

Land For Sale

ACREAGE:

81.55 Acres, m/l

LOCATION:

McDonough County, IL

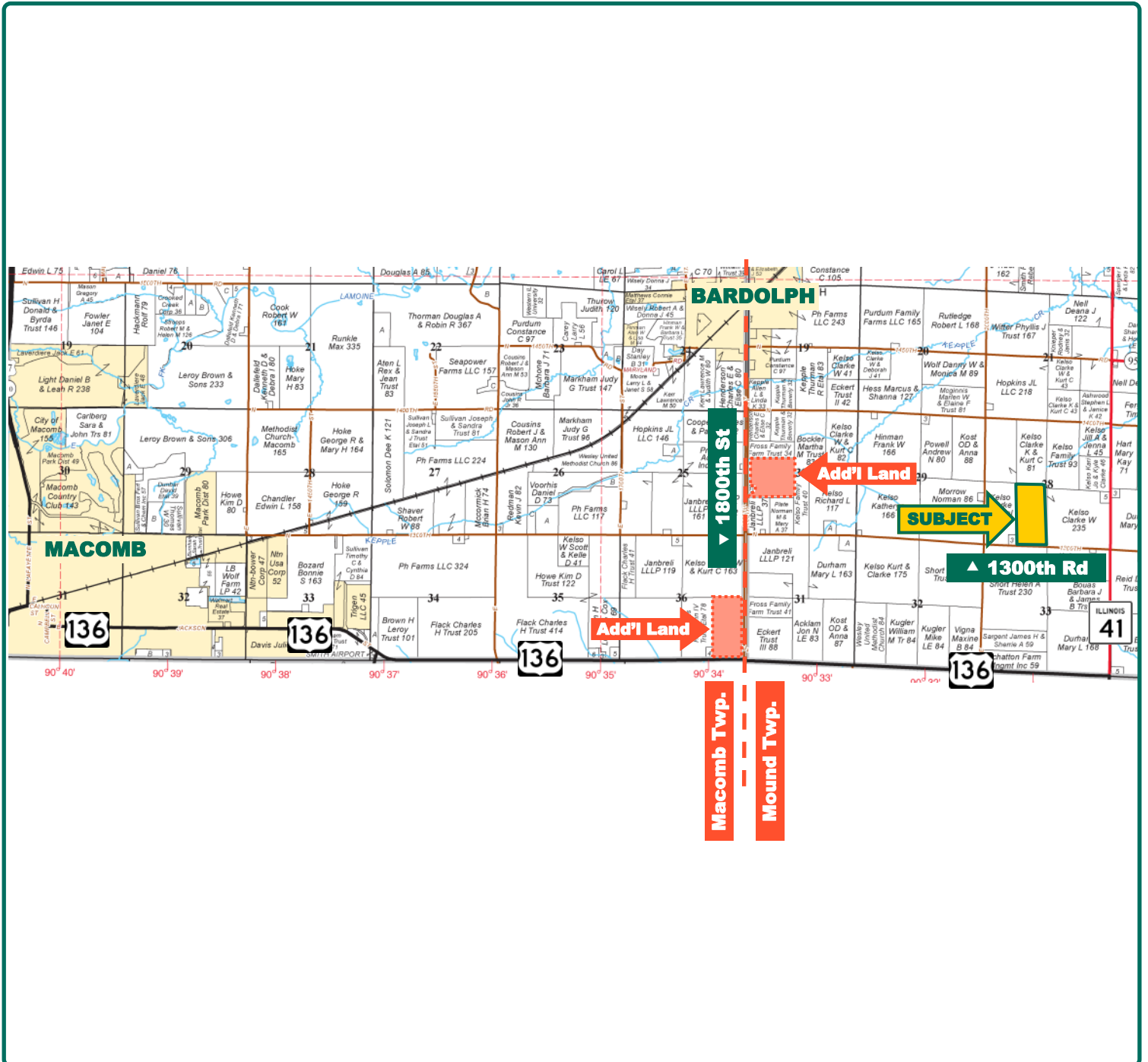


Property *Key Features*

- **Highly Productive West Central Illinois Farmland**
- **Located 5¼ Miles East of Macomb**
- **100% Tillable**

Rich Grever
Licensed Managing Broker in IL
RichG@Hertz.ag

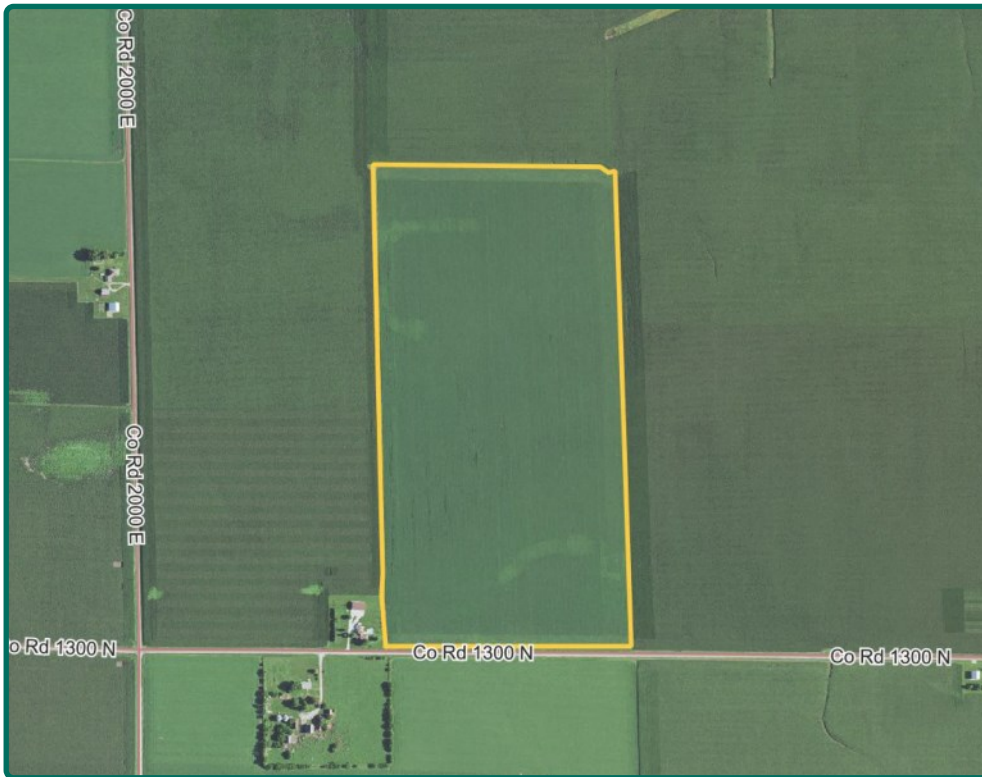
815-748-4440
143 N 2nd St
DeKalb, IL 60115
www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Rich Grever
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N 2nd St
DeKalb, IL 60115
www.Hertz.ag



FSA/Eff. Crop Acres:	82.37
Corn Base Acres:	40.00
Bean Base Acres:	42.30
Soil Productivity:	142.50 P.I.

Property Information

81.55 Acres, m/l

Location

5.25 miles east of Macomb, Illinois; 1 mile north of State Highway 136; or 1/2 mile west of Highway 41.

Legal Description

The East 1/2 of the Southwest 1/4, Section 28, Township 6 North, Range 1 West, McDonough County, Illinois.

Price & Terms

- \$955,000.00
- \$11,710.60/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Lease Status

Lease is open for 2020. Possession provided at closing.

Real Estate Tax

Taxes Payable 2019: \$4,568.18
Taxable Acres: 81.55
Tax per Taxable Acre: \$56.02

FSA Data

Part of Farm Number 2063, Tract 1497
FSA/Eff. Crop Acres: 82.37
Corn Base Acres: 40.00
Corn PLC Yield: 146 Bu.
Bean Base Acres: 42.30
Bean PLC Yield: 46 Bu.

Land Description

Nearly level.

Soil Types/Productivity

Main soil types are Sable and Ipava. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 142.50. See soil map for details.

Mineral Rights

All mineral rights owned by the sellers, if any, will be transferred to the buyers.

Comments

This is a high-quality farm with excellent location. Excellent soils.

Additional Land for Sale

Seller has an additional 75.76 acres available for sale to the west of this property, and an additional 80.87 acres available to the southwest.

Rich Grever

Licensed Managing Broker in IL

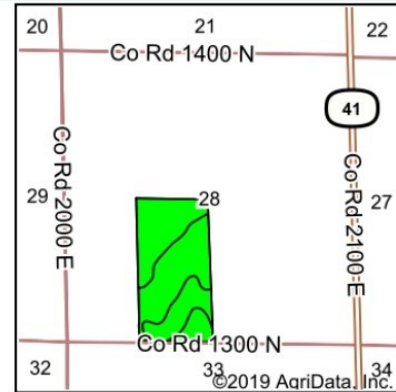
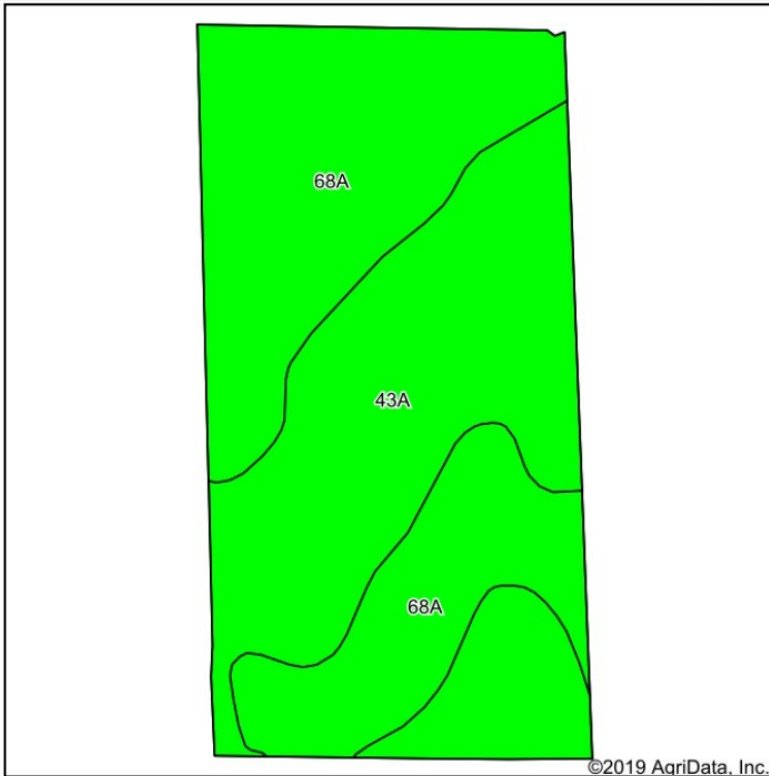
RichG@Hertz.ag

815-748-4440

143 N 2nd St

DeKalb, IL 60115

www.Hertz.ag



State: **Illinois**
 County: **McDonough**
 Location: **28-6N-1W**
 Township: **Mound**
 Acres: **82.37**
 Date: **10/30/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IL109, 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
68A	Sable silty clay loam, 0 to 2 percent slopes	42.59	51.7%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	39.78	48.3%		191	62	142
Weighted Average					191.5	62.5	142.5

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.

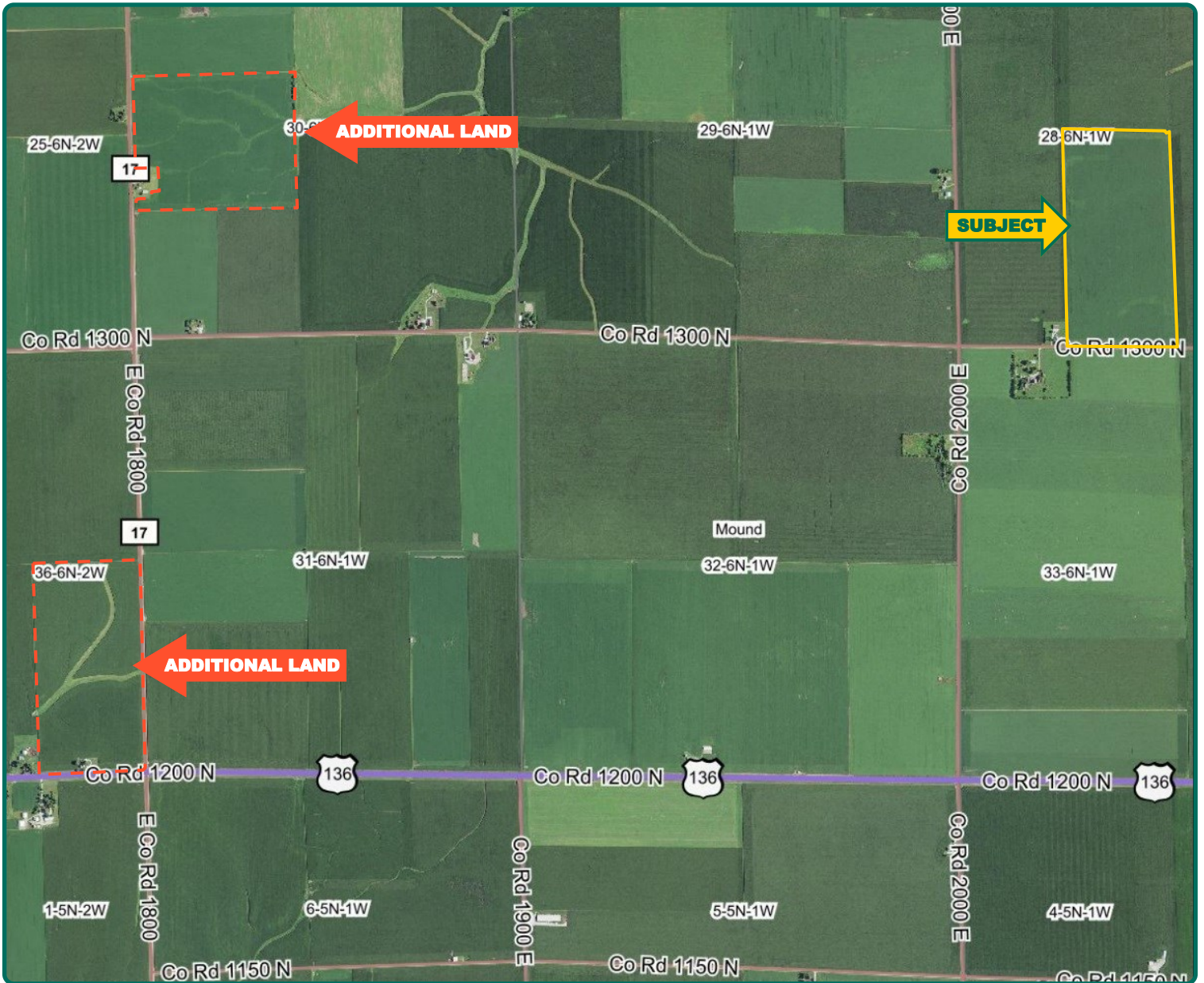
Rich Grever
 Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
 143 N 2nd St
 DeKalb, IL 60115
www.Hertz.ag



Rich Grever
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N 2nd St
DeKalb, IL 60115
www.Hertz.ag



Rich Grever
Licensed Managing Broker in IL
RichG@Hertz.ag

815-748-4440
143 N 2nd St
DeKalb, IL 60115
www.Hertz.ag