PLC Yield: 144 Bu

Bean Base Acres: 44.6*

Bean PLC Yield: 45 Bu.

**FSA/Eff. Crop and Base acres are estimated pending reconstitution of farm by the Iroquois Co. FSA office.*

Soil Types/Productivity

Main soil types are Gilford fine sandy loam, Chelsea loamy fine sand and Robe fine sandy loam. Productivity Index (PI) based on the est. FSA/Eff. Crop Acres is

100.2 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 to 6 percent slopes.

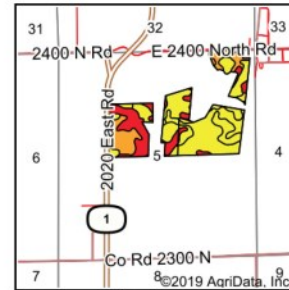
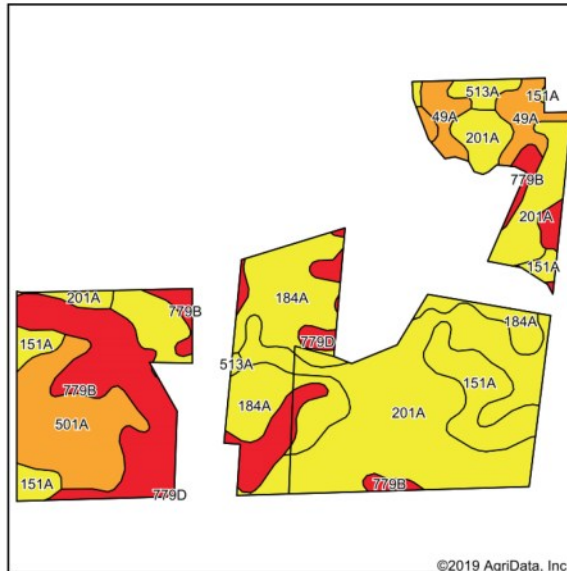
Buildings/Improvements

This property includes a farmstead of approximately 3.5 acres:

- A single-story dwelling with single-car drive-under-house garage, built in 1956 with approximately 1,008 square feet. Dwelling includes 3 bedrooms, 1 bathroom.
- 27' x 32' Corn Crib
- 50' x 30' Barn, with 10' eaves
- 36' x 20' Shed

Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
200 East Court St. Ste 600
Kankakee, IL 60901
www.Hertz.ag



State: **Illinois**
County: **Iroquois**
Location: **5-27N-12W**
Township: **Middleport**
Acres: **113.62**
Date: **9/26/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IL 075, 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
201A	Gilford fine sandy loam, 0 to 2 percent slopes	39.12	34.4%		148	49	110
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	22.59	19.9%		**104	**32	**76
184A	Roby fine sandy loam, 0 to 2 percent slopes	21.48	18.9%		145	50	111
501A	Morocco loamy fine sand, 0 to 2 percent slopes	12.12	10.7%		112	39	87
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	9.85	8.7%		151	51	114
49A	Watseka loamy fine sand, 0 to 2 percent slopes	5.37	4.7%		122	41	93
513A	Granby fine sandy loam, 0 to 2 percent slopes	1.87	1.6%		139	50	108
**779D	Chelsea fine sand, 6 to 12 percent slopes	0.84	0.7%		**102	**31	**75
319A	Aurelius muck, 0 to 2 percent slopes	0.38	0.3%		123	45	97
Weighted Average					133.3	44.4	100.2

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.

- 72' x 45' Pole Building, with 12' eaves
- 63' x 42' Pole Building, with 12' eaves

Drainage

Average drainage for the area. Natural surface water collection in some area.

Water & Well Information

There is a well located on the homesite.

Comments

The subject property has approximately 71 acres of fenced pasture, including two ponds.

Additional Land For Sale

Seller has additional land available for purchase east of this property. See Additional Land Aerial Photo.

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.

Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
200 East Court St. Ste 600
Kankakee, IL 60901
www.Hertz.ag

Homesite and surrounding buildings



Pasture, including one of the ponds



South end looking northeast



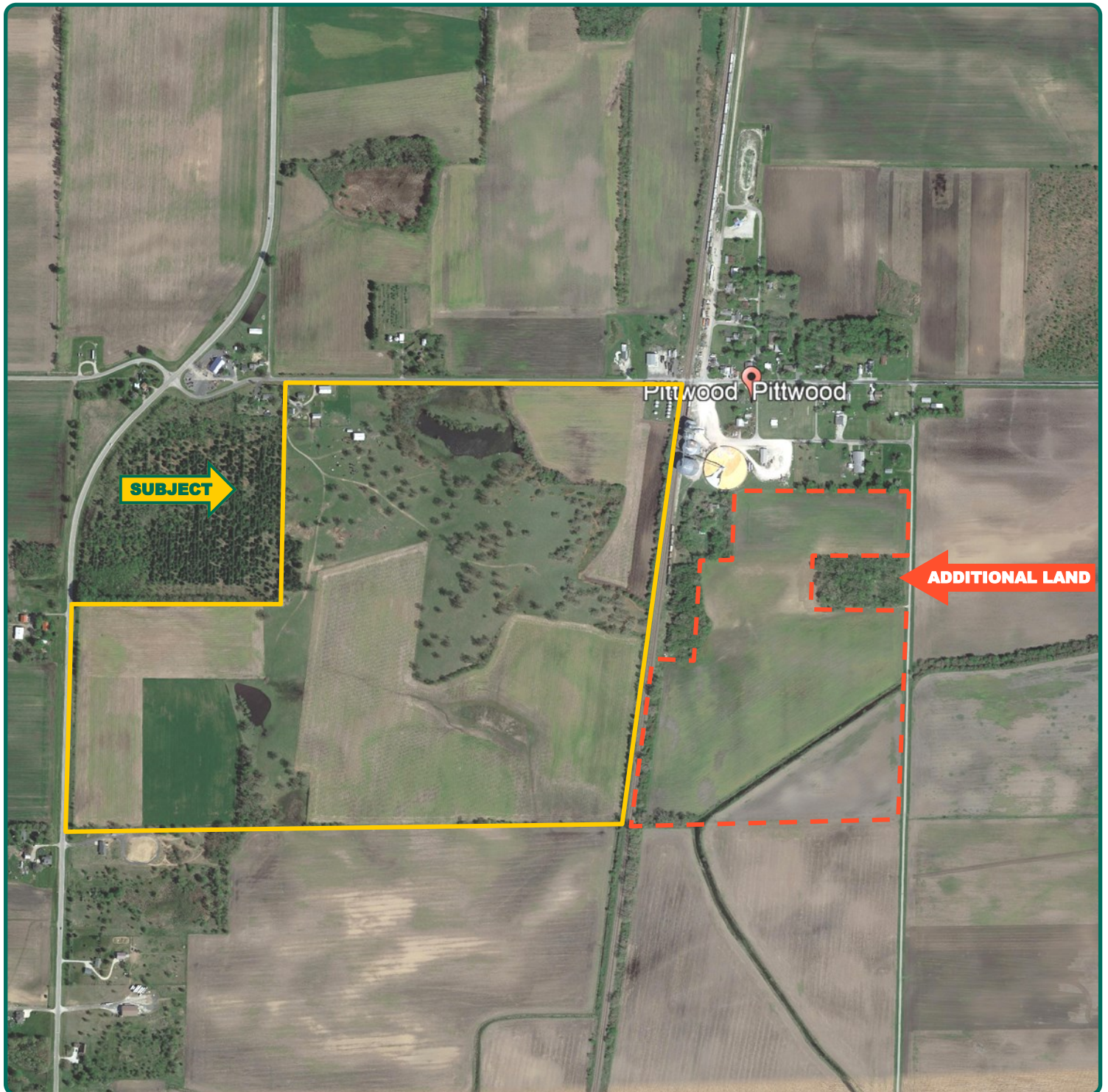
Southeast corner looking northwest



Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
200 East Court St. Ste 600
Kankakee, IL 60901
www.Hertz.ag

Additional Land Aerial Photo



Rob Warmbir, AFM
Licensed Broker in IL & IN
RobW@Hertz.ag

815.935.9878
200 East Court St. Ste 600
Kankakee, IL 60901
www.Hertz.ag