

# Land For Sale

**ACREAGE:**

**120.00 Acres, m/l**

**LOCATION:**

**Tazewell County, IL**



## **Property** *Key Features*

- High-Quality Farm Located in a Strong Agricultural Area
- Excellent Yield History
- High Percentage of Tillable Acres

**Spencer Smith, AFM, ALC**

Licensed Broker in IL

Licensed Salesperson in IA

**309-826-7736**

**SpencerS@Hertz.ag**

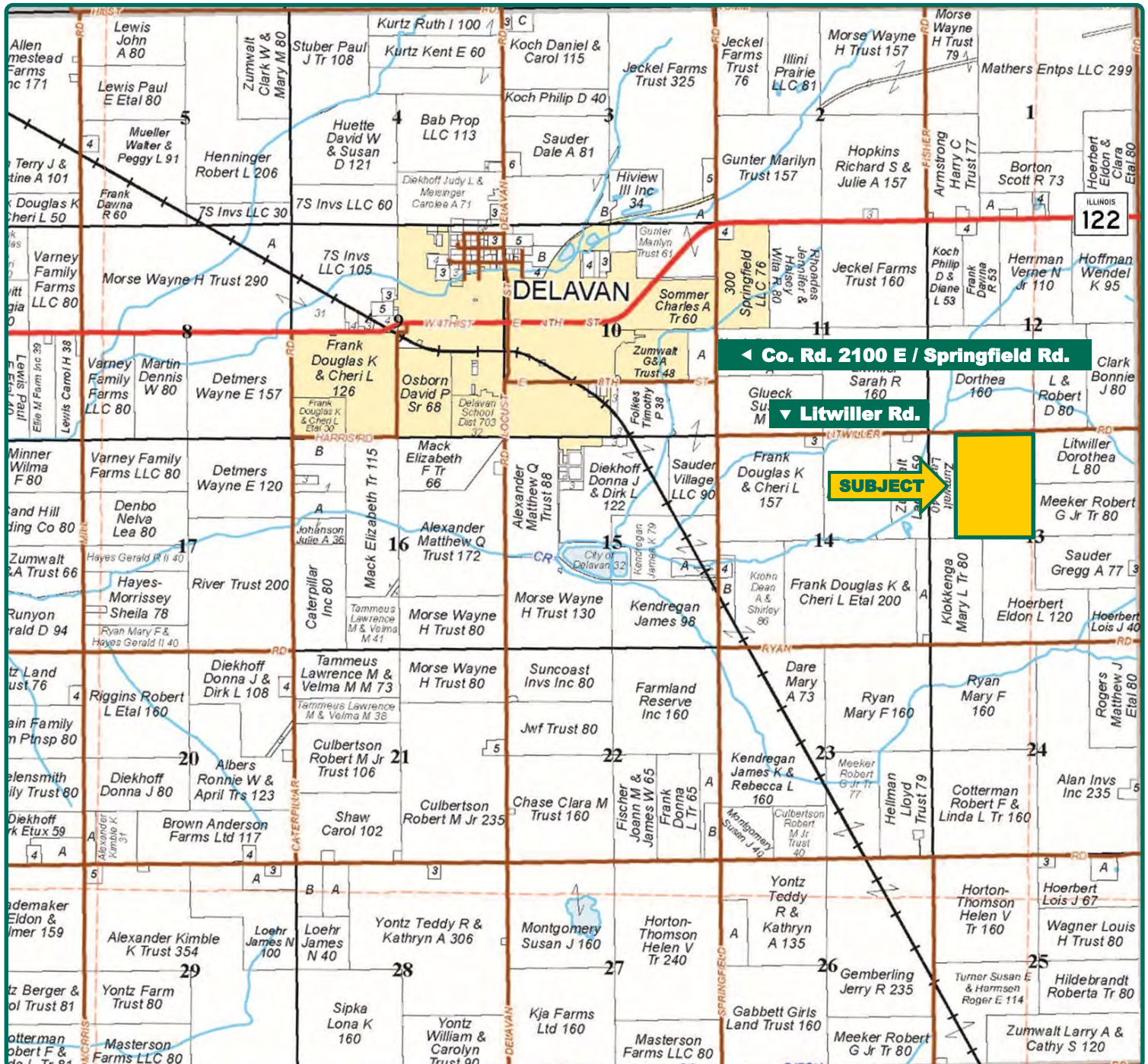
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Monticello, IL 61856

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**FSA/Eff. Crop Acres:** 115.91  
**Corn Base Acres:** 57.30  
**Bean Base Acres:** 57.20  
**Soil Productivity:** 136.10 P.I.

## Property Information

### 120.00 Acres, m/l

### Location

From IL-122 in Delavan: Go south on Co. Rd. 2100 E / Springfield Rd. for 1 mile, then east on Litwiller Rd. for 1 mile. The farm is located on the south side of the road.

### Legal Description

The E½ of the NW¼ and the E½ of the W½ of the NW¼, all in Section 13, Township 22 North, Range 4 West of the 3rd P.M., Tazewell Co., IL.

### Price & Terms

- \$2,268,000
- \$18,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

2022 Taxes Payable 2023: \$5,590.84  
 Taxable Acres: 120.00  
 Tax per Taxable Acre: \$46.59  
 Tax Parcel ID #s: 21-21-13-100-003 & 21-21-13-100-004

### Lease Status

Negotiable, the seller is currently farming the land. Contact agent for details.

### FSA Data

Farm Number 352, Tract 2754  
 FSA/Eff. Crop Acres: 115.91  
 Corn Base Acres: 57.30  
 Corn PLC Yield: 188 Bu.  
 Bean Base Acres: 57.20  
 Bean PLC Yield: 55 Bu.

### Soil Types/Productivity

Main soil type is Osco. Productivity Index (PI) on the FSA/Eff. Crop acres is 136.10. See soil map for details.

### Mineral Rights

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

### Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	79
2021	241	-
2020	-	78
2019	229	-
2018	-	78

Yield information is reported by crop insurance records.

### Land Description

Level to gently rolling.

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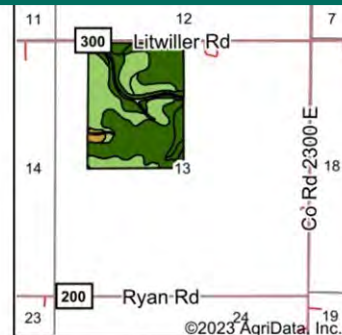
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State: Illinois  
County: Tazewell  
Location: 13-22N-4W  
Township: Delavan  
Acres: 115.91  
Date: 6/19/2023



Maps Provided By:  
 surety  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL179, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**86B	Osco silt loam, 2 to 5 percent slopes	49.52	42.7%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	36.20	31.2%		**178	**56	**131
68A	Sable silty clay loam, 0 to 2 percent slopes	11.69	10.1%		192	63	143
**171C2	Catlin silt loam, 5 to 10 percent slopes, eroded	7.48	6.5%		**174	**55	**128
43A	Ipava silt loam, 0 to 2 percent slopes	7.43	6.4%		191	62	142
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	1.91	1.6%		**130	**42	**95
**705B	Buckhart silt loam, 2 to 5 percent slopes	1.68	1.4%		**188	**60	**141
Weighted Average					184	58.1	136.1

## Drainage

Some tile. No tile maps available.

## Buildings/Improvements

None.

## Water & Well Information

None.

*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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Northeast looking Southwest



Northeast looking South



Southeast looking Northwest



Northwest looking Southeast



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