



309.02 Acres m/l, Henry County, IL

Property Information

Sellers

Rollin G. Heller Trust B
Betty J. Heller Estate

Location

Five miles north of Annawan, along
Wilsey Road.

Legal Description

Section 4 and 9, Alba Township, Henry
County, Illinois.

Price & Terms

- 1,761,414
- \$ 5,700 / acre m/l
- 10% down upon acceptance of offer;
balance due at closing

Possession

At closing, subject to the 2015 lease.

Lease Status

The property is leased for 2015.

Real Estate Tax

Taxes Payable in 2015: \$6,508.44
Net Taxable Acres: 309.02
Tax per Net Taxable Acre: \$21.06

FSA Data

Farm Number: 20
Tract Numbers: 693
Crop Acres: 272.53
Corn Base: 241.7
Corn PLC Yield: 126
Bean Base: 6.2
Bean PLC Yield: 37
Wheat Base Acres: 2.2
Wheat PLC Yield: 46
Farm Program Election: ARC - CO

Fertility Data

Soil tests in 2015.

CRP Contracts

There are no CRP contracts on this
property.

Soil Types / Productivity

Primary soil types are Ambraw Loam and
Dickinson Sandy Loam. See soil map for
Productivity Index and details.

Mineral Rights

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

Land Description

Level to rolling Henry County farmland.

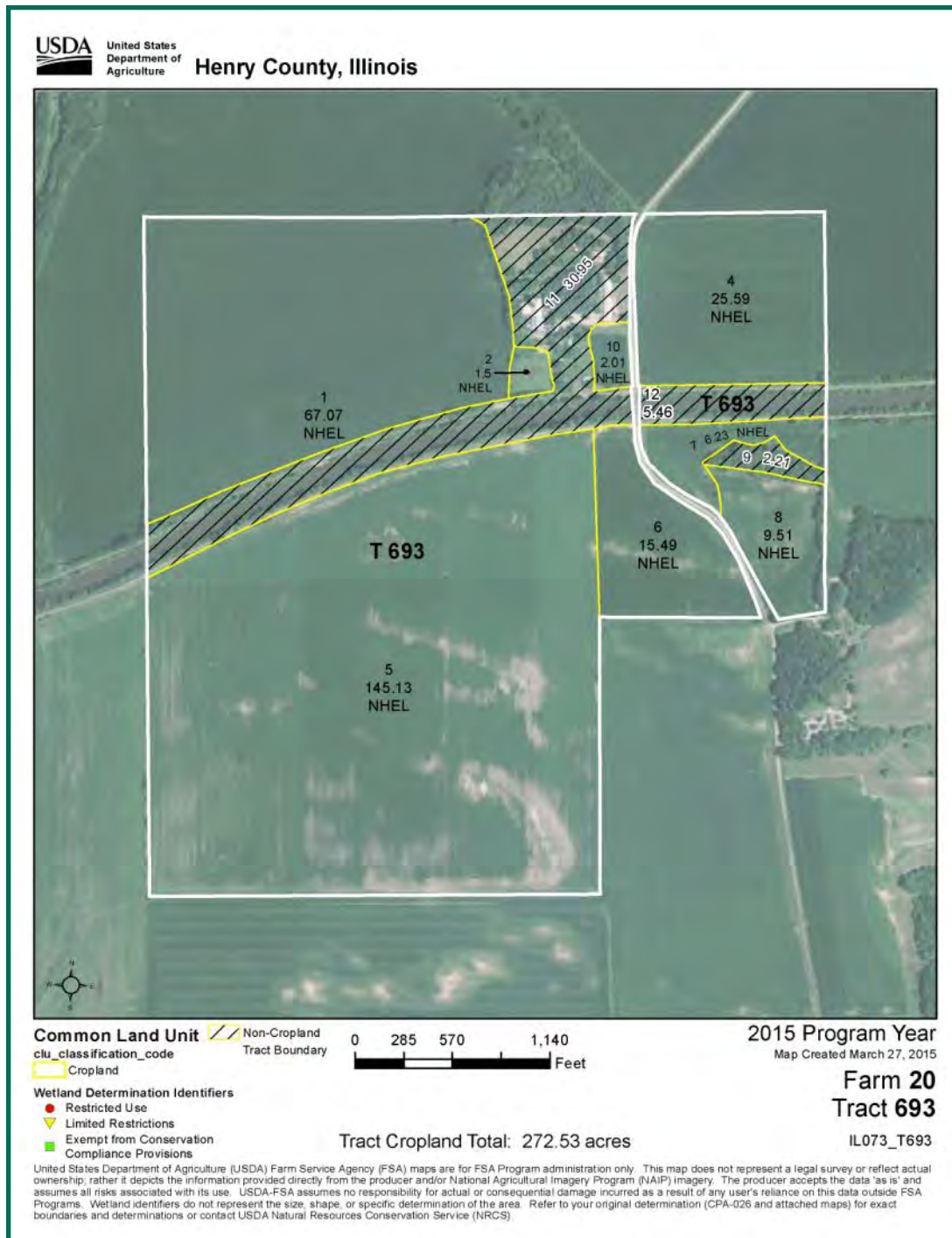
Drainage Districts

Farm is located in the Green River Special
Drainage District and the Harrison Sub #2
South Drainage District. Taxes paid
included in real estate taxes.

R. Edward Kiefer
Licensed Real Estate Managing Broker in Illinois
Licensed Real Estate Broker in Iowa
720 E. Culver Court, Geneseo, IL 61254

(309) 944-2184
EdK@Hertz.ag

www.Hertz.ag



Buildings / Improvements

House, barns with attached sheds, 30'x80' poured concrete silo with perforated floor and 15hp fan, 20'x70' Harvestore with grain system with 15hp 3 phase fan, 95' - 100' grain leg, machine sheds, crib, hog confinement buildings, and hangar.

Well Information

Gingerich Well & Pump Service LLC
2007 drilled, 170' well, 6" PVC.

Comments

This farm would be a great add-on or investment opportunity.

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.

R. Edward Kiefer

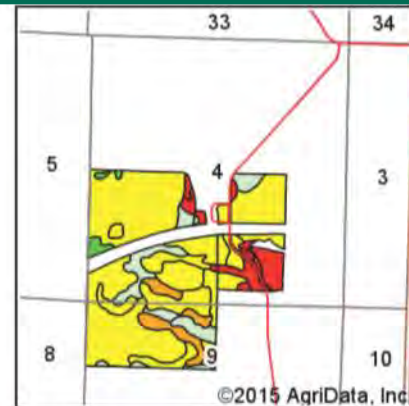
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Soil Map



Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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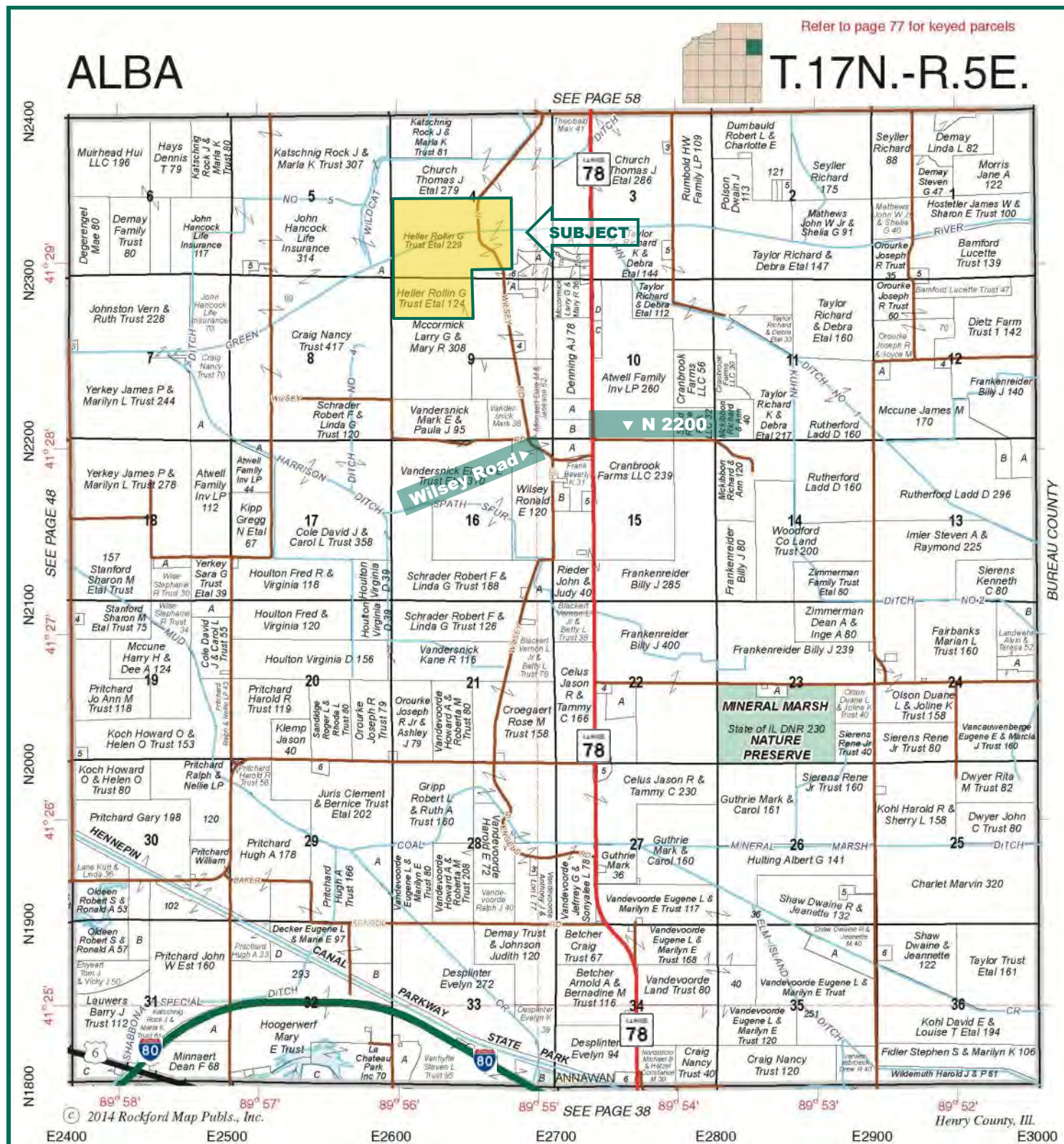
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
8302A	Ambraw loam, 0 to 2 percent slopes, occasionally flooded	146.11	53.6%		154	50	114
**87B	Dickinson sandy loam, 2 to 5 percent slopes	31.74	11.6%		**141	**46	**103
102A	La Hogue loam, 0 to 2 percent slopes	16.77	6.2%		162	52	121
201A	Gilford fine sandy loam, 0 to 2 percent slopes	12.96	4.8%		148	49	110
**741D	Oakville fine sand, 7 to 15 percent slopes	12.71	4.7%		**100	**35	**76
**88B	Sparta loamy sand, 1 to 6 percent slopes	12.16	4.5%		**118	**41	**91
**741B	Oakville fine sand, 1 to 7 percent slopes	10.47	3.8%		**106	**38	**81
87A	Dickinson sandy loam, 0 to 2 percent slopes	8.34	3.1%		142	46	104
125A	Selma loam, 0 to 2 percent slopes	6.62	2.4%		176	57	129
172A	Hoopeston sandy loam, 0 to 2 percent slopes	4.36	1.6%		147	48	109
8107A+	Sawmill silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.94	1.4%		189	60	139
8492A	Normandy loam, 0 to 2 percent slopes, occasionally flooded	3.85	1.4%		168	54	124
**87C2	Dickinson sandy loam, 5 to 10 percent slopes, eroded	2.50	0.9%		**132	**43	**97
Weighted Average					147.3	48.2	109.2

** 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

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Plat Map



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Photos: 309.02 Acres, Henry County, IL



House



House



Barn, machine shed, silo, Harvester, and leg



Barn



Crib



Machine shed



Shed



Finisher, nursery, & farrowing buildings



Hangar

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