

Land For Sale

ACREAGE:

200.50 Acres, m/l

LOCATION:

Henry County, IL



Property *Key Features*

- Located Northeast of Geneseo, IL
- High Percentage Tillable Farm
- Potential for Strong Return on Investment

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FSA/Eff. Crop Acres:	187.86
CRP Acres:	9.50
Corn Base Acres:	136.80
Bean Base Acres:	48.20
Soil Productivity:	97.20 P.I.

Property Information

200.50 Acres, m/l

Location

From Geneseo: 4 miles north on Hwy 82, then 2¼ miles east on N 2550th Ave., then 1 mile north on E 1650th St and a ½ mile east on Weber Rd. The farm is on the east side of the road.

Legal Description

S½ NW¼, N½ SW¼, SW¼ NE¼ & part of NW¼ SE¼, Section 24, Township 18 North, Range 3 East of the 4th P.M.

Price & Terms

- \$1,162,900
 - \$5,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2020 crop year lease.

Real Estate Tax

2019 Taxes Payable 2020: \$2,632.10
Taxable Acres: 200.50
Tax per Taxable Acre: \$13.13

Lease Status

Leased through 2020 crop year

FSA Data

Farm Number 5315, Tract 7148
FSA/Eff. Crop Acres: 187.86
CRP Acres: 9.50
Corn Base Acres: 136.80
Corn PLC Yield: 124 Bu.
Bean Base Acres: 48.20
Bean PLC Yield: 44 Bu.

CRP Contracts

There are 9.50 acres enrolled in a CP-21 contract that pays \$1,804 annually and expires 9/30/2021.

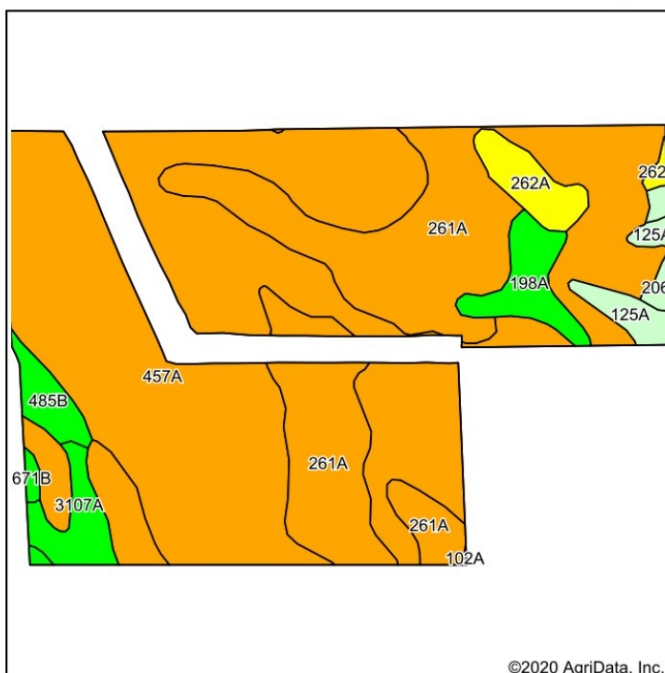
Soil Types/Productivity

Main soil types are Booker and Niota. Productivity Index (PI) on the FSA/Eff. Crop & CRP acres is 97.20. See soil map for details

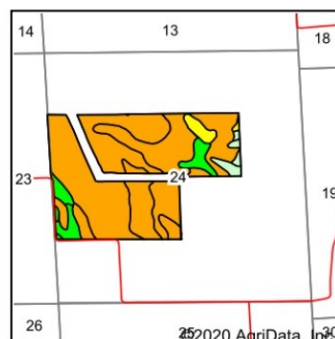
Yield History (Bu./Ac.)

Year	Corn	Beans
2018	219	63
2017	227	-
2016	193	58
2015	201	59
2014	190	50

Yield information is reported by crop insurance records.



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Henry**
Location: **24-18N-3E**
Township: **Phenix**
Acres: **187.86**
Date: **8/11/2020**



Maps Provided By:

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Area Symbol: IL073, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
457A	Booker silty clay, 0 to 2 percent slopes	97.36	51.8%		89
261A	Niota silt loam, 0 to 2 percent slopes	59.83	31.8%		98
198A	Elburn silt loam, 0 to 2 percent slopes	5.59	3.0%		143
262A	Denrock silt loam, 0 to 2 percent slopes	5.08	2.7%		115
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	4.50	2.4%		139
**917D	Oakville-Tell complex, 7 to 15 percent slopes	3.93	2.1%		**88
125A	Selma loam, 0 to 2 percent slopes	3.43	1.8%		129
**485B	Richwood silt loam, 2 to 5 percent slopes	3.27	1.7%		**135
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	2.63	1.4%		**96
206A	Thorp silt loam, 0 to 2 percent slopes	1.44	0.8%		126
**671B	Biggsville silt loam, 2 to 5 percent slopes	0.80	0.4%		**141
Weighted Average					97.5

Mineral Rights

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

Land Description

Level to gently sloping.

Drainage

Natural, some tile.

Water & Well Information

None.

Comments

Highly tillable farm located in Northeast Geneseo, IL.

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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NE Looking SW



SW Looking NE



NW Looking SE



SE Looking NW



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