

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Iroquois County, IL**



## Property Key Features

- High-Quality Soils with 135.30 P.I.
- Easily Accessible
- Highly Productive and Efficient for Modern Farming Practices

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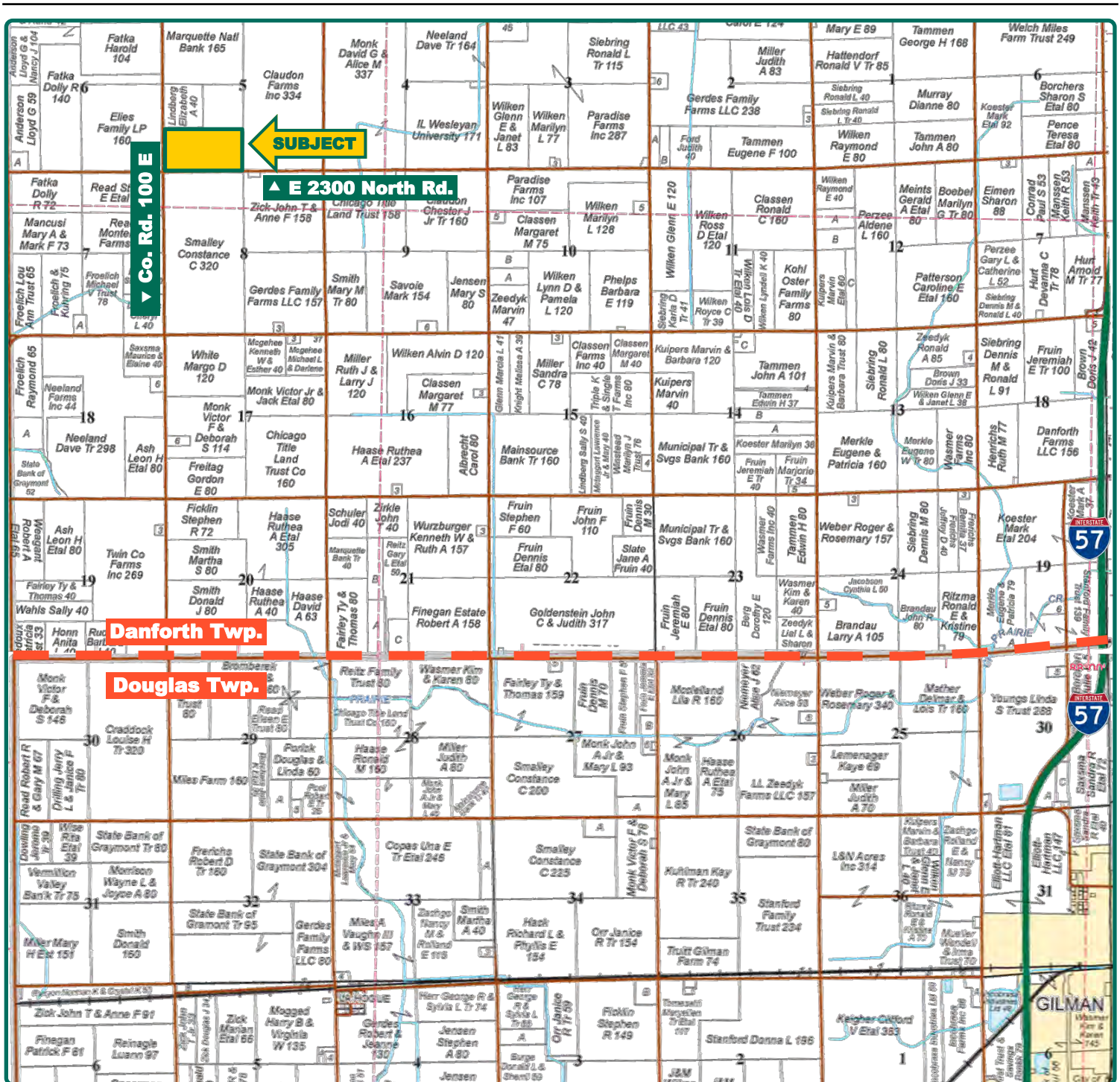
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<b>FSA/Eff. Crop Acres:</b>	<b>80.00*</b>
<b>Corn Base Acres:</b>	<b>48.89*</b>
<b>Bean Base Acres:</b>	<b>29.51*</b>
<b>Soil Productivity:</b>	<b>135.30 P.I.</b>

*\*Acres are estimated.*

## Property Information

### 80.00 Acres, m/l

#### Location

6½ miles northwest of Danforth, IL at the intersection of E 2300 North Rd. and Co. Rd. 100 E. The farm is on the east side of Co. Rd. 100 E.

#### Legal Description

S½ SW¼, Section 5, Township 27 North, Range 10 East of the 3rd P.M. (Danforth Twp.)

#### Price & Terms

- \$872,000
- \$10,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Upon closing, subject to tenant rights of possession for 2020 crop year.

#### Real Estate Tax

2018 Taxes Payable 2019: \$2,407.20\*  
Taxable Acres: 80.00\*  
Tax per Taxable Acre: \$30.09\*  
PIN# 15-05-300-003

*\*Taxes estimated pending parcel split. Iroquois County Treasurer will determine final tax figures.*

#### Lease Status

Open lease for 2021 crop year.

#### FSA Data

Farm Number 11294, Tract 10681  
FSA/Eff. Crop Acres: 80.00\*  
Corn Base Acres: 48.89\*  
Corn PLC Yield: 163 Bu.

Bean Base Acres: 29.51\*

Bean PLC Yield: 49 Bu.

*\*Acres are estimated pending reconstitution of farm by the Iroquois County FSA office.*

#### Soil Types/Productivity

Main soil types are Pella and Milford. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 135.30. 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 nearly level, 0 to 2% slopes.

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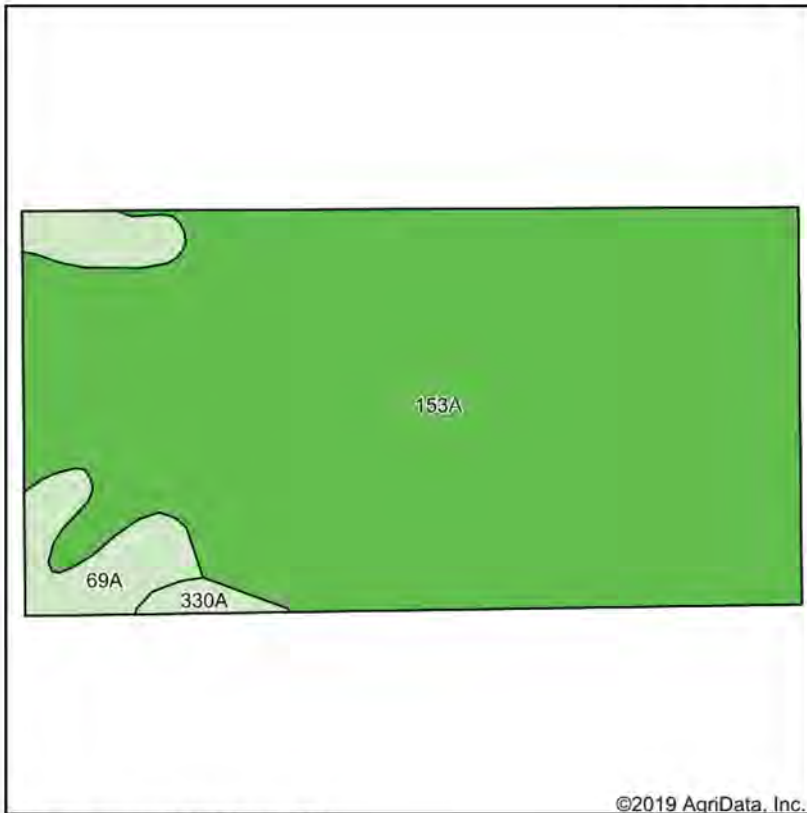
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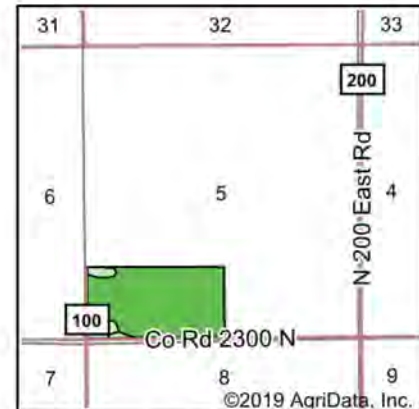
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Soils data provided by USDA and NRCS.



State: **Illinois**  
County: **Iroquois**  
Location: **5-27N-10E**  
Township: **Danforth**  
Acres: **80**  
Date: **5/22/2020**



Maps Provided By:



Area Symbol: IL075, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
153A	Pella clay loam, Glacial Lake Watseka, 0 to 2 percent slopes	73.18	91.5%		183	60	136
69A	Milford silty clay loam, 0 to 2 percent slopes	5.93	7.4%		171	57	128
330A	Pectone silty clay loam, 0 to 2 percent slopes	0.89	1.1%		164	55	123
<b>Weighted Average</b>					<b>181.9</b>	<b>59.7</b>	<b>135.3</b>

## Drainage

Some tile, no maps available.

## Buildings/Improvements

None.

## Water & Well Information

None.

*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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SW Corner Looking NE



East End Looking West



SE Corner Looking NW



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

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