

Land For Sale

ACREAGE:

75.76 Acres, m/l

LOCATION:

McDonough County, IL

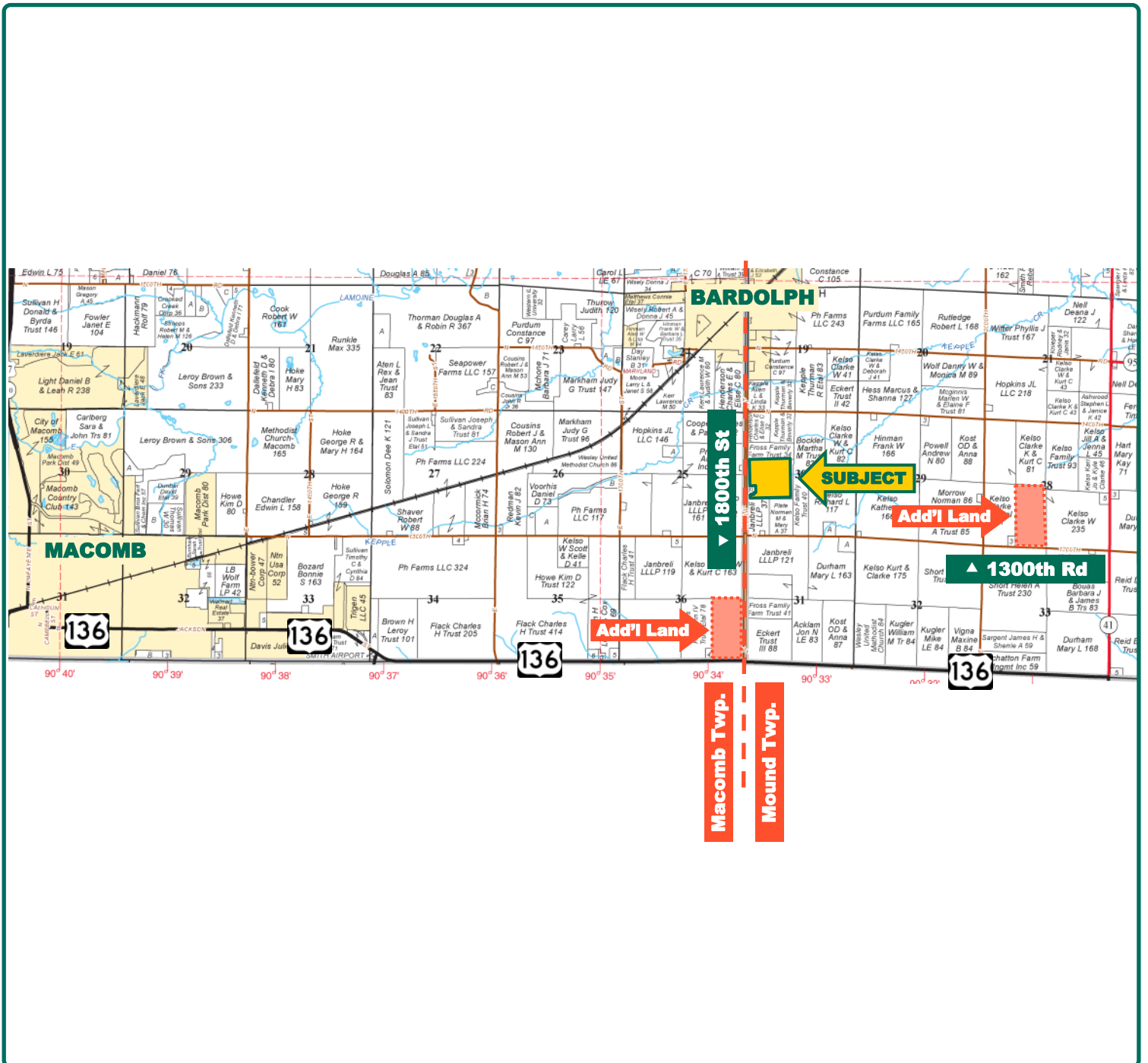


Property Key Features

- **Highly Productive West Central Illinois Farmland**
- **Located 5¼ Miles East of Macomb**
- **High Percentage 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:	76.75
Corn Base Acres:	38.40
Bean Base Acres:	38.40
Soil Productivity:	141.20 P.I.

Property Information

75.76 Acres, m/l

Location

5.25 miles east of Macomb, Illinois; or
1.25 miles north of State Highway 136.

Legal Description

A part of the Southwest 1/4 and part of the
Northwest 1/4 Section 30, Township 6
North, Range 1 West, McDonough
County, Illinois.

Price & Terms

- \$890,000.00
- \$11,747.62/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: \$3,973.36
Taxable Acres: 75.76
Tax per Taxable Acre: \$52.45

FSA Data

Part of Farm Number 2063, Tract 1471
FSA/Eff. Crop Acres: 75.76
Corn Base Acres: 38.40
Corn PLC Yield: 146 Bu.
Bean Base Acres: 38.40
Bean PLC Yield: 46 Bu.

Land Description

Nearly level, to gently sloping to east.

Soil Types/Productivity

Main soil types are Ipava and Sable.
Productivity Index (PI) based on the FSA/
Eff. Crop Acres is 141.2. 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 in excellent
location. Building site excluded.

Additional Land For Sale

Seller has an additional 81.55 acres
available for sale to the east of this
property, and an additional 80.87 acres
available to the to the south.

Rich Grever

Licensed Managing Broker in IL

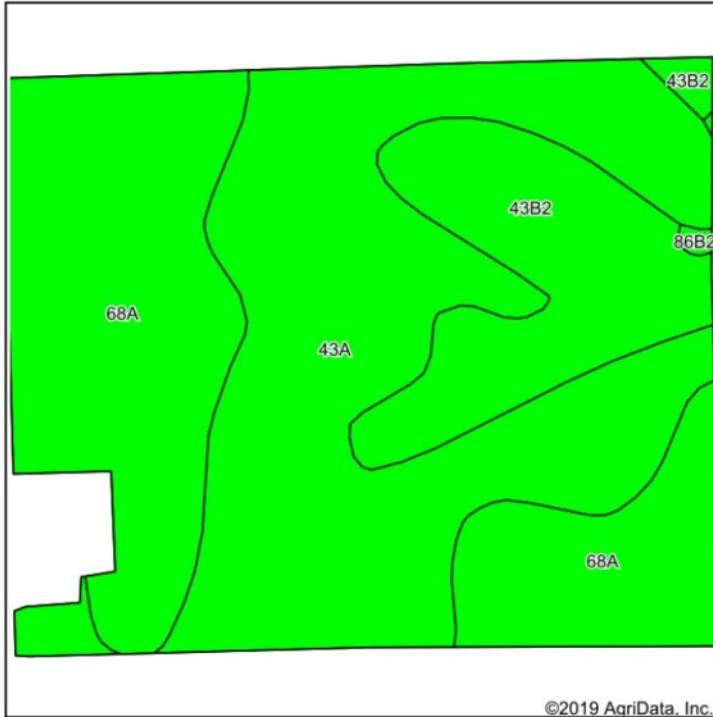
RichG@Hertz.ag

815-748-4440

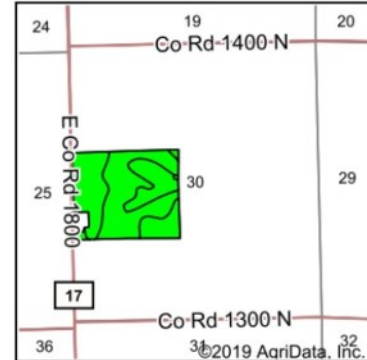
143 N 2nd St

DeKalb, IL 60115

www.Hertz.ag



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **McDonough**
Location: **30-6N-1W**
Township: **Mound**
Acres: **76.75**
Date: **10/30/2019**



Area Symbol: IL 109, 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
43A	Ipava silt loam, 0 to 2 percent slopes	35.85	46.7%		191	62	142
68A	Sable silty clay loam, 0 to 2 percent slopes	27.99	36.5%		192	63	143
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	12.73	16.6%		**181	**59	**135
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	0.18	0.2%		**181	**57	**134
Weighted Average					189.7	61.9	141.2

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.

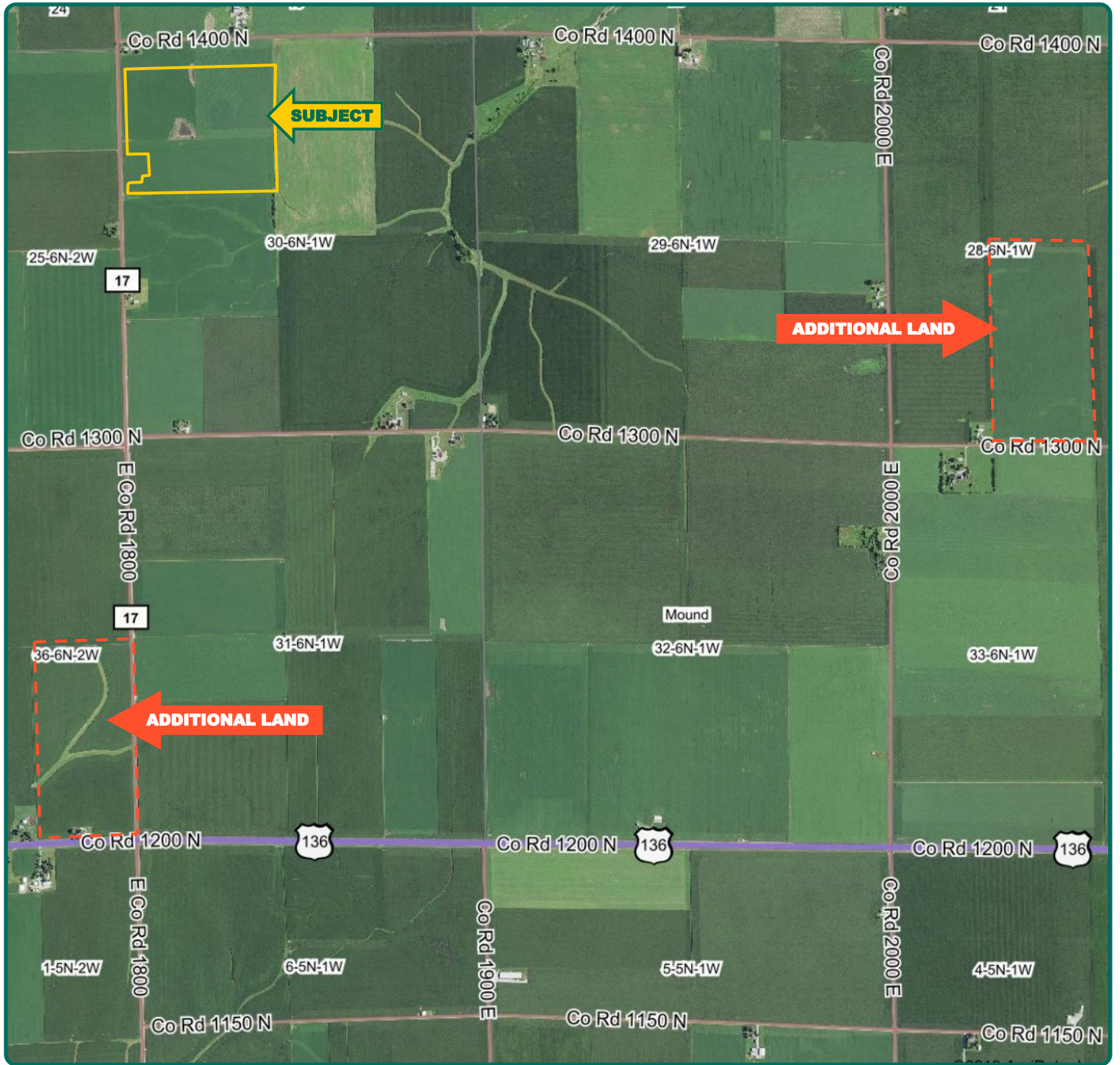
Rich Grever
Licensed Managing Broker in IL
RichG@Hertz.ag

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