

# Land For Sale

**ACREAGE:**

**156.54 Acres, m/l**

**LOCATION:**

**Livingston County, IL**



## Property *Key Features*

- 4 miles Southwest of Emington along IL Route 47
- Good-Quality Soils - 122.10 PI
- 158.07 FSA/Effective Crop Acres

**Eric Wilkinson, AFM**

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Licensed Broker in IN

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<b>FSA/Eff. Crop Acres:</b>	<b>158.07</b>
<b>Corn Base Acres:</b>	<b>78.90</b>
<b>Bean Base Acres:</b>	<b>78.30</b>
<b>Soil Productivity:</b>	<b>122.10 P.I.</b>

## Property Information

### 156.54 Acres, m/I

### Location

4 miles southwest of Emington, IL.

### Legal Description

The SW 1/4 of Section 27, Township 29N, Range 7E, Livingston County, IL.

### Price & Terms

- \$1,174,050
- \$7,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Real Estate Tax

2018 Taxes Payable in 2019: \$3,816.02  
Taxable Acres: 156.54  
Tax per Taxable Acre: \$24.38

### Lease Status

Lease is currently open for the 2020 growing season.

### FSA Data

Farm Number 3921, Tract 1662  
FSA/Eff. Crop Acres: 158.07  
Corn Base Acres: 78.90  
Corn PLC Yield: 138 Bu.  
Bean Base Acres: 78.30  
Bean PLC Yield: 54 Bu.

### Soil Types/Productivity

Main soil types are Bryce silty clay, Elliott silt loam and Mokena silt loam.  
Productivity Index (PI) based on the FSA/Eff. Crop Acres is 122.1. See soil map for details.

### Land Description

Level to gently sloping.

### Mineral Rights

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

### Fertility Data

Sample Date - 7/26/2019  
pH 6.2  
P1 70.6  
K 422.4  
Test samples taken by BCS, LLC.

### Yield History (Bu./Ac.)

Year	Corn	Beans
2014	199.1	-
2015	-	41.5
2016	187.5	-
2017	-	48.6
2018	193.5	-
2019	-	53.0

Yield information is reported by tenant crop insurance records.

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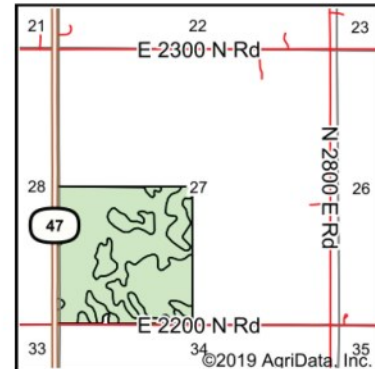
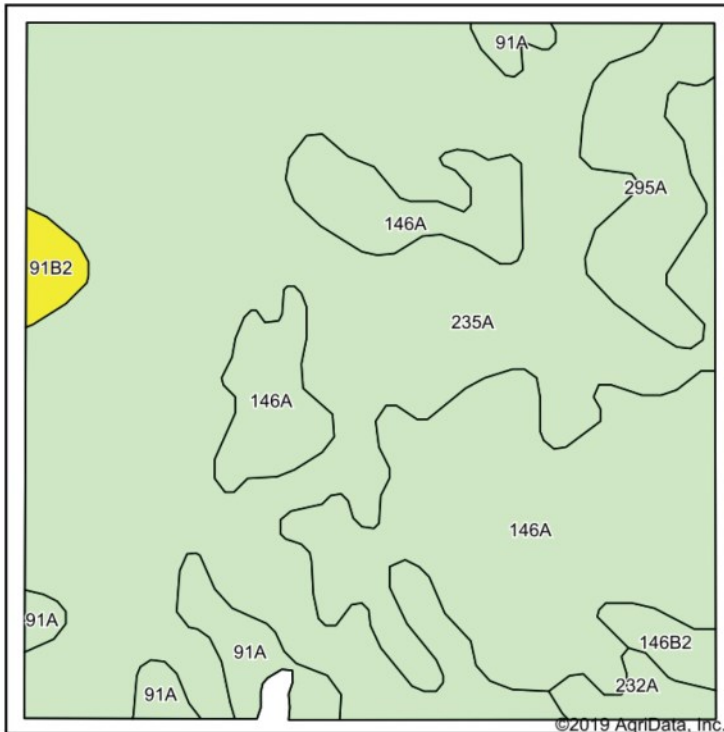
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State: **Illinois**  
County: **Livingston**  
Location: **27-29N-7E**  
Township: **Union**  
Acres: **158.07**  
Date: **3/13/2020**



Area Symbol: IL 105, 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
235A	Bryce silty clay, 0 to 2 percent slopes	97.28	61.5%		162	54	121
146A	Elliott silt loam, 0 to 2 percent slopes	40.64	25.7%		168	55	125
295A	Mokena silt loam, 0 to 2 percent slopes	8.65	5.5%		172	54	126
91A	Swygert silty clay loam, 0 to 2 percent slopes	5.75	3.6%		158	52	118
232A	Ashkum silty clay loam, 0 to 2 percent slopes	2.21	1.4%		170	56	127
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	1.90	1.2%		**160	**52	**119
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	1.64	1.0%		**147	**48	**110
Weighted Average					163.9	54.1	122.1

**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

32' x 42' Corn Crib

## Drainage

Natural, plus tile. No maps available.

## Comments

Good-quality farm with great access and visibility.

*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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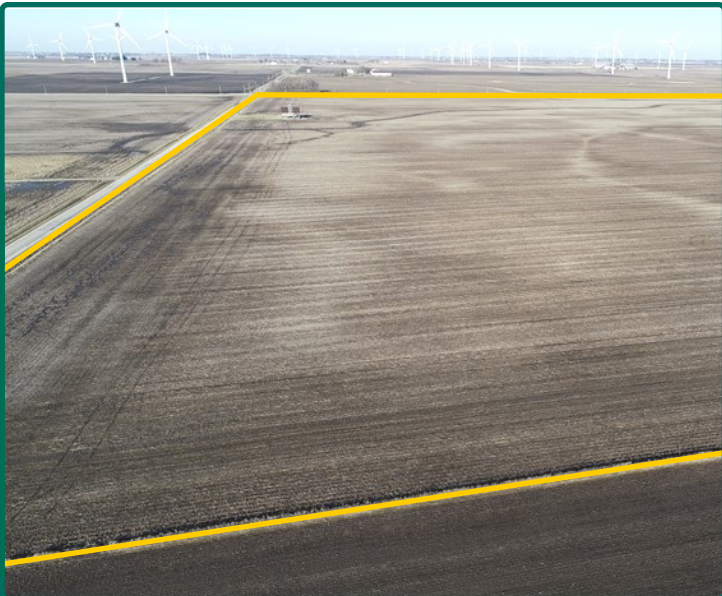
Southeast corner looking North



Middle North Side looking South



Southeast corner looking West



Southeast corner looking Northwest



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