

Land For Sale

ACREAGE:

313.335 Acres, m/l

LOCATION:

Mason County, IL



Property *Key Features*

- 1½ Miles Southeast of Havana, IL
- Three Irrigation Pivots
- Large Contiguous Parcels

Spencer Smith, AFM

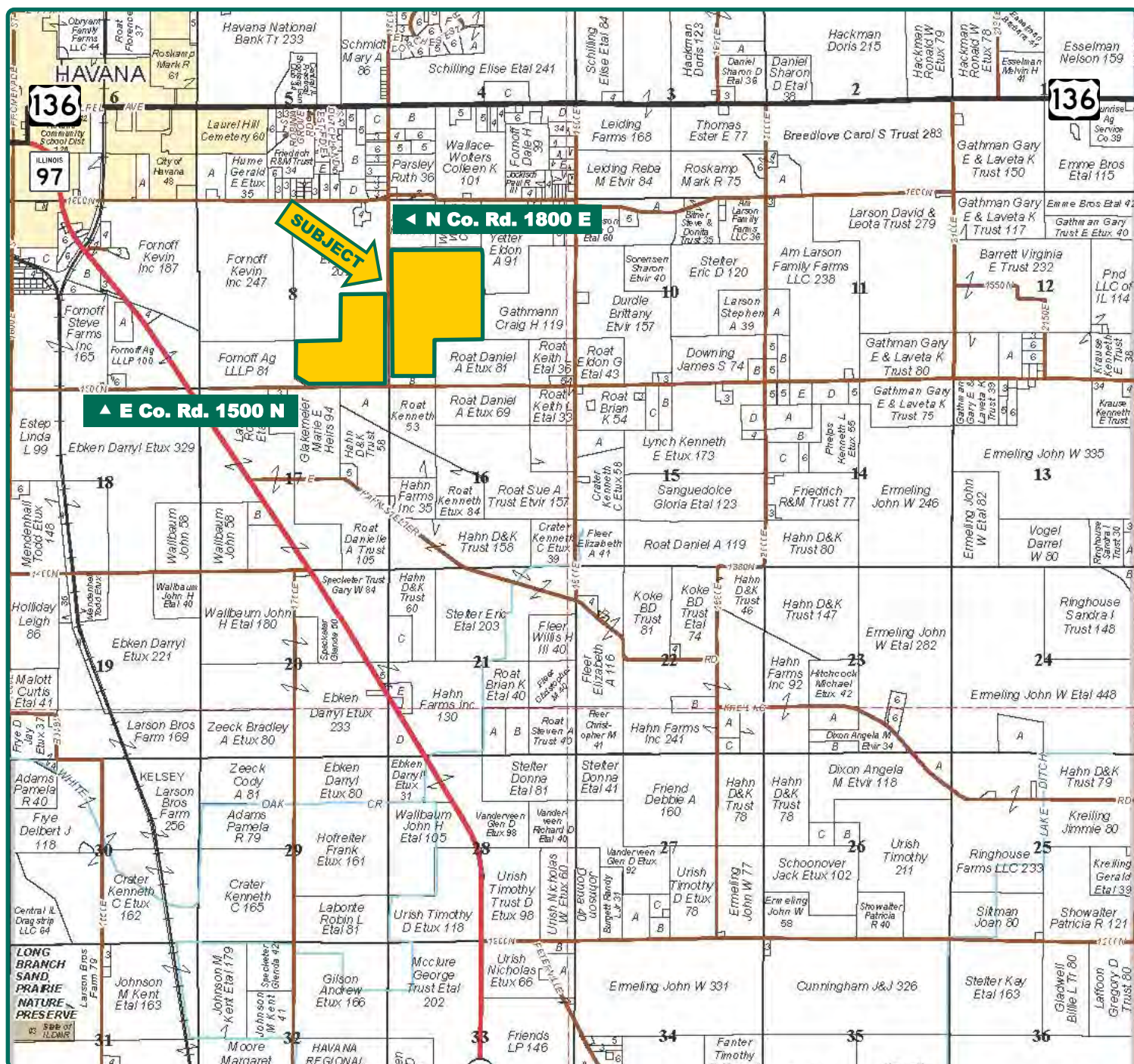
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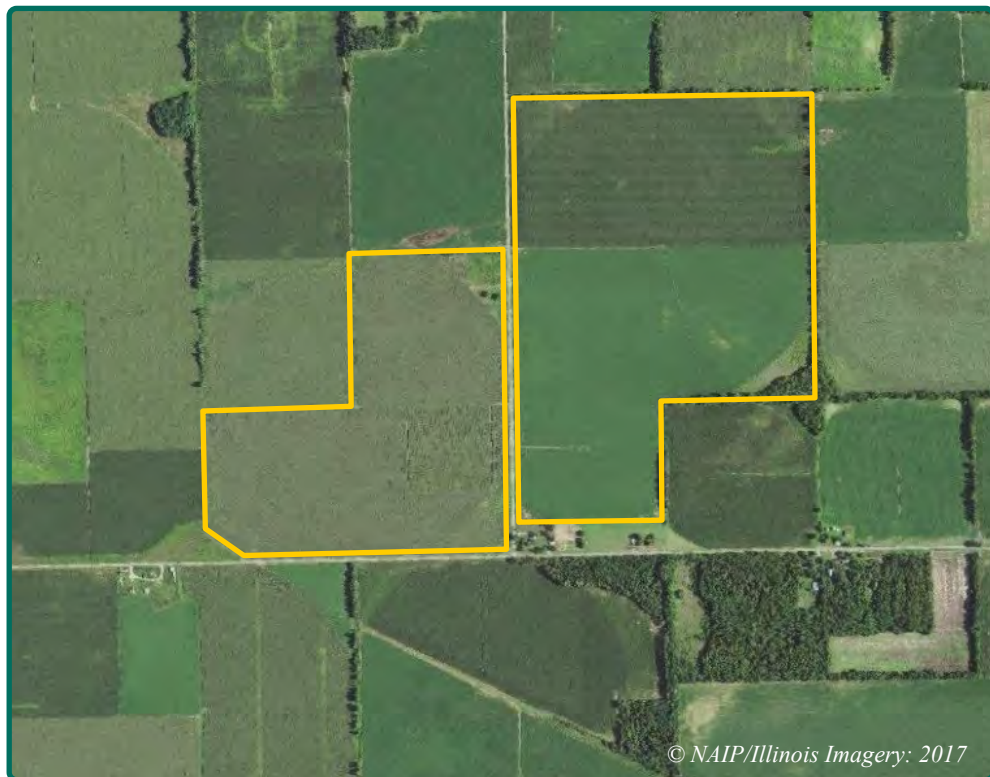
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FSA/Eff. Crop Acres: 307.25
CRP Acres: 2.70
Corn Base Acres: 202.14
Bean Base Acres: 76.36
Soil Productivity: 106.00 P.I.

Property Information

313.335 Acres, m/l

Location

From Havana: Go south on IL-97 for 2 miles, then go east onto E Co. Rd. 1500 N for 1 mile. The farm is on the north side of the road.

Legal Description

The E½ SE¼ and the SW¼ SE¼ of Section 8 and the S½ NW¼ and the N½ SW¼ and part of the SW¼ SW¼ of Section 9, all in Township 21 N, Range 8 West of the 3rd P.M., Mason Co., IL. (Havana Township)

Possession

As negotiated.

Price & Terms

PRICE REDUCED!

- ~~\$3,760,020~~ \$3,603,352.50
- ~~\$12,000/acre~~ \$11,500/Ac.
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

2021 Taxes Payable 2022: \$7,056.22

Surveyed Acres: 313.335

Taxable Acres: 307.04

Tax per Taxable Acre: \$22.98

Tax Parcel ID #s: 10-08-400-002, 10-08-400-004, 10-09-100-003, 10-009-300-001, & 10-09-300-002

Lease Status

Leased through the 2023 crop year.

Land Description

Level.

FSA Data

Farm Number 4054, Tract 16008

FSA/Eff. Crop Acres: 307.25

CRP Acres: 2.70

Corn Base Acres: 202.14

Corn PLC Yield: 174 Bu.

Bean Base Acres: 76.36

Bean PLC Yield: 54 Bu.

CRP Contracts

There are 2.70 acres enrolled in a CP-33 contract that pays \$259.67/acre - or \$701.00 annually - and expires 9/30/2027.

Soil Types/Productivity

Main soil types are Ridgeville, Onarga, and Sparta. Productivity Index (PI) on the FSA/Eff. Crop acres is 106.00. See soil map for details.

Drainage

Natural.

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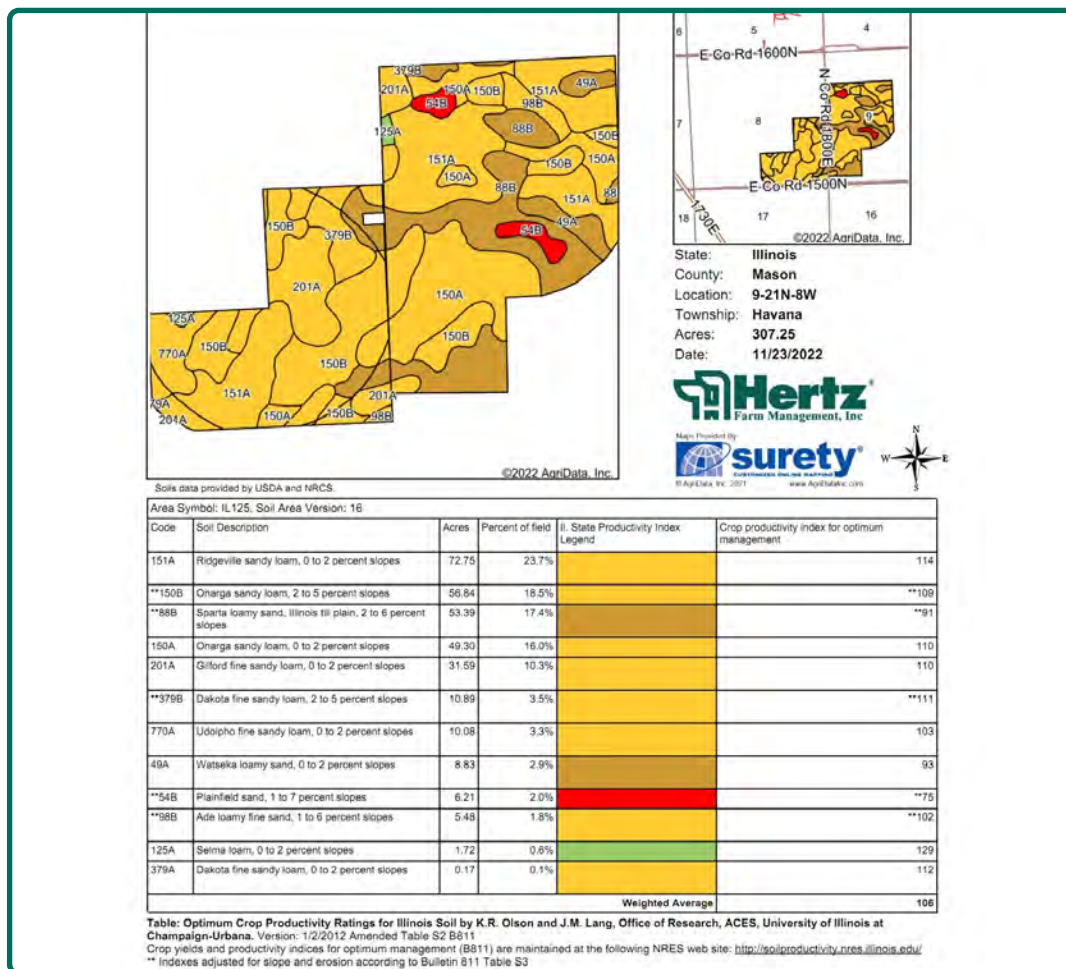
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Yield History (Bu./Ac.)

Year	Corn*	Beans
2022	-	73
2021	-	83
2020	-	61
2019	229	-
2018	244	66

Yield information is reported by crop insurance documents for irrigated yields only. Contact agent for additional yield information.

*Commercial Corn

Buildings/Improvements

None.

Water & Well Information

There are 2 wells located on the property.

Irrigation Information

There are 3 irrigation systems on this property. A Reinke 3-tower irrigation system and two, 7-tower Reinke irrigation systems. Contact agent for details.

Survey

Property has recently been surveyed.

Comments

This farm's crop rotation consists of corn, soybeans, popcorn, and green beans.

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 West



East looking Southwest



South looking North



Northeast looking Southwest



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