



160 Acres, m/l, Marshall County, IL

139.0 P.I. farm located 4.4 miles east of Camp Grove, IL/10 miles SW of Henry/25 miles N of Peoria

Property Information

Location

From Camp Grove: Take County Hwy. 8 (Camp Grove Rd) east 4.4 miles to County Rd. 500 E. Property lies on the north and east sides of the Co. Hwy 8/Co. Rd. 500E intersection.

Legal Description

SW¹/₄ Section 25, Township 13 North, Range 8 East of the of the 4th P.M. (Saratoga Twp.)

Price & Terms

- \$1,680,000
- \$10,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing subject to the current farm lease.

Lease Status

Farm is currently on a 50-50 crop share lease. Long-term local tenant would be interested in continuing to farm the land; however, tenancy will be open for the 2018 crop year, following the 2017 harvest season.

Real Estate Tax

2016 Taxes Payable in 2017: \$6,103.58
Taxable Acres: 160 Ac.
Tax per Taxable Acre: \$38.15
PIN: 01-25-300-001

FSA Data

Farm Number 710, Tract 1664
Crop Acres: 152.88
Corn Base: 152.6 Ac.
Corn PLC Yield: 168 Bu.

CRP Contracts

None

Soil Types/Productivity

Main soil types are Muscatune, Sawmill and Radford. Productivity Index (PI) is 139.0. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer.

Land Description

Level to gently sloping.

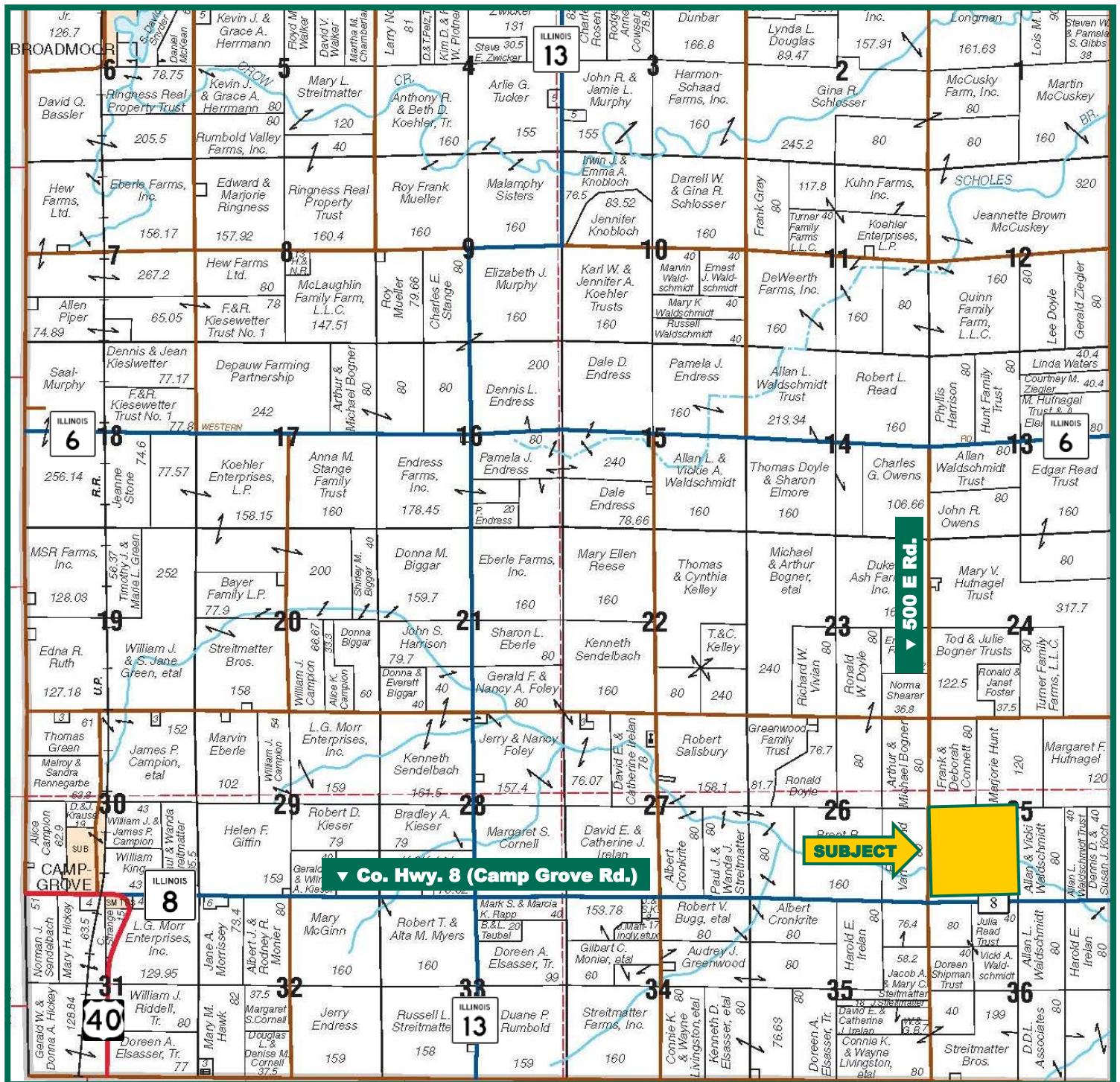
Buildings/Improvements

None

Comments

High quality tillable farm. This property would be ideal for a farmer seeking to expand a farming operation or an investor who is seeking a very high quality tillable farm with Class "A" soils.

Plat Map: Saratoga Township

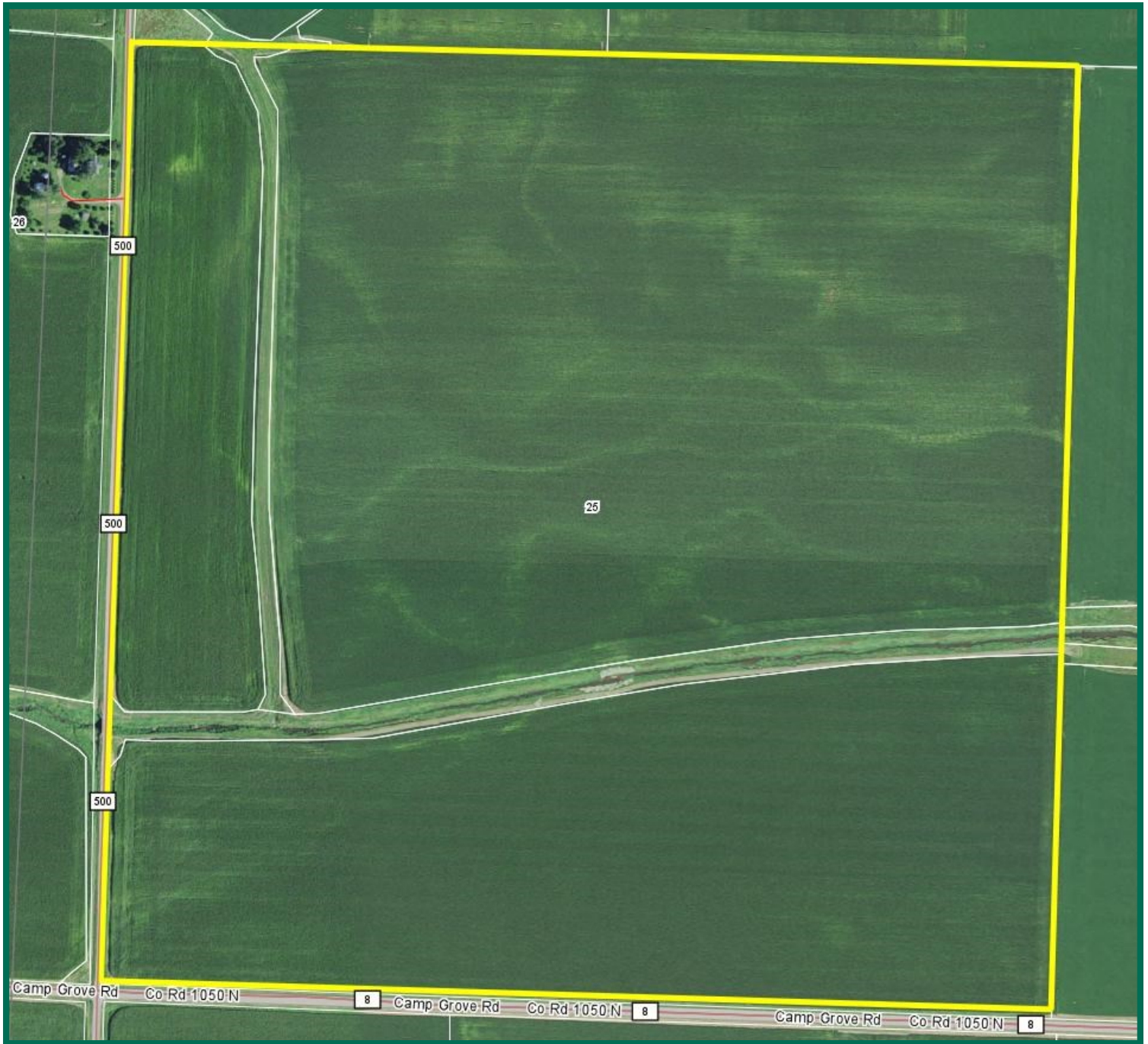


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Aerial Photo

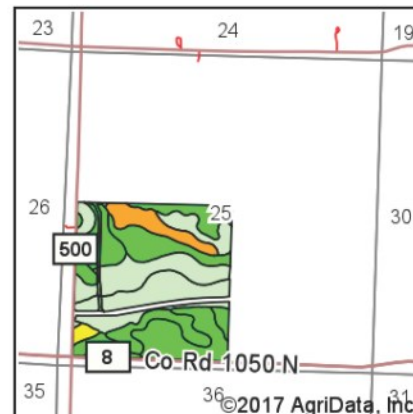
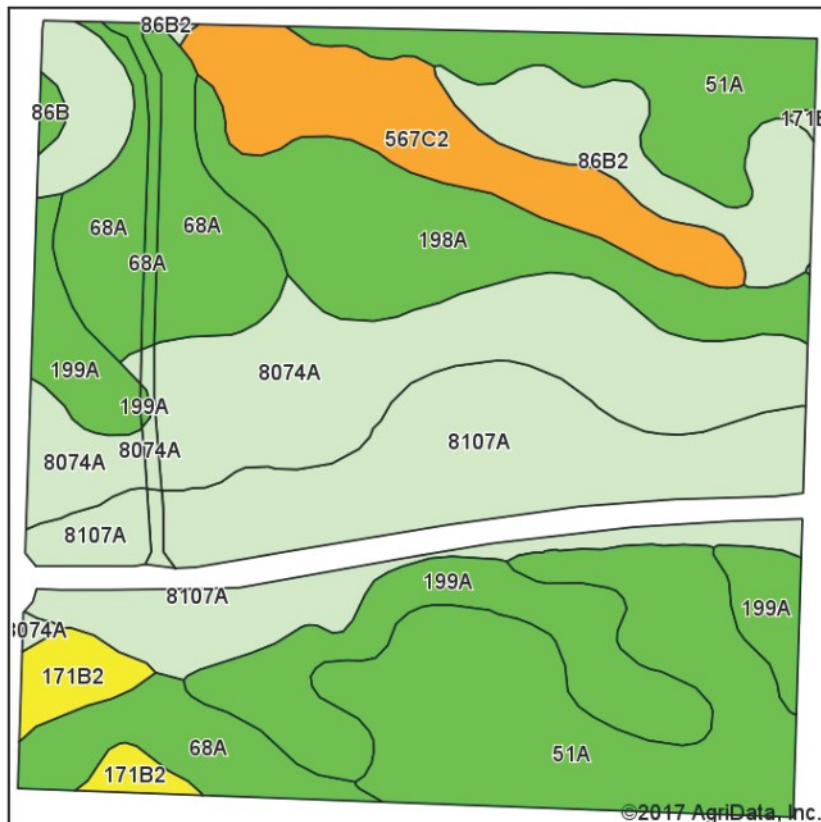


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



State: **Illinois**
 County: **Marshall**
 Location: **25-13N-8E**
 Township: **Saratoga**
 Acres: **152.88**
 Date: **6/14/2017**



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

Area Symbol: IL123, 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
51A	Muscataune silt loam, 0 to 2 percent slopes	30.21	19.8%		200	64	147
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	26.79	17.5%		189	60	139
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	22.48	14.7%		186	58	136
68A	Sable silty clay loam, 0 to 2 percent slopes	17.09	11.2%		192	63	143
199A	Plano silt loam, 0 to 2 percent slopes	15.87	10.4%		194	60	142
198A	Elburn silt loam, 0 to 2 percent slopes	14.29	9.3%		197	61	143
**567C2	Elkhart silty clay loam, 5 to 10 percent slopes, eroded	11.47	7.5%		**159	**50	**116
**86B2	Oско silt loam, 2 to 5 percent slopes, eroded	11.04	7.2%		**181	**57	**134
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	3.13	2.0%		**178	**56	**131
**86B	Oско silt loam, 2 to 5 percent slopes	0.39	0.3%		**189	**59	**140
**171B	Catlin silt loam, 2 to 5 percent slopes	0.12	0.1%		**185	**58	**137
Weighted Average					189.3	59.9	139

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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Photos



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