

Land For Sale

ACREAGE:

80.70 Acres, m/l

LOCATION:

Livingston County, IL



Property *Key Features*

- High Quality 136.8 PI Class A Soils
- Over 99% Tillable
- Southwest of Streator, IL

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Total Acres:	80.70
Crop Acres:	80.13
Corn Base Acres:	51.8
Bean Base Acres:	27.9
Soil Productivity:	136.8 P.I.

Property Information

80.70 Acres, m/l

Location

5 Miles Northwest of Ancona, IL; 7 miles Southwest of Streator, IL.

Legal Description

Part of the SW Quarter, located in Section 7, T30N, R3E of the Third Principal Meridian, Reading Township, Livingston County, Illinois.

Price & Terms

- \$887,700
- \$11,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to the 2018 Lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,841.94
Net Taxable Acres: 80.70
Tax per Net Taxable Acre: \$35.22
PIN# 01-01-07-300-005

FSA Data

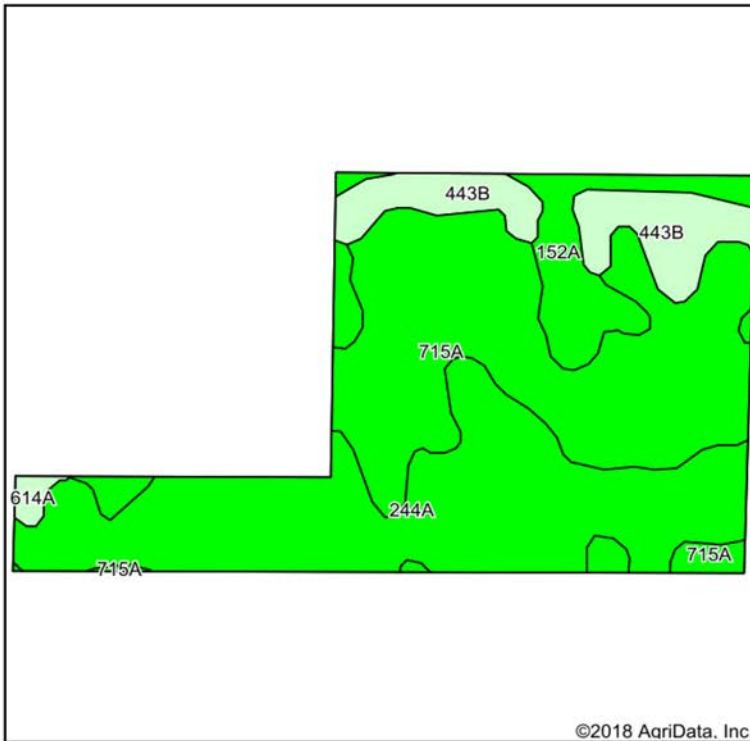
Farm Number 5621, Tract 9271
Crop Acres: 80.13
Corn Base Acres: 51.8
Corn PLC Yield: 182 Bu.
Bean Base Acres: 27.9
Bean PLC Yield: 53 Bu.

Soil Types/Productivity

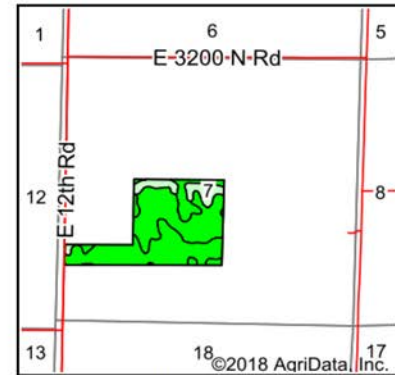
Primary soils are Arrowsmith silt loam, Hartsburg silty clay loam, Barrington silt loam, and Drummer silty clay loam. Productivity Index (PI) is 136.8 per 2018 AgriData, Inc. See soil map for details.

Mineral Rights

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



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Livingston**
Location: **7-30N-3E**
Township: **Reading**
Acres: **80.13**
Date: **3/12/2018**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL105, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
715A	Arrowsmith silt loam, 0 to 2 percent slopes	32.90	41.1%		190	61	140
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	30.69	38.3%		182	59	134
**443B	Barrington silt loam, 2 to 4 percent slopes	8.52	10.6%		**174	**56	**129
152A	Drummer silty clay loam, 0 to 2 percent slopes	7.37	9.2%		195	63	144
614A	Chenoa silty clay loam, 0 to 2 percent slopes	0.65	0.8%		174	57	129
Weighted Average					185.6	59.9	136.8

Yield History (Bu./Ac.)

Year	Corn	Beans
2013	247	76
2014	239	68
2015	210	77
2016	241	65
2017	254	67

Yield information is reported by crop insurance.

Land Description

Level with 0-4% slopes.

Buildings/Improvements

None.

Drainage

Average for the area, drainage outlet is very close to property line on the North.

Comments

High-quality farm in a strong farming community. Nearly all tillable and square corners for efficient farming.

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. All property boundaries are approximate.

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Southwest corner looking West-Northwest



Northwest corner looking East



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