

Land For Sale

ACREAGE:

467.68 Acres, m/l

LOCATION:

Coles County, IL



Property *Key Features*

- **Premium Quality Illinois Cropland - 99.47% Tillable**
- **Major Drainage Tile Investment Over Recent Years**
- **Unique Opportunity to Purchase Large & Near Contiguous Unit**

Doug Hensley

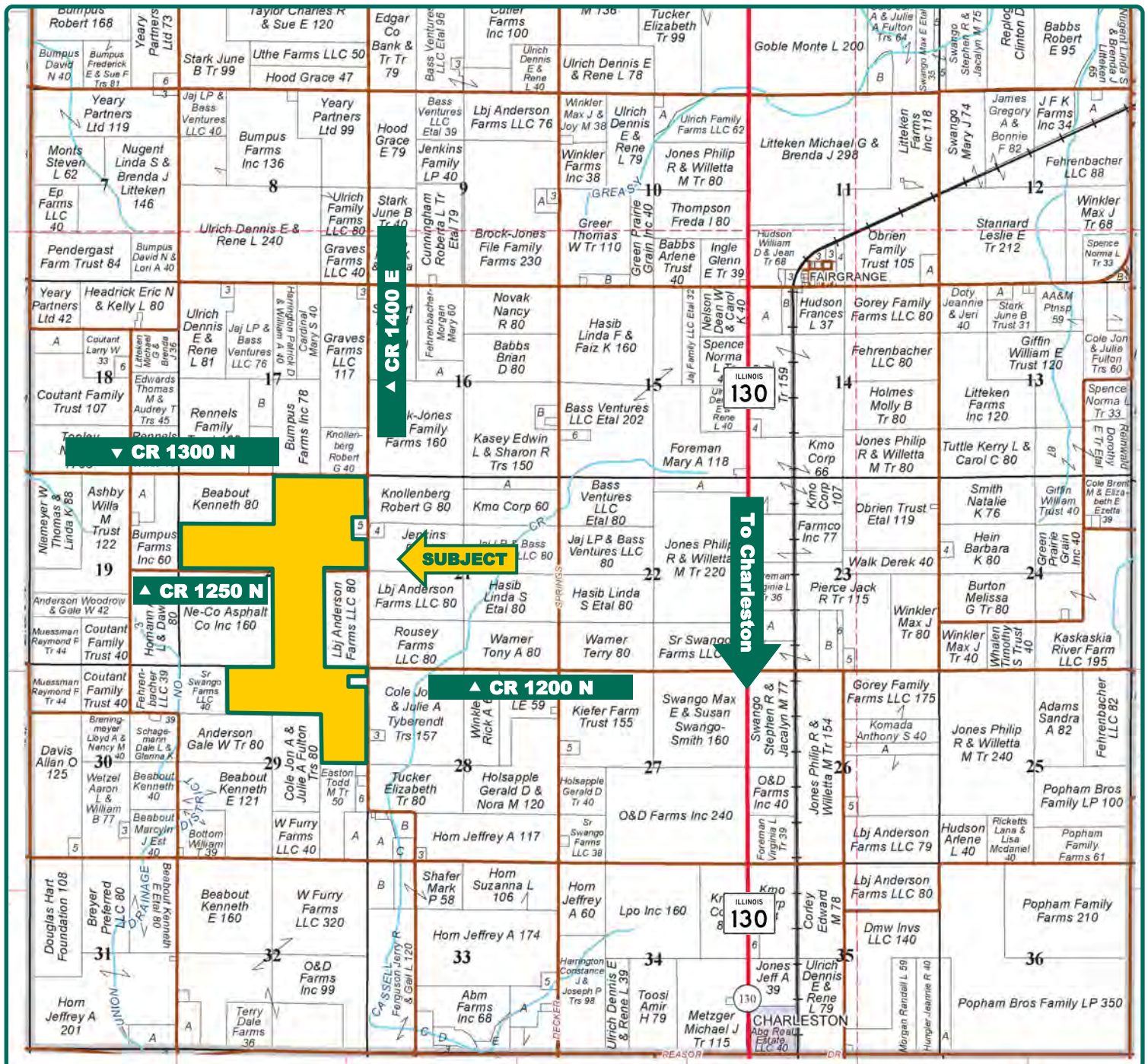
Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI

Doug.Hensley@Hertz.ag

800-593-5263

415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500

www.Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Doug Hensley

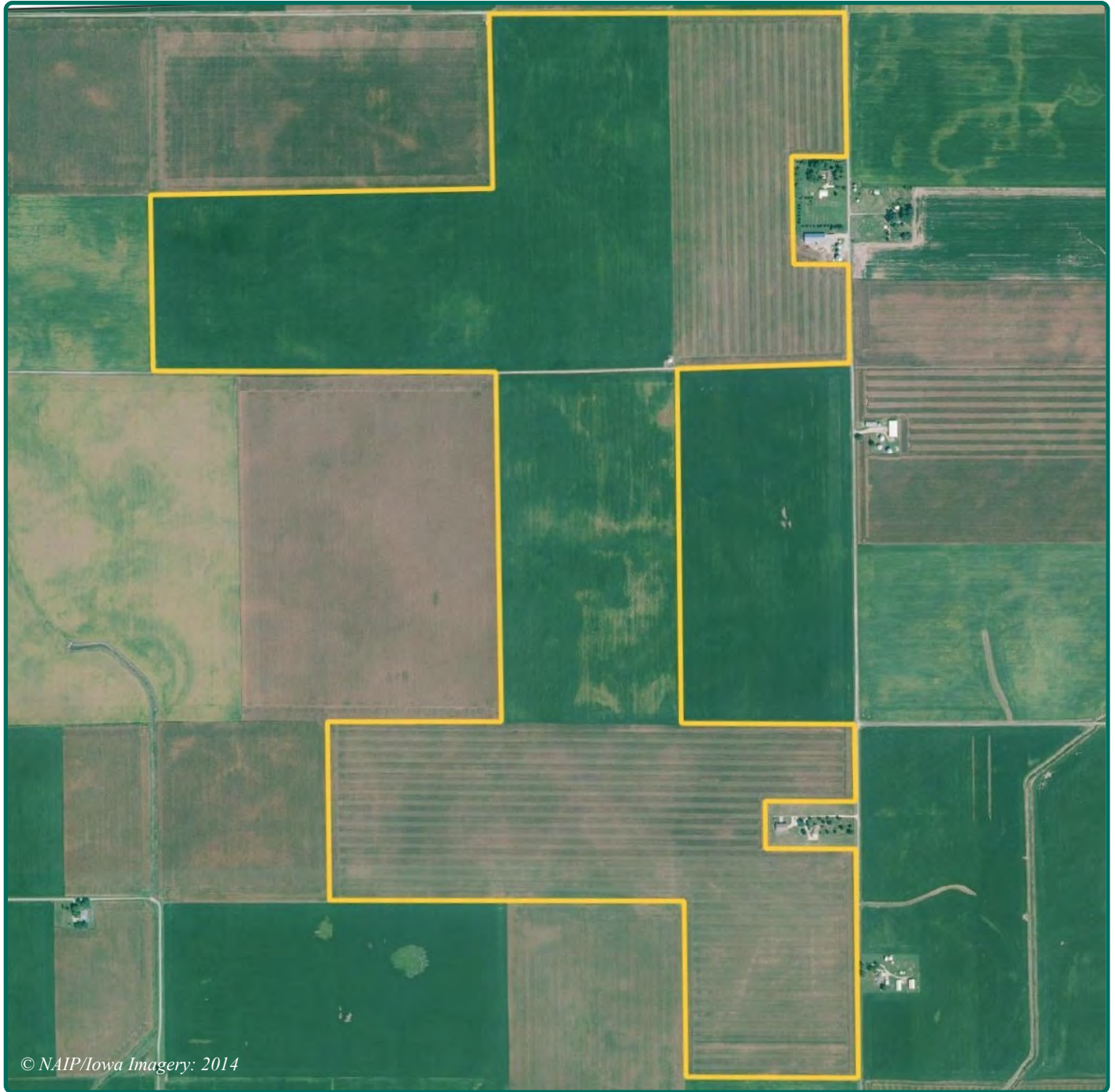
Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI

Doug.Hensley@Hertz.ag

800-593-5263

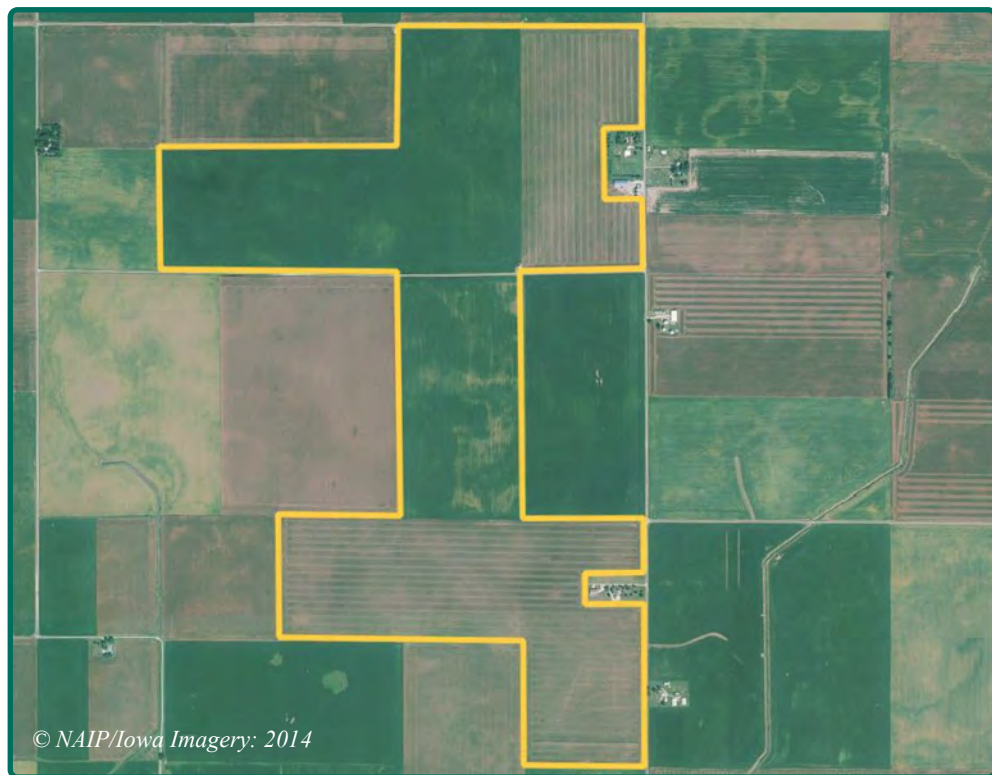
415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500

www.Hertz.ag



Doug Hensley
Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI
Doug.Hensley@Hertz.ag

800-593-5263
415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



FSA/Eff. Crop Acres:	465.21
Corn Base Acres:	276.80
Bean Base Acres:	185.22
Soil Productivity:	138.10 P.I.

Property Information

467.68 Acres, m/l

Location

From Charleston: Travel north on Illinois Highway 130 approximately 3 miles, then west 2 miles on Coles County Road 1200 North to Coles County Road 1400 East. Watch for our signs!

Legal Description

467.68 acres, m/l, in Sections 20 & 29, Township 13 North, Range 9 East of the 3rd P.M. (Seven Hickory Twp.) Exact legal to be confirmed via title work.

Price & Terms

- \$5,027,560
- \$10,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2019 Taxes Payable 2020: \$20,659.55*
Taxable Acres: 467.68*
Tax per Taxable Acre: \$44.14*
**Taxes estimated. Coles County Assessor will determine final tax figures.*

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 8440, Tracts 10297, 11037
FSA/Eff. Crop Acres: 465.21
Corn Base Acres: 276.80
Corn PLC Yield: 147 Bu.
Bean Base Acres: 185.22
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Main soil types are Drummer, Raub, and Dana. Productivity Index on the FSA/Eff. Crop acres is 138.10. See soil map for details.

Mineral Rights

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

Fertility Data

Average analysis of soils tests completed in 2018 by Encirca. For details, please contact listing agent.

pH: 6.4
K: 173.46
P: 50.66

Land Description

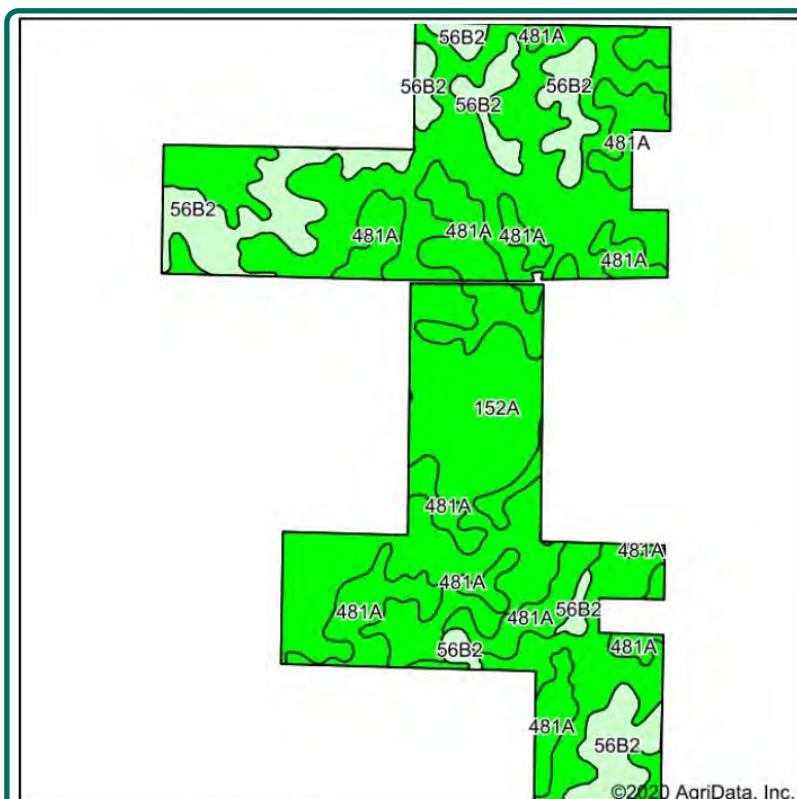
Nearly level to gently sloping.

Doug Hensley

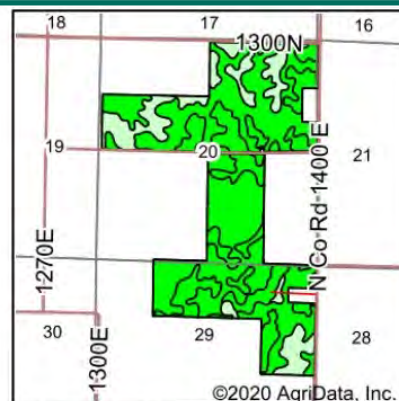
Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI
Doug.Hensley@Hertz.ag

800-593-5263

415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Coles**
Location: **20-13N-9E**
Township: **Seven Hickory**
Acres: **465.21**
Date: **8/6/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com



Area Symbol: IL029, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	271.12	58.3%		195	63	73	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	115.84	24.9%		183	58	73	134
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	78.25	16.8%		**171	**53	**66	**124
Weighted Average					188	60.1	71.8	138.1

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

Drainage

Natural, and mostly pattern tiled.

Buildings/Improvements

30' x 19' grain bin with aeration fan.
Built in 1979.

Comments

Unique opportunity to purchase a near contiguous unit with outstanding-quality tillable land.

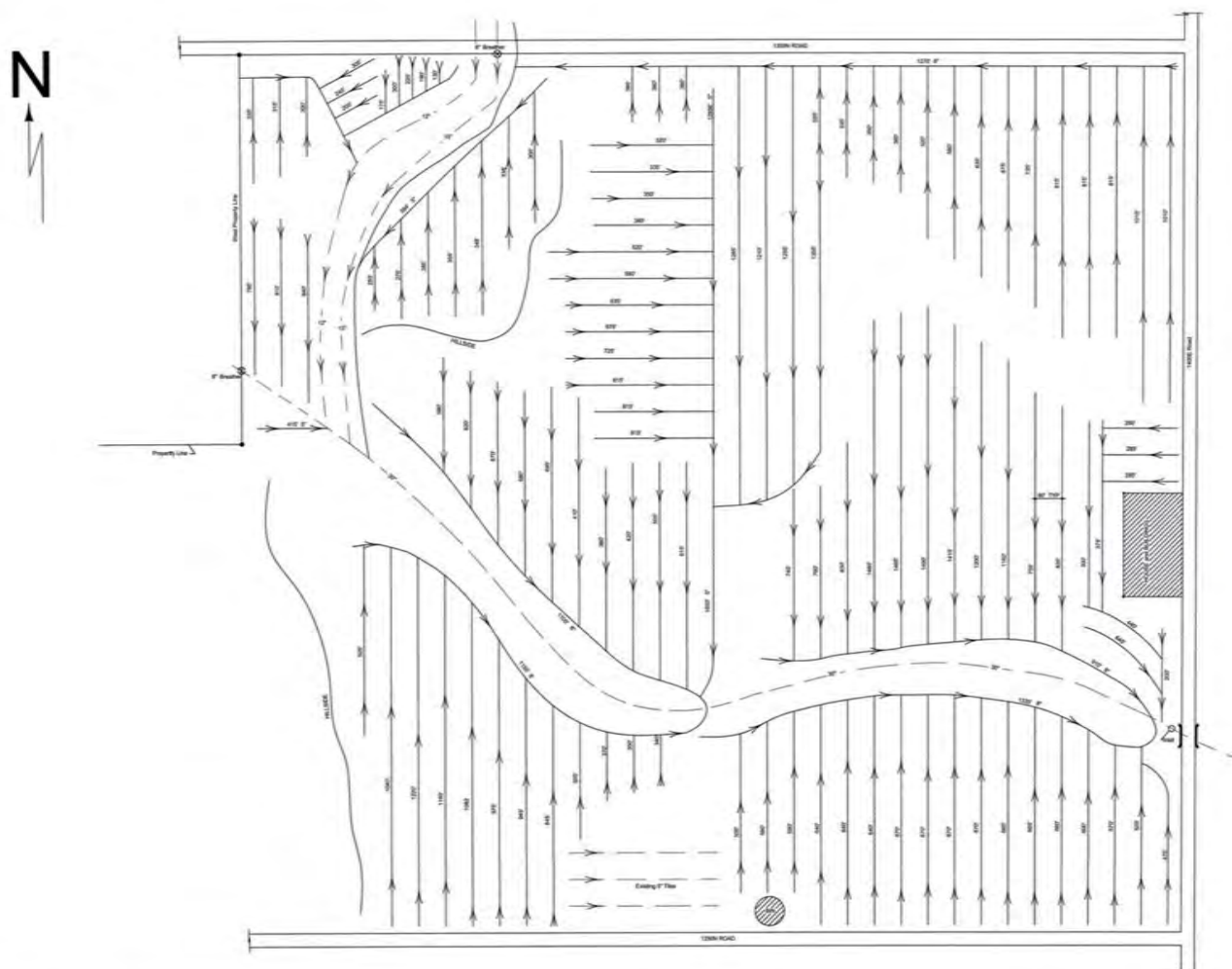
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Doug Hensley

Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI
Doug.Hensley@Hertz.ag

800-593-5263

415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

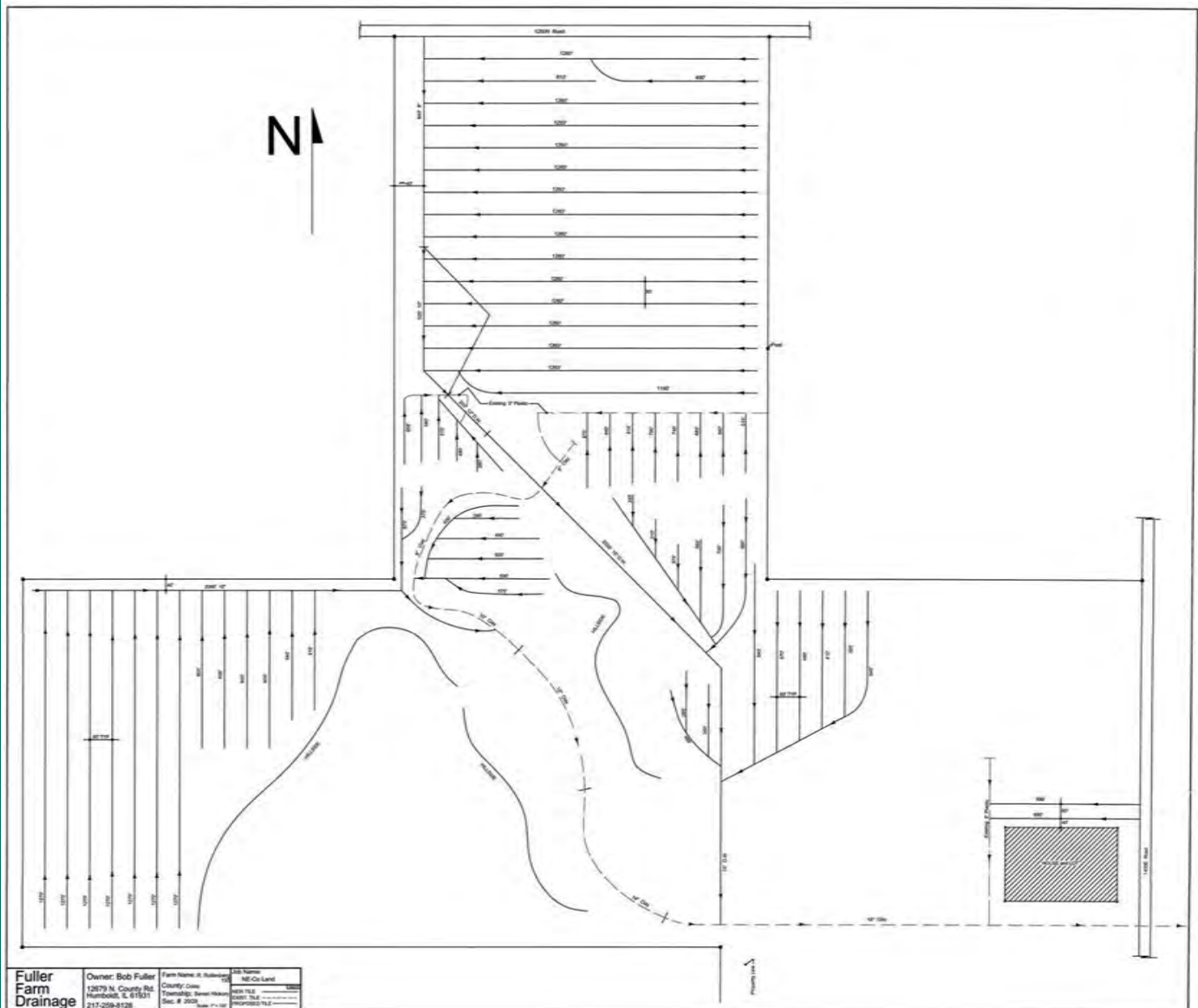


Fuller Farm Drainage	Owner: Bob Fuller	Farm Name: N. Hensley	File Name:
	12679 N. County Rd.	County: Cass	NEW TILE
	Humboldt, IL 61531	Township: Seven Holes	EXIST. TILE
	217-259-8128	Sec. # 20	PROPOSED TILE

* Note - For electronic version of map, please contact listing agent.

Doug Hensley
Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI
Doug.Hensley@Hertz.ag

800-593-5263
415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



* Note - For electronic version of map, please contact listing agent.

Doug Hensley
Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI
Doug.Hensley@Hertz.ag

800-593-5263
415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

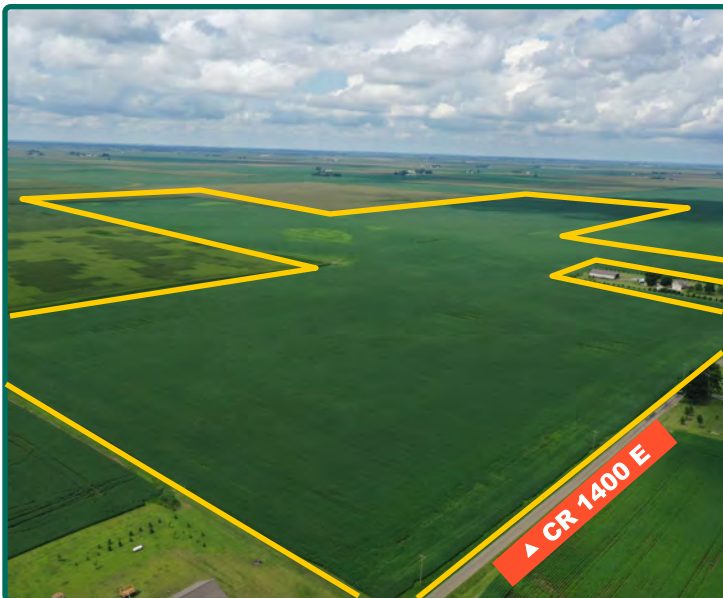
North Tract - Looking NW From CR 1400 E



North Tract - Looking NE Above CR 1250 N



South Tract - SE Looking NW



South Tract - Looking SE Above CR 1250 N



Doug Hensley

Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI

Doug.Hensley@Hertz.ag

800-593-5263

415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500

www.Hertz.ag

Looking NE Along CR 1250 N



Grain Bin w/ Aeration Fan



2020 Soybean Crop



2020 Soybean Crop



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Doug Hensley

Designated Managing Broker in IL
Licensed Broker in IA, MN, NE & WI

Doug.Hensley@Hertz.ag

800-593-5263

415 S. 11th Street / PO Box 500
Nevada, IA 50201-0500

www.Hertz.ag