

Land For Sale

ACREAGE:

62.78 Acres, m/l

LOCATION:

Woodford County, IL



Property Key Features

- Located East of Lowpoint, IL
- Excellent Quality Soils with a 142.70 PI
- Nearly All-Tillable Farmland Parcel

Eric Wilkinson, AFM

Licensed Managing Broker in IL
Licensed Broker in IN

EricW@Hertz.ag

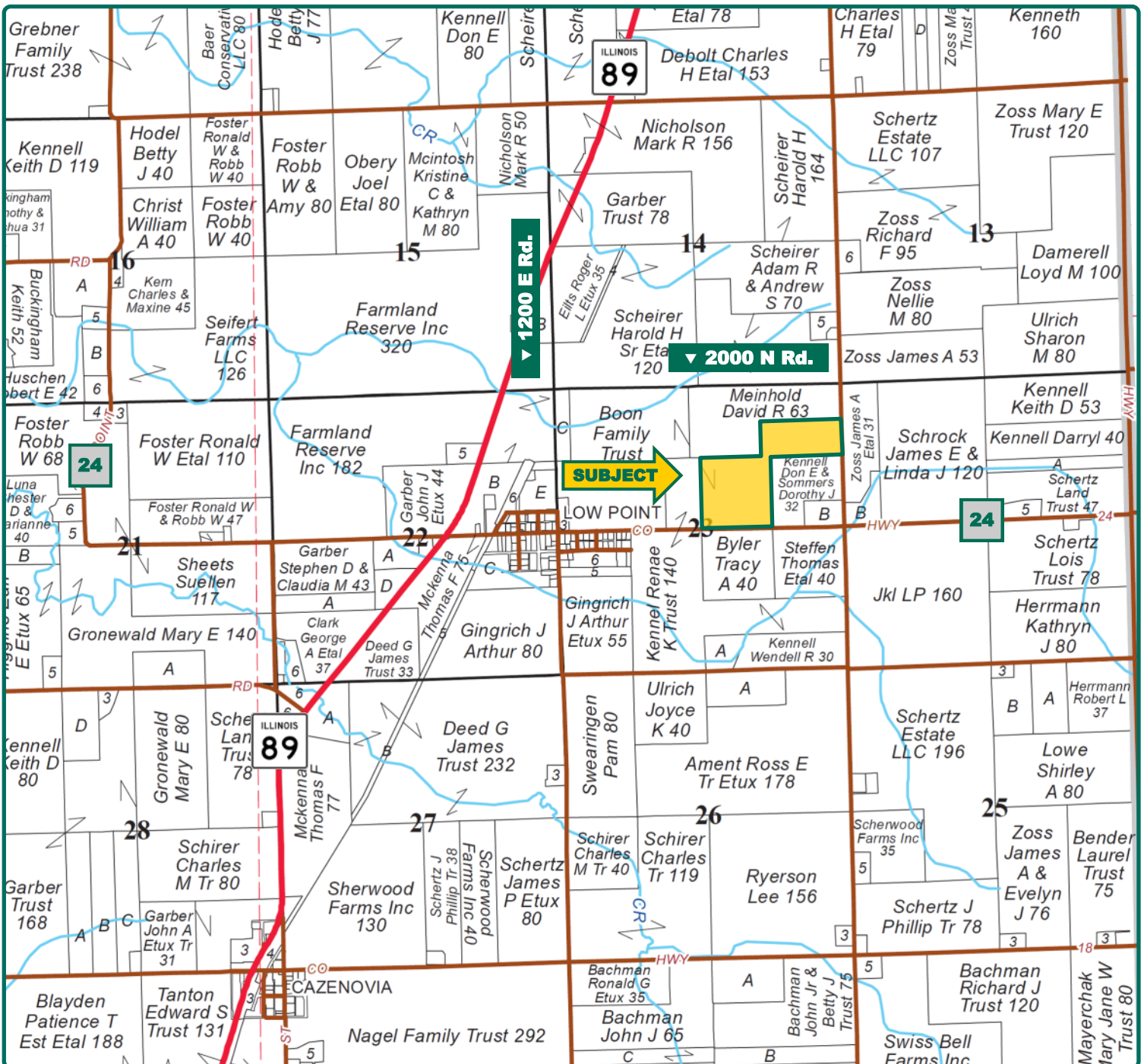
815.935.9878

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

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FSA/Eff. Crop Acres:	62.24
Corn Base Acres:	39.10
Bean Base Acres:	22.40
Soil Productivity:	142.70 P.I.

Property Information

62.78 Acres, m/l

Location

Located 1/2 mile East of Lowpoint, IL

Legal Description

The Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 28N, Range 2W.

Price & Terms

- \$737,665
- \$11,750/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: \$3,209.30
Taxable Acres: 62.78
Tax per Taxable Acre: \$51.12
PIN# 03-23-200-002

FSA Data

Farm Number 4921, Tract 836
FSA/Eff. Crop Acres: 62.24
Corn Base Acres: 39.10
Corn PLC Yield: 165 Bu.
Bean Base Acres: 22.40
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils include Ipava silt loam, El Paso silty clay loam, and Sable silt loam. Productivity Index (PI) is 142.7. 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.

Additional Land

Seller has additional parcel of 129.93 acres available for purchase west of this property. See Additional Land Aerial Photo.

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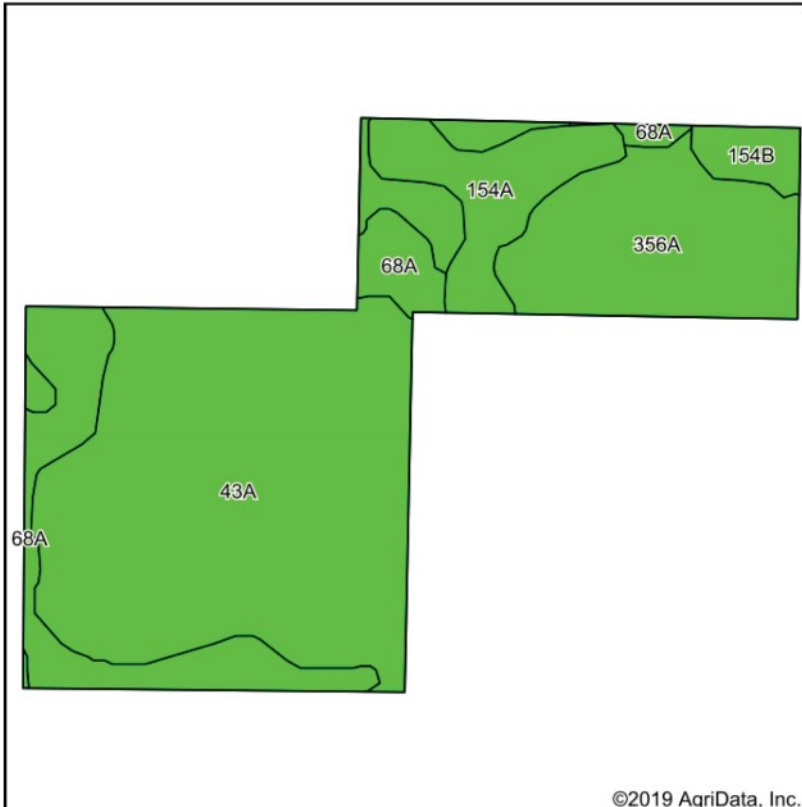
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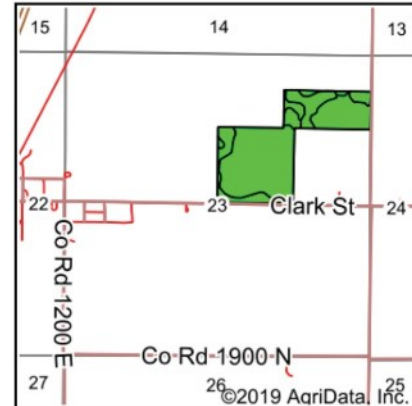
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Woodford**
Location: **23-28N-2W**
Township: **Cazenovia**
Acres: **62.24**
Date: **10/2/2019**



Maps Provided By:



Area Symbol: IL203. 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	35.07	56.3%		191	62	142
356A	Elpaso silty clay loam, 0 to 2 percent slopes	11.10	17.8%		195	63	144
68A	Sable silty clay loam, 0 to 2 percent slopes	8.95	14.4%		192	63	143
154A	Flanagan silt loam, 0 to 2 percent slopes	5.53	8.9%		194	63	144
**154B	Flanagan silt loam, 2 to 5 percent slopes	1.59	2.6%		**192	**62	**143
Weighted Average					192.1	62.4	142.7

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 Northeast



Looking Northeast



Looking South



Looking East

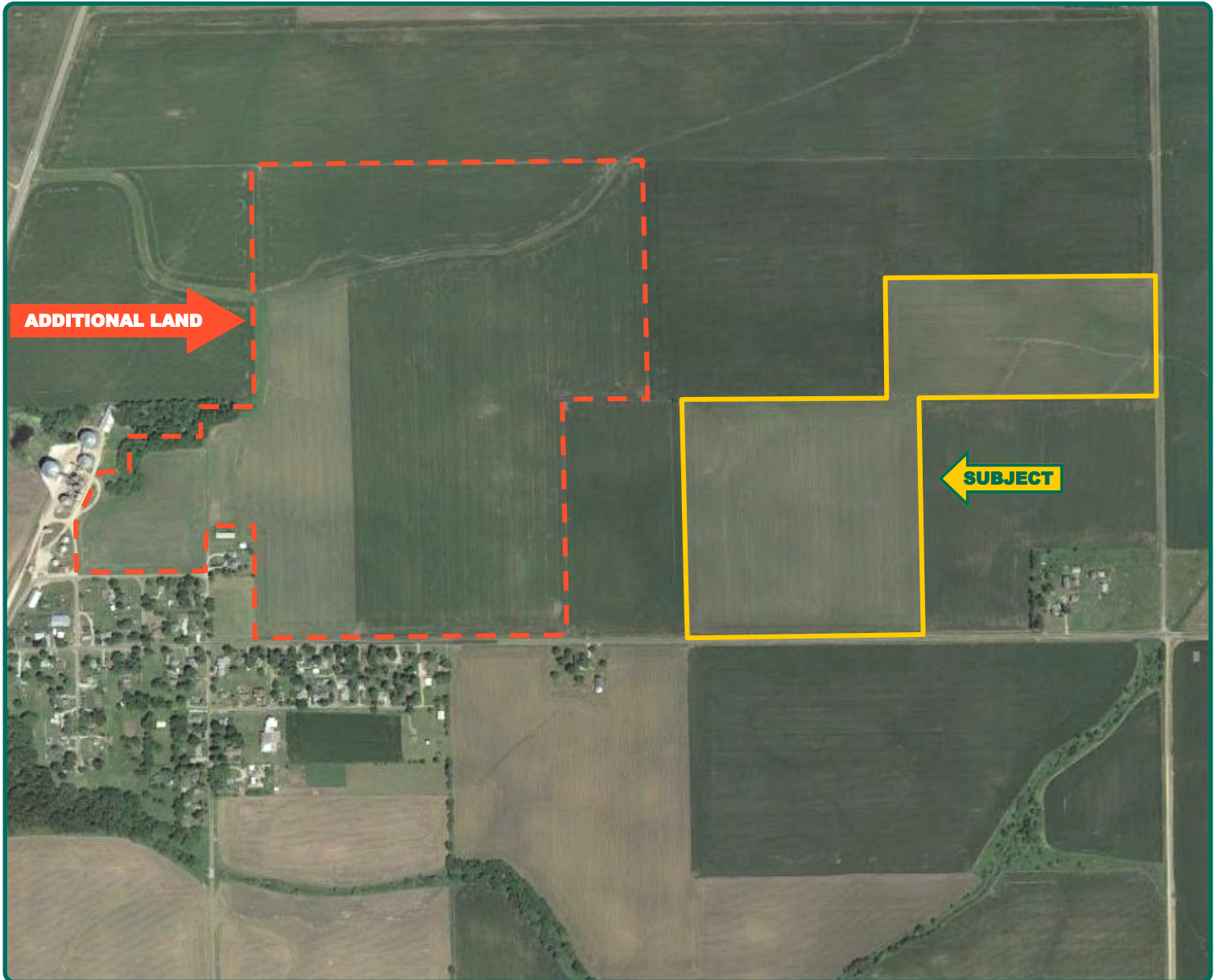


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Additional Land Aerial Photo



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