



### **Property Information** Parcel 1 - 125.44 Acres, m/l Location

Northeast corner of New Boston, Illinois.

#### **Legal Description**

Section 29, Township 14 North, Range 5 West of the 4th P.M., Mercer County, Illinois.

#### **Price & Terms**

- \$457.900
- \$3,650.35/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

At closing.

### **Lease Status**

The farm lease is open for 2017.

# Real Estate Tax

Taxes Payable in 2016: \$1,152.96 Taxable Acres: 125.44 Tax per Taxable Acre: \$9.19

# **FSA Data**

Farm Number 2873, Tracts 1085, 1087 & 2524 Crop Acres: 79.98 Corn Base: 9.67 Corn PLC Yield: 121 Bu. Bean Base: 8.5 Bean PLC Yield: 37 Bu. Wheat Base: 0.2 Wheat PLC Yield: 45 Bu.

# **CRP Contracts**

Contract #10145 Annual Pay \$3,964

Expires 9/30/23 Total Acres 38.1

Expires 9/30/23

Total Acres 23.4

Contract #10148 Annual Pay \$6,074

**R. Edward Kiefer, AFM, ARA** Licensed Managing Broker in IL EdK@Hertz.ag

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# **Soil Types/Productivity**

Main soil types are Sparta and Ade. Productivity Index (PI) is 94.1. See soil map for details.

# **Mineral Rights**

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

# **Fertility Data**

Soil test report dated October 22, 2011 available upon request.

# **Cell Phone Tower Lease**

There is a cell phone tower located on this property. Lease payments are \$550 per month. The lease term expires January 2020, but the cell phone company shall have the right to extend this lease for three additional five year terms.

#### **Buildings/Improvements** None.

REID: 100-0116



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# Aerial Photos and Map: Parcel 1





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# Soil Map: Parcel 1

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#### Property Information Parcel 2 - 180.00 Acres, m/l Location

One mile north of New Boston, Illinois.

# **Legal Description**

Section 17 and 20, Township 14 North, Range 5 West of the 4th P.M., Mercer County, Illinois.

# Price & Terms

- \$765,000
- \$4,250/acre
- 10% down upon acceptance of offer; balance due at closing

# Possession

At closing.

# **Lease Status**

The farm lease is open for 2017.

# **Real Estate Tax**

Taxes Payable in 2016: \$976.70 Taxable Acres: 180.00 Tax per Taxable Acre: \$5.43

# FSA Data

Farm Number 2873, Tract 1083 Crop Acres: 149.24 Corn Base: 76.9 Corn PLC Yield: 121 Bu. Bean Base: 51.3 Bean PLC Yield: 37 Bu.

#### FSA Crop Acres Disclosure

Multiple fields shown as cropland have trees, shrubs, and brush. These fields have not been planted to crops in past years.

#### **CRP Contract**

Contract #1609 Annual Pay \$2,436 Total Acres 21.0 Expires 9/30/19

# Aerial Photo and Map: Parcel 2



# Soil Types/Productivity

Main soil types are Sparta, Coloma, and Raddle-Sparta. Productivity Index (PI) is 95.2. See soil map for details.

# **Mineral Rights**

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

# **Fertility Data**

Soil test report dated October 22, 2011 available upon request.

#### **Buildings/Improvements**

None.

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# Soil Map: Parcel 2



Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	64.87	43.5%		**118	**41	**91
**689B	Coloma sand, 1 to 7 percent slopes	36.54	24.5%		**101	**32	**75
**899B	Raddle-Sparta complex, 2 to 5 percent slopes	34.13	22.9%		**159	**50	**119
**430B	Raddle silt loam, 2 to 5 percent slopes	7.76	5.2%		**187	**58	**137
**689D	Coloma sand, 7 to 15 percent slopes	5.71	3.8%		**95	**30	**71
37A	Worthen silt loam, 0 to 2 percent slopes	0.23	0.2%		194	60	142
		24	0	Weighted Average	126	41.3	95.2

Area Symbol: IL131, Soil Area Version: 12

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

https://www.ideals.illinois.edu/handle/2142/1027/

\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# Property Information: Parcel 3

# Property Information Parcel 3 - 470.30 Acres, m/l

### Location

1 1/2 miles northeast of New Boston, Illinois.

#### **Legal Description**

Section 21 and 28, Township 14 North, Range 5 West of the 4th P.M., Mercer County, Illinois.

#### **Price & Terms**

- \$1,763,600
- \$3,749.95/acre
- 10% down upon acceptance of offer; balance due in case at closing

#### Possession

At closing.

#### Lease Status

The farm lease is open for 2017.

#### **Real Estate Tax**

Taxes Payable in 2016: \$3,364.70 Taxable Acres: 470.30 Tax per Taxable Acre: \$7.15

#### **FSA Data**

Farm Number 2873, Tracts 8910, 8911 & 1084 Crop Acres: 254.9 Corn Base: 89.61 Corn PLC Yield: 121 Bu. Bean Base: 35.30 Bean PLC Yield: 37 Bu.

#### **FSA Crop Acres Disclosure**

Multiple fields shown as cropland have trees, shrubs, and brush. These fields have not been planted to crops in past years.

#### **CRP** Contracts

Contract #10149	Total Acres 35.0
Annual Pay \$7,261	Expires 9/30/23
Contract #11260	Total Acres 24.62
Annual Pay \$5,645	Expires 9/30/26
Contract #1007A*	Total Acres 29.8
Annual Pay \$2,399	Expires 9/30/17
Contract #1008A*	Total Acres 39.8
Annual Pay \$3,557	Expires 9/30/17

\* Owner receives 50% of CRP contract payment. Contact Broker for additional details.

#### **Soil Types/Productivity**

Main soil types are Orion, Raddle, Sawmill, and Crescent. Productivity Index (PI) is 126.4. See soil map for details.

#### **Mineral Rights**

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

#### **Fertility Data**

Soil test report dated October 22, 2011 available upon request.

# **Buildings/Improvements**

None.

#### Comments

Parcel 3 provides excellent habitat for wildlife and hunting opportunities. The Edwards River flows through this property with bottom land fields subject to flooding with saturated soils. The CRP fields, Edwards River, tillable fields, thick cover, food and water makes this big buck paradise.

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.

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# Aerial Photo and Map: Parcel 3





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# Soil Map: Parcel 3

Soils da	8886690 6728 81A 6890 3107A 3107A 3107A 3107A 3415 3415 3415 3415 3415	1	©201	l6 AgriData, Inc.	Acres: Date: Maps Provide	SUS	2016 <b>FTZ</b>
Area S Code	ymbol: IL131, Soil Area Version: 12 Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
		76.60	30.1%		180	57	131
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	10.00	1				
3415A		44.79	17.6%		**187	**58	**137
	flooded	1.15	17.6% 10.5%		**187 189	**58 60	
**430B	flooded Raddle silt loam, 2 to 5 percent slopes Sawmill silty clay loam, 0 to 2 percent slopes,	44.79			-		139
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**430B 3107A **672B	flooded Raddle silt loam, 2 to 5 percent slopes Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded Cresent loam, 2 to 5 percent slopes	44.79 26.84 24.66	10.5% 9.7%		189 **156	60 **50	139
**430B 3107A **672B 430A **88B	flooded Raddle silt loam, 2 to 5 percent slopes Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded Cresent loam, 2 to 5 percent slopes Raddle silt loam, 0 to 2 percent slopes Sparta loamy sand, Illinois till plain, 2 to 6 percent	44.79 26.84 24.66 19.18	10.5% 9.7% 7.5%		189 **156 189	60 **50 59	139 **116 138 **91
**430B 3107A **672B 430A **88B **88B	flooded Raddle silt loam, 2 to 5 percent slopes Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded Cresent loam, 2 to 5 percent slopes Raddle silt loam, 0 to 2 percent slopes Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	44.79 26.84 24.66 19.18 14.74	10.5% 9.7% 7.5% 5.8%		189 **156 189 **118	60 **50 59 **41	139 **116 138 **91 **103
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Area Symbol: IL131, Soil Area Version: 12

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

https://www.ideals.illinois.edu/handle/2142/1027/ \*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

c: Using Capabilities Class Dominant Condition Aggregation Method

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