

# Land For Sale

**ACREAGE:**

**294.32 Acres, m/l**

**LOCATION:**

**DeKalb County, IL**



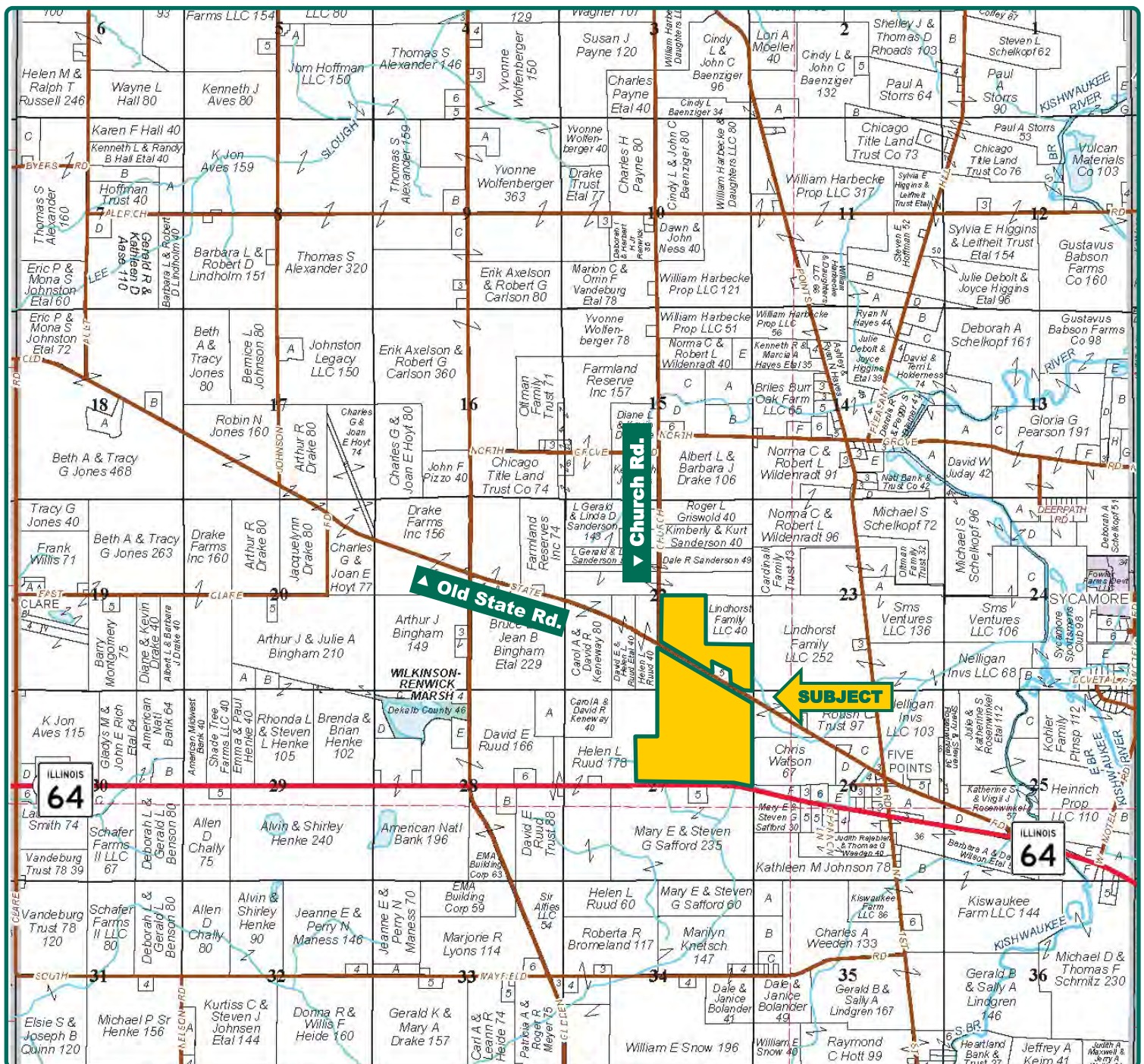
## Property *Key Features*

- Highly Productive, Investment-Quality, DeKalb County Farm
- Just West of Sycamore, Illinois Along Route 64
- Well-Maintained Farm with Class A Soils and Hard-Surface Road Access

**Troy Dukes**  
Licensed Broker in IL  
**815-764-9082**  
**TroyD@Hertz.ag**

**815-748-4440**  
143 N. 2nd St. / PO Box 907  
DeKalb, IL 60115  
**www.Hertz.ag**





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<b>FSA/Eff. Crop Acres:</b>	<b>285.59</b>
<b>Corn Base Acres:</b>	<b>187.50</b>
<b>Bean Base Acres:</b>	<b>94.60</b>
<b>Soil Productivity:</b>	<b>138.30 P.I.</b>

## Property Information

### 294.32 Acres, m/l

#### Location

From Sycamore: IL Rt. 64 and Peace Rd., go west 2½ miles. The farm is on the north side of IL Rt. 64.

#### Legal Description

E½ SE¼NW¼ and NE¼ of Section 27 AND W½ SE¼ and SE¼SE¼, excluding 5-acre building site, of Section 22 all in Township 41 North, Range 4 East of the 3rd P.M., DeKalb Co., IL. (Mayfield Twp.)

#### Price & Terms

- \$4,700,290.40
- \$15,970/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Possession given at closing.

#### Real Estate Tax

2022 Taxes Payable 2023: \$16,476.02  
Taxable Acres: 294.32  
Tax per Taxable Acre: \$55.98  
Tax Parcel ID #s: 05-22-400-001, 05-22-400-007, 05-27-200-003, 05-27-100-006

#### Lease Status

Leased through the 2024 crop year.

#### FSA Data

Farm Number 1750, Tracts 731 & 2605  
FSA/Eff. Crop Acres: 285.59  
Corn Base Acres: 187.50  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 94.60  
Bean PLC Yield: 46 Bu.

#### Soil Types/Productivity

Main soil types are Danabrook and Elpaso. Productivity Index (PI) on the FSA/Eff. Crop acres is 138.30. See soil map for details.

#### Mineral Rights

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

#### Land Description

Gradual slope from north to south.

#### Drainage

Natural plus some tile. No maps available.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

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Looking North



Looking Northeast



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Looking South



Looking Southwest



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