

Land For Sale

ACREAGE:

153.57 Acres, m/l

LOCATION:

Henry County, IL



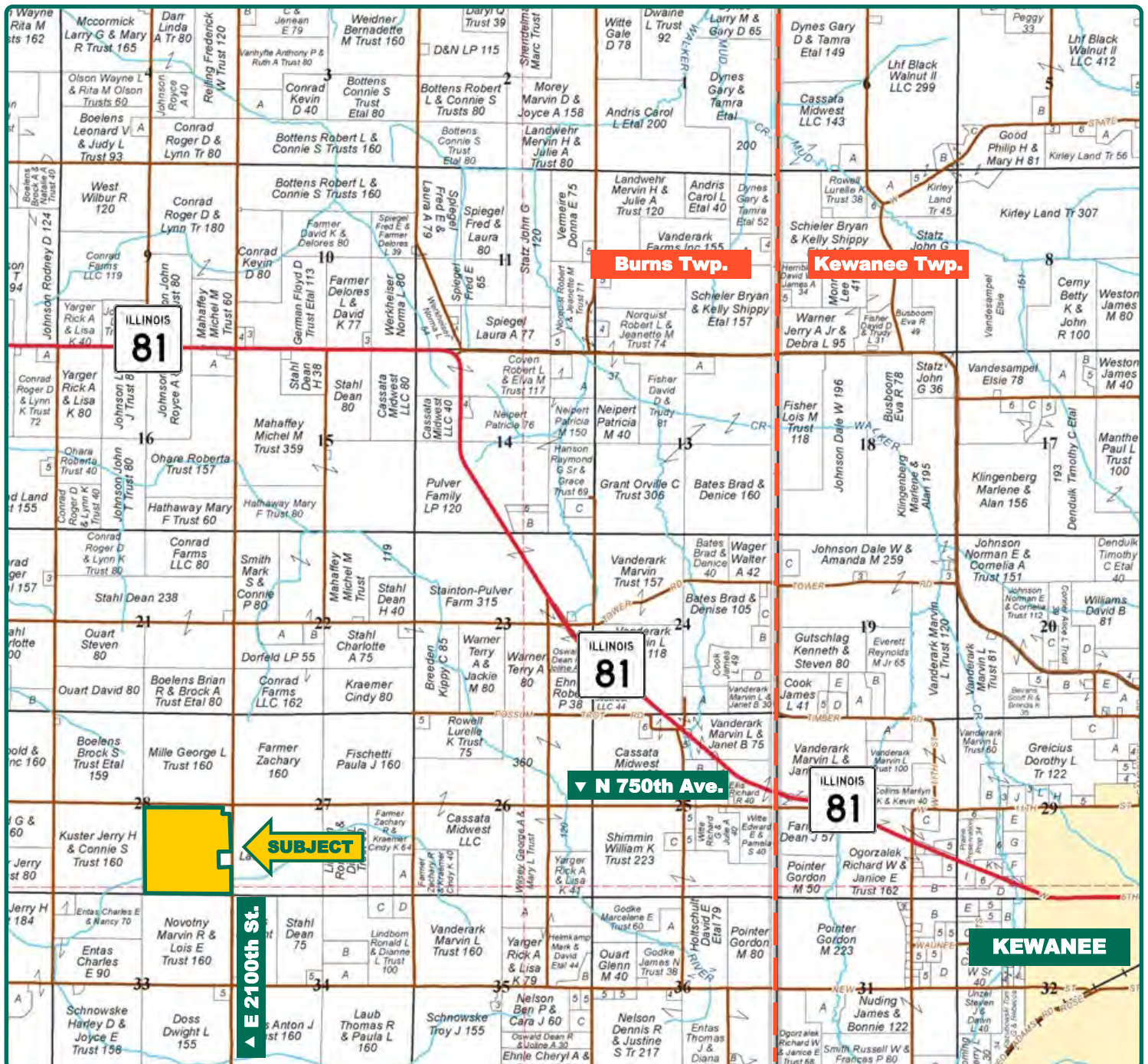
Property *Key Features*

- Highly Productive Farm
- Located Near Kewanee, IL
- 139.26 Est. FSA/Eff. Crop Acres with 122.50 PI

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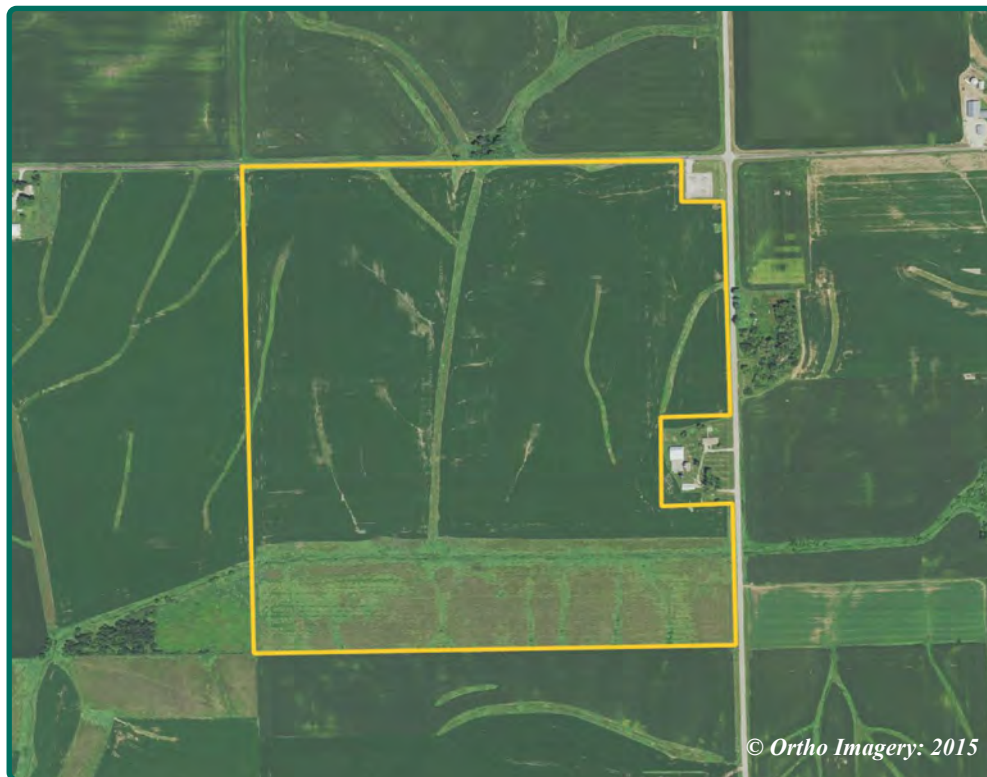


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FSA/Eff. Crop Acres: 139.26*

CRP Acres: 7.80

Corn Base Acres: 90.00*

Bean Base Acres: 49.26*

Soil Productivity: 122.50 PI

**Acres are estimated.*

Property Information

153.57 Acres, m/l

Location

From Kewanee: go northwest on IL-81 for approximately 1.3 miles, then turn west on N 750th Ave. for 3.6 miles. Farm will be on the south side of N 750th Ave.

Legal Description

Part of the SE¼, Section 28, Township 15 North, Range 4 East of the 4th P.M., Henry Co., IL.

Price & Terms

- \$1,535,700.00
- \$10,000/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: \$4,410.76*

Taxable Acres: 153.57*

Tax per Taxable Acre: \$28.72*

Tax Parcel ID #s: part of 19-28-400-002

**Taxes estimated pending tax parcel split.*

Henry County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 494, Tract 1771

FSA/Eff. Crop Acres: 139.26*

CRP Acres: 7.80

Corn Base Acres: 90.00*

Corn PLC Yield: 133 Bu.

Bean Base Acres: 49.26*

Bean PLC Yield: 51 Bu.

**Acres are estimated pending reconstitution of farm by the Henry County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

There are 7.80 acres enrolled in a CP-21 contract that pays \$207.12/acre or \$1,616.00 annually and expires 9/30/30.

Soil Types/Productivity

Main soil types are Osco, Marseilles, and Radford. Productivity Index (PI) on the est. FSA/Eff. Crop acres is 122.50. See soil map for details.

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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.

Water & Well Information

No known wells.

Comments

The property offered for sale is estimated to be 153.57 acres m/l. The sellers are retaining the farmstead which is an estimated 5 acres m/l. The farmstead being retained will be surveyed to determine final acres. This property offered for sale will not be surveyed, however, final acres will be adjusted accordingly based on the final survey of the farmstead.

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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Southeast Looking Northwest



Southwest Looking Northeast



Northeast Looking Southwest



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