

# Land For Sale

**ACREAGE:**

**172.33 Acres, m/l**

**LOCATION:**

**Rock Island County, IL**



## Property *Key Features*

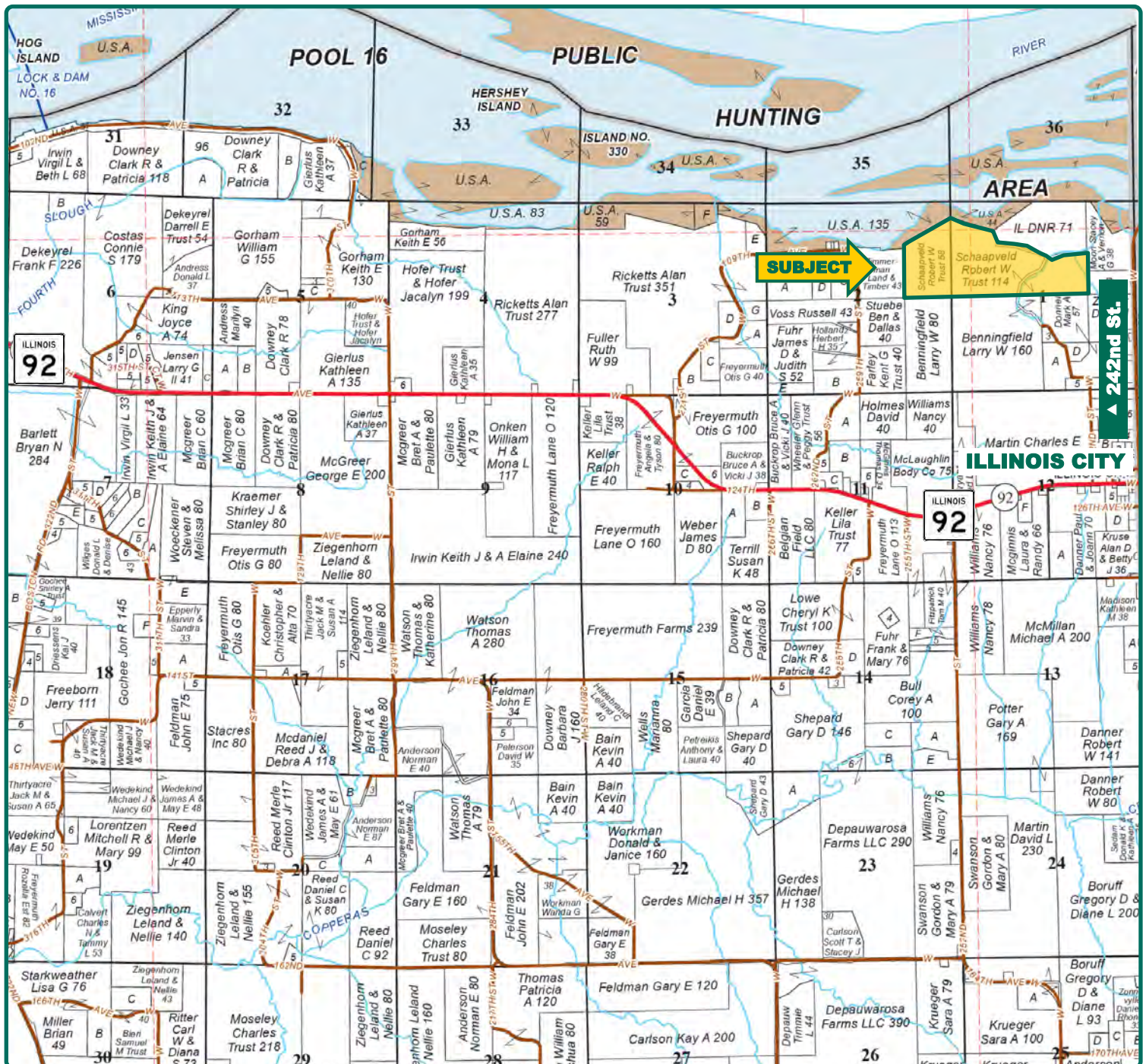
- High-Quality Hardwood Trees
- Deer, Turkey and Waterfowl Can Be Seen Throughout
- Trails Throughout Property Provides Access to the Majority of Timber

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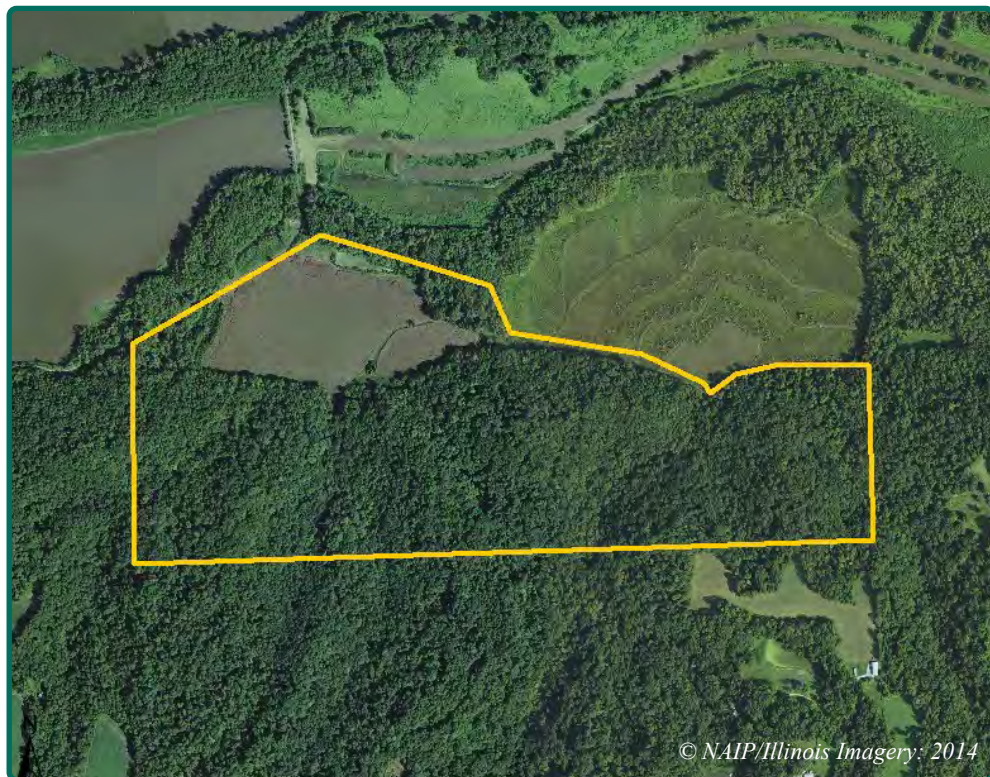
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## Parcel 1

**FSA/Eff. Crop Acres:** 27.19  
**Corn Base Acres:** 25.40  
**Soil Productivity:** 131.00 P.I.

## Parcel 1 Property Information 172.33 Acres, m/l

### Location

**From Illinois City:** Intersection of Hwy 92 and 242nd St.; 1¼ miles north on 242nd St. 242nd St. will lead you directly to the property.

### Legal Description

Part of the E½ of the NE¼, Section 2 and part of the W½ of the NW¼, Section 1, all in Township 16 North, Range 5 West of the 5th P.M., Rock Island County, Illinois.

### Price & Terms

- \$1,077,062.00
- \$6,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2021 lease.

### Real Estate Tax

2020 Taxes Payable 2021: \$1,381.68  
Taxable Acres: 172.33  
Tax per Taxable Acre: \$8.02  
PIN# 2001100003, 2001100005 & 2002200006

### Lease Status

Leased through the 2021 crop year.

### FSA Data

Farm Number 4105, Tract 531  
FSA/Eff. Crop Acres: 27.19  
Corn Base Acres: 25.40  
Corn PLC Yield: 152 Bu.

### Soil Types/Productivity

Main soil types are Orion and Sawmill. Productivity Index (PI) on the FSA/Eff. Crop acres is 131.00. 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

Gently rolling to rolling bluffs.

### Drainage

Natural.

### Buildings/Improvements

None.

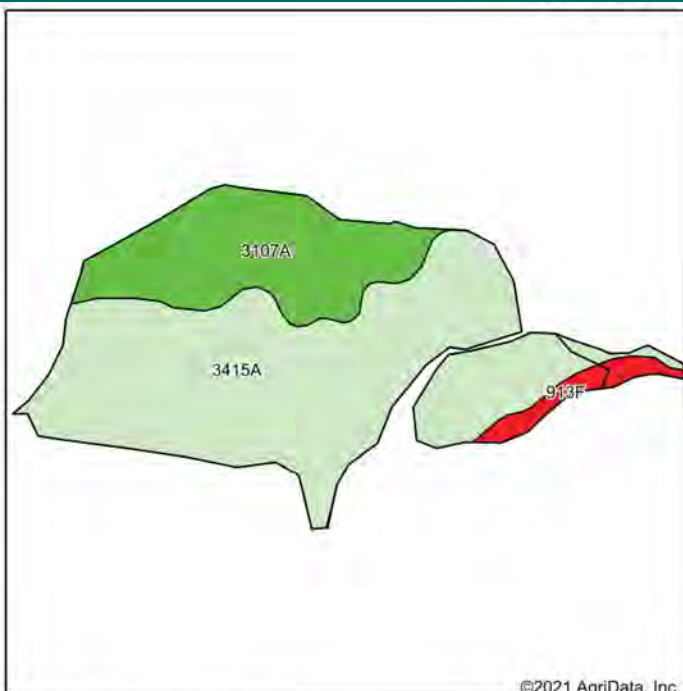
### Water & Well Information

None.

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Soils data provided by USDA and NRCS.

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State: **Illinois**  
County: **Rock Island**  
Location: **2-16N-5W**  
Township: **Drury**  
Acres: **27.19**  
Date: **6/17/2021**



Area Symbol: IL161, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	il. State Productivity Index Legend	Crop productivity index for optimum management
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	18.51	69.8%		131
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	7.07	26.7%		139
**913F	Marseilles-Hickory silt loams, 18 to 35 percent slopes	0.92	3.5%		**69
Weighted Average					131

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: <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.

## Timber

The mature timber is made up of walnut, white oak, bur oak, red oak, black oak, cherry, basswood, hickory, hackberry, maple, sycamore and cottonwood. In June 2021 a forester valuation indicated a minimum value of over \$200,000.00 and described the property as an "above average timber property with good access, location and dominated with high-quality native hardwood trees." Contact agent for more details.

## Comments

The farm is located along the bluffs of the Mississippi River with scenic views. Mature timber with high-quality hardwood trees. This property has an excellent mix of timber, cropland and pond.

*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. 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.*

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Timber Trail



Bluff



Timber Bluffs



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Cropland and Timber



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