

149.8 Acres, m/I, McHenry County, IL



114.3 PI - Quality farm located on hard surface road.

Property Information

Location

Located on Highway 120, approximately 3/4 mile east of Woodstock.

Legal Description

Section 34, Greenwood Township, McHenry County, Illinois. See plat map page 5.

Seller

Elsen Trust

Price & Terms

- \$891,000.00
- \$5,948.00 per acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Lease Status

Open for 2016.

Possession

Immediately upon closing subject to 30 day house lease.

Real Estate Tax

Taxes Payable 2015: \$6,466.36
Taxable Acres: 149.8
Tax per Taxable Acre: \$43.16
(Includes farm improvements.)

FSA Data

Farm Number 8640, Tract #861
Crop Acres: 121.9
Corn Base: 64.5
Corn PLC Yield: 143 Bu.
Bean Base: 57.4
Bean PLC Yield: 44 Bu.
Both corn and soybeans are ARC-Co enrolled.

Conservation Easement

Special Announcement

This property has an Agricultural Conservation Easement with the Land Conservancy of McHenry County. Future use is restricted to agricultural production and conservation purposes, such as preservation of agricultural land, open spaces, scenic values, natural habitat, and historic resources. Contact Agent for more details and a copy of the Conservation Program Easement.

Soil Types/Productivity

Main soil types are Ringwood, McHenry, and Casco. Productivity Index (PI) is 114.3. See soil map for details.

Drainage

No maps available.

Richard J. Grever
Licensed Managing Broker in IL
RichG@Hertz.Ag

815-748-4440
143 N 2nd St, DeKalb, IL 60115
www.Hertz.ag

Property Information & Photos



Buildings/Improvements

Located on Highway 120 in southwest corner of north parcel. Includes a 2-story dwelling, barn and several storage facilities. The house is leased month to month. Possession as agreed. Buildings are being sold "As is, Where is."

Comments

Property cannot be divided due to Conservation Easement. See Conservation Easement.

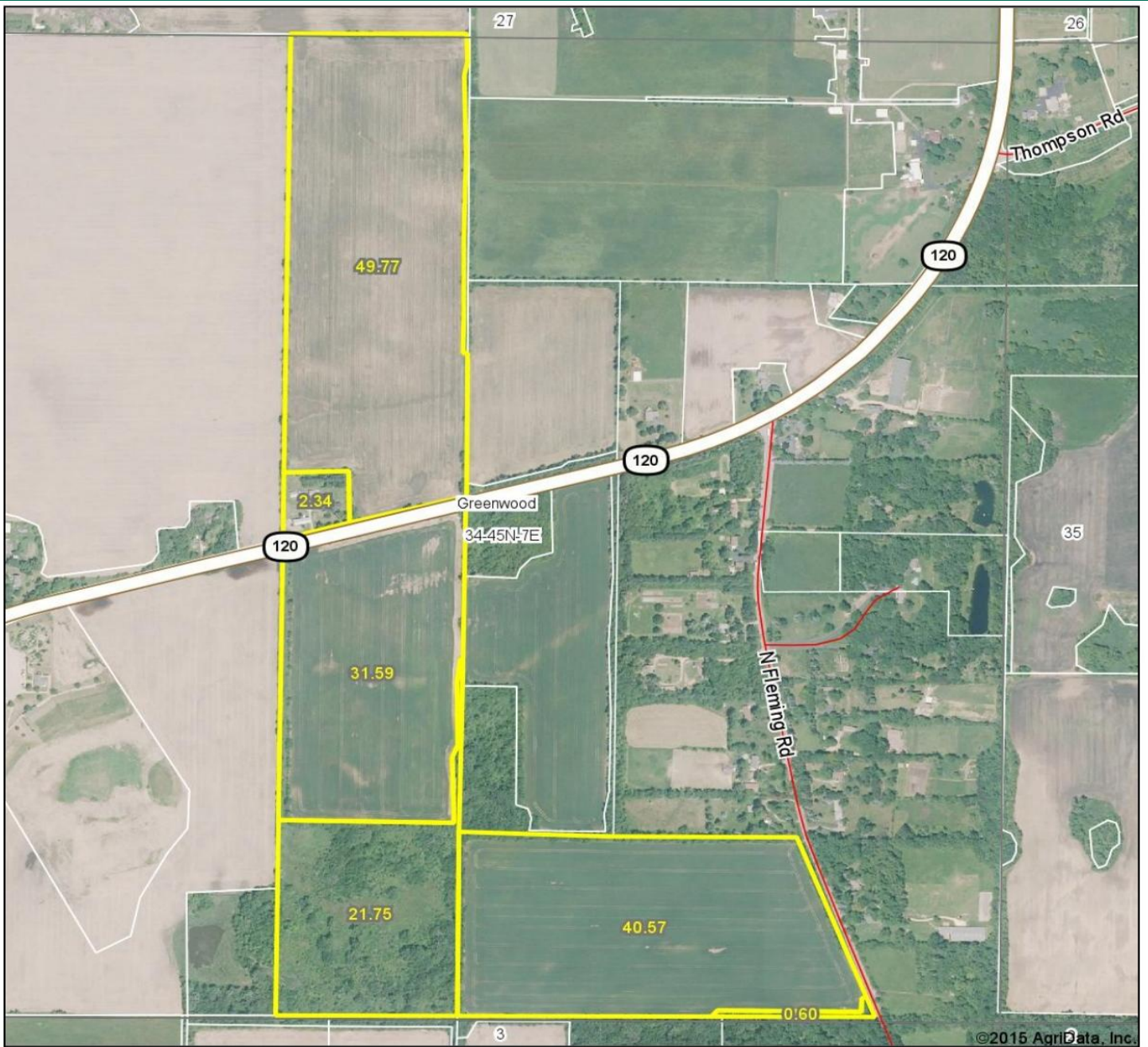


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

Richard J. Grever
Licensed Managing Broker in IL
RichG@Hertz.Ag

815-748-4440
143 N 2nd St, DeKalb, IL 60115
www.Hertz.ag

Aerial Photo



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2015 www.AgridataInc.com

map center: 42° 20' 5.43, 88° 24' 7.75

34-45N-7E
McHenry County
Illinois

0ft 794ft 1588ft



1/7/2016

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Richard J. Grever
Licensed Managing Broker in IL
RichG@Hertz.Ag

815-748-4440
143 N 2nd St, DeKalb, IL 60115
www.Hertz.ag

Soils data provided by USDA and NRCS.

State: Illinois
 County: McHenry
 Location: 34-45N-7E
 Township: Greenwood
 Acres: 121.93
 Date: 1/8/2016

Hertz
 Farm Management, Inc

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2015 www.AgrDataInc.com

Area Symbol: IL111, 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
**297B	Ringwood silt loam, 2 to 4 percent slopes	38.45	31.5%		**173	**55	**128
**310B	McHenry silt loam, 2 to 4 percent slopes	23.64	19.4%		**154	**50	**114
**323C2	Casco loam, 4 to 6 percent slopes, eroded	21.65	17.8%		**130	**43	**96
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	14.55	11.9%		**130	**44	**97
206A	Thorp silt loam, 0 to 2 percent slopes	6.57	5.4%		170	55	126
**363C2	Griswold loam, 4 to 6 percent slopes, eroded	4.69	3.8%		**148	**49	**111
297A	Ringwood silt loam, 0 to 2 percent slopes	4.61	3.8%		175	56	129
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	4.37	3.6%		183	60	136
**323D3	Casco clay loam, 6 to 12 percent slopes, severely eroded	1.57	1.3%		**104	**34	**76
**361D3	Kidder clay loam, 6 to 12 percent slopes, severely eroded	1.44	1.2%		**118	**40	**88
**327B	Fox silt loam, 2 to 4 percent slopes	0.39	0.3%		**148	**48	**108
Weighted Average					154.2	50.1	114.3

Area Symbol: IL111, Soil Area Version: 11

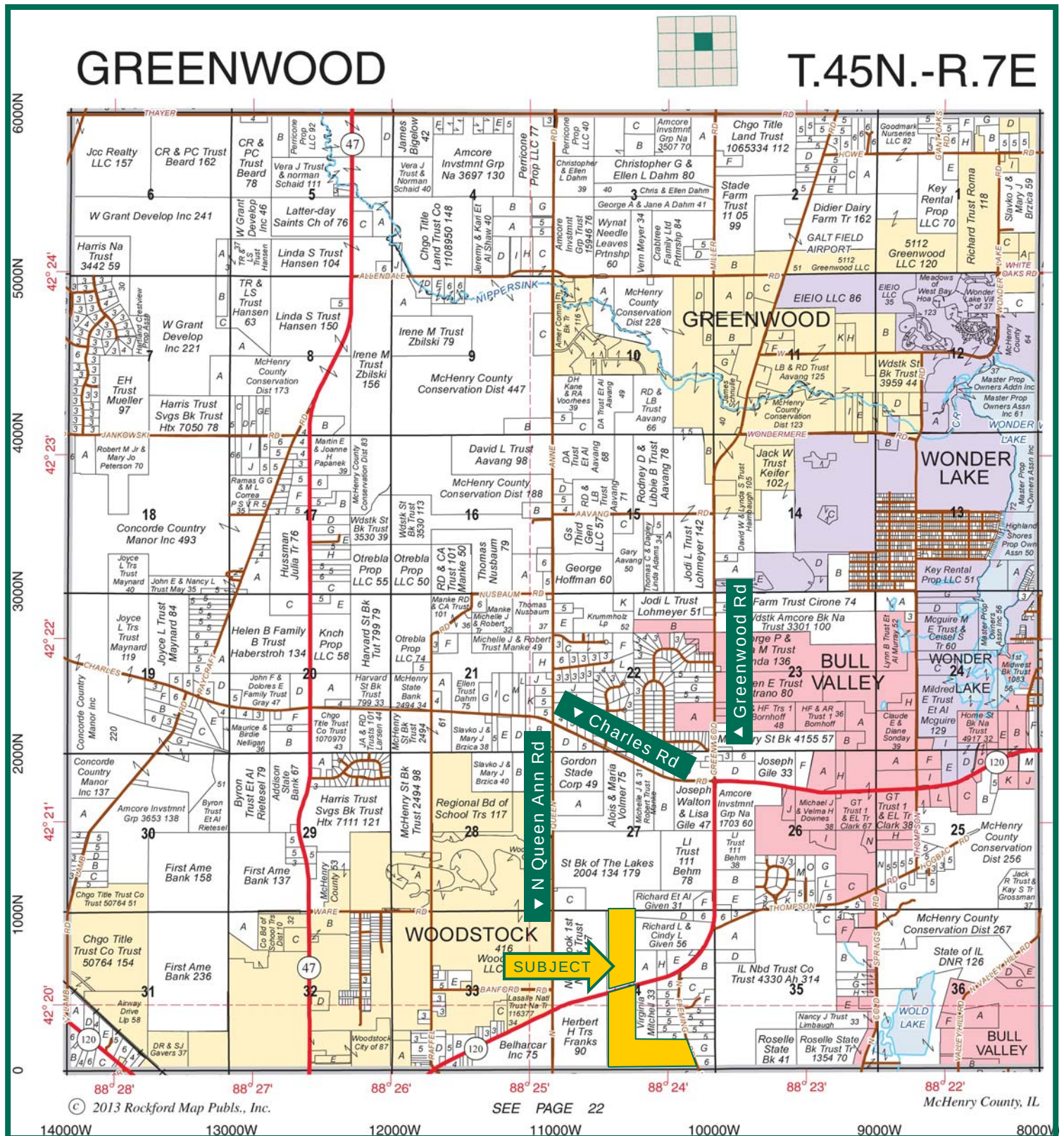
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method



Richard J. Grever
Licensed Managing Broker in IL
RichG@Hertz.Ag

815-748-4440
143 N 2nd St, DeKalb, IL 60115
www.Hertz.ag

Photos: 149.8 Acres, m/l, McHenry County, IL



Richard J. Grever
Licensed Managing Broker in IL
RichG@Hertz.Ag

815-748-4440
143 N 2nd St, DeKalb, IL 60115
www.Hertz.ag