

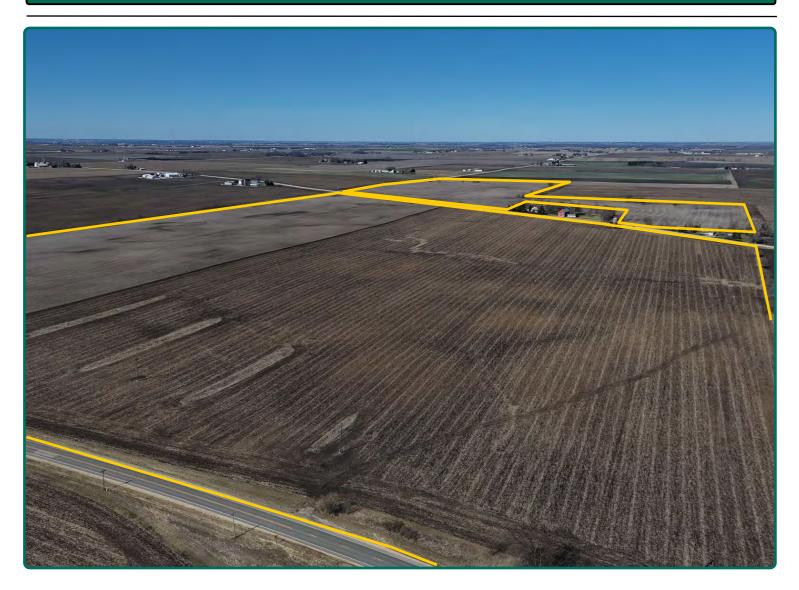
Land For Sale

ACREAGE:

LOCATION:

294.32 Acres, m/l

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

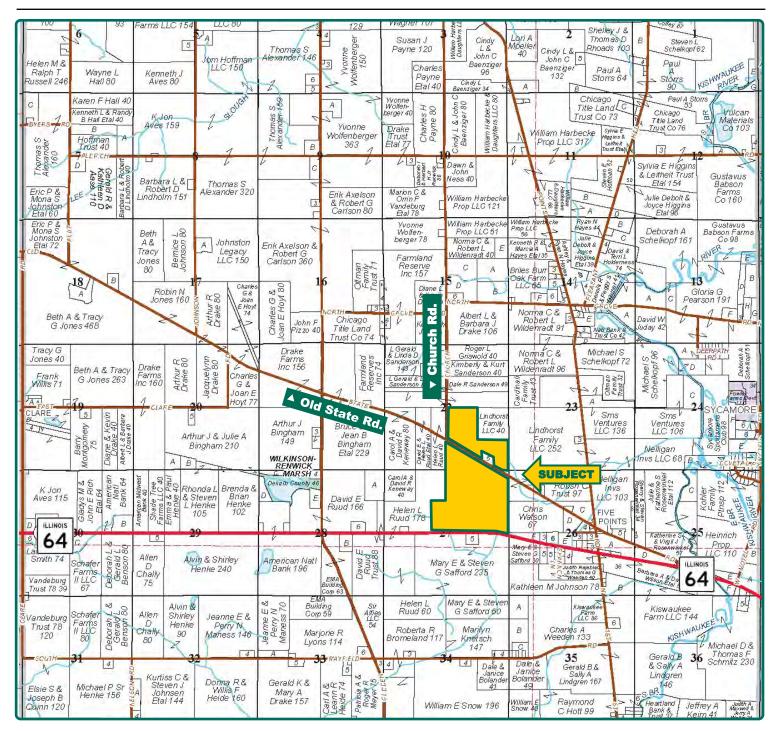
Troy Dukes
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Plat Map

Mayfield Township, DeKalb County, IL



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Aerial Photo

294.32 Acres, m/l



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

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.

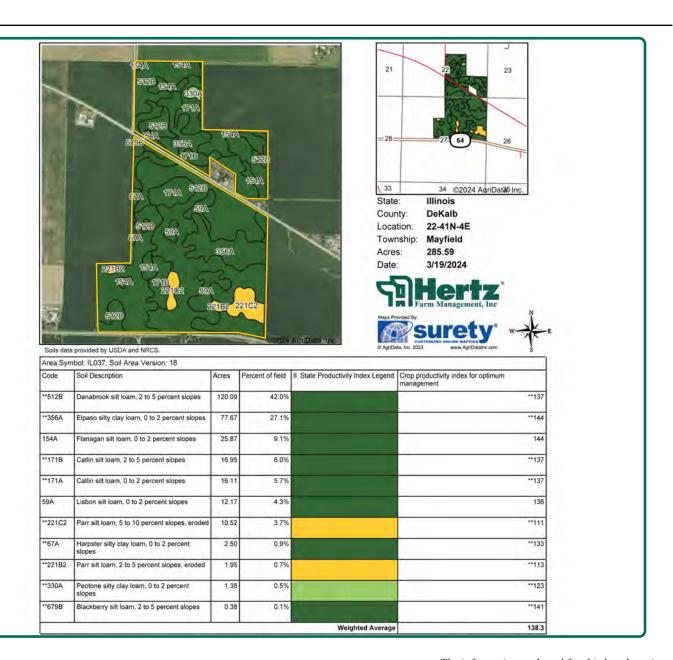
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Soil Map

285.59 FSA/Eff. Crop Acres



Comments

An excellent addition to an existing farm operation or investment portfolio. DeKalb County farms of this size and quality don't become available often.

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.



Property Photos

Looking North



Looking Northeast





Property Photos

Looking South



Looking Southwest

