



118.0 Acres, Bureau County, IL

Property Information

Location

2 miles southwest of Buda, Illinois, at the corner of 800E and 1000N.

Legal Description

West Half (W 1/2) of the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 9, Township 15 North, Range 7 East of the 4th Principal Meridian, Bureau County, Illinois.

Price & Terms

- \$1,150,500
- \$ 9,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession granted at closing, subject to the 2014 lease. Seller's would prefer 2015 closing.

Lease Status

The farm is leased for 2014.

Real Estate Tax

Taxes Payable in 2014: \$2,975.52
Net Taxable Acres: 118.0
Tax per Net Taxable Acre: \$25.22

FSA Data

Farm Number: 1541, Tract 2566
Crop Acres: 116.02
Corn Base: 74.2
Corn Direct/CC Yields: 116 / 116
Bean Base: 41.8
Bean Direct/CC Yields: 38 / 38

CRP Contracts

There are no CRP contracts on the property.

Soil Types / Productivity

Primary soil types are Plano and Drummer. Productivity Index (P.I.) is 133.9. 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

The farm has productive soils and gently rolling to rolling in topography.

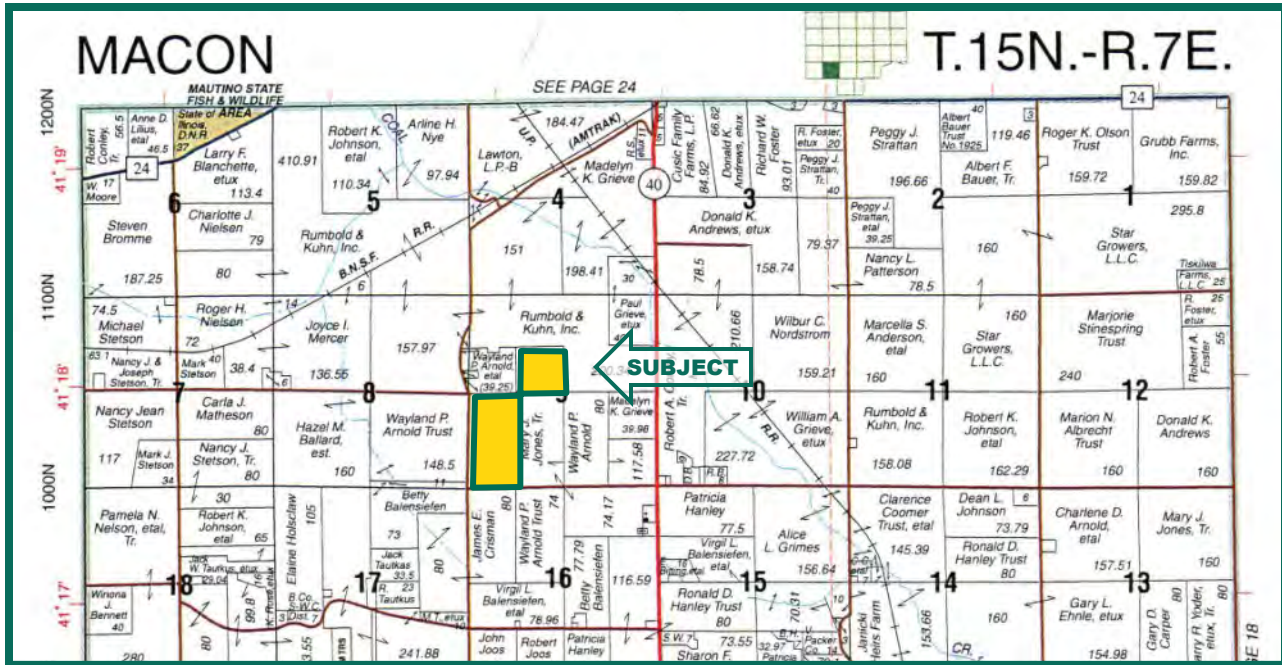
Buildings/Improvements

Older 45' x 60' implement shed.

Fertility Data

Farm is in excellent state of fertility. Soil tests are available upon request.

Aerial Photo and Map



Map reproduced with permission of Rockford Map Publishers.



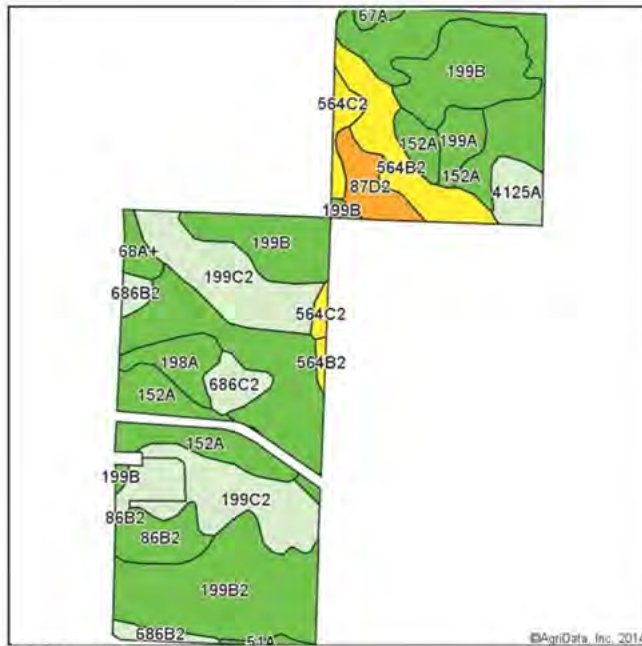
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



State: **Illinois**
 County: **Bureau**
 Location: **9-15N-7E**
 Township: **Macon**
 Acres: **115.95**
 Date: **2/25/2014**



Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**199B2	Plano silt loam, 2 to 5 percent slopes, eroded	28.48	24.6%		**184	**57	**135
152A	Drummer silty clay loam, 0 to 2 percent slopes	19.88	17.1%		195	63	144
**199C2	Plano silt loam, 5 to 10 percent slopes, eroded	19.77	17.1%		**180	**56	**132
**199B	Plano silt loam, 2 to 5 percent slopes	15.68	13.5%		**192	**59	**141
**564B2	Waukegan silt loam, 2 to 5 percent slopes, eroded	7.23	6.2%		**154	**50	**113
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	3.82	3.3%		**181	**57	**134
**87D2	Dickinson sandy loam, 7 to 15 percent slopes, eroded	3.37	2.9%		**126	**41	**93
198A	Elburn silt loam, 0 to 2 percent slopes	3.30	2.8%		197	61	143
4125A	Selma loam, ponded, depressional, 0 to 2 percent slopes	2.80	2.4%		176	57	129
199A	Plano silt loam, 0 to 2 percent slopes	2.45	2.1%		194	60	142
**686C2	Parkway silt loam, 5 to 10 percent slopes, eroded	2.30	2.0%		**173	**55	**128
**564C2	Waukegan silt loam, 5 to 10 percent slopes, eroded	2.28	2.0%		**151	**49	**111
**686B2	Parkway silt loam, 2 to 5 percent slopes, eroded	2.00	1.7%		**177	**56	**131
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	1.42	1.2%		192	63	143
67A	Harpster silty clay loam, 0 to 2 percent slopes	0.68	0.6%		182	57	133
51A	Muscataune silt loam, 0 to 2 percent slopes	0.49	0.4%		200	64	147
Weighted Average					182.2	57.3	133.9

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

Area Symbol: IL011, Soil Area Version: 11, Established: 12/11/2013 12:38:09 AM

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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Photos: 118.0 Acres, Bureau County, IL



Pole building



Beans