

# Land For Sale

**ACREAGE:**

**84.31 Acres, m/l**

**LOCATION:**

**Rock Island County, IL**



## **Property** *Key Features*

- Located Near the Quad Cities
- Recreational and Farm Use
- Potential Commercial Development Property

**Dan Riewerts**  
Licensed Broker in IL  
**DanR@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct., PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

**Elizabeth Heaton**  
Licensed Broker in IL  
**ElizabethH@Hertz.ag**



NORTH  
PART **HAMPTON**

Refer to page 50 for keyed parcels

**T.18N.-R.1E.**



Map reproduced with permission of Rockford Map Publishers

**Dan Riewerts**  
Licensed Broker in IL  
**DanR@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct., PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

**Elizabeth Heaton**  
Licensed Broker in IL  
**ElizabethH@Hertz.ag**



**FSA/Eff. Crop Acres:** 53.14\*  
**Corn Base Acres:** 39.90\*  
**Bean Base Acres:** 0.50\*  
**Soil Productivity:** 121.90 P.I.

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

## Property Information

### 84.31 Acres, m/l

#### Location

Located just southwest of the I-80/I-88 interchange. Access to the property is off 193rd St N.

#### Legal Description

Part of the SE ¼ S23, T18N, R1E, Rock Island County, IL. (Hampton Twp.)

#### Price & Terms

- \$295,000
- \$3,498.99/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Possession at closing.

#### Lease Status

Lease is open for 2020.

#### Real Estate Tax

2018 Taxes Payable 2019: \$1,121.44  
 Taxable Acres: 84.31  
 Tax per Taxable Acre: \$13.30

#### FSA Data

Farm Number 2853, Tracts 1212 & 1369  
 FSA/Eff. Crop Acres: 53.14\*  
 Corn Base Acres: 39.90\*  
 Corn PLC Yield: 130.00 Bu.  
 Bean Base Acres: 0.50\*  
 Bean PLC Yield: 38.00 Bu.  
*\*FSA/Eff. Crop and base acres are estimated pending reconstitution of farm by the local FSA office.*

#### Soil Types/Productivity

Main soil types are Sawmill, Millington & Coffeen. Productivity Index based on the estimated FSA/Eff. Crop Acres is 121.90. See soil map for details.

#### Mineral Rights

All mineral rights owned by the seller, if any, will transfer to buyer.

#### Land Description

Level land.

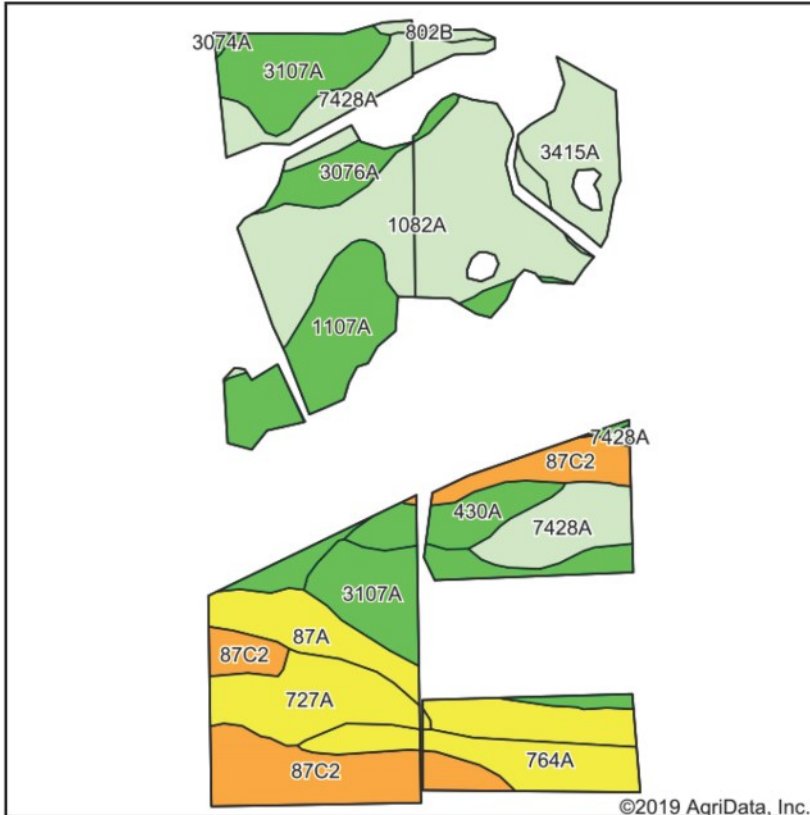
#### Buildings/Improvements

No buildings or improvements.

#### Comments

A great investment property for farmers and recreational landowners alike.





State: **Illinois**  
County: **Rock Island**  
Location: **23-18N-1E**  
Township: **Hampton**  
Acres: **53.14**  
Date: **10/29/2019**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL161 - Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
1082A	Millington silt loam, undrained, 0 to 2 percent slopes, frequently flooded	10.45	19.7%		171	54	125
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	7.17	13.5%		189	60	139
**87C2	Dickinson sandy loam, 5 to 10 percent slopes, eroded	6.73	12.7%		**132	**43	**97
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded	5.44	10.2%		189	60	139
7428A	Coffeen silt loam, 0 to 2 percent slopes, rarely flooded	5.04	9.5%		181	57	132
87A	Dickinson sandy loam, 0 to 2 percent slopes	4.68	8.8%		142	46	104
727A	Waukee loam, 0 to 2 percent slopes	3.53	6.6%		147	49	109
764A	Coyne fine sandy loam, 0 to 2 percent slopes	3.17	6.0%		142	47	105
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	2.94	5.5%		180	57	131
430A	Raddle silt loam, 0 to 2 percent slopes	2.06	3.9%		189	59	138
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	1.55	2.9%		186	61	139
802B	Orthents, loamy, undulating	0.30	0.6%				
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	0.08	0.2%		186	58	136
Weighted Average					166.1	53.1	121.9

**Dan Riewerts**  
Licensed Broker in IL  
**DanR@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct., PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

**Elizabeth Heaton**  
Licensed Broker in IL  
**ElizabethH@Hertz.ag**



North looking South



South looking North



North looking South



North end of Property



**Dan Riewerts**  
Licensed Broker in IL  
**DanR@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct., PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

**Elizabeth Heaton**  
Licensed Broker in IL  
**ElizabethH@Hertz.ag**

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

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

---

**Dan Riewerts**  
Licensed Broker in IL  
**DanR@Hertz.ag**

**309-944-2184**  
720 E. Culver Ct., PO Box 9  
Geneseo, IL 61254  
**www.Hertz.ag**

**Elizabeth Heaton**  
Licensed Broker in IL  
**ElizabethH@Hertz.ag**