

Land For Sale

ACREAGE:

158.18 Acres, m/l

LOCATION:

Bureau County, IL



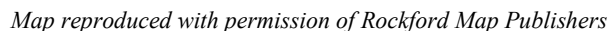
Property *Key Features*

- Located Near Henry, IL
- Highly Productive Farm
- 110.90 FSA/Eff. Crop Acres with 130.00 PI

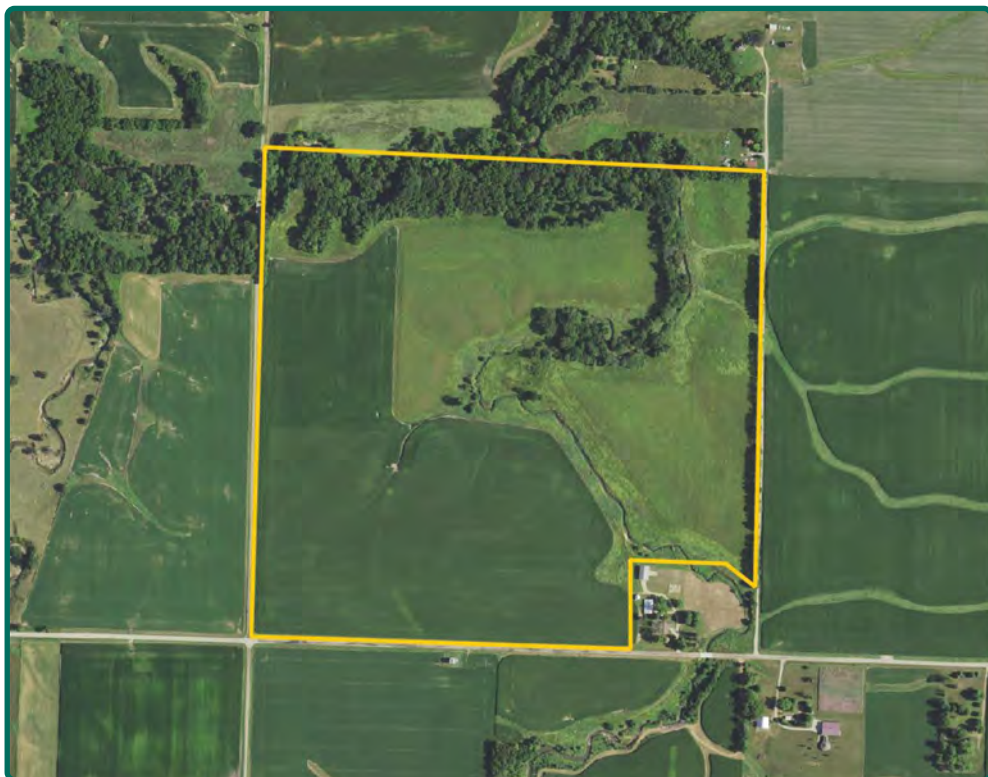
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**Wheatland Township**, Bureau County, IL

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FSA/Eff. Crop Acres:	110.90
CRP Acres:	13.10
Corn Base Acres:	69.10
Bean Base Acres:	0.10
Soil Productivity:	130.00 PI

Property Information

158.18 Acres, m/l

Location

From Henry: go west on Western Rd./ County Rd. 1300 N for 8.3 miles, then north on County Rd. 600 E for 2.5 miles. Continue north on County Rd. 1725 E. Property is northeast of the County Rd. 1725 E and County Rd. 00 N intersection.

Legal Description

Part of the SW¼, Section 31, Township 14 North, Range 9 East of the 4th P.M., Bureau Co., IL.

Price & Terms

- \$1,463,165.00
- \$9,250.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2020 Taxes Payable 2021: \$4,409.68
Taxable Acres: 158.18
Tax per Taxable Acre: \$27.88
Tax Parcel ID #s: 26-31-300-002

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 9128, Tract 10629
FSA/Eff. Crop Acres: 110.90
CRP Acres: 13.10
Corn Base Acres: 69.10
Corn PLC Yield: 175 Bu.
Bean Base Acres: 0.10
Bean PLC Yield: 52 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

CRP Contracts

There are 12.50 acres enrolled in a CP-21 contract that pays \$204.87/acre or \$2,561.00 annually and expires 9/30/30. There are an additional 0.60 acres enrolled in a CP-8A contract that pays \$315.80/acre or \$189.00 annually and expires 9/30/23.

Soil Types/Productivity

Main soil types are Osco, Muscatune, and Senachwine. Productivity Index (PI) on the FSA/Eff. Crop acres is 130.00. See soil map for details.

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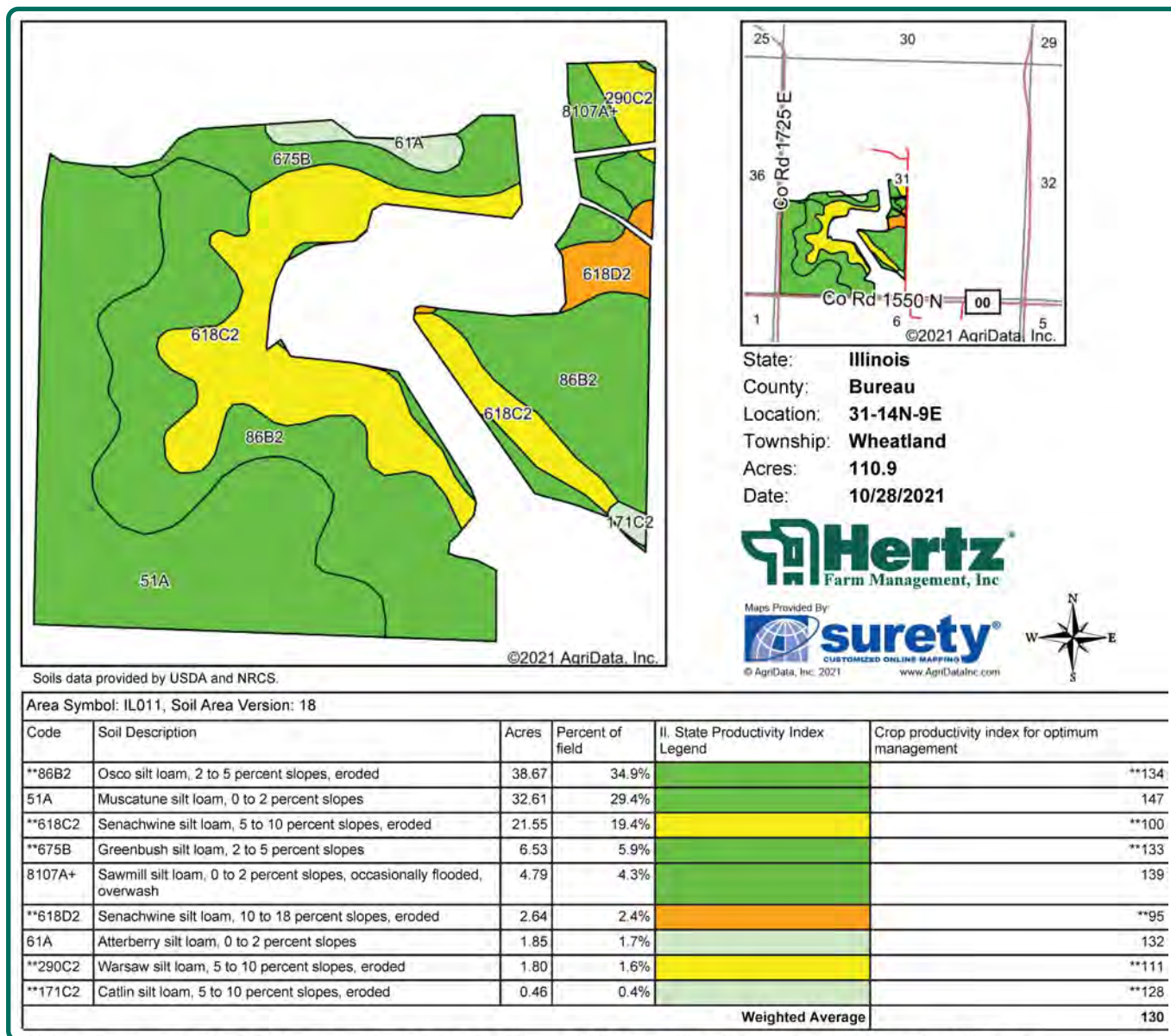
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Mineral Rights

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

Land Description

Level to moderately sloping.

Drainage

Natural, some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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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Northwest Looking Southeast



East Looking West



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