

Land For Sale

ACREAGE:

138.29 Acres, m/l

LOCATION:

Iroquois County, IL



Property *Key Features*

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

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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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Northwest Looking South



Northwest Corner Looking South



Southwest Corner Looking North



Storage Shed



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