



74.4 Acres, m/l, DeWitt County, IL

Property Information

Location

Located on State Highway 10, east side of Clinton, IL

Legal Description

Located in the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 35 Township 20 North, Range 2 East.

Price & Terms

- \$855,600
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Seller

First State Bank of Monticello Custodian for Scherer IRA

Possession

As agreed, subject to lease.

Lease Status

Possession will be given at closing, subject to the current tenant's lease rights.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,538.20
Taxable Acres: 74.4
Tax per Taxable Acre: \$20.67
PINs: 07-35-400-003, 07-35-400-002

FSA Data

Farm Number 207
Crop Acres: 69.42
Corn Base: 34.34 acres
Corn PLC Yield: 158 Bu./acre
Bean Base: 34.26 acres
Bean PLC Yield: 47 Bu./acre

Soil Types/Productivity

Main soil types are Catlin, Sable, Buckhart, and Ipava. Productivity Index (PI) is 138.1. See Soil Map for details.

Land Description

Level to gently undulating.

Buildings/Improvements

5 government grain bins, approximately 3,500 bushels each.

Drainage

8" tile main across south end. Other tile is on the farm, but no maps are available

Comments

High quality, grade A farm with future development potential.

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.

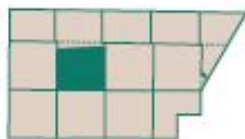
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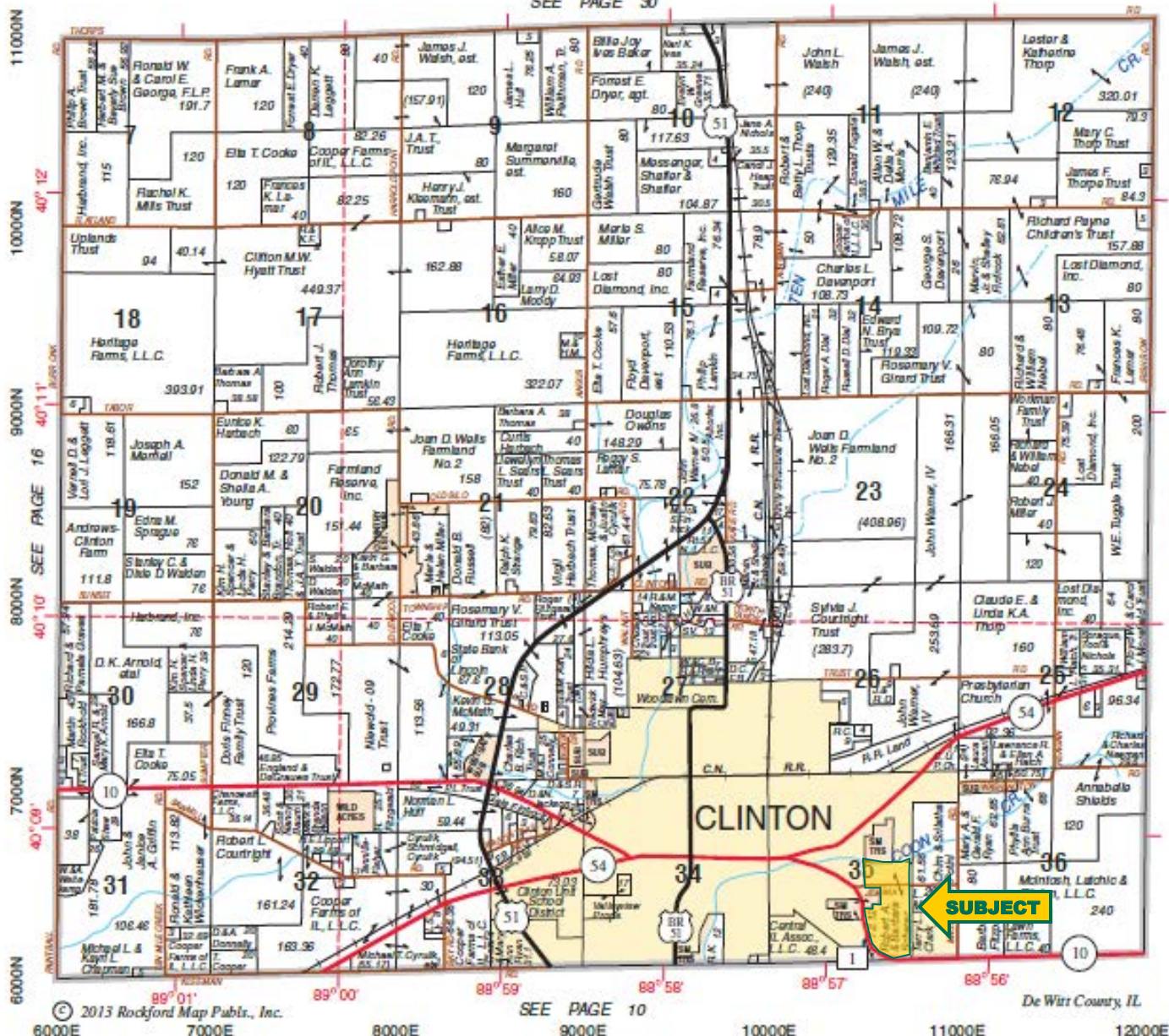
Plat Map

CLINTONIA



T.20N.-R.2E.

SEE PAGE 30



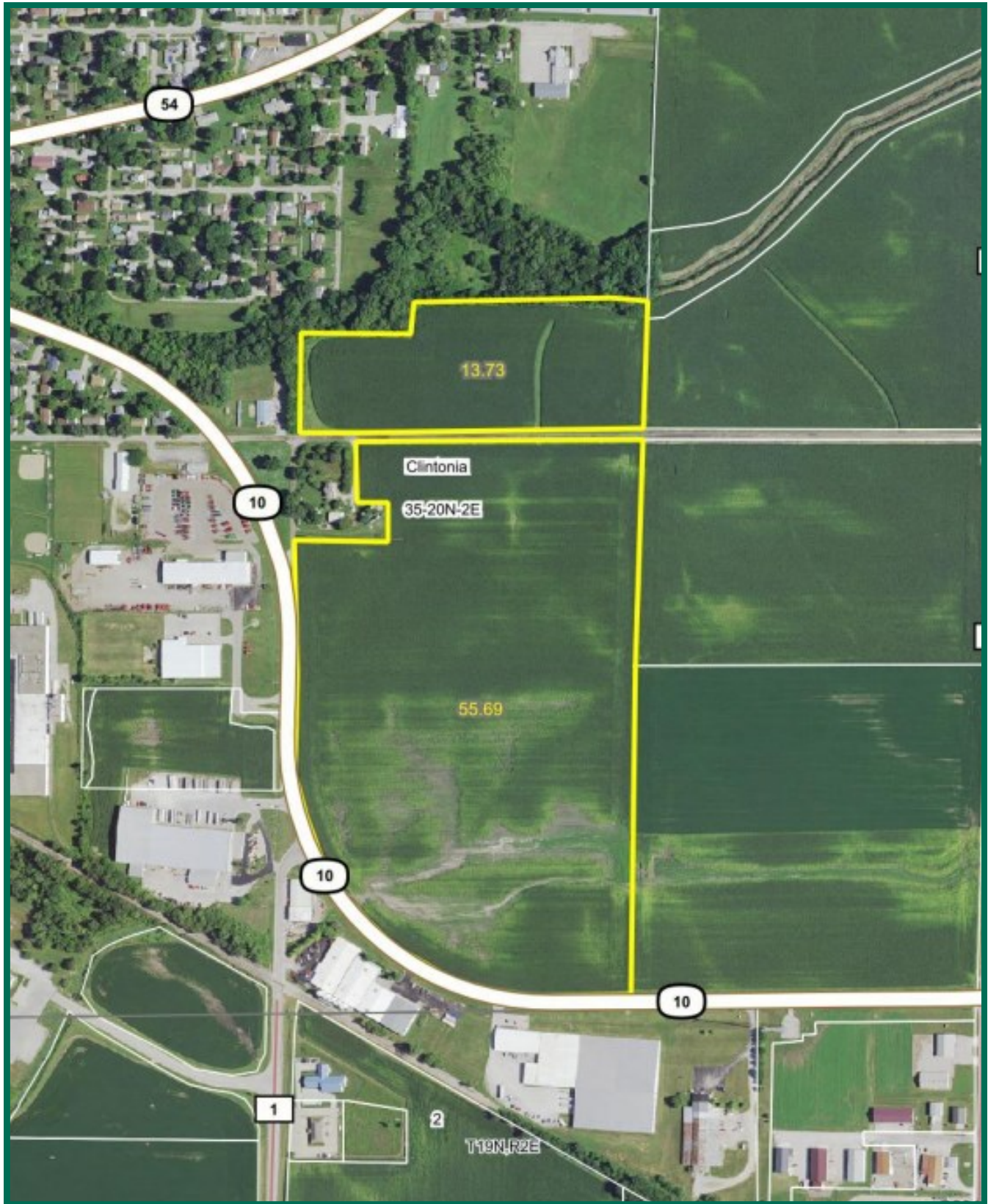
SEE PAGE 22

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Aerial Photo

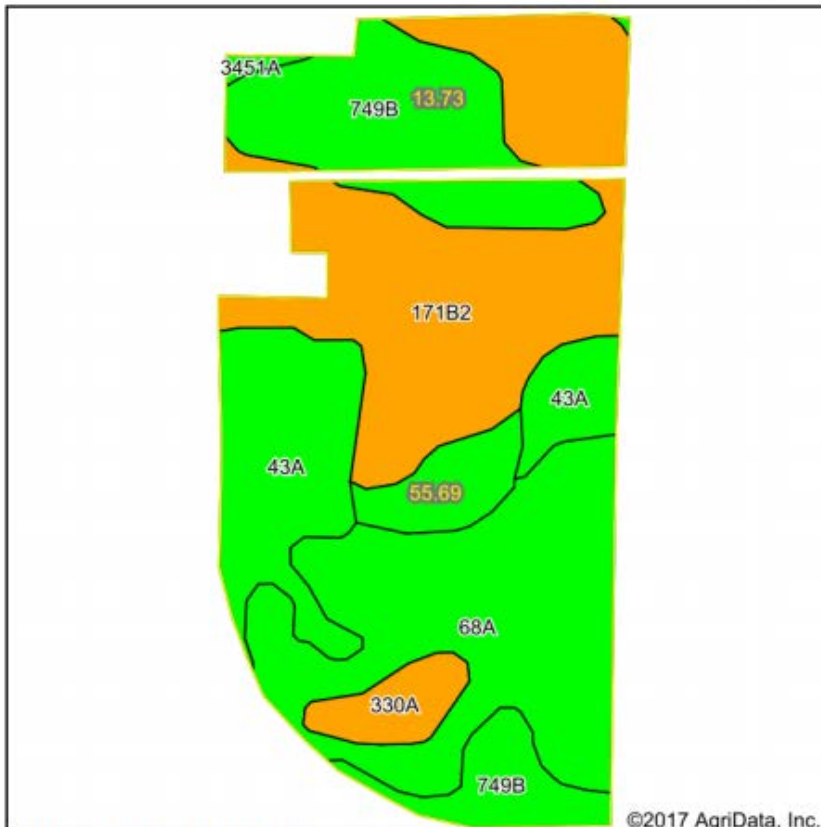


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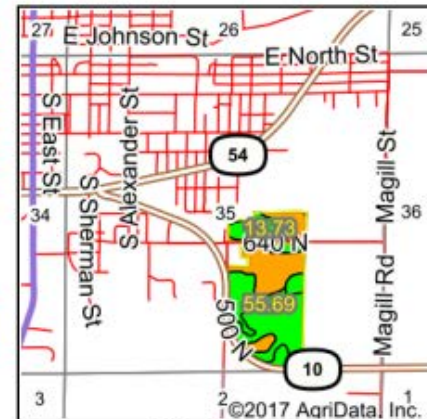
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Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **De Witt**
 Location: **35-20N-2E**
 Township: **Clintonia**
 Acres: **69.42**
 Date: **9/11/2017**



Area Symbol: IL039, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**171B2	Catlin silt loam, 2 to 5 percent slopes, eroded	21.10	30.4%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	18.77	27.0%		192	63	143
**749B	Buckhart silt loam, till substratum, 2 to 5 percent slopes	16.05	23.1%		**188	**60	**141
43A	Ipava silt loam, 0 to 2 percent slopes	10.93	15.7%		191	62	142
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.24	3.2%		164	55	123
3451A	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	0.33	0.5%		190	61	140
Weighted Average					185.7	59.8	138.1

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

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

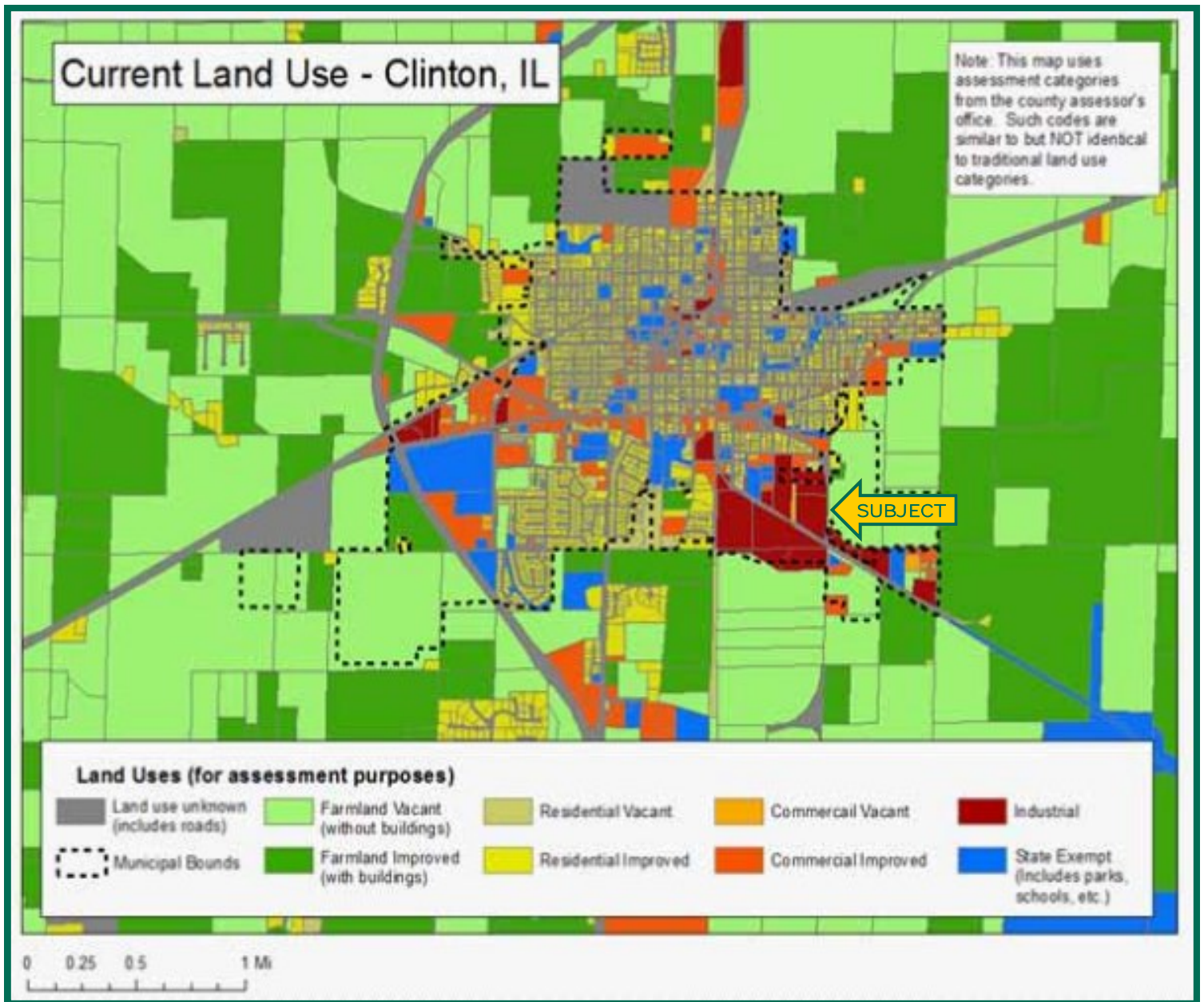
*c: Using Capabilities Class Dominant Condition Aggregation Method

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Current Land Use Map

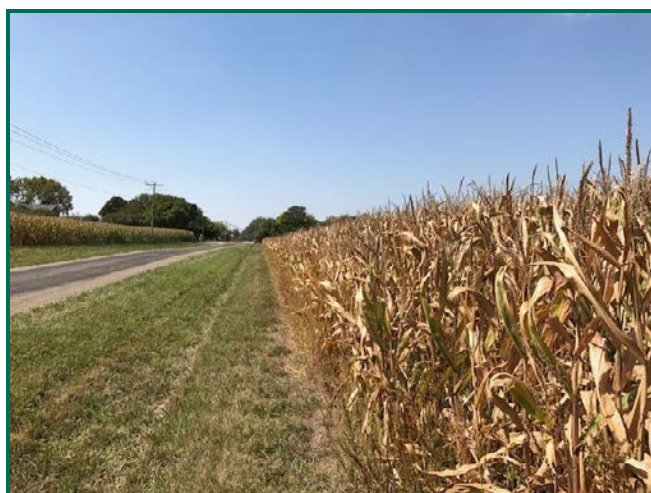


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