

Land For Sale

ACREAGE:

144.00 Acres, m/l

LOCATION:

Peoria County, IL



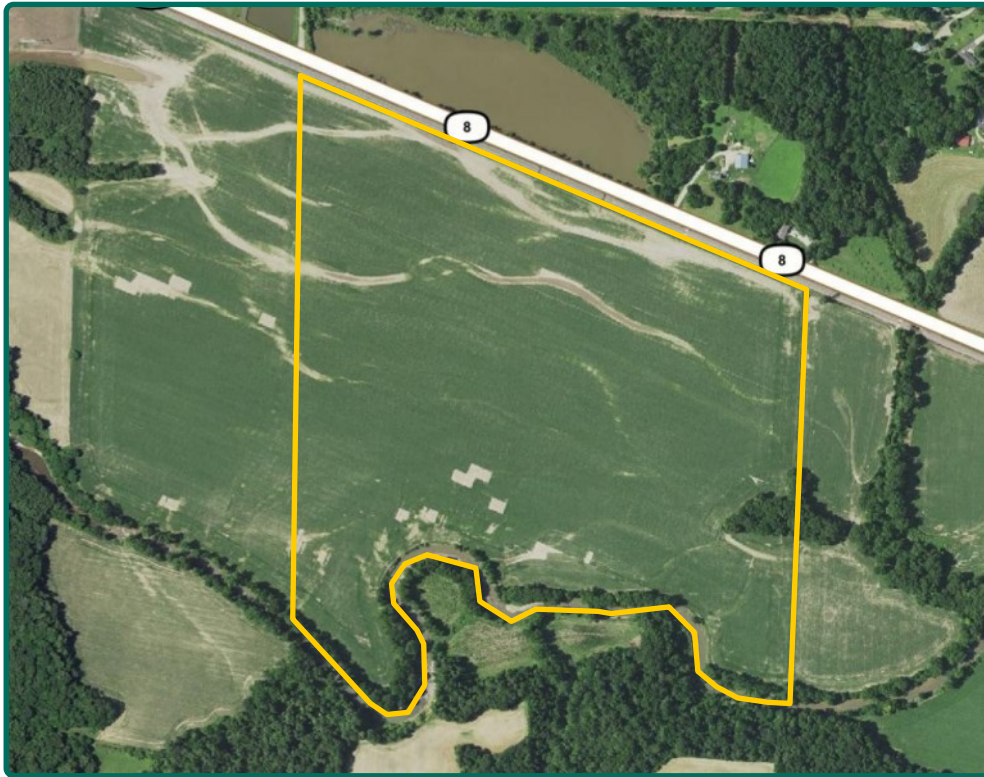
Property *Key Features*

- Productive Peoria County Farm with Good Soils and Drainage Tile
- Located along Illinois State Highway 8
- Classified Non-High Risk for Federal Crop Insurance

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FSA/Eff. Crop Acres: 134.54
Corn Base Acres: 134.00
Soil Productivity: 120.20 P.I.

Property Information

144.00 Acres, m/l

Location

2 miles West of the Peoria 74 & 474 Junction.
6 miles Southeast of Kickapoo, IL.

Legal Description

144.00 acres, m/l of the Northwest ¼ and the Southwest ¼ of Section 27, Township 9N, Range 7E in Kickapoo Township, Peoria County, IL.

Price & Terms

- \$936,000
- \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Mineral Rights

Any mineral rights owned will be transferred to the buyer.

Real Estate Tax

2018 Taxes Payable in 2019: \$4,115.16*
Taxable Acres: 144.00*

Tax per Taxable Acre: \$28.58*

**These estimates are based on the part of PIN 13-27-100-004 south of IL Highway 8 and PIN 13-27-300-002. The taxes and net taxable acres for this farm are estimated pending reassessment by the Peoria County Assessor.*

Possession

Granted at closing subject to current operator's rights.

Lease Status

Farm is cash rented for 2019.
Lease will be open for 2020.

FSA Data

Farm Number 1097, Tract 2095
FSA/Eff. Crop Acres: 134.54
Corn Base Acres: 134.00
Corn PLC Yield: 136 Bu.

Soil Types/Productivity

Main soil types are Paxico silt loam and Jules silt loam. Productivity Index (PI) based on FSA/Eff. Crop Acres is 120.2. See soil map for details.

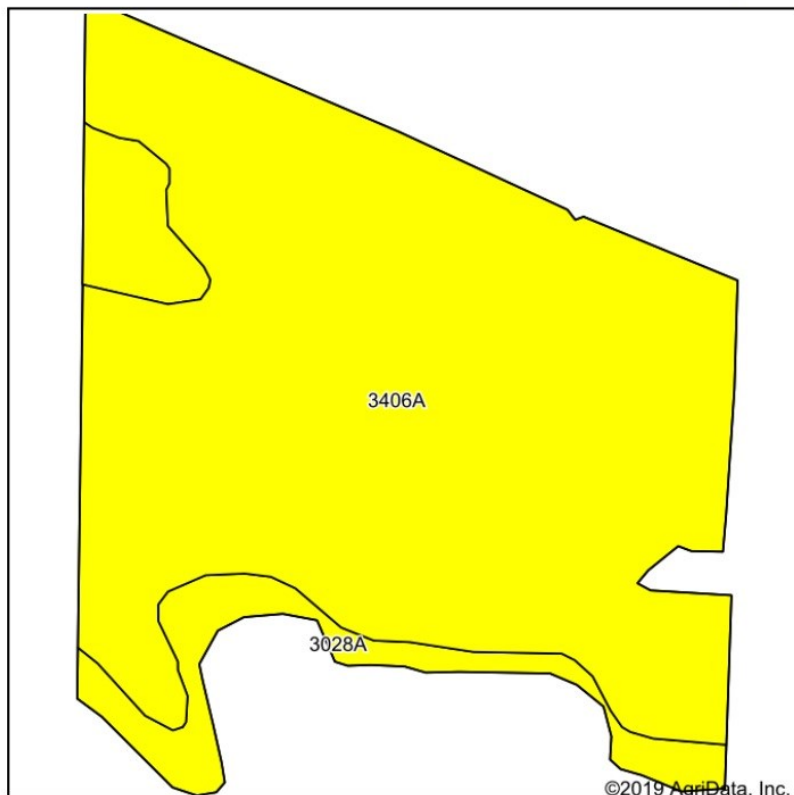
Drainage

Maps available upon request.

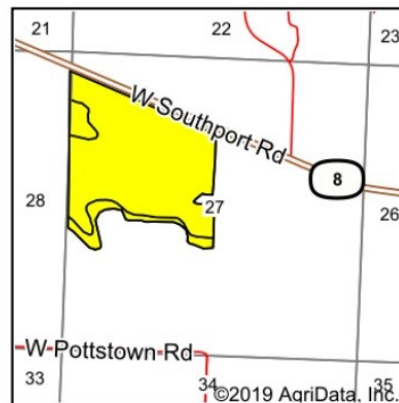
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Peoria**
Location: **27-9N-7E**
Township: **Kickapoo**
Acres: **134.54**
Date: **12/6/2019**



Maps Provided By:

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Area Symbol: IL143, 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
3406A	Paxico silt loam, 0 to 2 percent slopes, frequently flooded	118.19	87.8%		166	51	120
3028A	Jules silt loam, 0 to 2 percent slopes, frequently flooded	16.35	12.2%		170	52	122
Weighted Average					166.5	51.1	120.2

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.

Yield History (Bu./Ac.)

Details available upon request.

Land Description

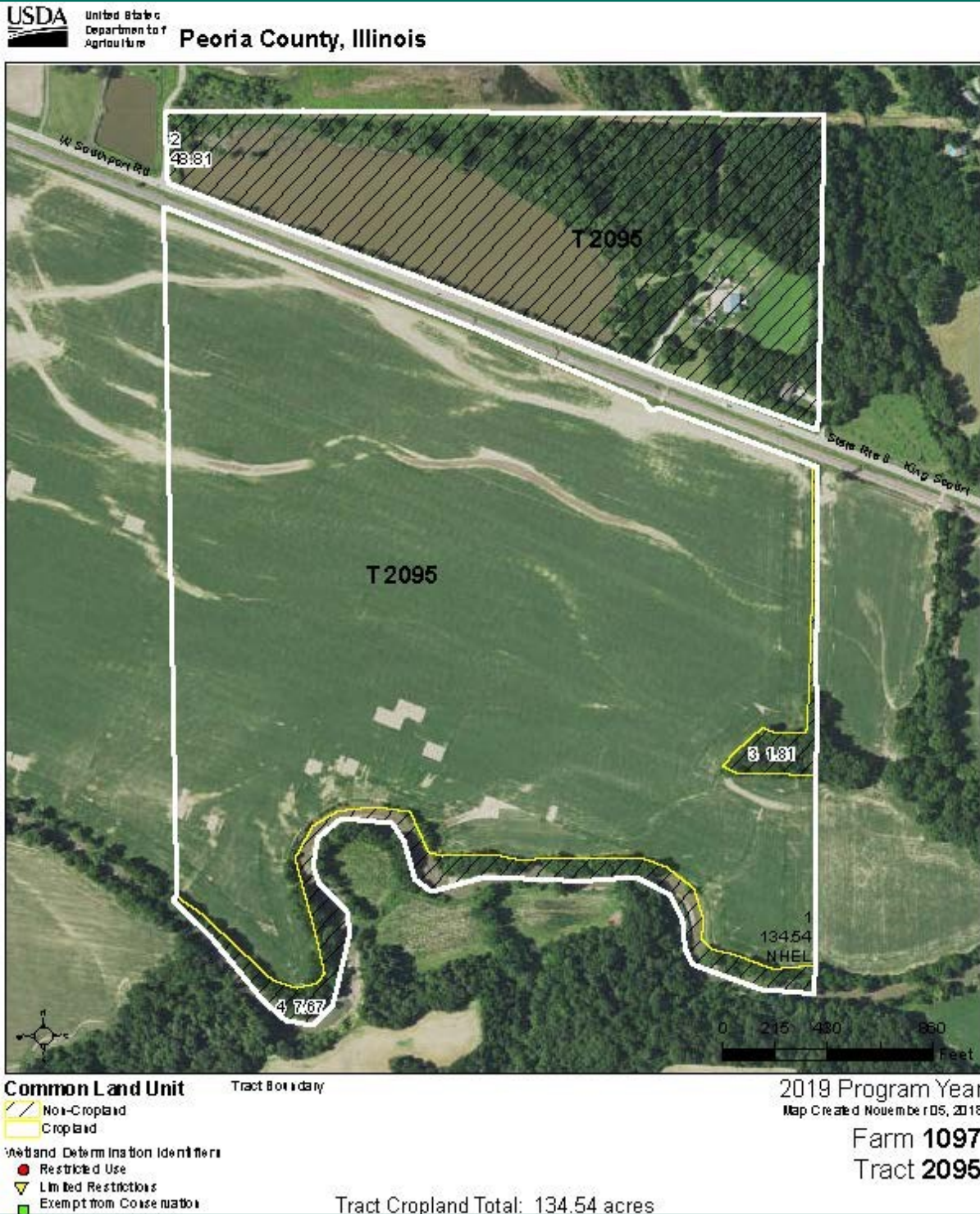
Mostly level.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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