

Land For Sale

ACREAGE: LOCATION:

138.29 Acres, m/l

Iroquois County, IL



Property Key Features

- Located in the Northwest corner of Ashkum, IL
- 3,200 Square Foot Storage Shed
- Quality Soils 122.10 PI

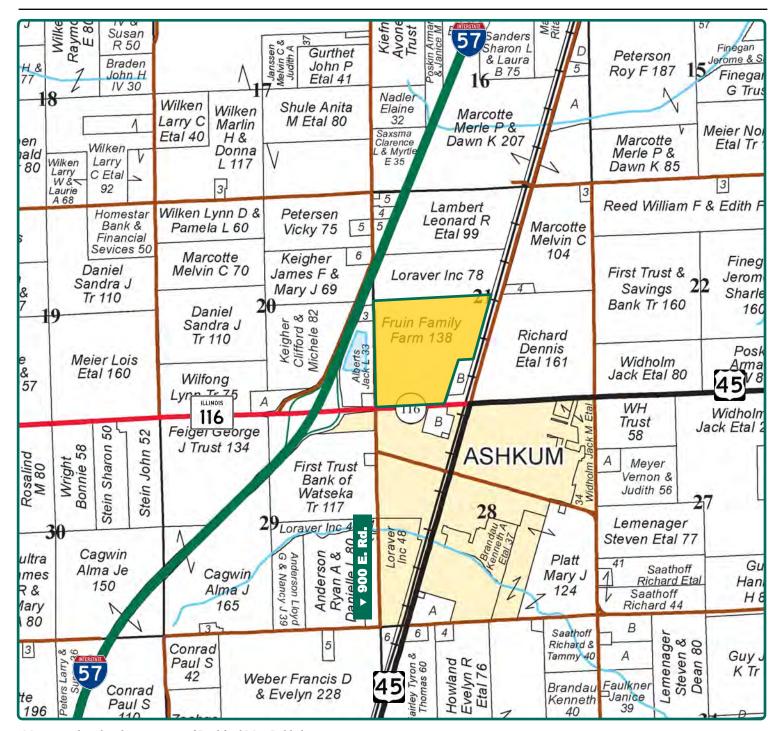
Rob Warmbir, AFM, ALC Licensed Broker in IL Licensed Broker in IN RobW@Hertz.ag 815.935.9878 200 East Court Street, Ste 600 Kankakee, IL 60901 www.Hertz.ag

REID: 130-0064-01



Plat Map

Ashkum Township, Iroquois County, IL



Map reproduced with permission of Rockford Map Publishers



Aerial Photo

138.29 Acres



FSA/Eff. Crop Acres: 139.75 Corn Base Acres: 55.90 Bean Base Acres: 83.80 Soil Productivity: 122.10 P.I.

Property Information 138.29 Acres, m/l

Location

Northwest corner of Ashkum, IL

Legal Description

Part of the Southwest 1/4 of Section 21, Township 28 North, Range 14 West, Iroquois County, IL

Price & Terms

- \$1,009,517
- \$7,300/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

50/50 crop share arrangement for 2020.

Real Estate Tax

Taxes Payable 18 - 19: \$3,065.64 Taxable Acres: 138.29 Tax per Taxable Acre: \$22.17 Parcel #: 10-21-300-004

FSA Data

Farm Number 547, Tract 2197 FSA/Eff. Crop Acres: 139.75 Corn Base Acres: 55.90 Corn PLC Yield: 140.00 Bu. Bean Base Acres: 83.80 Bean PLC Yield: 39.00 Bu.

Soil Types/Productivity

Main soil types are Bryce silty clay, Elliott silt loam and Ashkum silty clay loam. Productivity Index (PI) based on the FSA/Eff. crop acres is 122.10. See soil map for details.

Mineral Rights

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

Land Description

Level to gently sloping, 0 to 4 percent slopes.

Buildings/Improvements

3,200 Sq. Ft. storage shed

Drainage

There are natural swales where surface water flows and low pockets which are prone to ponding in times of high rain.

Comments

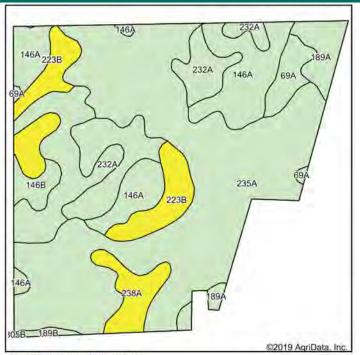
Located in a strong agricultural community.

Licensed Broker in IL Licensed Broker in IN RobW@Hertz.ag



Soil Map

139.75 FSA/ Eff. Crop Acres





County: Iroquois Location: 21-28N-14W Township: Ashkum 139.75 Acres: Date: 2/5/2020







Soils data	provided	by t	ISDA	and	NRCS

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	67.86	48.6%		162	. 54	121
146A	Elliott silt loam, 0 to 2 percent slopes	18.23	13.0%		168	55	125
232A	Ashkum silty clay loam, 0 to 2 percent slopes	16.59	11.9%		170	56	127
**223B	Varna silt loam, 2 to 4 percent slopes	11.93	8.5%		**156	**50	**115
**146B	Elliott silt loam, 2 to 4 percent slopes	10.54	7.5%		**166	**54	**124
189A	Martinton silt loam, 0 to 2 percent slopes	5.25	3.8%		173	57	130
238A	Rantoul silty clay, 0 to 2 percent slopes	4.88	3.5%		144	49	109
69A	Milford silty clay loam, 0 to 2 percent slopes	3.80	2.7%		171	57	128
**189B	Martinton silt loam, 2 to 4 percent slopes	0.67	0.5%		**171	**56	**129
Weighted Average						54.1	122.1

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

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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

^{*}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.



Property Photos

Northwest Looking South



Northwest Corner Looking South



Southwest Corner Looking North



Storage Shed





Make the Most of Your Farmland Investment

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