

Land For Sale

ACREAGE:

60.60 Acres, m/l

LOCATION:

Champaign County, IL



Property Key Features

- Development Potential
- Part of the Area General Plan for Lake Falls Subdivision
- Airport Road Frontage

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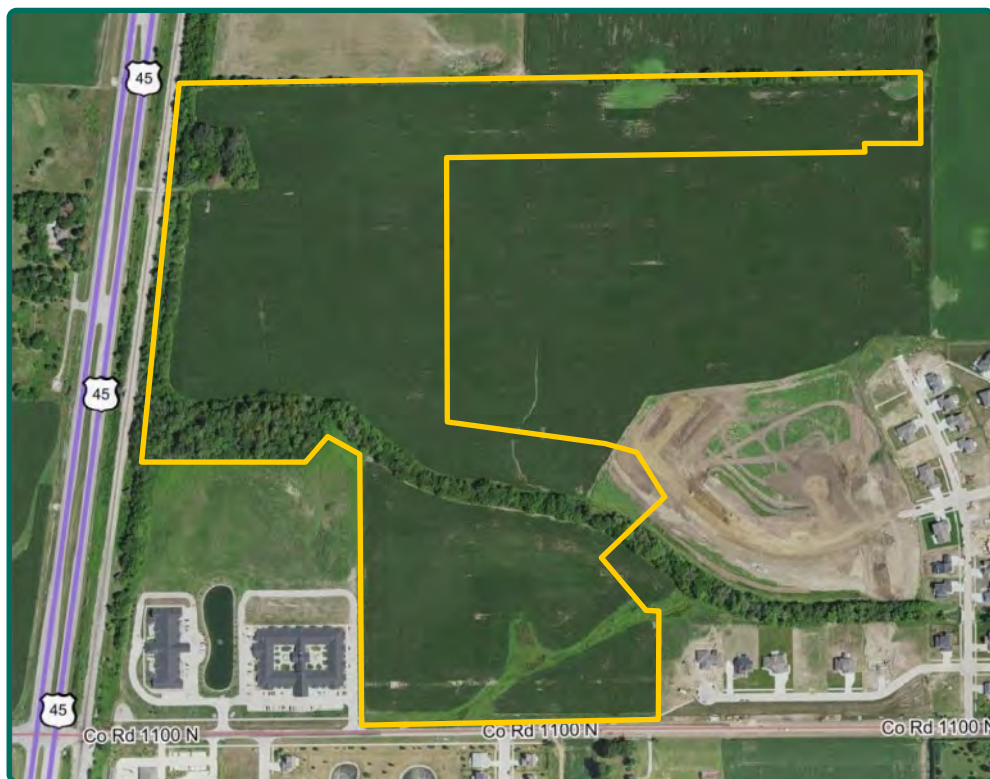
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FSA/Eff. Crop Acres: 50.10*
Corn Base Acres: 25.60*
Bean Base Acres: 23.00*
Soil Productivity: 139.70 P.I.

**Acres are estimated.*

Property Information

60.60 Acres, m/l

Location

Located in Savoy, IL - 3 miles south of Champaign.

Legal Description

Part of the S½ of Section 1, Township 18 North, Range 8 East of the 3rd P.M., Tolono Twp., Champaign Co., Illinois

Price & Terms

PRICE REDUCED!

- ~~\$909,000~~ \$818,100
- ~~\$15,000/acre~~ \$13,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing subject to the current operator's rights.

Real Estate Tax

2019 Taxes Payable in 2020: \$2,240.64
 Taxable Acres: 57.28
 Tax per Taxable Acre: \$39.12
 PIN #s: 29-26-01-401-004
 29-26-01-400-017

Survey

Property was recently surveyed. There are 60.60 acres, m/l. Please contact listing agent for a copy of the survey.

Lease Status

Leased through the 2020 Crop Year.

Mineral Rights

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

FSA Data

Farm Number 10621, Tract 13557
 FSA/Eff. Crop Acres: 50.10*
 Corn Base Acres: 25.60*
 Corn PLC Yield: 150.00 Bu.
 Bean Base Acres: 23.00*
 Bean PLC Yield: 43.00 Bu.
**Acres are estimated pending reconstitution of the farm by the governing FSA office.*

Soil Types/Productivity

Main soil types are Flanagan silt loam, Drummer silt loam and Catlin silt loam. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 139.70. See soil map for details.

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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Champaign**
Location: **1-18N-8E**
Township: **Tolono**
Acres: **50.1**
Date: **1/7/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL019, 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
154A	Flanagan silt loam, 0 to 2 percent slopes	16.95	33.8%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.71	31.4%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	12.49	24.9%		**185	**58	**137
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	3.85	7.7%		**150	**49	**112
**679B	Blackberry silt loam, 2 to 5 percent slopes	1.10	2.2%		**192	**59	**141
Weighted Average					188.6	60.6	139.7

Land Description

Mostly level/slightly sloping.

Drainage

Land lies within the boundaries of the Upper Embarrass River Drainage District and is subject to all assessments.

Utility Easements

Sewer lines run along the south end of the property parallel to Airport Road.

Two easements have been granted to the Village of Savoy for sanitary sewer.

Zoning

The majority of the property is currently zoned Agriculture. It is, however, part of the Area General Plan for the Lake Falls Subdivision by the Village of Savoy. The north part of the property is zoned R-2 Single Family Residences.

Title Commitment

Recent ALTA Commitment for title

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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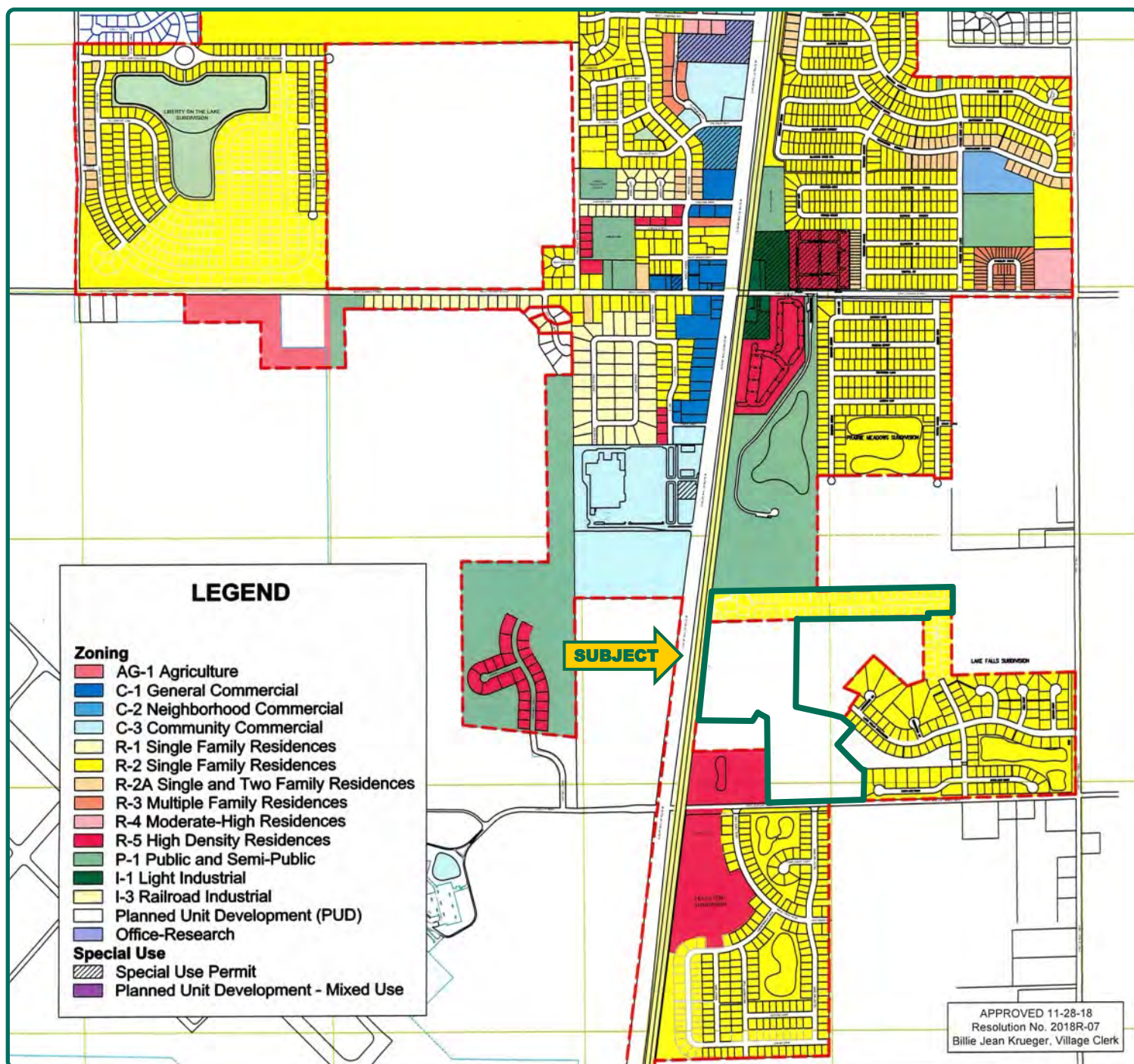
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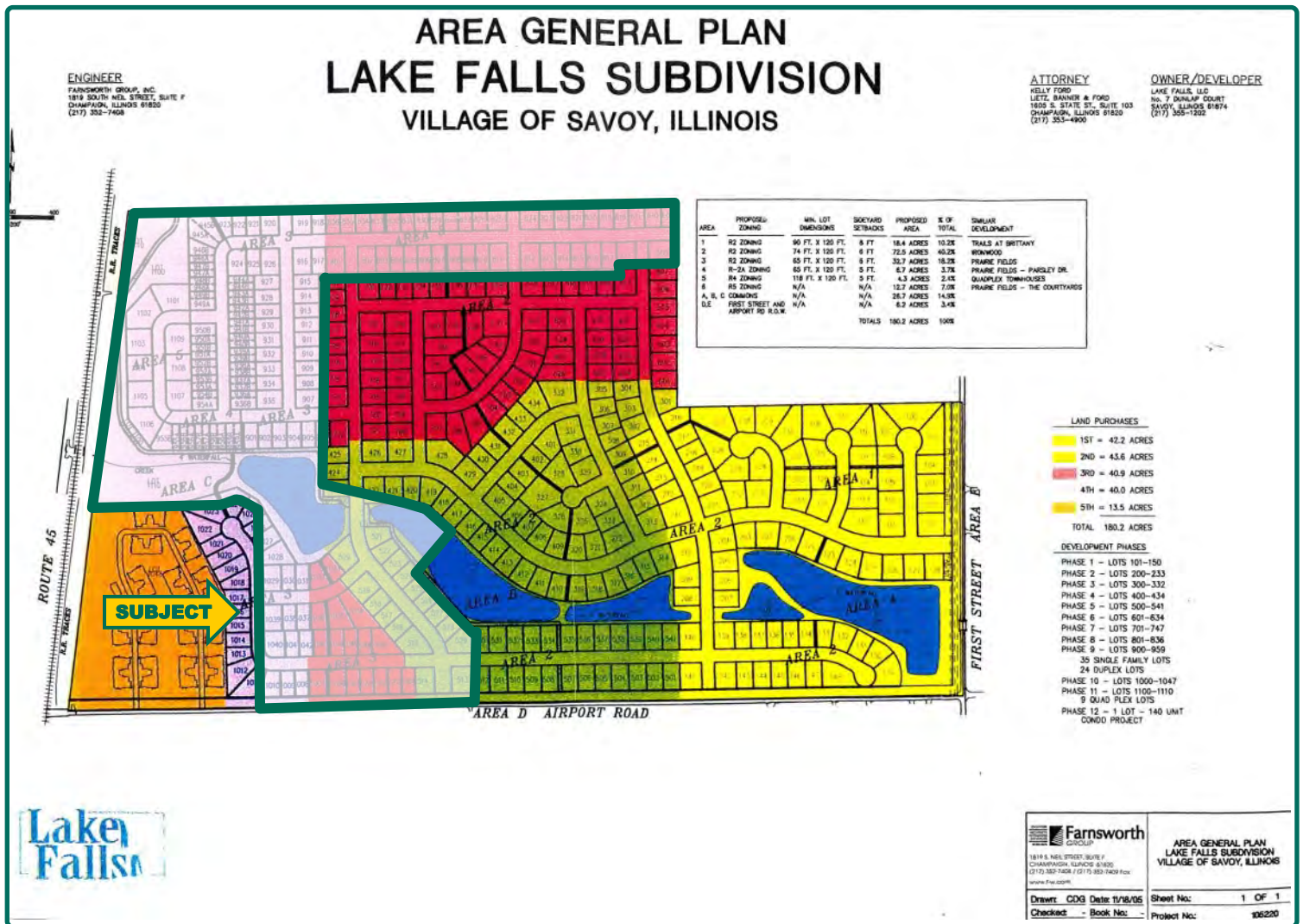
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Area General Use Map

Lake Falls Subdivision, Village of Savoy



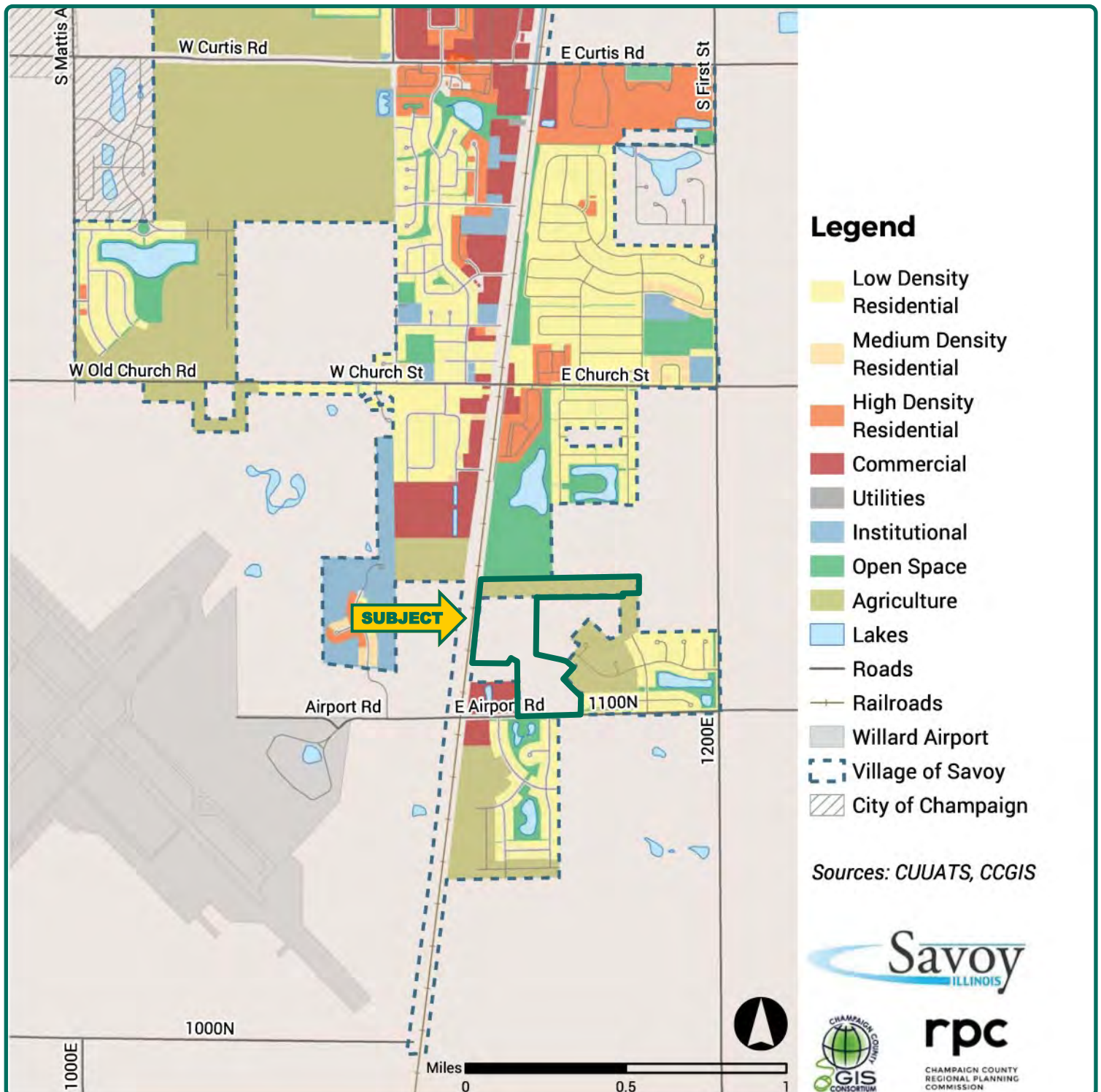
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Existing Land Use Map

Champaign Co. Regional Planning Commission



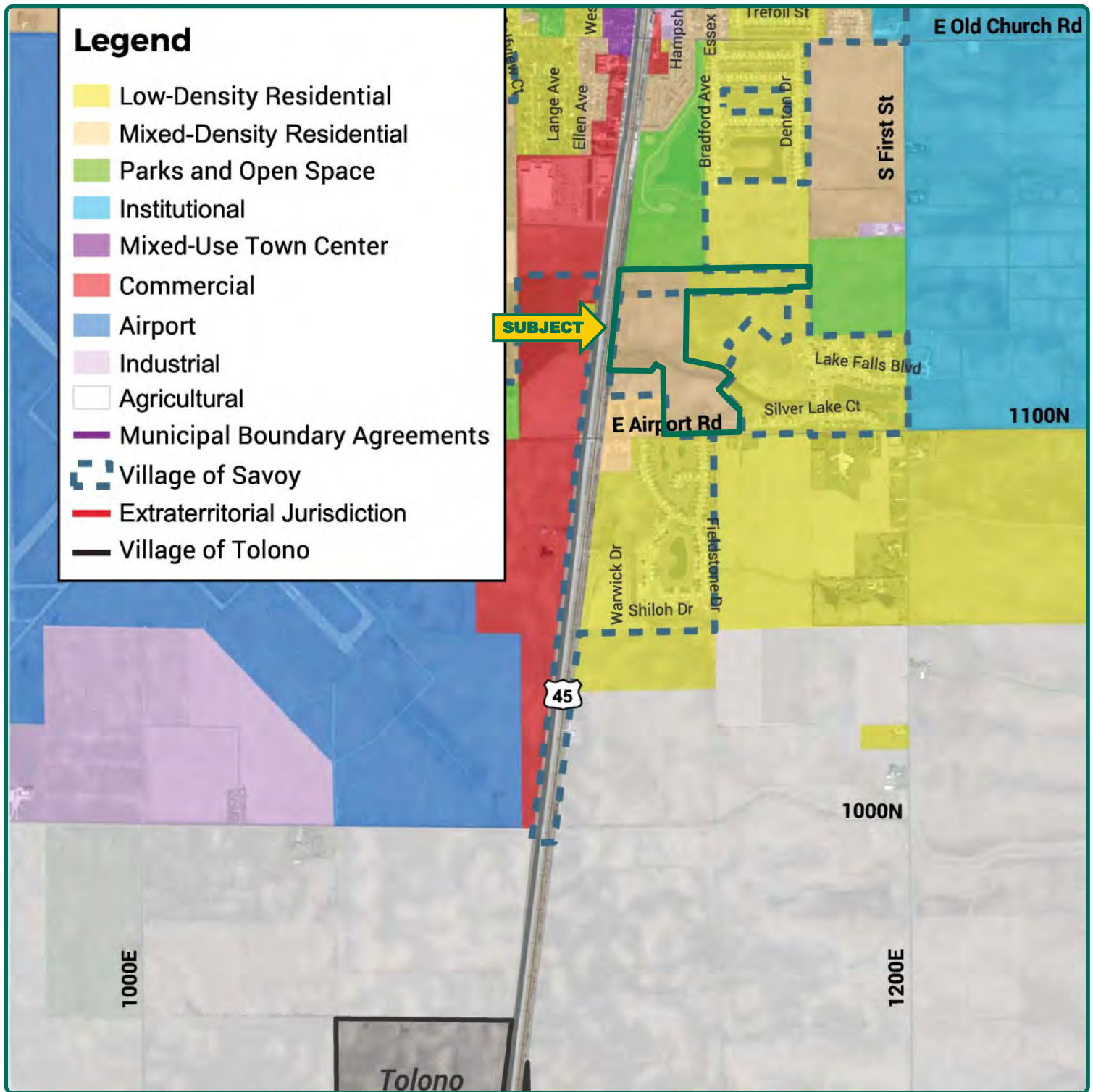
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Future Land Use Map

Champaign Co. Regional Planning Commission



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