



120.4 Acres, m/l, Henry County, IL

Property Information

Location

Three miles northwest of Kewanee, Illinois on E2270 Street, north of N650 Avenue.

Legal Description

53 acres +/- in the W 1/2 of the NE 1/4 and North 26 acres of the E 1/2 of the NE 1/4 of Sec 35, and the SE 1/4 of the SE 1/4 of Sec. 26, T15N, R4E

Price & Terms

- \$1,023,400
- \$8,500 / acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Lease Status

The farm is open for 2017.

Real Estate Tax

Taxes Payable in 2016: \$3,178.40
Taxable Acres: 120.40
Tax per Taxable Acre: \$26.40

FSA Data

Farm Number 7471, Tract 8969
Crop Acres: 108.16
Corn Base: 81.07
Corn PLC Yield: 154 Bu.
Bean Base: 27.03
Bean PLC Yield: 46 Bu.

CRP Contracts

There are no CRP contracts on this property .

Soil Types/Productivity

Main soil types are Ipava, Sawmill & Fayette silt loam. Productivity Index (PI) is 129.9. See soil map for details.

Mineral Rights

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

Land Description

North Tract is gently rolling. South Tract is nearly level.

Buildings/Improvements

There are no buildings on this property.

Comments

Well cared for and a productive farm.

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.

Refer to page 74 for keyed parcels

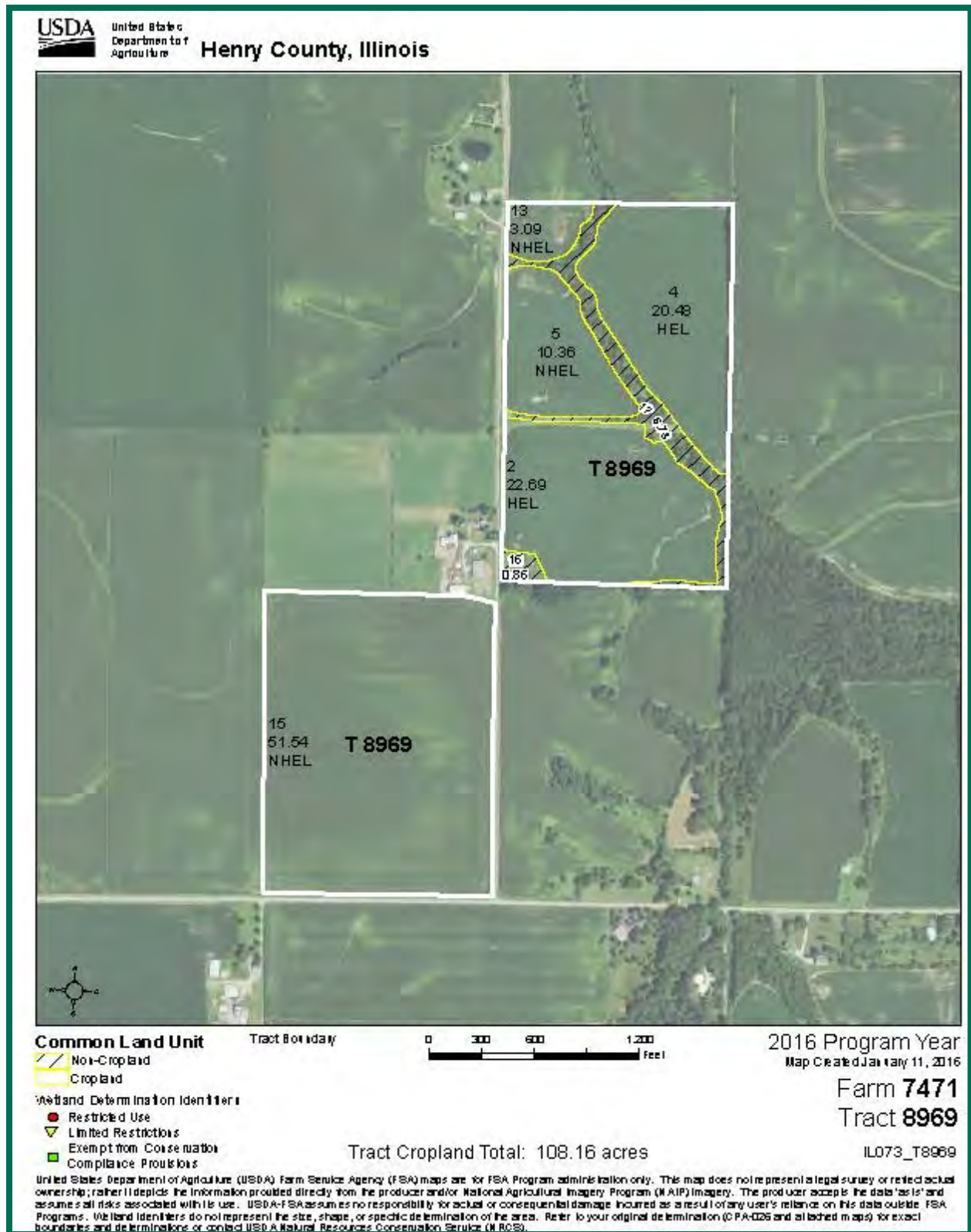
T.15N.-R.4E.

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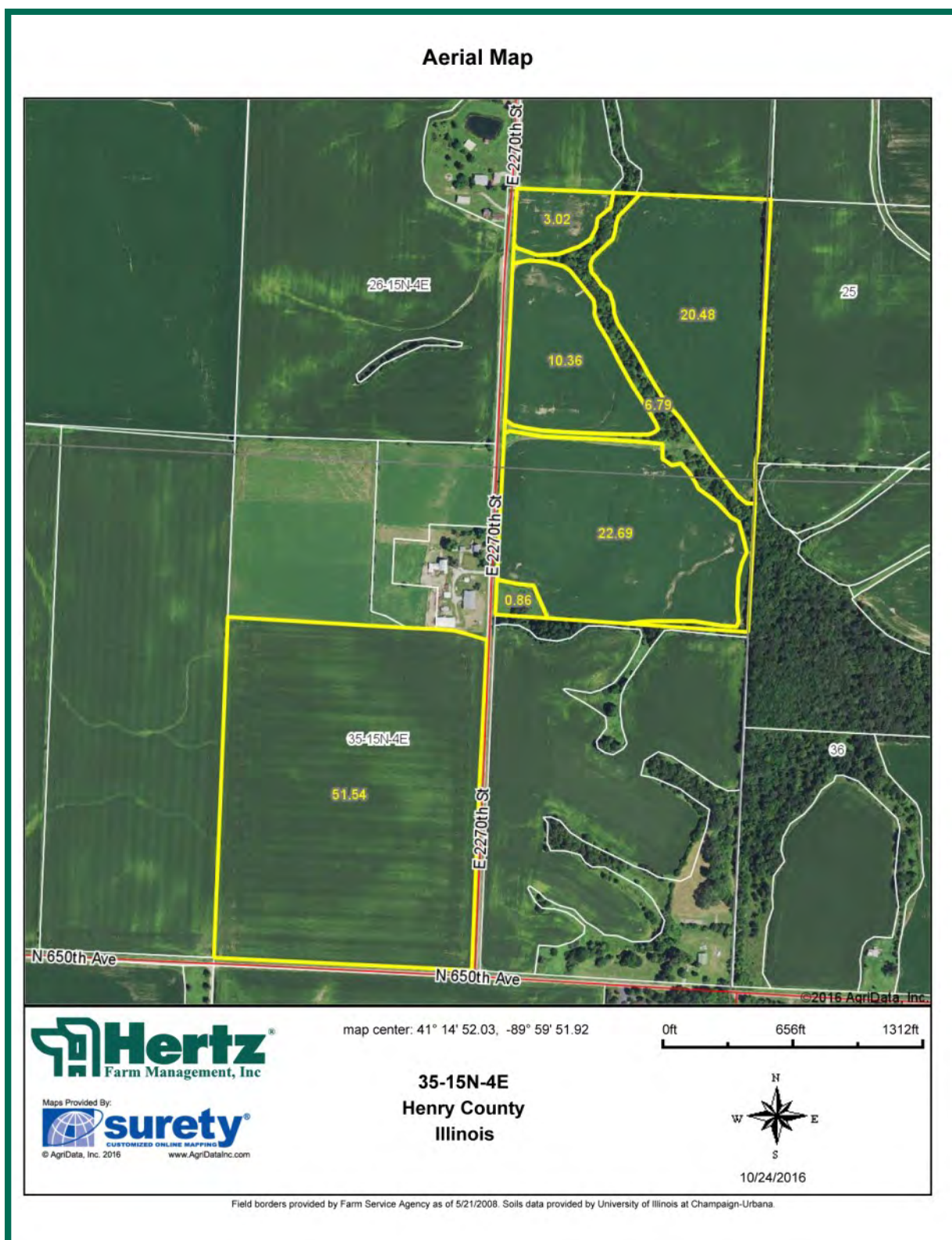
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FSA Aerial Map



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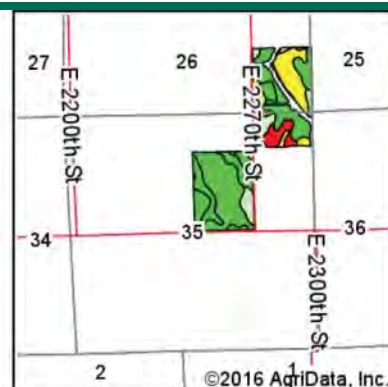
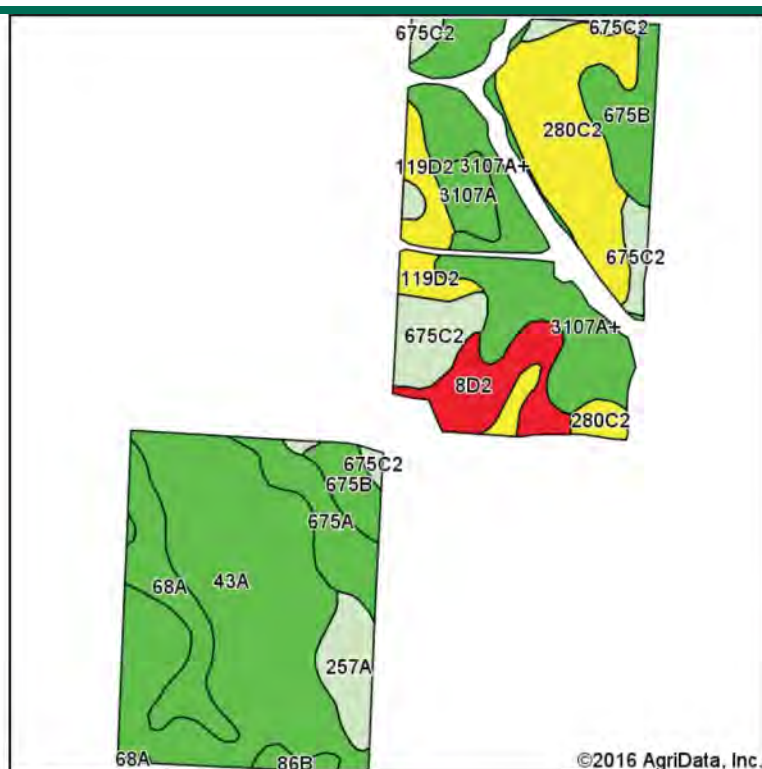
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Soil Map



State: Illinois
 County: Henry
 Location: 35-15N-4E
 Township: Burns
 Acres: 108.09
 Date: 10/21/2016

Hertz
 Farm Management, Inc.

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL073, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
43A	Ipava silt loam, 0 to 2 percent slopes	32.39	30.0%		191	62	142
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	17.00	15.7%		189	60	139
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	14.94	13.8%		**155	**49	**113
**675C2	Greenbush silt loam, 5 to 10 percent slopes, eroded	7.95	7.4%		**171	**54	**125
**675B	Greenbush silt loam, 2 to 5 percent slopes	7.26	6.7%		**182	**57	**133
68A	Sable silty clay loam, 0 to 2 percent slopes	6.46	6.0%		192	63	143
**8D2	Hickory silt loam, 10 to 18 percent slopes, eroded	6.09	5.6%		**108	**36	**82
675A	Greenbush silt loam, 0 to 2 percent slopes	4.82	4.5%		184	58	134
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	3.92	3.6%		**134	**44	**100
257A	Clarksdale silt loam, 0 to 2 percent slopes	3.86	3.6%		174	56	128
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	2.47	2.3%		189	60	139
**86B	Osco silt loam, 2 to 5 percent slopes	0.93	0.9%		**189	**59	**140
Weighted Average					176	56.4	129.9

Area Symbol: IL073, Soil Area Version: 11

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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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.

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Photos: 120.4 Acres, m/l, Henry County, IL



North Tract



North Tract



South Tract



South Tract