

# Land For Sale

**ACREAGE:**

**59.94 Acres, m/l**

**LOCATION:**

**Iroquois County, IL**



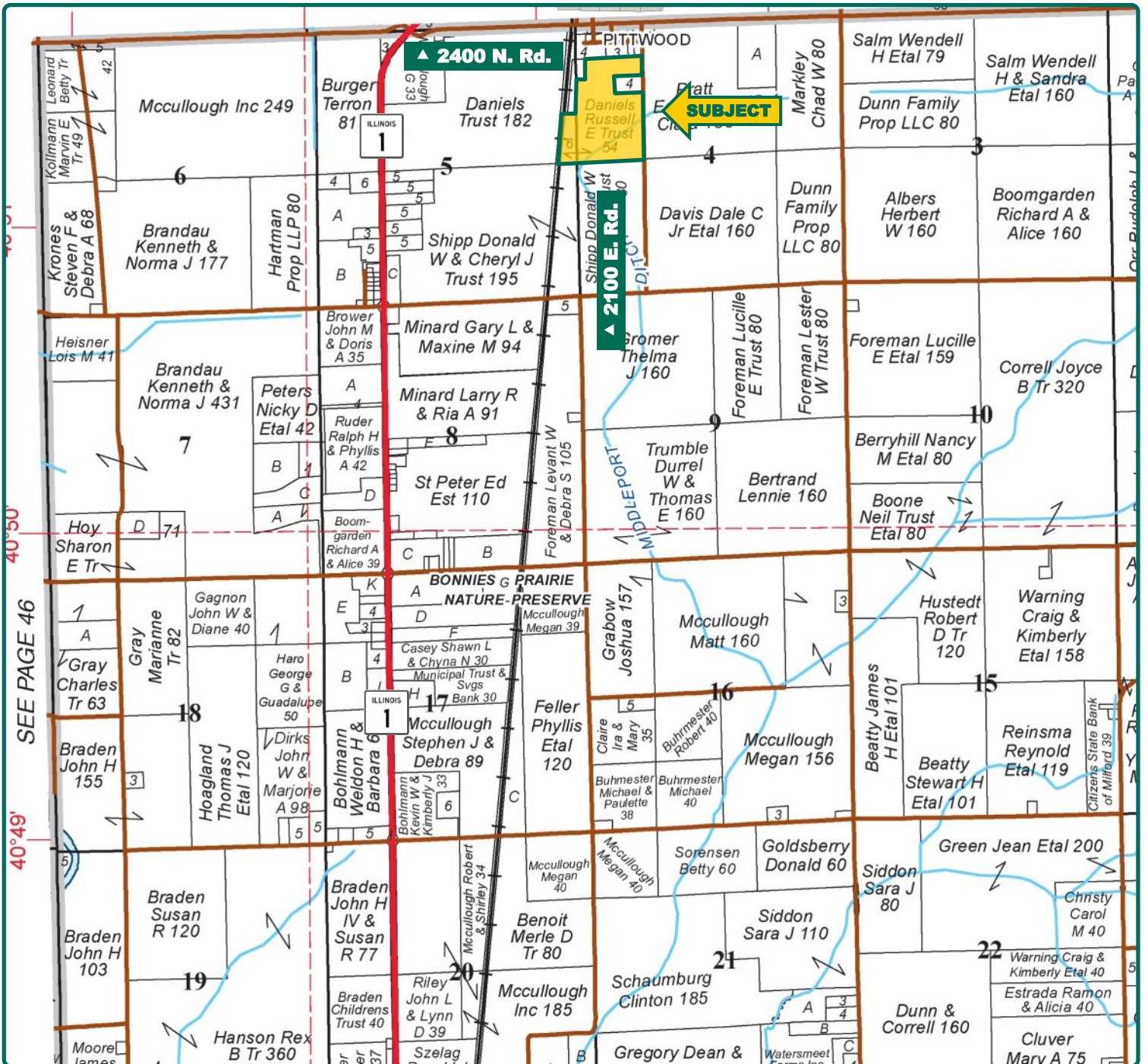
## Property Key Features

- Quality Soils, with 102.4 PI
- Nearly all-tillable farmland parcel
- Drainage ditch located on subject property

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<b>FSA/Eff. Crop Acres:</b>	<b>59.02*</b>
<b>Oat Base Acres:</b>	<b>2.80*</b>
<b>Corn Base Acres:</b>	<b>25.80*</b>
<b>Bean Base Acres:</b>	<b>23.00*</b>
<b>Soil Productivity:</b>	<b>102.4 P.I.</b>

*\*FSA/Eff. Crop and Base acres are estimated.*

## Property Information

**59.94 Acres, m/l**

### Location

Directly southwest of Pittwood, IL

### Legal Description

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

### Price & Terms

- \$329,670
- \$5,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable. Subject to 2019 Cash Rent Lease.

### Real Estate Tax

2018 Taxes Payable in 2019: \$583.84  
Taxable Acres: 59.94  
Tax per Taxable Acre: \$9.74

### FSA Data

Farm Number 7088, Part of Tract 3423  
FSA/Eff. Crop Acres: 59.02\*  
Oat Base Acres: 2.8\*  
Corn Base Acres: 25.8\*  
Corn PLC Yield: 144 Bu.  
Bean Base Acres: 23.0\*  
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, Watseka loamy fine sand and Chelsea loamy fine sand. Productivity Index (PI) based on the est. FSA/Eff. Crop Acres is 102.4. See soil map for details.

### Mineral Rights

All mineral rights owned by Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to moderately sloping, with 0 to 6 percent slopes.

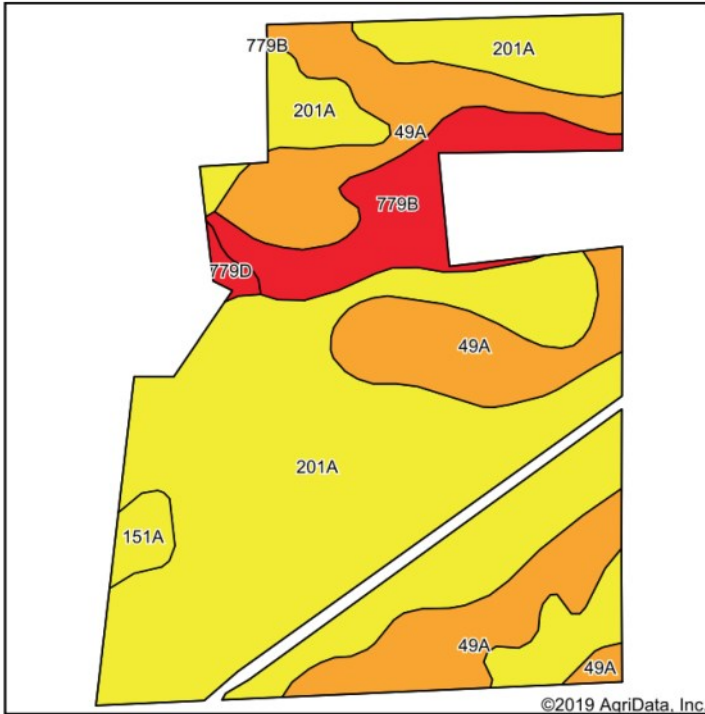
### Drainage

Drainage ditch through the southeast corner of the subject property.

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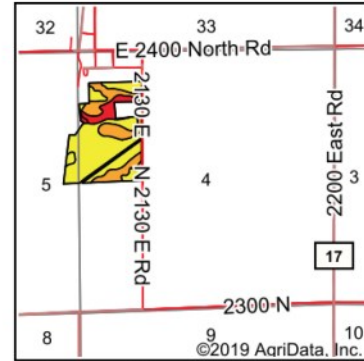
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Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **Iroquois**  
Location: **4-27N-12W**  
Township: **Middleport**  
Acres: **59.02**  
Date: **9/23/2019**



Maps Provided By:



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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	36.90	62.5%		148	49	110
49A	Watseka loamy fine sand, 0 to 2 percent slopes	15.76	26.7%		122	41	93
**779B	Chelsea loamy fine sand, 1 to 6 percent slopes	5.08	8.6%		**104	**32	**76
151A	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.91	1.5%		151	51	114
**779D	Chelsea fine sand, 6 to 12 percent slopes	0.37	0.6%		**102	**31	**75
<b>Weighted Average</b>					<b>137</b>	<b>45.3</b>	<b>102.4</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.

## Comments

Located in a strong agricultural community.

## Additional Land For Sale

Seller has additional land available for purchase west 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.*

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Southwest corner looking northeast



Northwest corner looking southeast



Southeast corner looking northeast



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# Additional Land Aerial Photo



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