

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Marshall County, IL**



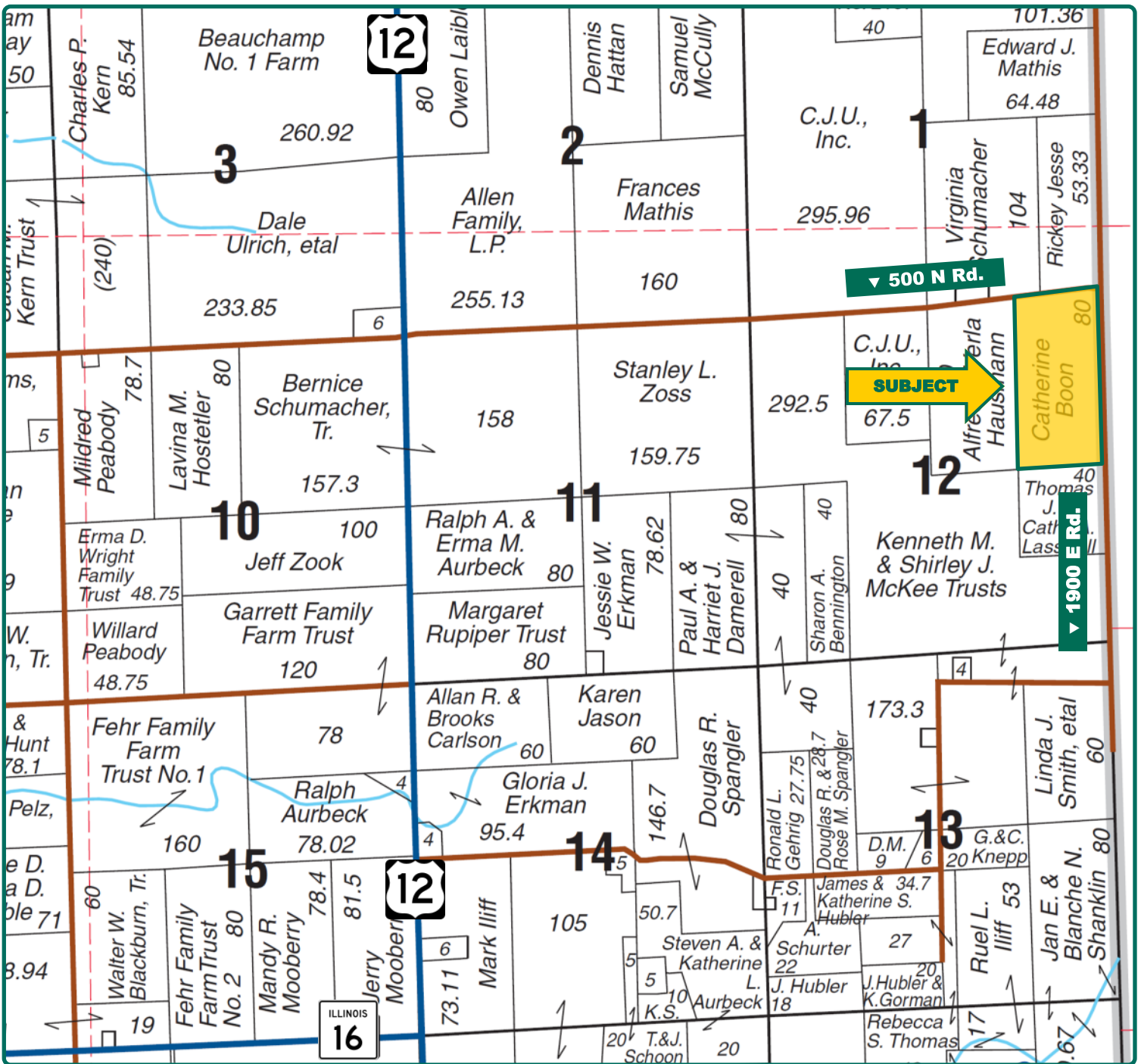
## Property Key Features

- Located 2.75 Miles West-Northwest of LaRose, IL
- Excellent Quality Soils, with a 139.0 PI
- Nearly All-Tillable Farmland Parcel

**Eric Wilkinson, AFM**  
Licensed Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

**(815) 935-9878**  
200 East Court Street, Suite 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**John Meils**  
Licensed Broker in IL  
**JohnM@Hertz.ag**



Map reproduced with permission of Rockford Map Publishers

**Eric Wilkinson, AFM**  
Licensed Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

**(815) 935-9878**  
200 East Court Street, Suite 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**John Meils**  
Licensed Broker in IL  
**JohnM@Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>78.53</b>
<b>Corn Base Acres:</b>	<b>38.70</b>
<b>Bean Base Acres:</b>	<b>38.70</b>
<b>Soil Productivity:</b>	<b>139.00 P.I.</b>

## Property Information

**80.00 Acres, m/l**

### Location

Located 2.75 miles west-northwest of LaRose, IL

### Legal Description

The East 1/2 of the Northeast 1/4 of Section 12, Township 29N, Range 2W.

### Price & Terms

- \$860,000
- \$10,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable. Subject to the 2019 Lease.

### Real Estate Tax

2018 taxes Payable in 2019: \$3,679.86  
Taxable Acres: 80.00  
Tax per Taxable Acre: \$46.00  
PIN# 12-12-200-002 & 12-12-200-003

### FSA Data

Farm Number 941, Tract 898  
FSA/Eff. Crop Acres: 78.53  
Corn Base Acres: 38.70  
Corn PLC Yield: 192 Bu.  
Bean Base Acres: 38.70  
Bean PLC Yield: 54 Bu.

### Soil Types/Productivity

Soil types include Sable silt loam, Harco silt loam, and Elkhart silt loam.  
Productivity Index (PI) is 139.00. 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 gently sloping, 0 to 5% slopes.

### Drainage

Natural, plus tile. No maps available.

### Comments

This is a high-quality farm located in a strong agricultural community.

**Eric Wilkinson, AFM**

Licensed Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**(815) 935-9878**

200 East Court Street, Suite 600  
Kankakee, IL 60901

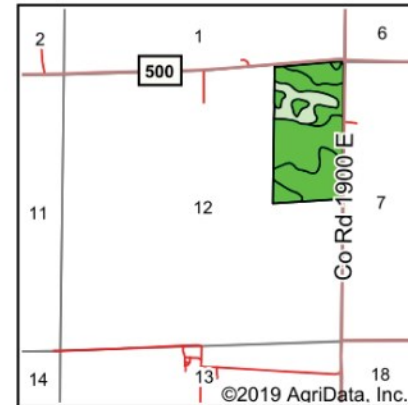
**www.Hertz.ag**

**John Meils**

Licensed Broker in IL  
**JohnM@Hertz.ag**



Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Marshall**  
Location: **12-29N-2W**  
Township: **Richland**  
Acres: **78.53**  
Date: **10/2/2019**



Maps Provided By:



Area Symbol: IL123, 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
68A	Sable silty clay loam, 0 to 2 percent slopes	33.81	43.1%		192	63	143
484A	Harco silt loam, 0 to 2 percent slopes	33.70	42.9%		190	61	140
**567B	Elkhart silt loam, 2 to 5 percent slopes	11.02	14.0%		**169	**53	**124
<b>Weighted Average</b>					<b>187.9</b>	<b>60.7</b>	<b>139</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.

**Eric Wilkinson, AFM**  
Licensed Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

**(815) 935-9878**  
200 East Court Street, Suite 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**John Meils**  
Licensed Broker in IL  
**JohnM@Hertz.ag**

The Southwest corner looking Northeast



The Northeast corner looking Southwest



**Eric Wilkinson, AFM**  
Licensed Managing Broker in IL  
Licensed Broker in IN  
**EricW@Hertz.ag**

**(815) 935-9878**  
200 East Court Street, Suite 600  
Kankakee, IL 60901  
**www.Hertz.ag**

**John Meils**  
Licensed Broker in IL  
**JohnM@Hertz.ag**

## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

**Eric Wilkinson, AFM**

Licensed Managing Broker in IL  
Licensed Broker in IN

**EricW@Hertz.ag**

**(815) 935-9878**

200 East Court Street, Suite 600  
Kankakee, IL 60901

**www.Hertz.ag**

**John Meils**

Licensed Broker in IL

**JohnM@Hertz.ag**