



LAND FOR SALE

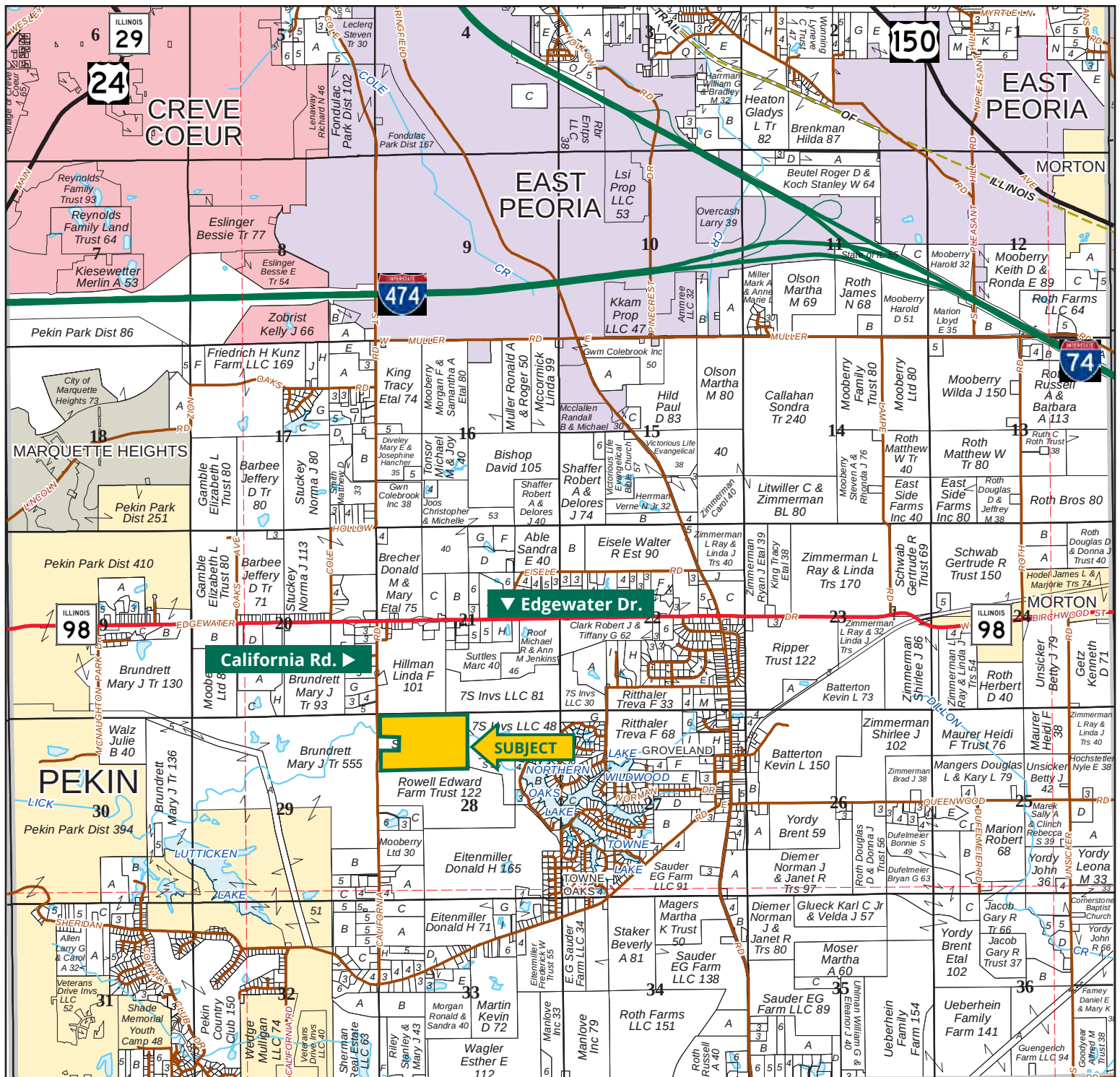
Property Offers Recreational Potential



BRIAN MASSEY, AFM, CCA
*Designated Managing Broker in IL /
Licensed Broker in IN*
217.519.1543
BrianM@Hertz.ag

217.762.9881 | 700 W. Bridge St., PO Box 467
Monticello, IL 61856 | www.Hertz.ag

93.00 Acres, m/I
Tazewell County, IL



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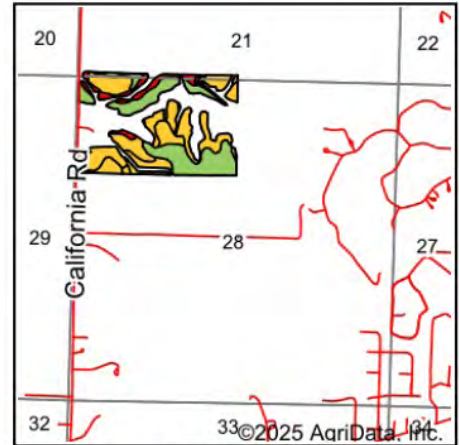
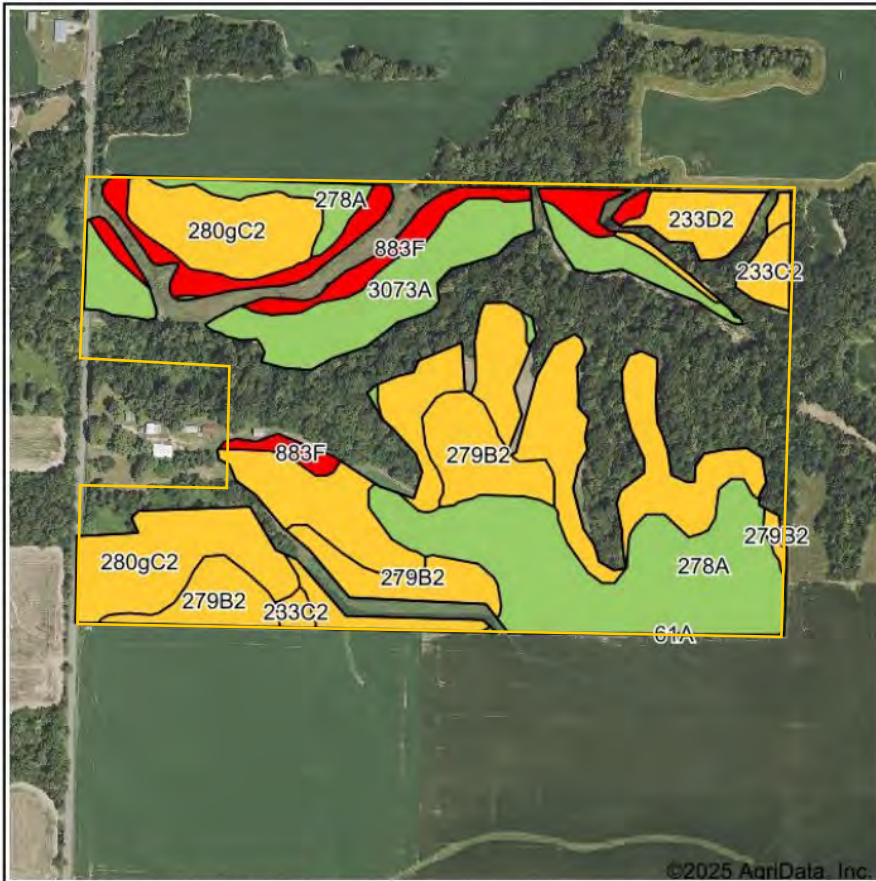
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FSA/Eff. Crop Acres: 61.94 | Soil Productivity: 112.90 P.I.



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State: **Illinois**
 County: **Tazewell**
 Location: **28-25N-4W**
 Township: **Groveland**
 Acres: **61.94**
 Date: **2/25/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL179, Soil Area Version: 18					
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	22.71	36.7%		**113
278A	Stronghurst silt loam, 0 to 2 percent slopes	13.37	21.6%		125
**3073A	Ross silt loam, 0 to 2 percent slopes, frequently flooded	8.48	13.7%		**123
**279B2	Rozetta silt loam, 2 to 5 percent slopes, eroded	8.28	13.4%		**113
**883F	Senachwine-Hennepin loams, 18 to 35 percent slopes	5.35	8.6%		**69
**233D2	Birkbeck silt loam, 10 to 18 percent slopes, eroded	2.43	3.9%		**106
**233C2	Birkbeck silt loam, 5 to 10 percent slopes, eroded	1.32	2.1%		**113
Weighted Average					112.9

BRIAN MASSEY, AFM, CCA

309.826.7736

BRIAN MASSEY, AFM, CCA

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Location

From Morton: Go west on IL-98 / Edgewater Dr. for 2.8 miles, and then south on California Rd. for 0.7 miles. Property is located on the east side of the road.

Simple Legal

Part of the N½ of the NW¼ of Section 28, Township 25 North, Range 4 West of the 3rd P.M., Tazewell Co., IL. *Final abstract/ title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- ~~\$1,111,350~~ \$1,083,450
- \$11,950/acre \$11,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2023 Taxes Payable 2024: \$3,305.90*

Taxable Acres: 93.00*

**Taxes estimated due to recent survey to remove acreage site. Tazewell County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 815, Tract 815

FSA/Eff. Crop Acres: 61.94

Corn Base Acres: 28.60*

Corn PLC Yield: 145 Bu.

Bean Base Acres: 27.92*

Bean PLC Yield: 46 Bu.

Wheat Base Acres: 4.20*

Wheat PLC Yield: 43 Bu.

**Acres are estimated pending reconstitution of farm by the Tazewell County FSA office.*

Soil Types/Productivity

Main soil types are Fayette, Stronghurst, Ross, and Rozetta. Productivity Index (PI)

on the FSA/Eff. crop acres is 112.90. 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

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

There is a wood-sided barn located east of the acreage site.

Water & Well Information

None.

Additional Land for Sale

Seller has two additional tracts of land for sale located southwest of this property. See Additional Land Aerial Photo.



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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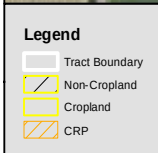
Summer 2024 - Northwest Corner looking Southeast



Summer 2024 - Southeast Corner looking Northwest



USDA United States Department of Agriculture
Tazewell County, Illinois



Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

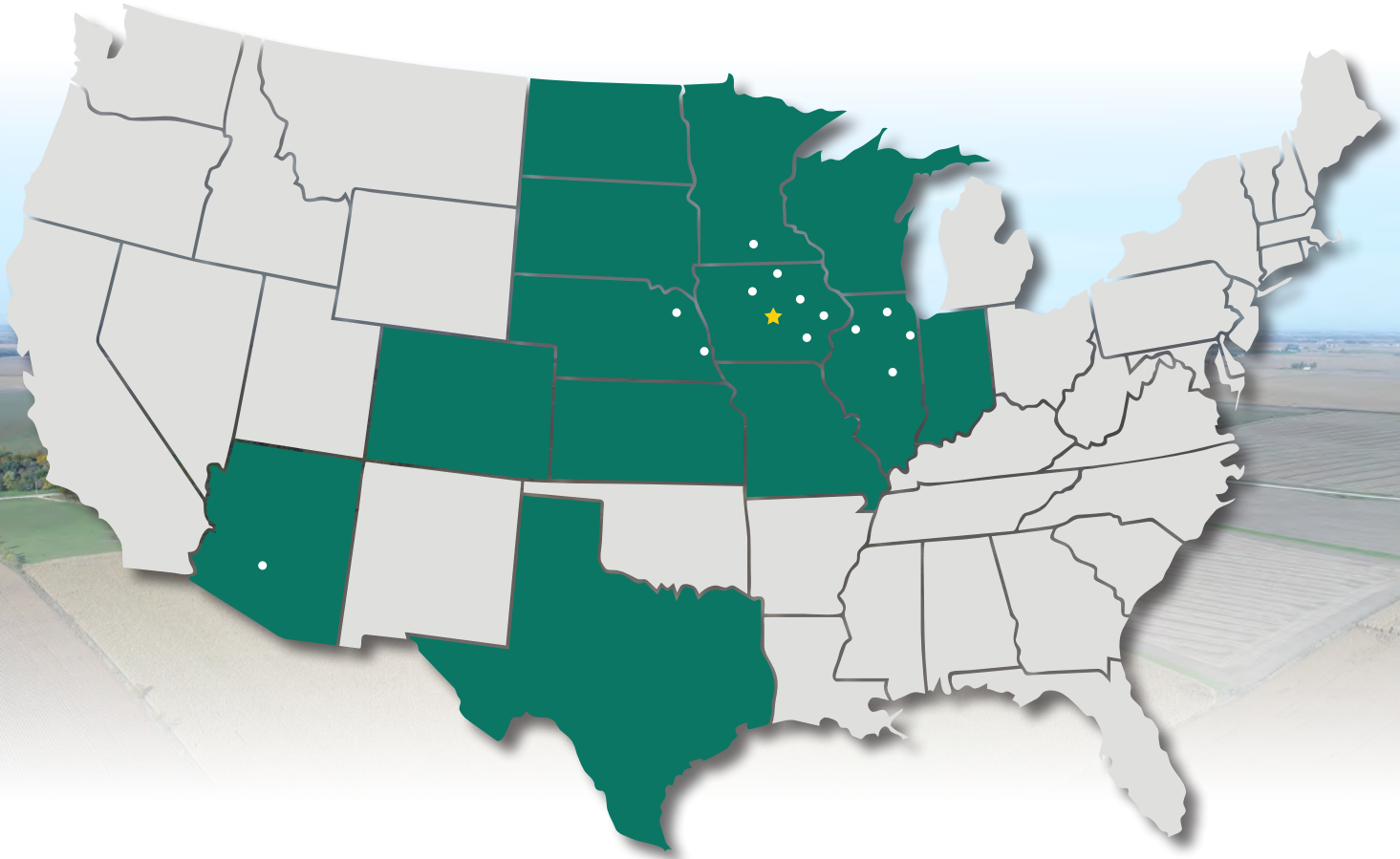
2024 Program Year
Map Created March 07, 2024

Farm **815**
Tract **815**

Tract Cropland Total: 61.94 acres



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