

Land For Sale

ACREAGE:

115.10 Acres, m/l

LOCATION:

Whiteside County, IL

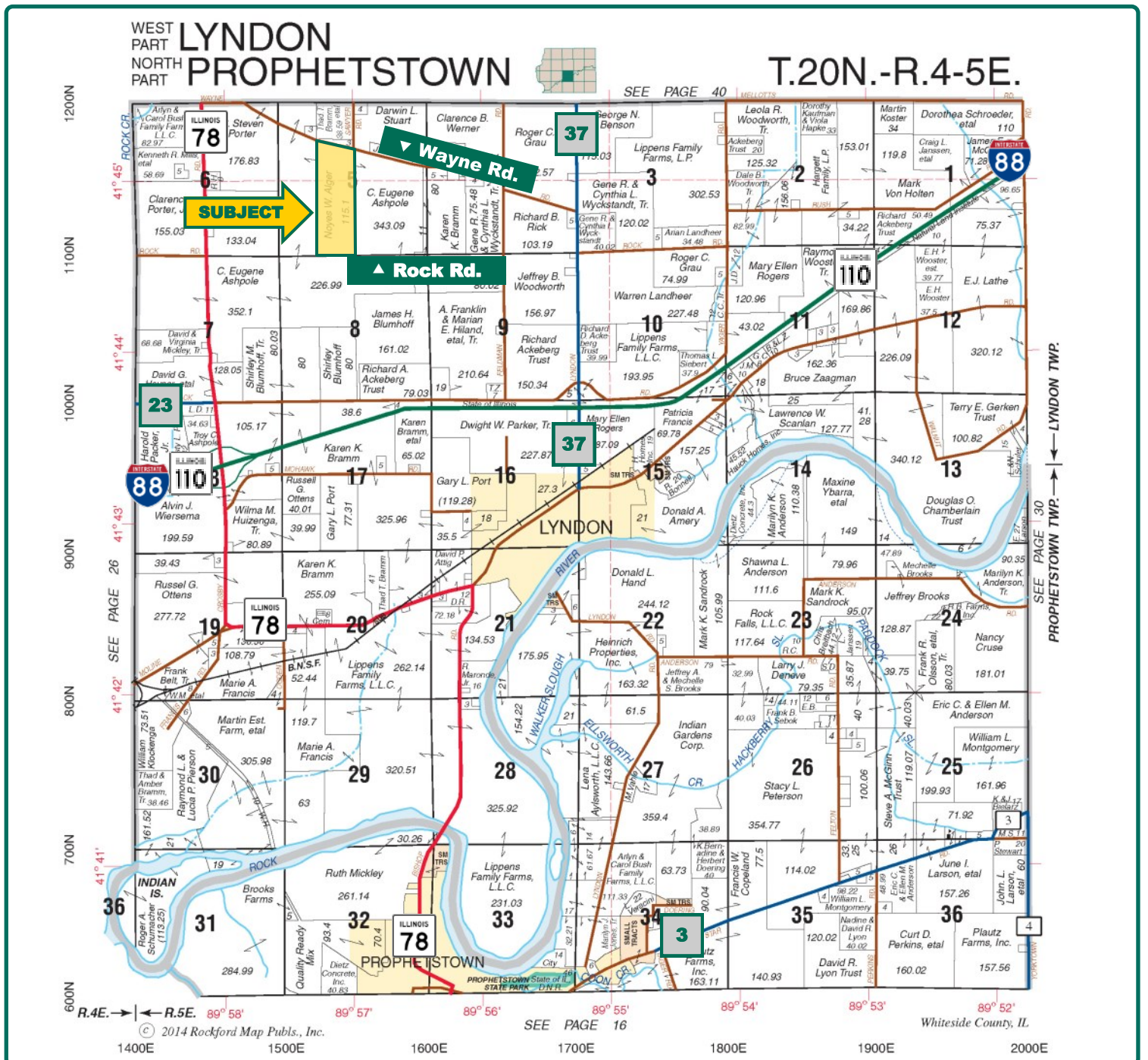


Property Key Features

- Located Two Miles Northwest of Lyndon, IL
- 115.67 FSA/Eff. Crop Acres with an 131.90 P.I.
- Highly Productive Farm in Southern Whiteside County

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FSA/Eff. Crop Acres:	115.67
Cert. Grass Acres:	1.13
Corn Base Acres:	115.00
Soil Productivity:	131.90 P.I.

Property Information

115.10 Acres, m/l

Location

Located 2 miles NW of Lyndon, IL

Legal Description

The East 1/2 of the SW 1/4 and part of the SE 1/4 of the NW 1/4 of Section 5, Township 20 N, Range 5 E of the 4th PM in Whiteside County, IL.

Price & Terms

- \$1,162,510
- \$10,100/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: \$3,322.36
Taxable Acres: 115.10
Tax per Taxable Acre: \$28.86
PIN # 15-05-100-005,15-05-300-002

FSA Data

Farm Number 3682, Tract 1397
FSA/Eff. Crop Acres: 115.67
Cert. Grass Acres: 1.13
Corn Base Acres: 115.00
Corn PLC Yield: 158 Bu.

Soil Types/Productivity

Main soil types are Joyce silt loam, Parkway silt loam & Richwood silt loam. Productivity Index is 131.90 based on the FSA/Eff. Crop acres. See soil map for details.

Mineral Rights

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2014	223	71
2015	201	-
2016	-	70
2017	236	-
2018	-	73

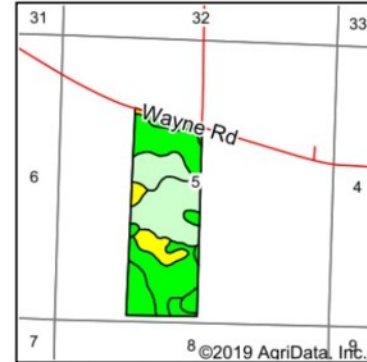
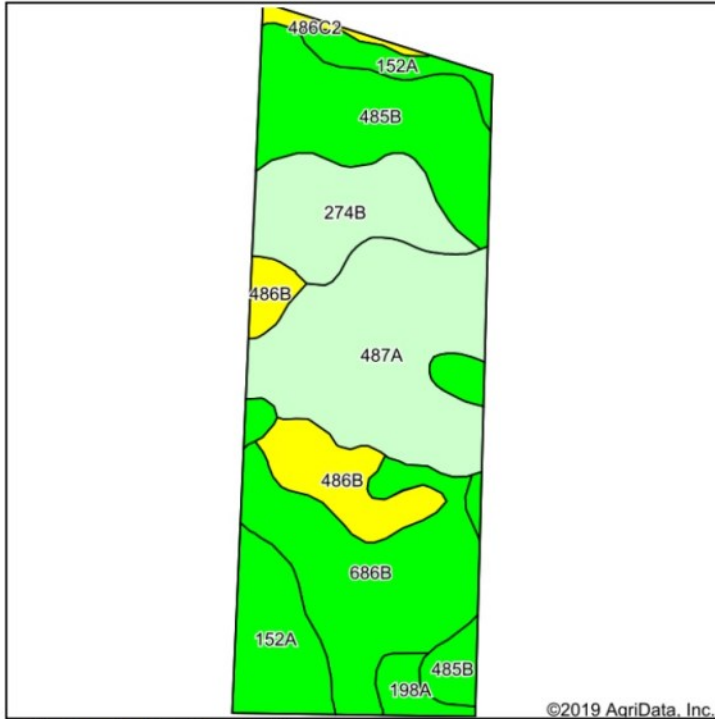
Yield information reported from owner Crop Insurance Records.

Water & Well Information

There is a well on the property. The residence to the north has a permanent easement to use, repair & maintain the well.

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State: **Illinois**
 County: **Whiteside**
 Location: **5-20N-5E**
 Township: **Lyndon**
 Acres: **115.67**
 Date: **10/16/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IL195, 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
487A	Joyce silt loam, 0 to 2 percent slopes	28.35	24.5%		180	57	132
**686B	Parkway silt loam, 2 to 5 percent slopes	23.38	20.2%		**184	**58	**137
**485B	Richwood silt loam, 2 to 5 percent slopes	23.28	20.1%		**184	**56	**135
152A	Drummer silty clay loam, 0 to 2 percent slopes	13.87	12.0%		195	63	144
**274B	Seaton silt loam, 2 to 5 percent slopes	13.43	11.6%		**164	**50	**119
**486B	Bertrand silt loam, 2 to 5 percent slopes	9.78	8.5%		**155	**50	**113
198A	Elburn silt loam, 0 to 2 percent slopes	2.43	2.1%		197	61	143
**486C2	Bertrand silt loam, 5 to 10 percent slopes, eroded	1.15	1.0%		**146	**47	**106
Weighted Average					179.5	56.3	131.9

Fertility Data

By SGS North America Inc., May 2018

Avg. pH: 6.2*, P 67.8, K 345.8

*173.6 tons of Lime was VRT applied fall 2018.

Drainage

Natural, Plus tile. Tile maps available.

Land Description

Level to gently rolling.

Comments

This farm has excellent soils with excellent production history.

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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Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 115.67 acres

2019 Program Year

Map Created December 10, 2018

Farm 3682
Tract 1397

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