

# Land For Sale

**ACREAGE:**

**126.57 Acres, m/l**

**LOCATION:**

**Stephenson County, IL**



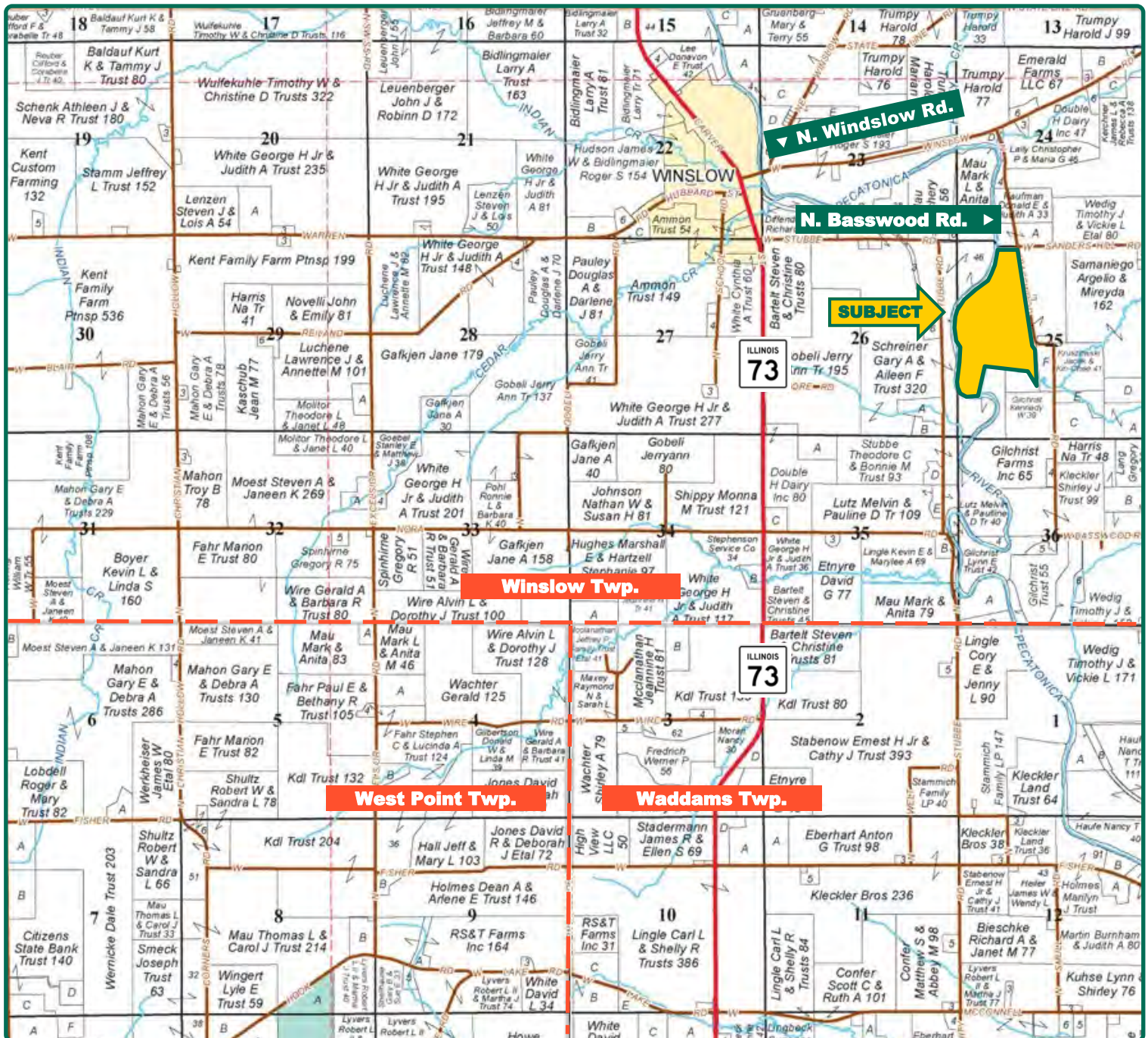
## Property *Key Features*

- Productive River Bottom Farm
- Hard-Surface Road Allows Easy Access
- Farmland & CRP with Hunting and Recreational Opportunities

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**FSA/Eff. Crop Acres:** 98.47  
**CRP Acres:** 18.60  
**Corn Base Acres:** 79.48\*  
**Bean Base Acres:** 14.52\*  
**Soil Productivity:** 136.90 PI

*\*Acres are estimated.*

## Property Information

### 126.57 Acres, m/l

### Location

From Winslow: go east on N. Winslow Rd. for 1.3 miles, then south 1 mile on N. Basswood Rd. Property is on the west side of N. Basswood Rd.

### Legal Description

Part of NW¼ and N part of SW¼, Section 25, Township 29 North, Range 6 East of the 4th P.M., Stephenson County, IL.

### Price & Terms

- \$911,304.00
- \$7,200/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: \$4,513.49\*

Taxable Acres: 126.57\*

Tax per Taxable Acre: \$35.66\*

*\*Taxes estimated pending tax parcel split. Stephenson County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 7261, Part of Tract 5384

FSA/Eff. Crop Acres: 98.47

CRP Acres: 18.60

Corn Base Acres: 79.48\*

Corn PLC Yield: 118 Bu.

Bean Base Acres: 14.52\*

Bean PLC Yield: 32 Bu.

*\*Acres are estimated pending reconstitution of farm by the Stephenson County FSA office. Contact agent for additional details.*

### CRP Contracts

There are 18.60 acres enrolled in a CP-23 contract that pays \$5,486.00 annually and expires September 20, 2025.

### Soil Types/Productivity

Main soil types are Lawson, Radford, and Sawmill. Productivity Index (PI) on the FSA/Eff. Crop and CRP acres is 136.90. See soil map for details.

### Mineral Rights

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

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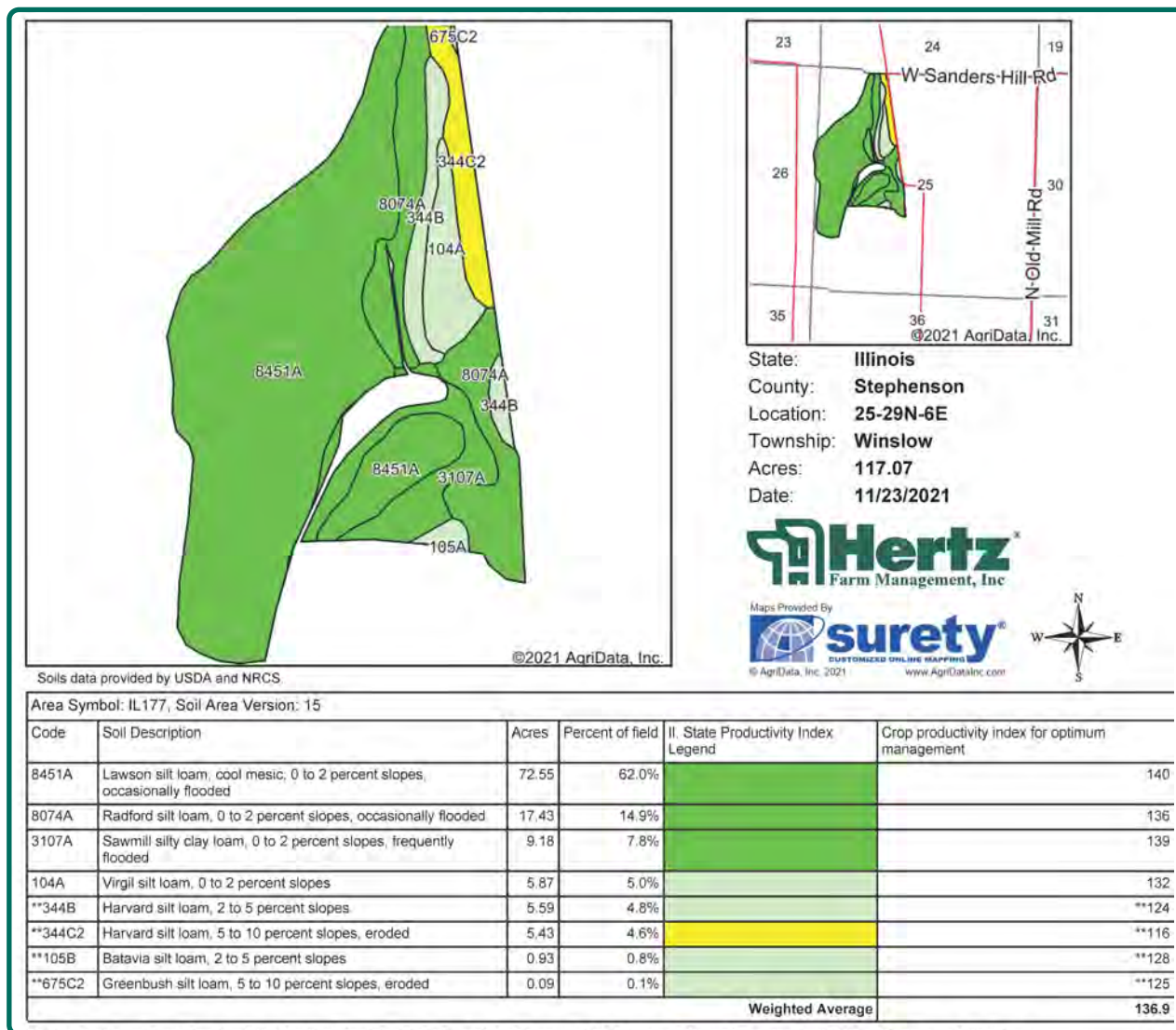
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## Land Description

Relatively flat river bottom.

## Drainage

Natural, some tile. No maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Comments

Productive river bottom farm with established CRP grassland, hard-surface road access, and river frontage.

## Additional Land for Sale

Seller has 1 additional tract of land for sale located directly south of this property. See Additional Land Aerial Photo.

*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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Looking Northwest



Looking North



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# Additional Land Aerial Photo



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