

# Land For Sale

**ACREAGE:**

**132.15 Acres, m/l**

**LOCATION:**

**Woodford County, IL**



## Property Key Features

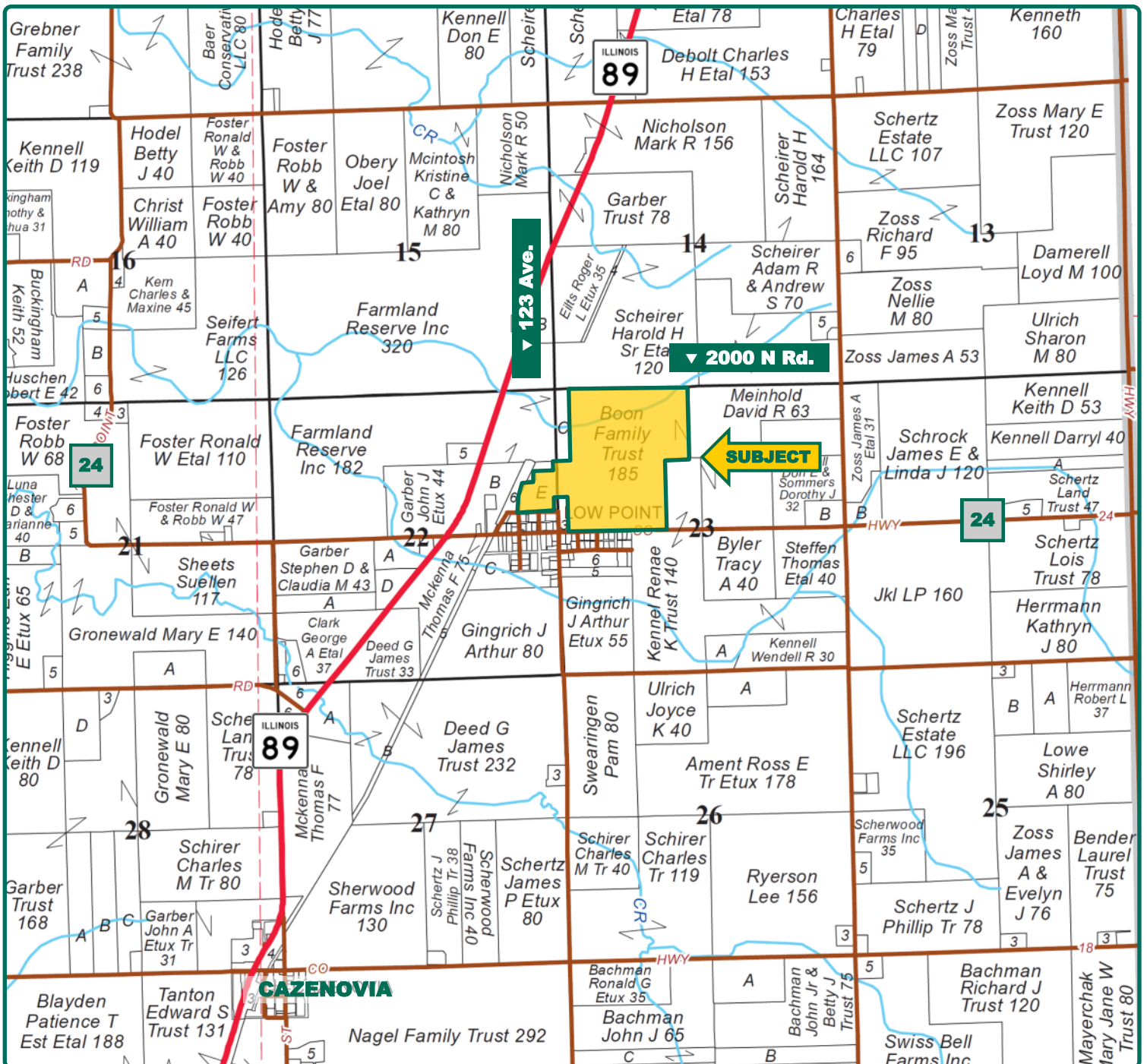
- Located on the Northeast Edge of Lowpoint, IL
- Excellent Quality Soils with a 140.10 PI
- Nearly All-Tillable Farmland Parcel

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Map reproduced with permission of Rockford Map Publishers

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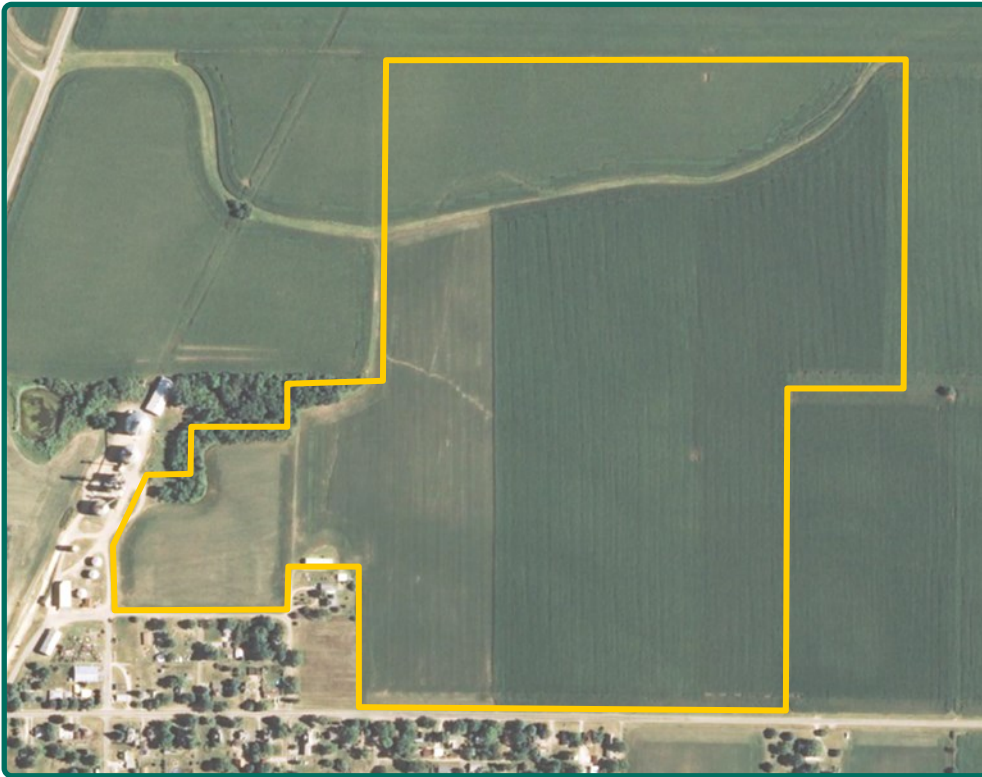
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<b>FSA/Eff. Crop Acres:</b>	<b>127.20</b>
<b>Corn Base Acres:</b>	<b>86.70</b>
<b>Bean Base Acres:</b>	<b>40.10</b>
<b>Soil Productivity:</b>	<b>140.10 P.I.</b>

## Property Information

**132.15 Acres, m/l**

### Location

Located on the Northeast side of Lowpoint, IL.

### Legal Description

Part of the Southeast 1/4 of the Northeast 1/4 of Section 22, and part of the Northwest 1/4 of Section 23, Township 28N, Range 2W.

### Price & Terms

- 1,453,650
- \$11,000/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: \$6,167.08\*

Taxable Acres: 129.93\*

Tax per Taxable Acre: \$47.46

PIN# 03-23-100-006 & 03-22-202-037

*\*Property was recently surveyed. Figures shown are based on pre-surveyed acres on record with the County. Taxes and taxable acres may change in the future at the discretion of Woodford County.*

### FSA Data

Farm Number 4921, Tract 10159

FSA/Eff. Crop Acres: 127.20

Corn Base Acres: 86.70

Corn PLC Yield: 165 Bu.

Bean Base Acres: 40.10

Bean PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils include Ipava silt loam, Flanagan silt loam, and Sable silt loam. Productivity Index (PI) is 140.10. See soil map for detail.

### 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.

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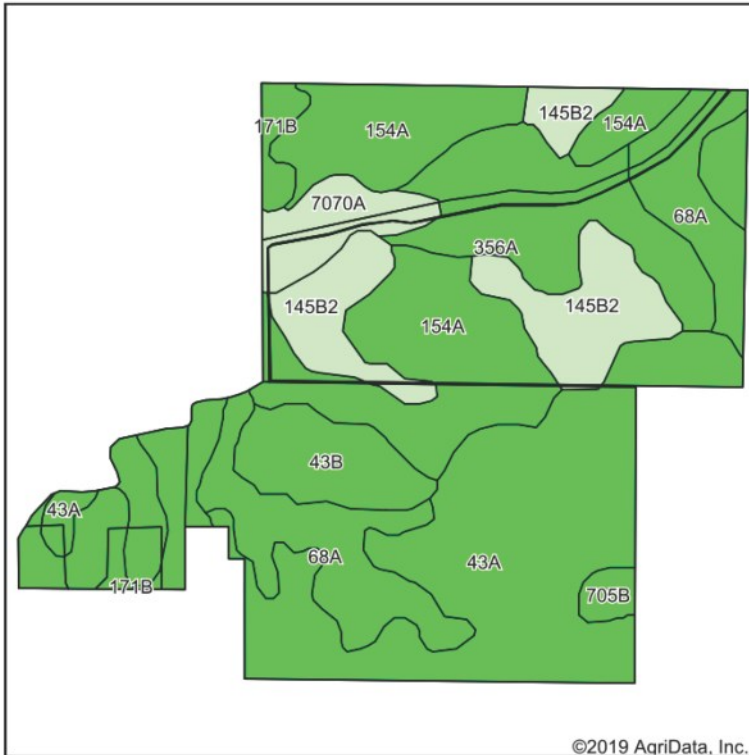
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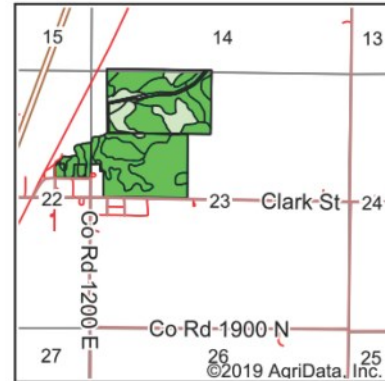
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Woodford**  
Location: **23-28N-2W**  
Township: **Cazenovia**  
Acres: **127.2**  
Date: **10/11/2019**



Maps Provided By:



Area Symbol: IL 203, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	37.89	29.8%		191	62	142
154A	Flanagan silt loam, 0 to 2 percent slopes	25.38	20.0%		194	63	144
68A	Sable silty clay loam, 0 to 2 percent slopes	15.83	12.4%		192	63	143
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	14.01	11.0%		**170	**54	**125
356A	Elpaso silty clay loam, 0 to 2 percent slopes	13.34	10.5%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	8.44	6.6%		**185	**58	**137
**43B	Ipava silt loam, 2 to 5 percent slopes	6.50	5.1%		**189	**61	**141
7070A	Beaucoup silty clay loam, 0 to 2 percent slopes, rarely flooded	4.63	3.6%		176	58	132
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.18	0.9%		**188	**60	**141
<b>Weighted Average</b>					<b>188.8</b>	<b>61.1</b>	<b>140.1</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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Looking North-North West



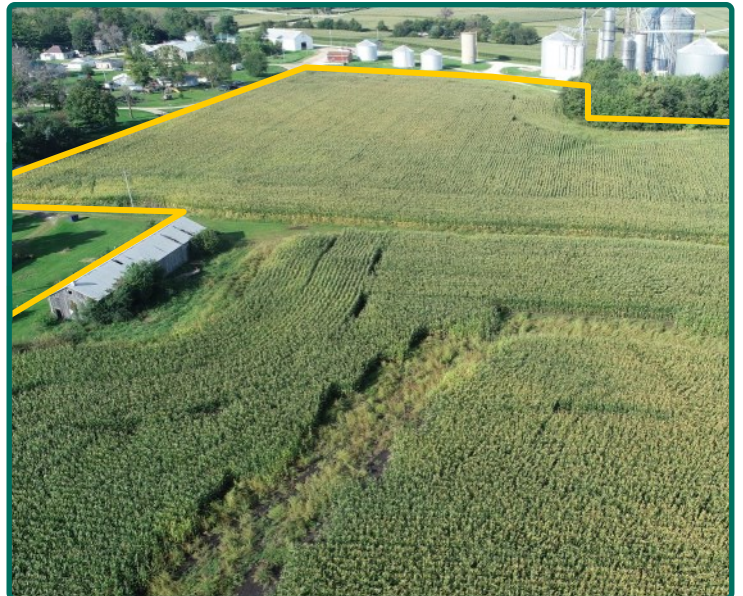
Looking Northwest



Looking North



Looking West



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