

# Land For Sale

**ACREAGE:**

**80.87 Acres, m/l**

**LOCATION:**

**McDonough County, IL**

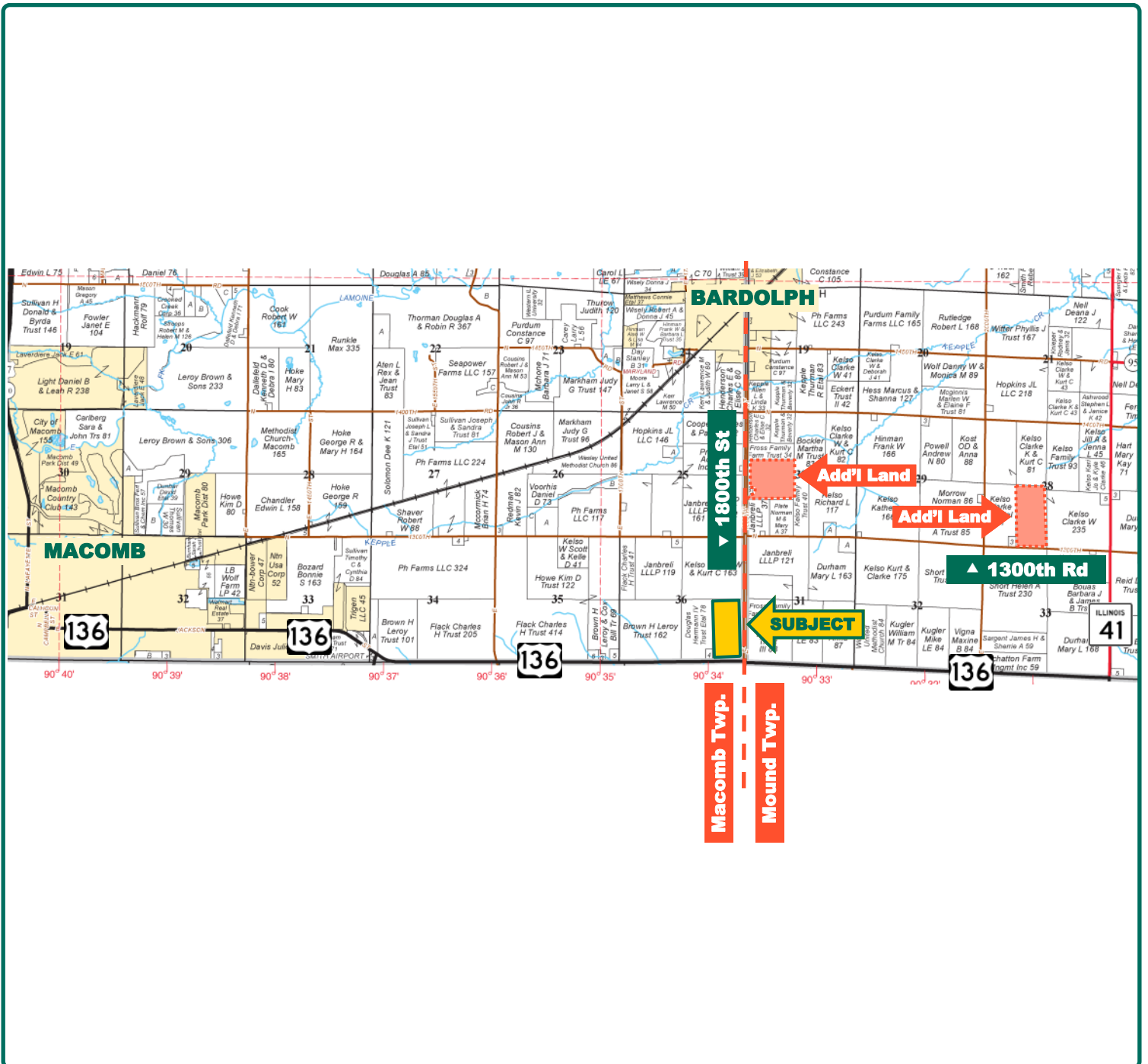


## **Property** *Key Features*

- **Highly Productive West Central Illinois Farmland**
- **Dwelling and Acreage Located East of Macomb on Highway 136**
- **High Percentage Tillable**

**Rich Grever**  
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<b>FSA/Eff. Crop Acres:</b>	<b>71.47</b>
<b>CRP Acres:</b>	<b>4.40</b>
<b>Corn Base Acres:</b>	<b>37.30</b>
<b>Bean Base Acres:</b>	<b>34.20</b>
<b>Soil Productivity:</b>	<b>140.10 P.I.</b>

## Property Information

**80.87 Acres, m/l**

### Location

2.75 miles east of Macomb, Illinois on State Highway 136.

### Address

17856 US Hwy 136  
Macomb, IL 61455

### Legal Description

The East 1/2 of the Southeast 1/4 of Section 36, Township 6 North, Range 1 West, McDonough County, Illinois.

### Real Estate Tax

Taxes Payable 2019: \$5,598.38  
Taxable Acres: 80.87

### Price & Terms

- \$910,000.00
- \$11,252.63/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Lease Status

Lease is open for 2020. Possession provided at closing. House possession subject to current lease.

### FSA Data

Part of Farm Number 2063, Tract 1464  
FSA/Eff. Crop Acres: 71.47  
CRP Acres: 4.40  
Corn Base Acres: 37.20  
Corn PLC Yield: 146 Bu.  
Bean Base Acres: 34.20  
Bean PLC Yield: 46 Bu.

### CRP Contracts

There are 4.40 acres of grassed waterways enrolled in a CP-10055 contract that pays \$1,345.90 annually and expires 9/30/2023.

### Soil Types/Productivity

Main soil types are Ipava and Sable. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 140.10. See soil map for details.

### Mineral Rights

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

### Land Description/Drainage

Nearly level to gently sloping. Maintained grass waterways control surface water.

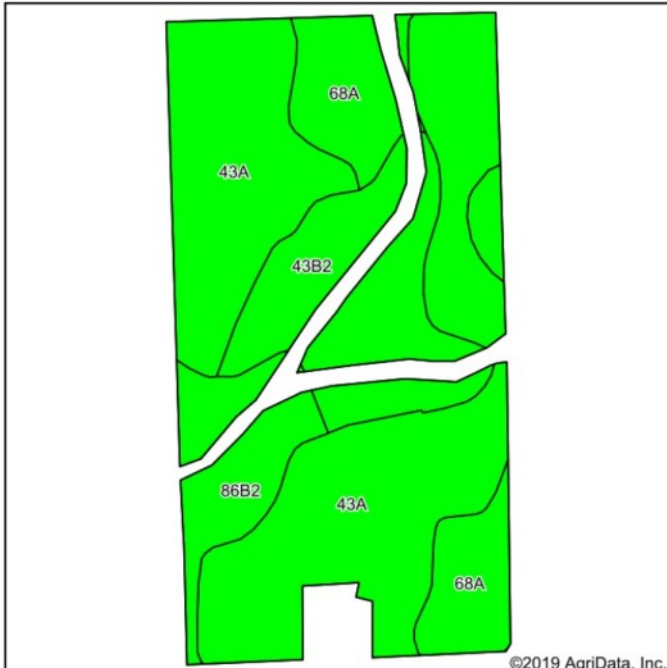
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **McDonough**  
Location: **36-6N-2W**  
Township: **Macomb**  
Acres: **71.47**  
Date: **10/30/2019**



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
43A	Ipava silt loam, 0 to 2 percent slopes	40.95	57.3%		191	62	142
**43B2	Ipava silt loam, 2 to 5 percent slopes, eroded	12.75	17.8%		**181	**59	**135
68A	Sable silty clay loam, 0 to 2 percent slopes	10.90	15.3%		192	63	143
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	6.87	9.6%		**181	**57	**134
<b>Weighted Average</b>					<b>188.4</b>	<b>61.1</b>	<b>140.1</b>

**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.

## Buildings/Improvements

2-story dwelling with garage.

## Water & Well Information

Water for dwelling provided by well.

## Comments

Nice rural acreage and dwelling located on State Highway 136 approximately 2.75 miles east of Macomb.

## Additional Land For Sale

Seller has additional 81.55 acres available for sale to the northeast of this property, and an additional 75.76 acres available to the north.

*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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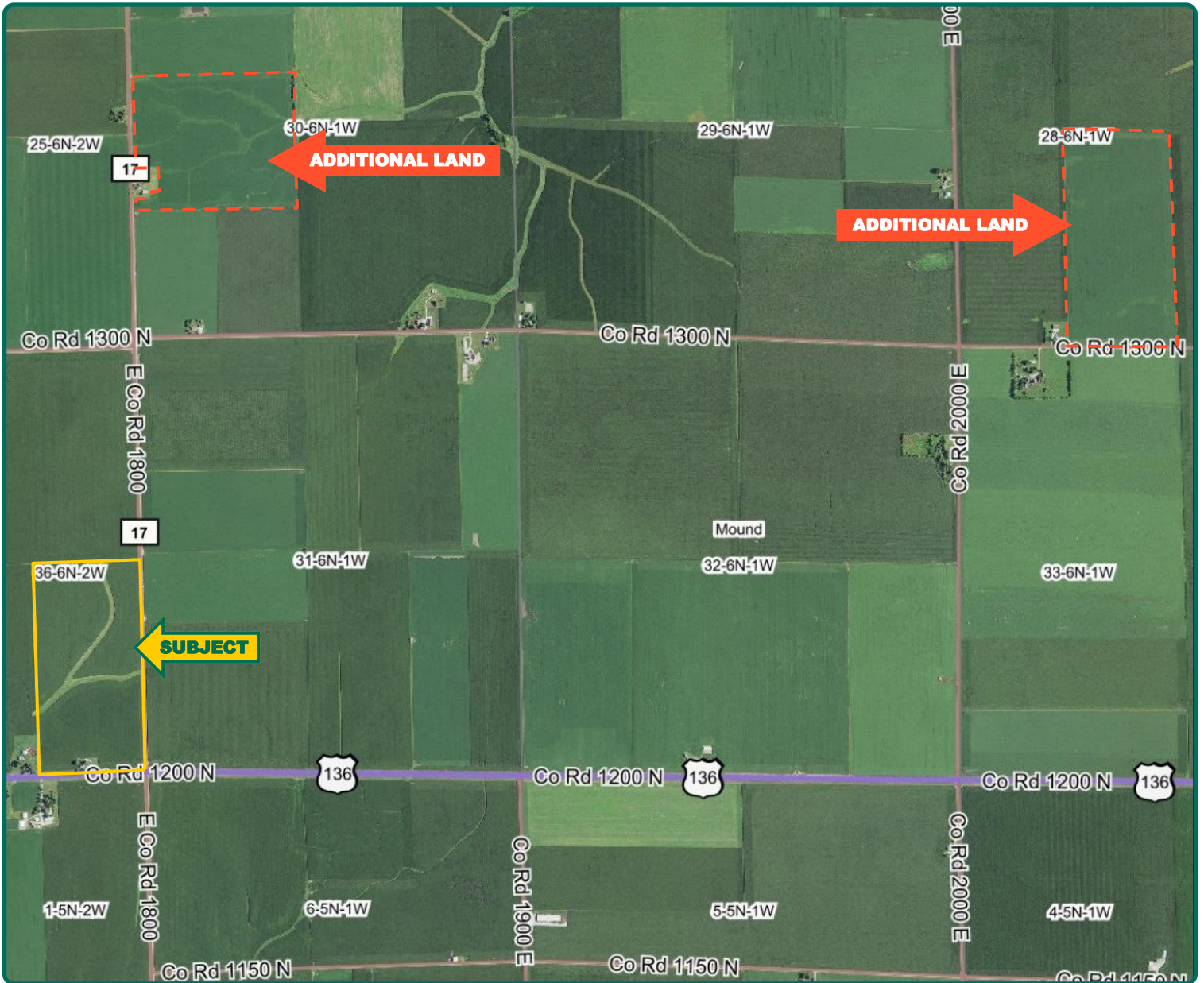
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