

# Land For Sale

#### ACREAGE:

LOCATION:

### 138.29 Acres, m/l

#### **Iroquois County, IL**



### **Property** Key Features

- Located in the Northwest corner of Ashkum, IL
- 3,200 Square Foot Storage Shed
- Quality Soils 122.10 Pl

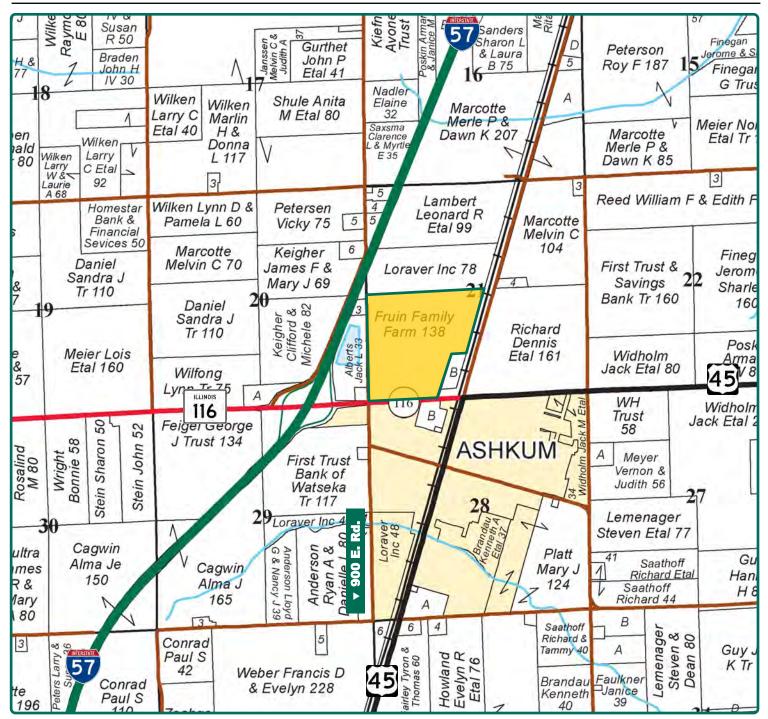
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REID: 130-0064-01



# **Plat Map**

Ashkum Township, Iroquois County, IL



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# **Aerial Photo**

138.29 Acres



FSA/Eff. Crop Acres	: 139.75
Corn Base Acres:	55.90
Bean Base Acres:	83.80
Soil Productivity:	122.10 P.I.

#### Property Information 138.29 Acres, m/l

#### Location

Northwest corner of Ashkum, IL

#### **Legal Description**

Part of the Southwest 1/4 of Section 21, Township 28 North, Range 14 West, Iroquois County, IL

#### **Price & Terms**

- \$1,009,517
- \$7,300/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

50/50 crop share arrangement for 2020.

#### **Real Estate Tax**

Taxes Payable 18 - 19: \$3,065.64 Taxable Acres: 138.29 Tax per Taxable Acre: \$22.17 Parcel #: 10-21-300-004

#### FSA Data

Farm Number 547, Tract 2197 FSA/Eff. Crop Acres: 139.75 Corn Base Acres: 55.90 Corn PLC Yield: 140.00 Bu. Bean Base Acres: 83.80 Bean PLC Yield: 39.00 Bu.

#### Soil Types/Productivity

Main soil types are Bryce silty clay, Elliott silt loam and Ashkum silty clay loam. Productivity Index (PI) based on the FSA/ Eff. crop acres is 122.10. See soil map for details.

#### **Mineral Rights**

All mineral rights owned by the Seller, if any, will be transferred to the Buyer (s).

#### **Land Description**

Level to gently sloping, 0 to 4 percent slopes.

#### **Buildings/Improvements**

3,200 Sq. Ft. storage shed

#### Drainage

There are natural swales where surface water flows and low pockets which are prone to ponding in times of high rain.

#### Comments

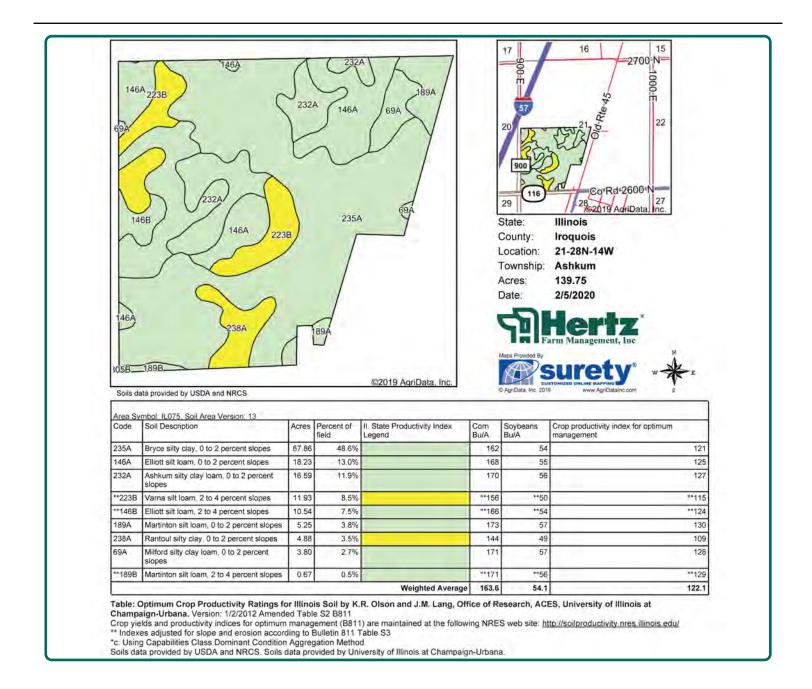
Located in a strong agricultural community.

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## Soil Map 139.75 FSA/ Eff. Crop Acres



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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# Property Photos

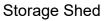
#### Northwest Looking South



Southwest Corner Looking North



#### Northwest Corner Looking South







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

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