

Hertz LAND FOR SALE



Property Information

Seller

Elsie C. Allen

Location

At the intersection of 2800N and 1550 E. Approximately 5 miles north of Chrisman, IL.

Legal Description

NW 1/4 of the NE 1/4 of Section 2, Township 16 North, Range 12 West, Edgar County, IL.

Price & Terms

- \$ 398,775
- \$ 9,750 / acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to the existing lease.

Lease Status

The farm is leased for 2015.

Real Estate Tax

Taxes Payable 2015: \$ 1,142.22 Taxable Acres: 40.90 Tax per Taxable Acre: \$ 27.93

FSA Data

Part of Farm #8229, Tract #198 Crop Acres: 41.71 Corn Base: 20.9 Corn PLC Yield: 156 Bu. Bean Base: 20.8 Bean PLC Yield: 47 Bu. Farm Program Election: ARC-CO

CRP Contracts

There are no CRP contracts on this property.

Buildings/Improvements

None.

Soil Types/Productivity

Main soil types are Dana silt loam and Drummer silty clay loam. Productivity Index (PI) is 133.3. See soil map for details.

Mineral Rights

All mineral interests owned by the Seller will be retained by the Seller.

Fertility Data

Soil tested fall of 2014. pH: 6.4 Phosphorous: 41 Potassium: 256

Yield History

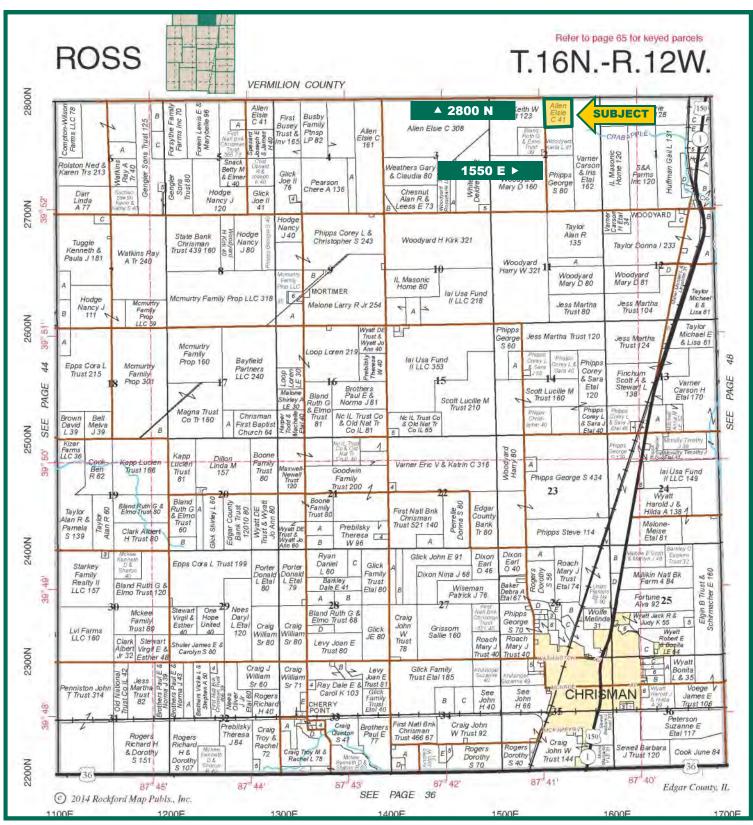
Supplied by Operator 2014 Soybean Yield: 60 bu. / acre. 2013 Corn Yield: 225 bu. / acre

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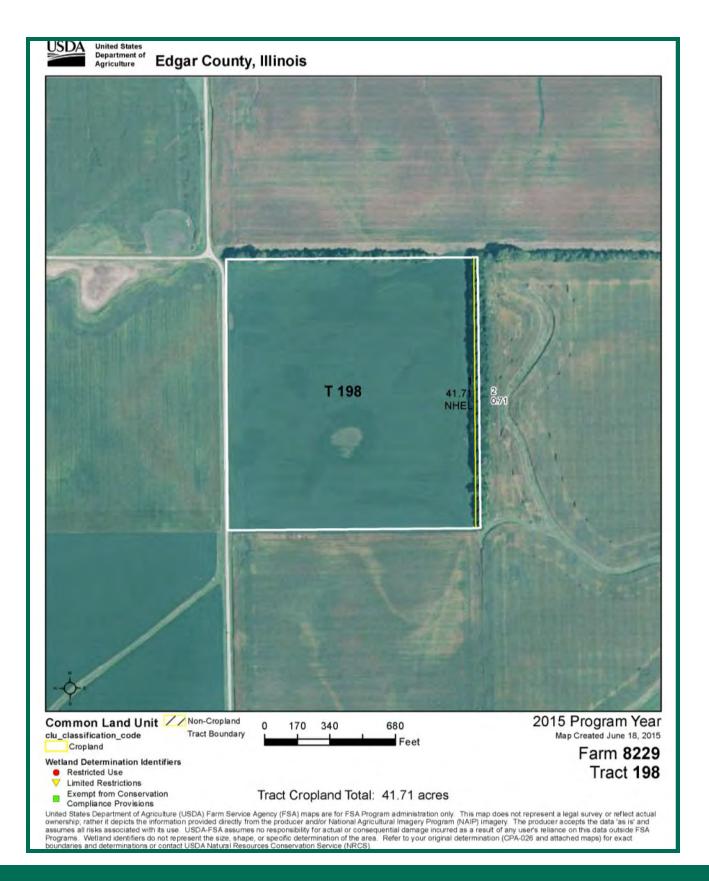
REID: 100-0110

Plat Map

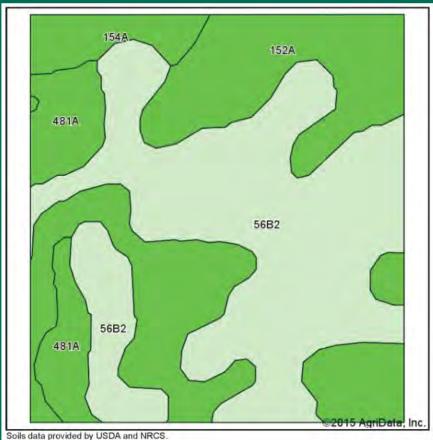


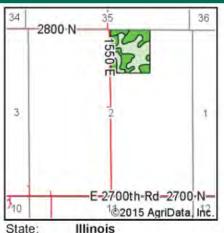
Map reproduced with permission of Rockford Map Publishers

Aerial Photo



Soil Map





State: Edgar County: 2-16N-12W Location:

Township: Ross Acres: 41.68 Date: 7/31/2015







Araa	Symbol	11 045	Soil Area	Vargion: Q

Code	Soil Description	14000	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	20.44	49.0%		**171	**53	**124
152A	Drummer silty clay loam, 0 to 2 percent slopes	15.48	37.1%		195	63	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	3,77	9.0%		183	58	134
154A	Flanagan silt loam, 0 to 2 percent slopes	1.99	4.8%		194	63	144
				Weighted Average	182.1	57.6	133.3

Area Symbol: IL045, Soil Area Version: 9

able: 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 (Updated 1/10/2012)

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

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.



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