

# Land For Sale

**ACREAGE:**

**93.30 Acres, m/l**

**LOCATION:**

**Ford County, IL**



## Property *Key Features*

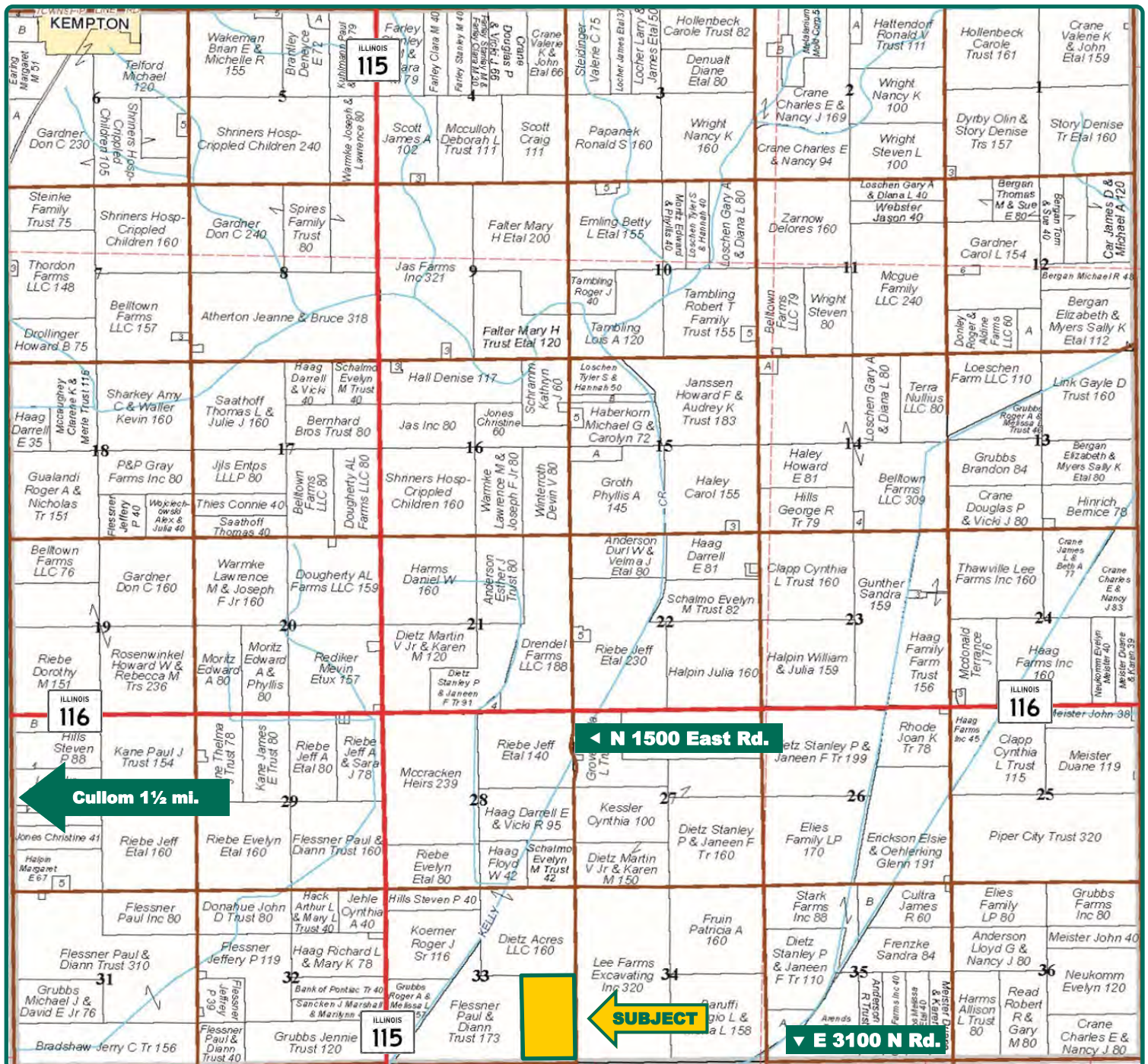
- 100% Tillable Certified Organic Parcel
- 93.29 FSA/Eff. Crop Acres with a 131.10 Soil PI
- Pella, Milford, and Selma Soil Types

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<b>FSA/Eff. Crop Acres:</b>	<b>93.29</b>
<b>Corn Base Acres:</b>	<b>86.20</b>
<b>Soil Productivity:</b>	<b>131.10 PI</b>

## Property Information

### 93.30 Acres, m/l

#### Location

From Cullom: go 4 miles east on IL-116, then south on N 1500 East Rd. for 1½ miles. Property is located on the west side of N 1500 East Rd.

#### Legal Description

The east 93.30 acres of the SE¼, Section 33, Township 28 North, Range 9 East of the 3rd P.M., Ford Co., IL.

#### Price & Terms

- \$1,306,200
- \$14,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As negotiated.

#### Real Estate Tax

2022 Taxes Payable 2023: \$4,227.58  
Taxable Acres: 93.30  
Tax per Taxable Acre: \$45.31  
Tax Parcel ID #: 02-02-33-400-004

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Farm Number 2867, Tract 942  
FSA/Eff. Crop Acres: 93.29  
Corn Base Acres: 86.20  
Corn PLC Yield: 131 Bu.

#### Soil Types/Productivity

Main soil type is Pella. Productivity Index (PI) on the FSA/Eff. Crop acres is 131.10. See soil map for details.

#### Mineral Rights

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

#### Fertility Data

Soil tests completed in 2021 by Brookside Laboratories, Inc.  
P: 75  
K: 337  
pH: 6.4

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

Contact agent for details. Property has grown sunflowers, soybeans, oats, popcorn, and corn since becoming certified organic.

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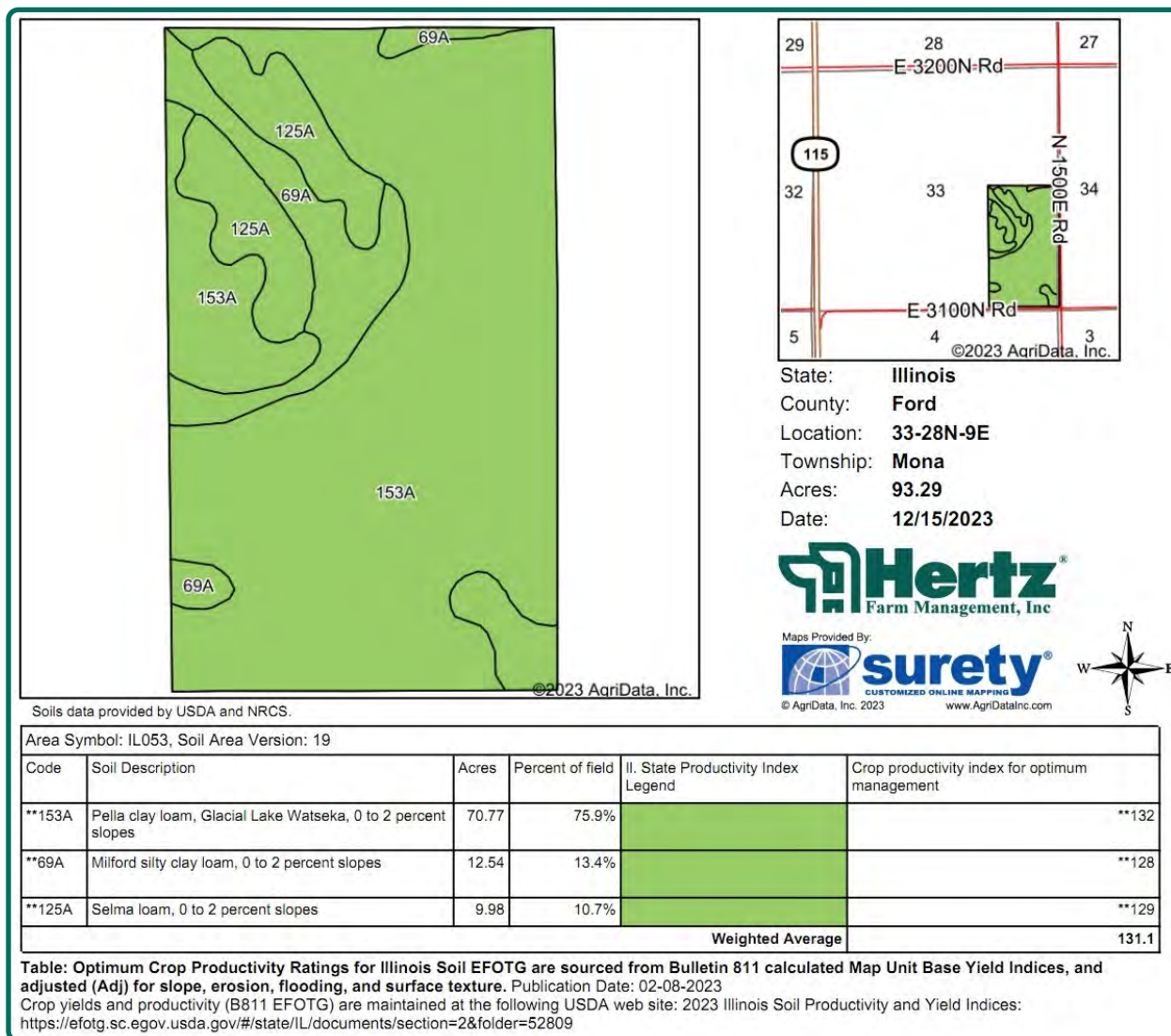
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## Land Description

Level to gently sloping, 0 to 2 percent slopes.

## Drainage

Natural with some tile. No tile maps available. Property is part of Drainage Districts: Vermillion River Out-Sup, Vermillion Special, Vermillion River Outlet.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

High-quality soils on an organic farm that has been certified organic since 2019.  
Organic certificate available upon request.

*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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Southwest Corner looking Northeast



Northeast Corner looking Southwest



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