

Land For Sale

ACREAGE:

201.83 Acres, m/l

LOCATION:

Whiteside County, IL



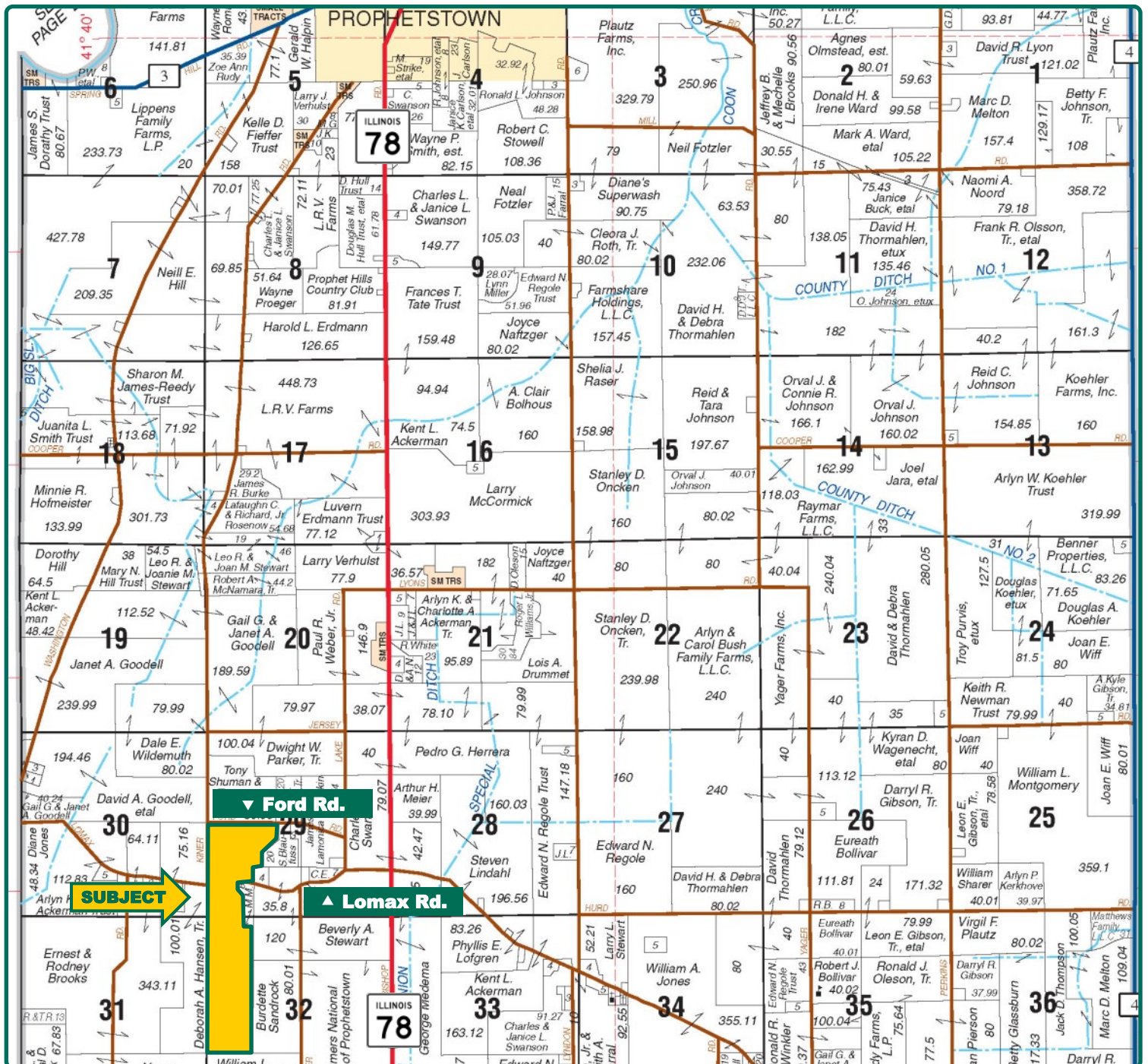
Property Key Features

- Located Near Prophetstown, Illinois
- 178.45 FSA/Eff. Crop Acres with a P.I. of 129.90
- Highly Productive Whiteside County Farm

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FSA/Eff. Crop Acres:	178.45
Corn Base Acres:	99.40
Bean Base Acres:	79.00
Soil Productivity:	129.90 P.I.

Property Information

201.83 Acres, m/l

Location

From Prophetstown: go south on Illinois Hwy 78 for 5 miles, then ¾ mile west on Lomax road. The farm sits on the north and south side of the road.

Legal Description

Part of SW¼, Section 29 and Part of W½, Section 32, all in Township 19 North, Range 5 East of the 4th P.M., Whiteside Co., IL.

Price & Terms

- \$1,957,751
- \$9,700/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

2020 Taxes Payable 2021: \$4,551.24
Taxable Acres: 201.83
Tax per Taxable Acre: \$22.55

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 8182, Tract 9539
FSA/Eff. Crop Acres: 178.45
Corn Base Acres: 99.40
Corn PLC Yield: 172 Bu.
Bean Base Acres: 79
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Main soil types are Drummer, Joyce, Prophetstown and Waukegan. Productivity Index (PI) on the FSA/Eff. Crop acres is 129.90. See soil map for details

Land Description

Level to moderately sloping.

Drainage

Natural, some tile. No maps available.

Buildings/Improvements

There is a 30' diameter, 10,000 bushel grain bin on this property as well as a corn crib.

Water & Well Information

None.

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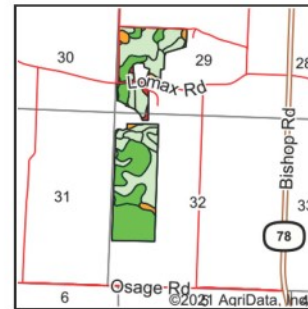
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State: **Illinois**
 County: **Whiteside**
 Location: **32-19N-5E**
 Township: **Prophetstown**
 Acres: **178.45**
 Date: **7/21/2021**



Area Symbol: IL195, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	40.67	22.8%		195	63	144
487A	Joyce silt loam, 0 to 2 percent slopes	36.58	20.5%		180	57	132
767A	Prophetstown silt loam, 0 to 2 percent slopes	31.44	17.6%		190	59	138
564A	Waukegan silt loam, 0 to 2 percent slopes	20.78	11.6%		162	53	119
206A	Thorp silt loam, 0 to 2 percent slopes	19.49	10.9%		170	55	126
**564B	Waukegan silt loam, 2 to 5 percent slopes	10.09	5.7%		**160	**52	**118
760A	Marshan loam, sandy substratum, 0 to 2 percent slopes	4.53	2.5%		163	55	123
**485B	Richwood silt loam, 2 to 5 percent slopes	4.47	2.5%		**184	**56	**135
**689D	Coloma sand, 7 to 15 percent slopes	2.55	1.4%		**95	**30	**71
**917C2	Oakville-Tell complex, 5 to 10 percent slopes, eroded	2.47	1.4%		**116	**39	**88
**88D	Sparta loamy sand, Illinois till plain, 6 to 12 percent slopes	1.96	1.1%		**115	**40	**89
**175B2	Lamont fine sandy loam, 2 to 5 percent slopes, eroded	1.87	1.0%		**124	**42	**93
**917D2	Oakville-Tell complex, 10 to 18 percent slopes, eroded	1.41	0.8%		**111	**37	**85
**88E	Sparta loamy sand, Illinois till plain, 12 to 20 percent slopes	0.14	0.1%		**104	**36	**80
Weighted Average					176.5	56.5	129.9

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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SE Looking NW



Looking NE



Looking SE



Grain Bin & Corn Crib



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