



775.74 Acres, m/l, Mercer County, IL

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	Total Acres 23.4
Annual Pay \$3,964	Expires 9/30/23
Contract #10148	Total Acres 38.1
Annual Pay \$6,074	Expires 9/30/23

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.

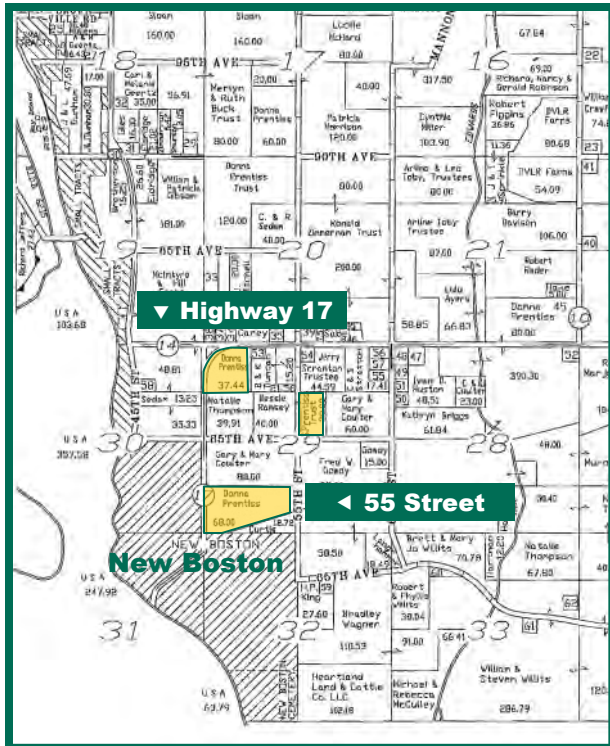
Cell Phone Tower Lease

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.

Aerial Photos and Map: Parcel 1



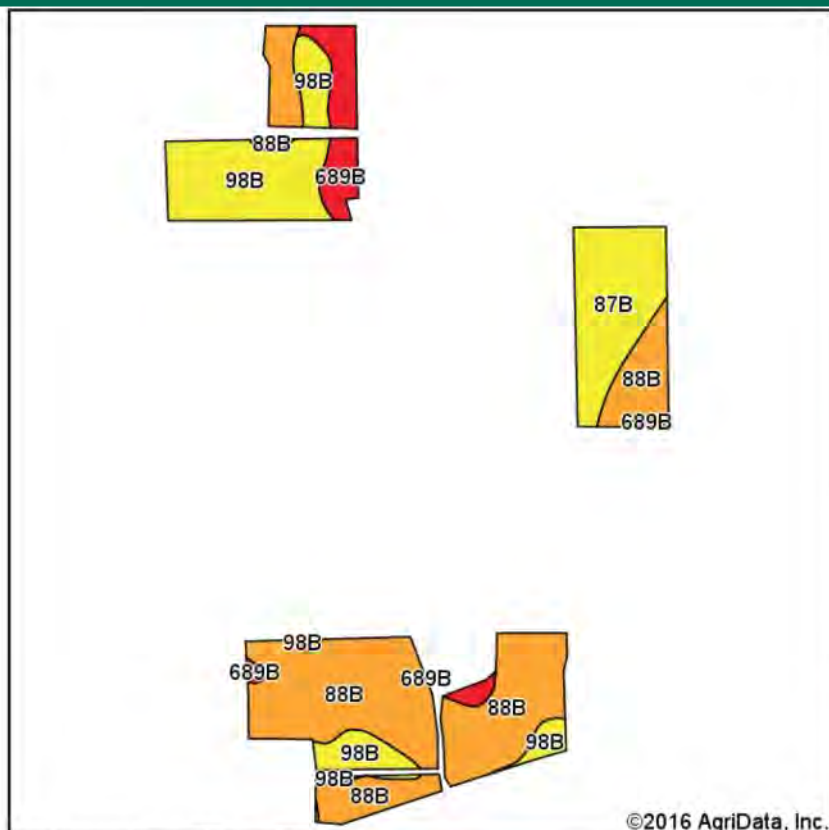
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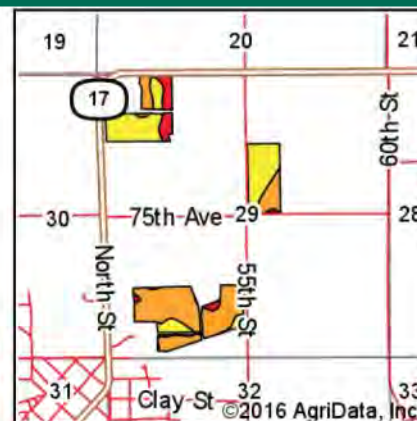
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Soil Map: Parcel 1



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Mercer**
 Location: **29-14N-5W**
 Township: **New Boston**
 Acres: **79.98**
 Date: **11/28/2016**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL131, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**88B	Sparta loamy sand, 1 to 6 percent slopes	41.34	51.7%		**118	**41	**91
**98B	Ade loamy fine sand, 2 to 7 percent slopes	19.06	23.8%		**134	**47	**102
**87B	Dickinson sandy loam, 2 to 5 percent slopes	12.60	15.8%		**141	**46	**103
**689B	Coloma sand, 1 to 7 percent slopes	6.98	8.7%		**101	**32	**75
Weighted Average					124	42.4	94.1

Area Symbol: IL131, Soil Area Version: 11

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

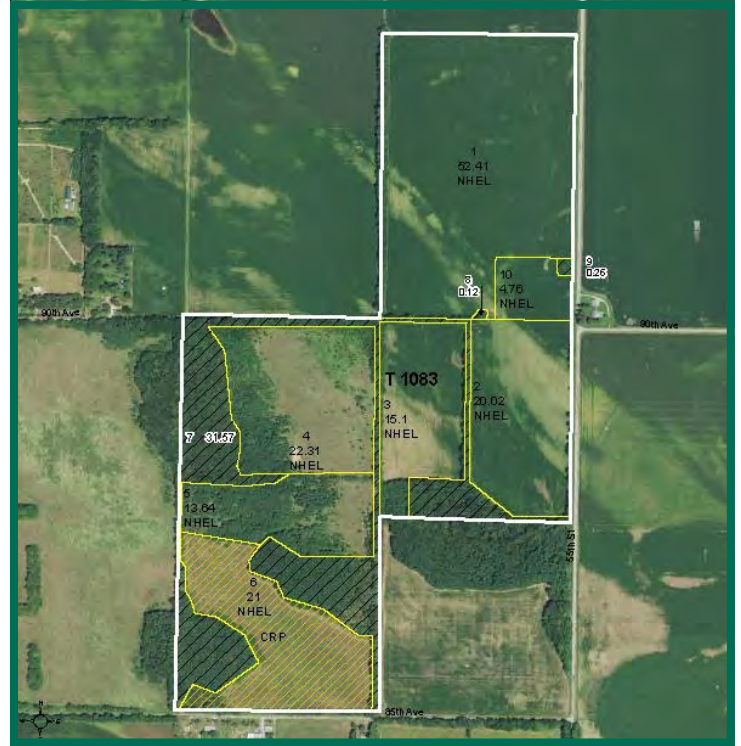
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Aerial Photo and Map: Parcel 2



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

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.

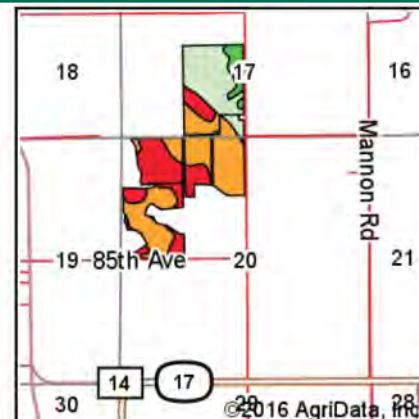
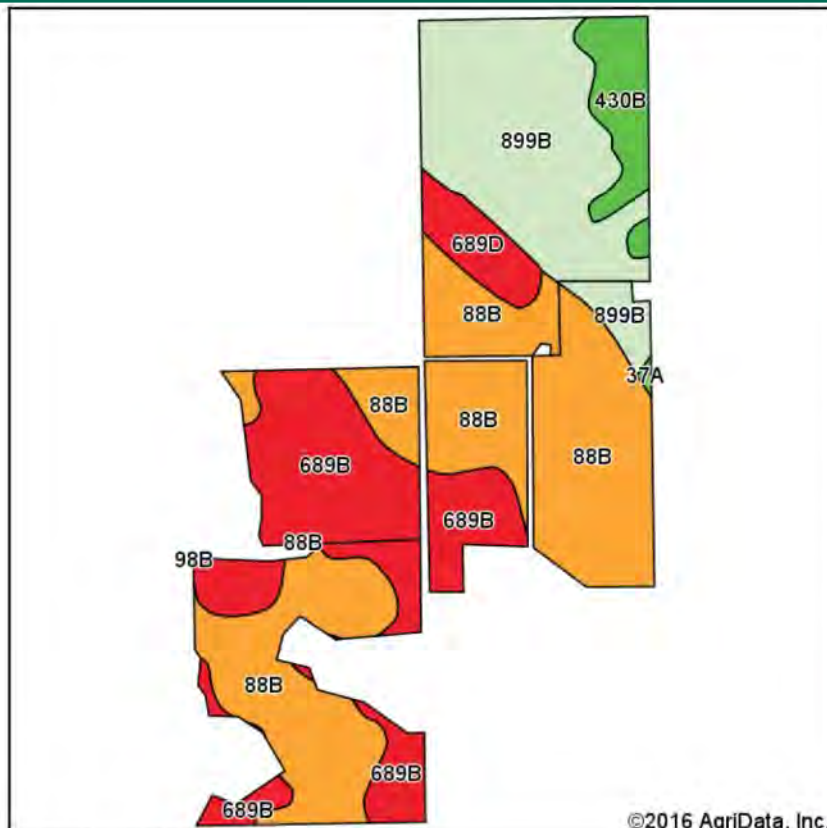
Buildings/Improvements

None.

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Soil Map: Parcel 2



State: **Illinois**
 County: **Mercer**
 Location: **17-14N-5W**
 Township: **New Boston**
 Acres: **149.24**
 Date: **12/21/2016**



Area Symbol: IL131, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. 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
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

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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.

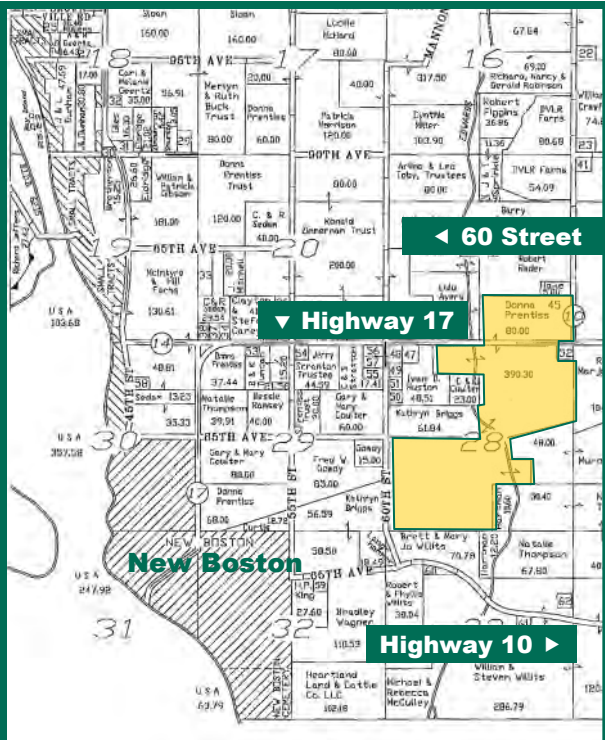
Comments

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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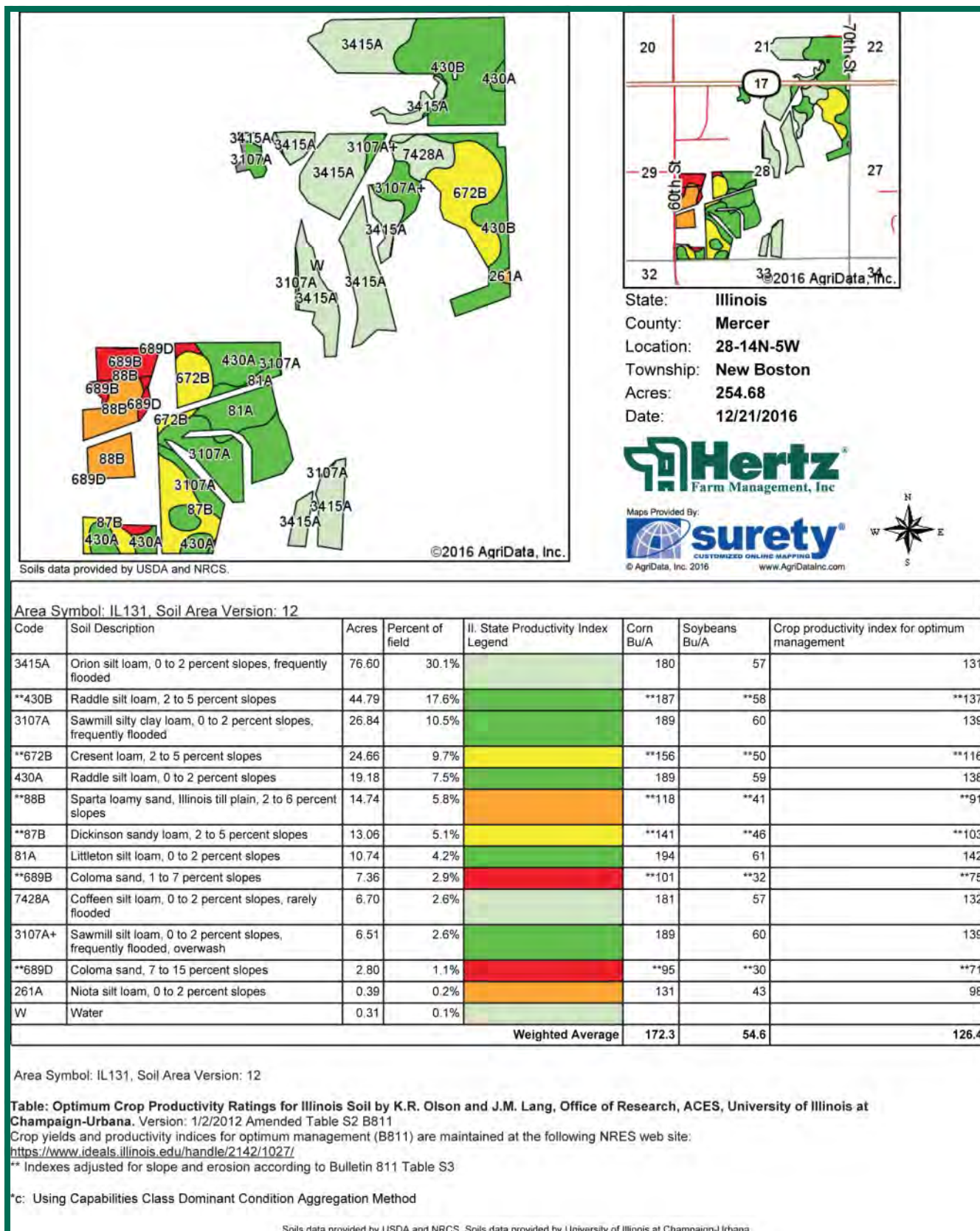
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Soil Map: Parcel 3



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