



## 353.02 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

- \$2,012,340
- \$ 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: \$6,551.80  
Net Taxable Acres: 353.02  
Tax per Net Taxable Acre: \$18.56

#### FSA Data

Farm Number: 20  
Tract Numbers: 693 & 694  
Crop Acres: 315  
Corn Base: 278.4  
Corn PLC Yield: 126  
Bean Base: 7.2  
Bean PLC Yield: 37  
Wheat Base Acres: 2.5  
Wheat PLC Yield: 46

#### 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 maps for  
Productivity Index and details.

#### Mineral Rights

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

#### Fertility Data

Soil tests pending in 2015.

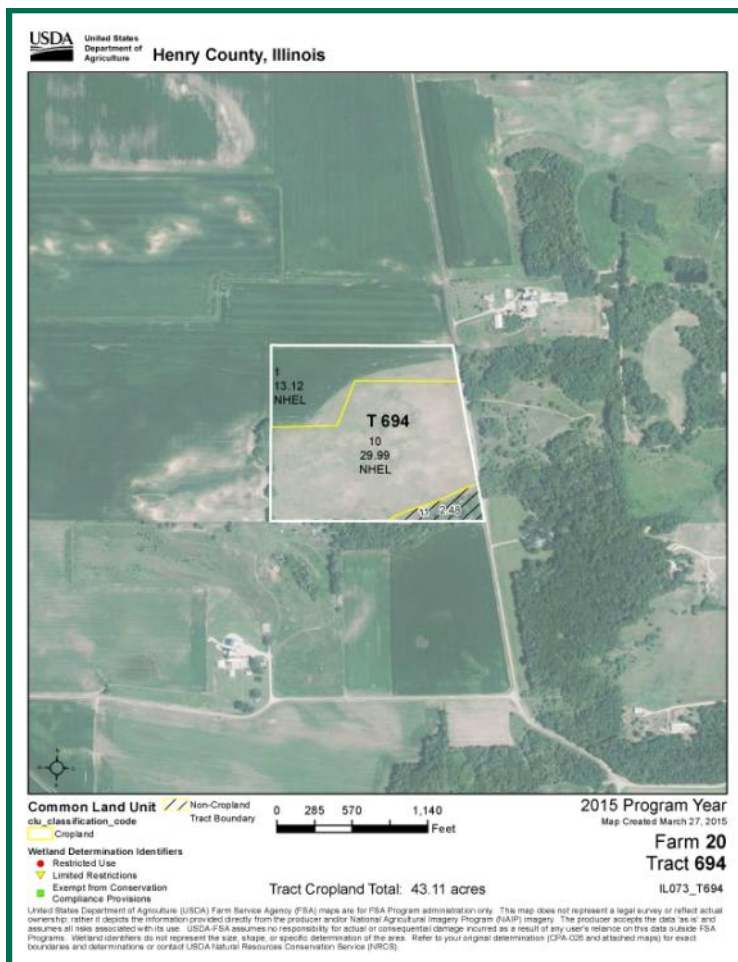
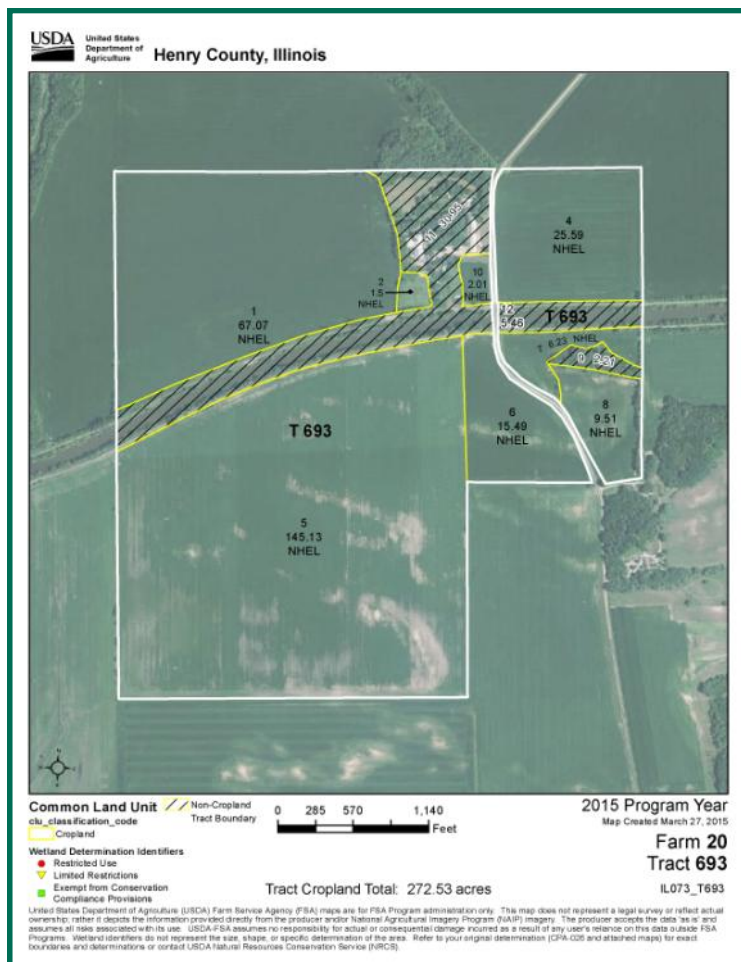
#### Land Description

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.

# Aerial Photos



## 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.*

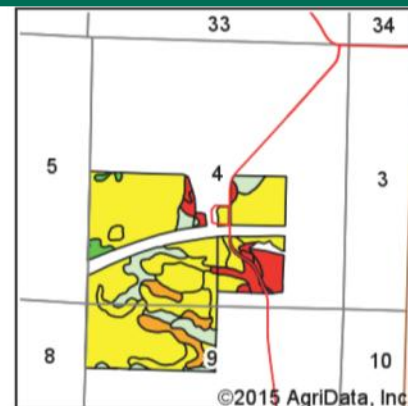
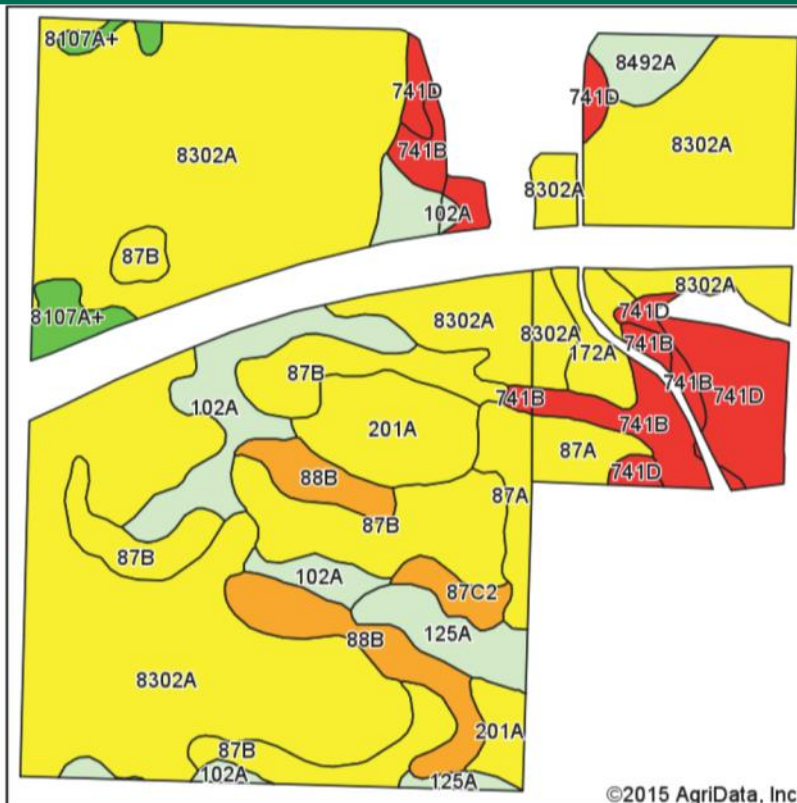
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# Soil Map



State: **Illinois**  
 County: **Henry**  
 Location: **4-17N-5E**  
 Township: **Alba**  
 Acres: **272.53**  
 Date: **3/25/2015**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
8302A	Ambrow 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

Area Symbol: IL073, Soil Area Version: 10

**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 (Updated 1/10/2012)**

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

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

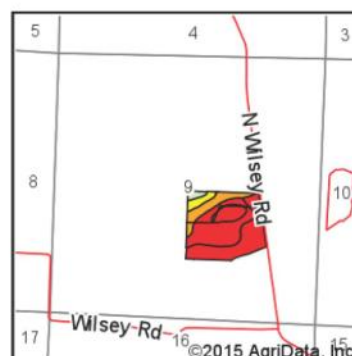
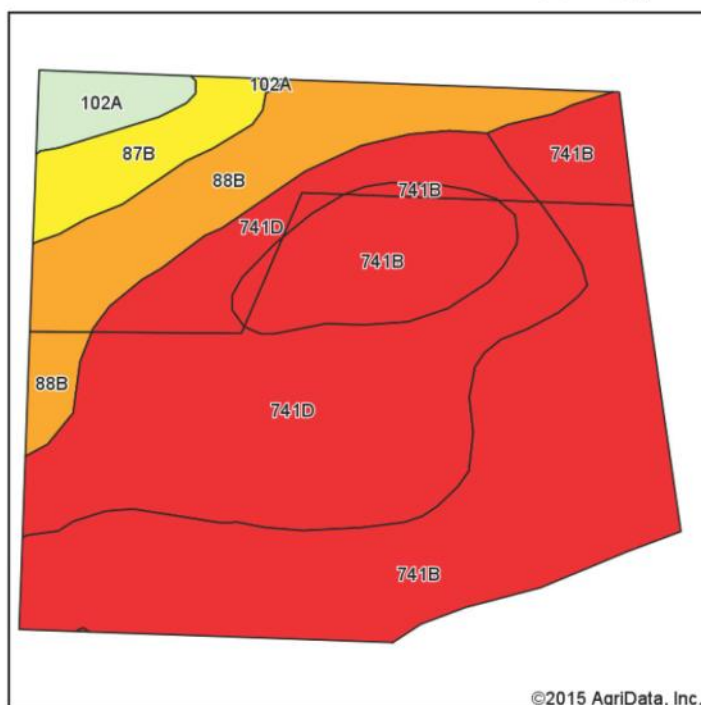
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# Soil Map

## Soil Map



State: **Illinois**  
 County: **Henry**  
 Location: **9-17N-5E**  
 Township: **Alba**  
 Acres: **43.11**  
 Date: **3/25/2015**

**Hertz**  
 Farm Management, Inc



Maps Provided By:  
**surety**  
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Soils data provided by USDA and NRCS.

Area Symbol: IL073, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**741B	Oakville fine sand, 1 to 7 percent slopes	19.33	44.8%		**106	**38	**81
**741D	Oakville fine sand, 7 to 15 percent slopes	14.74	34.2%		**100	**35	**76
**88B	Sparta loamy sand, 1 to 6 percent slopes	5.79	13.4%		**118	**41	**91
**87B	Dickinson sandy loam, 2 to 5 percent slopes	2.08	4.8%		**141	**46	**103
102A	La Hogue loam, 0 to 2 percent slopes	1.17	2.7%		162	52	121
Weighted Average					108.8	38.1	82.8

Area Symbol: IL073, Soil Area Version: 10

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 (Updated 1/10/2012)

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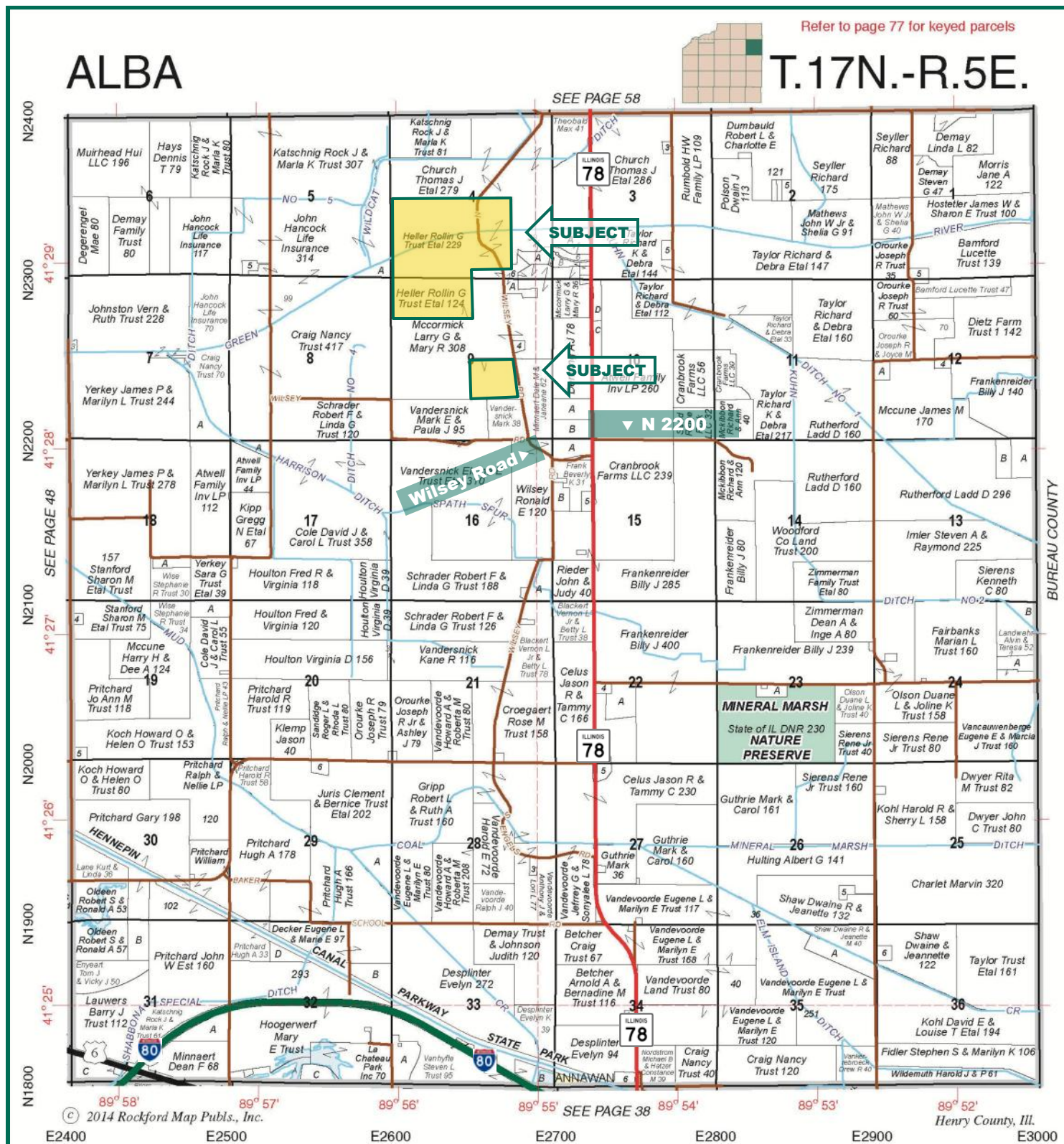
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## Plat Map



*Map reproduced with permission of Rockford Map Publishers.*

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## Photos: 353.02 Acres, Henry County, IL



House



House



Barn, machine shed, silo, Harvestore, and leg



Barn



Crib



Machine shed



Shed



Finisher, nursery, & farrowing buildings



Hangar

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