



74.48 Acres, m/l, LaSalle County, IL

145.4 PI farm located 2.5 miles West of Streator, IL

Property Information

Location

Two and a half miles west of Streator, IL

Legal Description

The North Half of the NW Quarter of Section 32, Township Thirty-One North, Range Three East of the 3rd P.M., Eagle Township, LaSalle County, IL, excluding 1.6 acres sold off north end for home site.

Price & Terms

- \$893,760.00
- \$12,000.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing, subject to the current tenants rights.

Lease Status

The farm is currently leased for the 2017 crop year. Open tenancy for 2018.

Real Estate Tax

Taxes Payable 2016 - 2017: \$3,928.26
Taxable Acres: 74.48
Tax per Taxable Acre: \$52.74

FSA Data

Farm Number 509, Tract 4439
Crop Acres: 74.48
Corn Base: 55.12
Corn PLC Yield: 184 Bu.
Bean Base: 18.38
Bean PLC Yield: 50 Bu.

CRP Contracts

None

Soil Types/Productivity

Main soil types are Muscatune silt loam and Sable silty clay loam. Productivity Index (PI) is 145.4. See soil map for details.

Mineral Rights

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

Fertility Data/Yield History

Available upon request.

Land Description

The cropland is nearly level with 0-2% slopes.

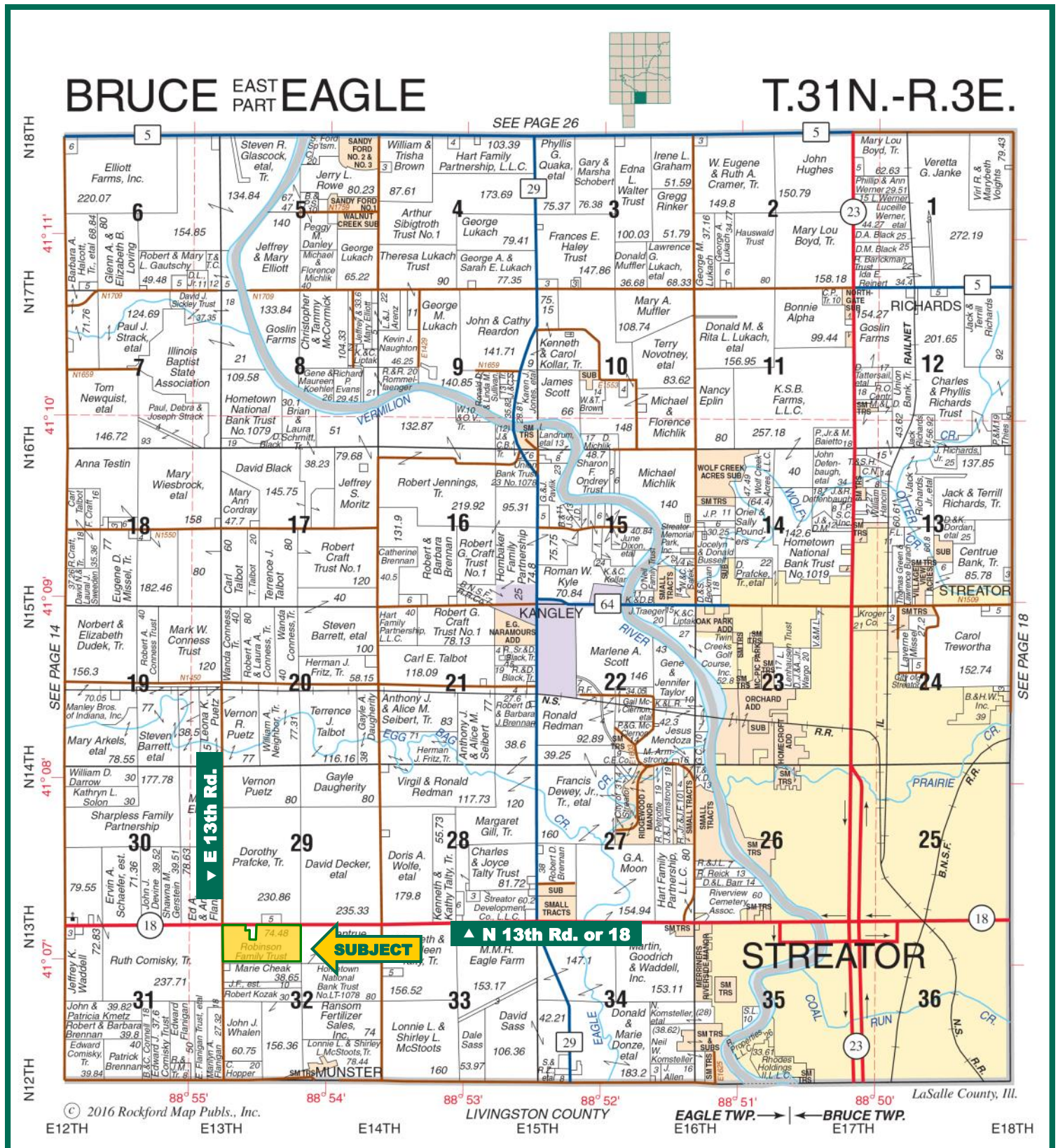
Buildings/Improvements

None

Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@hertz.ag

815.935.9878
200 E. Court St., Suite 600
Kankakee, IL 60901
www.Hertz.ag

Plat Map: Eagle Township



Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@hertz.ag

815.935.9878
200 E. Court St., Suite 600
Kankakee, IL 60901
www.Hertz.ag

Aerial Photo



Drainage

Natural drainage and supplemental drainage tile. No tile information available.

Seller

Robinson Family Land Trust

Comments

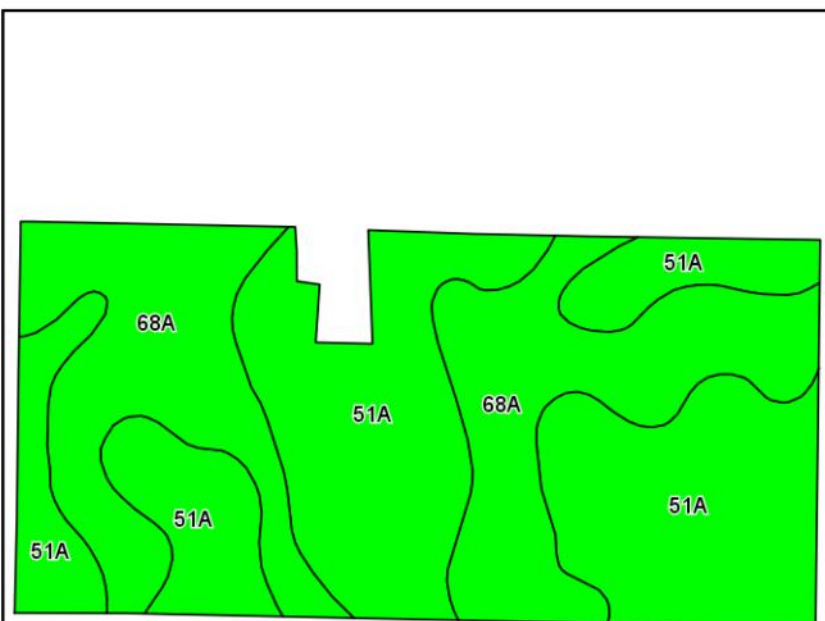
Excellent quality farm in a strong farm community with visibility from IL State Route 18.

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.

Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@hertz.ag

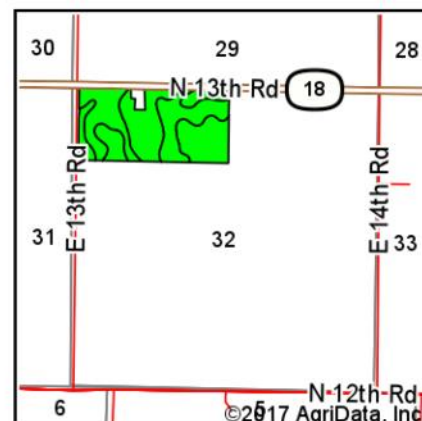
815.935.9878
200 E. Court St., Suite 600
Kankakee, IL 60901
www.Hertz.ag

Soil Map



©2017 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: Illinois
County: La Salle
Location: 32-31N-3E
Township: Eagle
Acres: 74.48
Date: 8/25/2017



Maps Provided By:



Area Symbol: IL099, Soil Area Version: 11

Cod e	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	43.76	58.8%		200	64	147
68A	Sable silty clay loam, 0 to 2 percent slopes	30.72	41.2%		192	63	143
Weighted Average					196.7	63.6	145.4

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

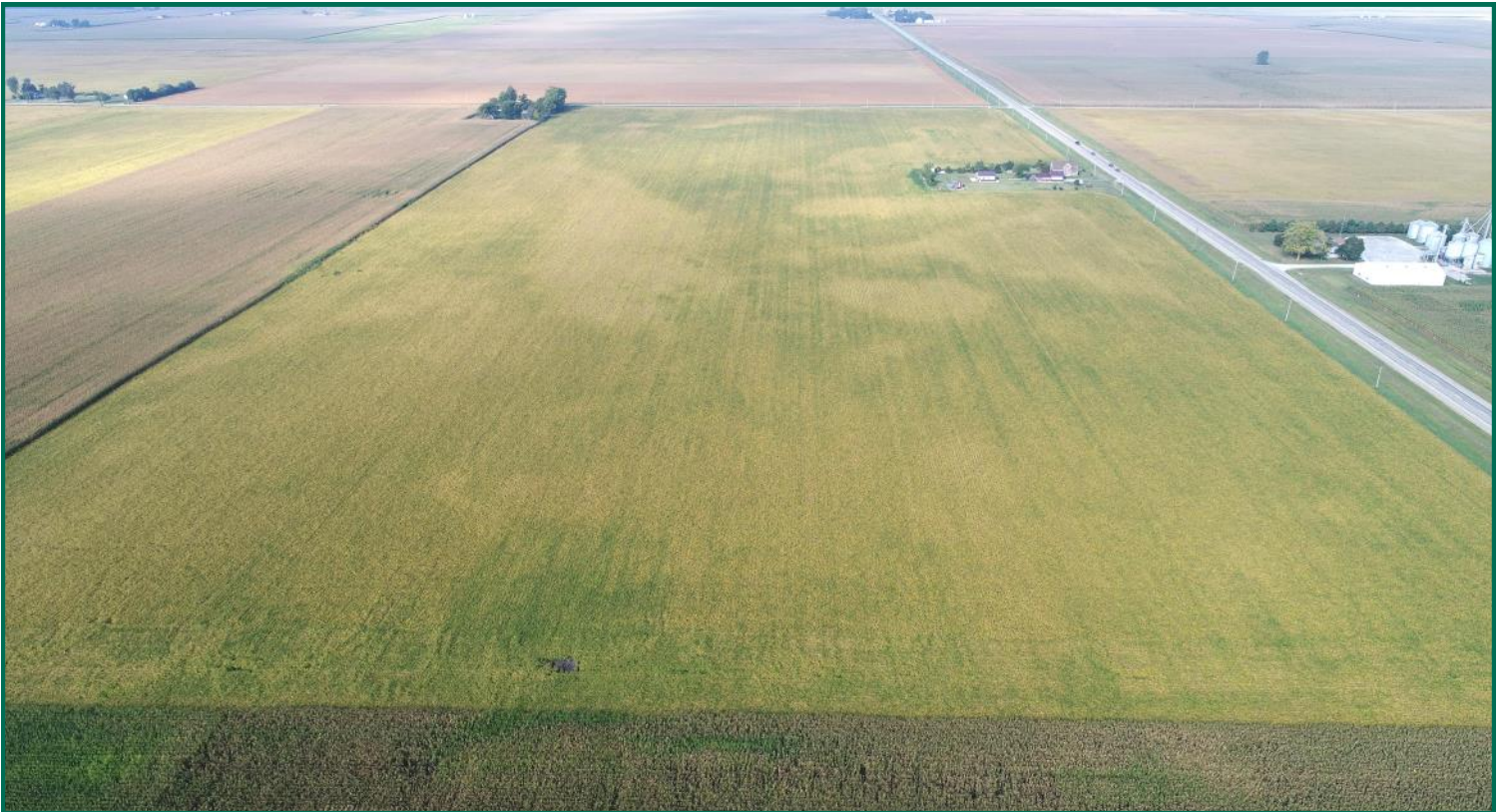
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@hertz.ag

815.935.9878
200 E. Court St., Suite 600
Kankakee, IL 60901
www.Hertz.ag

Photos: 74.48 Acres, m/l, LaSalle County, IL



Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@hertz.ag

815.935.9878
200 E. Court St., Suite 600
Kankakee, IL 60901
www.Hertz.ag



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Eric Wilkinson, AFM
Licensed Managing Broker in IL
Licensed Broker in IN
EricW@hertz.ag

815.935.9878
200 E. Court St., Suite 600
Kankakee, IL 60901
www.Hertz.ag