



276.92 Acres, m/I, Boone County, IL

128.5 PI—A combination of tillable land, and two areas of timber for recreation or development.

Property Information

Location

Property has excellent location in Northwest Boone County, 3 miles west of Highway 76 and Popular Grove, Illinois. The property is approximately 4 miles Northwest of Belvidere and Interstate 90. It is bordered by Beloit Road on the north and adjoins Loves Park city limits and development on the south and is approximately 5 miles northeast of Rockford, Illinois.

Legal Description

See attached Plat Map.

Price & Terms

- \$2,354,500.00
- \$8,500.00/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Farm is leased for 2015 and lease is open for 2016. Possession upon closing, subject to tenant rights.

Real Estate Tax

Taxes Payable 2013 - 2014: \$6,561.46
Taxable Acres: 276.92
Tax per Taxable Acre: \$23.69

FSA Data

Farm Number #2769, Tract #510
Crop Acres: 230.01
Corn Base: 126.1 Acres
Corn PLC Yield: 137 Bu.
Bean Base: 101.8
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Mail soil types are Sable, Fayette, St. Charles and Atterberry. Productivity Index (P.I.) is 128.5 per 2015 Agridata, Inc. See soil map for details.

Improvements

Small wood cabin with no utilities or water.

Zoning

The parcel is zoned Agriculture.

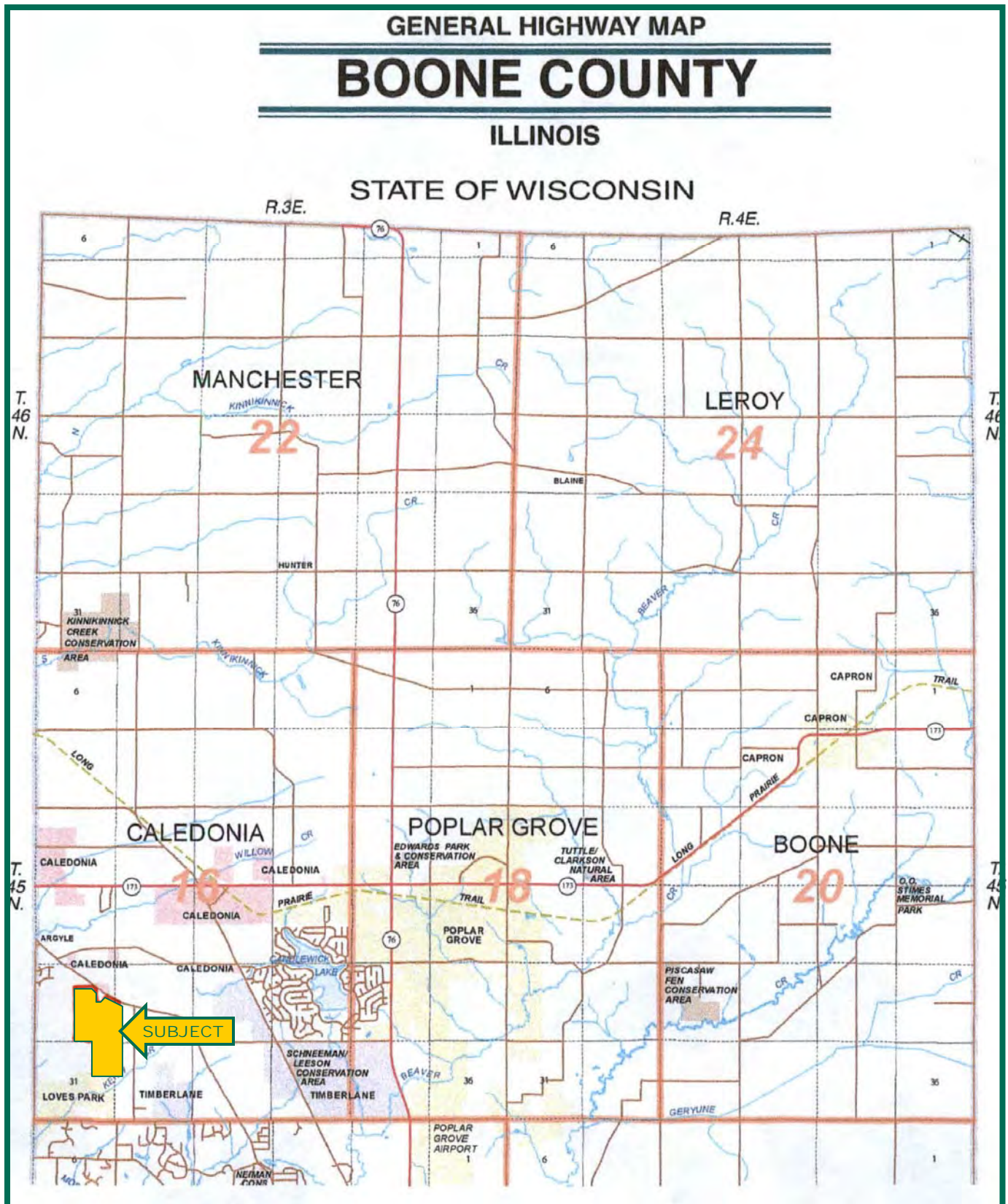
Comments

This property is a combination of high quality tillable land, and two areas of timber for recreation, and adjoins current development. The south end of this property adjoins Loves Park city limits and Central Park Home development.

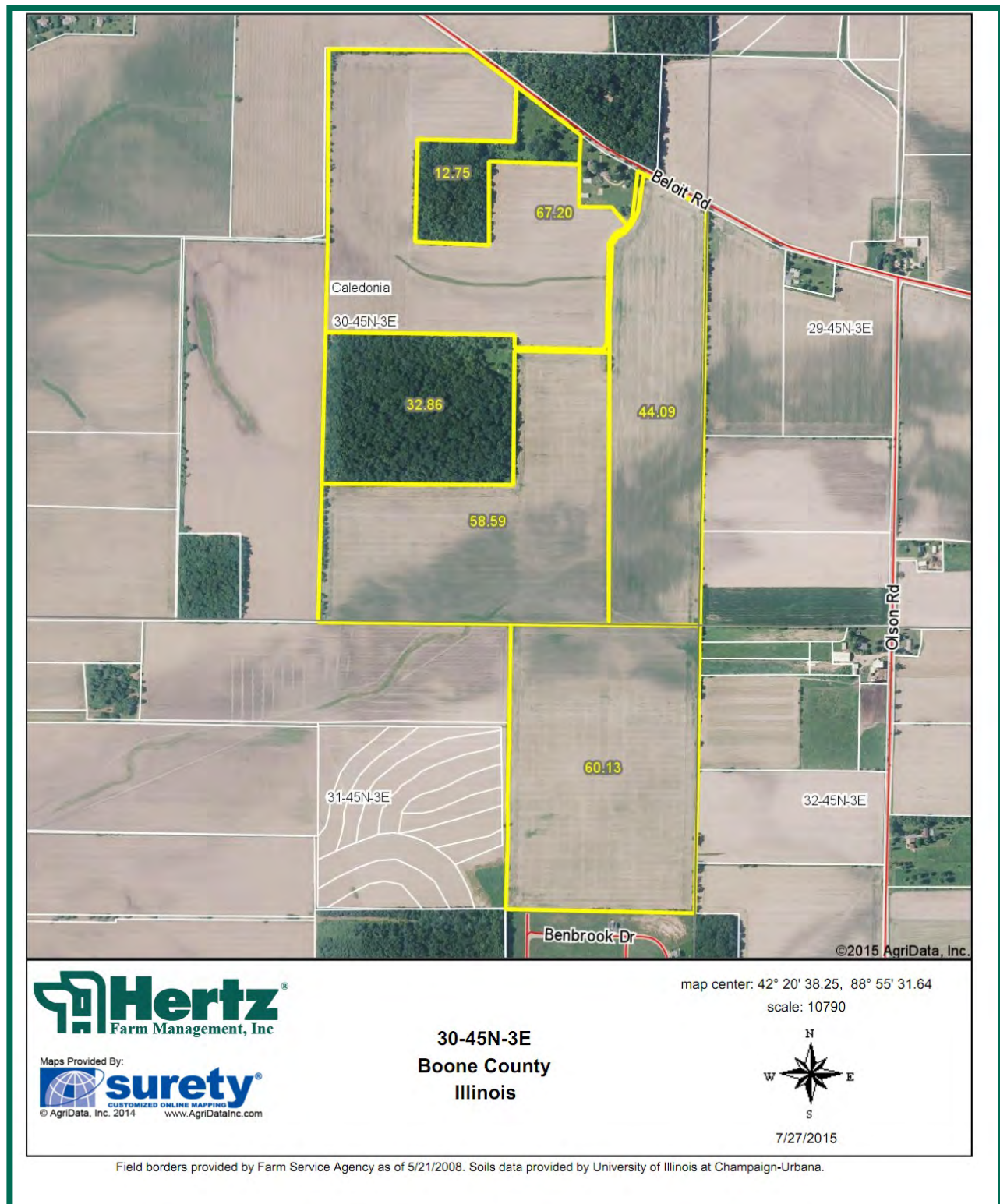
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Richard J. Grever
Licensed Managing Broker in IL
RichG@Hertz.Ag

815-748-4440
143 N 2nd St, DeKalb, IL 60115
www.Hertz.ag



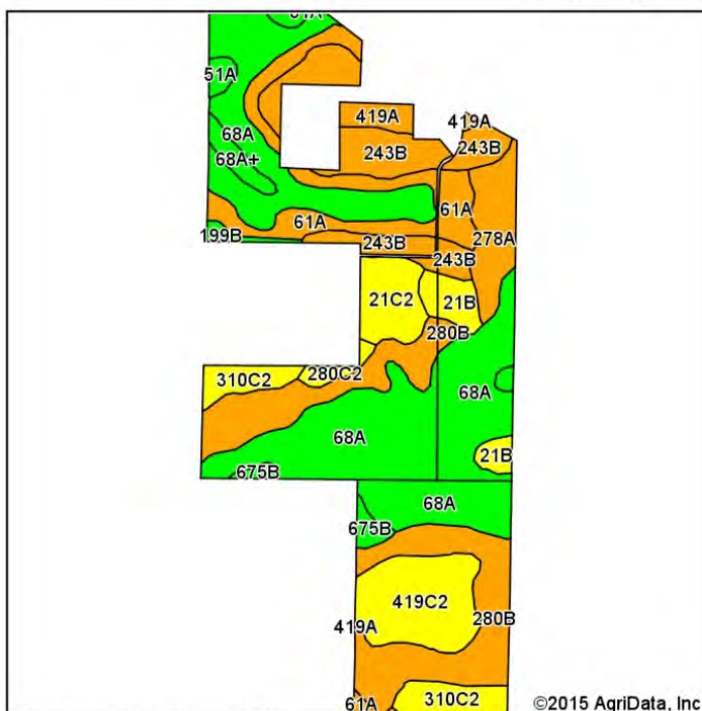
Aerial Photo



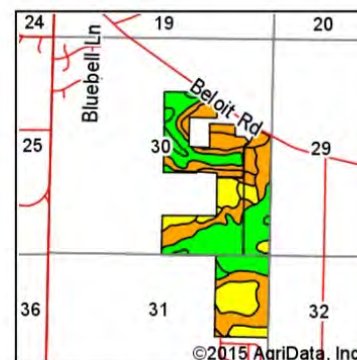
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Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
County: Boone
Location: 30-45N-3E
Township: Caledonia
Acres: 230.01
Date: 7/28/2015



Maps Provided By:



Area Symbol: IL007, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	81.30	35.3%		192	63	143
**280B	Fayette silt loam, 2 to 5 percent slopes	39.00	17.0%		**165	**52	**121
**243B	St. Charles silt loam, 2 to 5 percent slopes	22.35	9.7%		**166	**51	**121
61A	Atterberry silt loam, 0 to 2 percent slopes	19.84	8.6%		182	56	132
**419C2	Flagg silt loam, 5 to 10 percent slopes, eroded	17.40	7.6%		**151	**48	**111
278A	Stronghurst silt loam, 0 to 2 percent slopes	10.09	4.4%		171	54	125
**310C2	McHenry silt loam, 4 to 6 percent slopes, eroded	10.03	4.4%		**148	**48	**109
**21C2	Pecatonica silt loam, 5 to 10 percent slopes, eroded	8.61	3.7%		**143	**46	**105
**21B	Pecatonica silt loam, 2 to 5 percent slopes	6.39	2.8%		**152	**49	**112
419A	Flagg silt loam, 0 to 2 percent slopes	3.55	1.5%		162	52	119
68A+	Sable silt loam, 0 to 2 percent slopes, overwash	2.82	1.2%		192	63	143
**199B	Plano silt loam, 2 to 5 percent slopes	2.73	1.2%		**192	**59	**141
**675B	Greenbush silt loam, 2 to 5 percent slopes	2.56	1.1%		**182	**57	**133
**280C2	Fayette silt loam, 5 to 10 percent slopes, eroded	1.88	0.8%		**155	**49	**113
51A	Muscatune silt loam, 0 to 2 percent slopes	1.46	0.6%		200	64	147
Weighted Average					174.3	55.8	128.5

Area Symbol: IL007, Soil Area Version: 8

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 (Updated 1/10/2012)

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

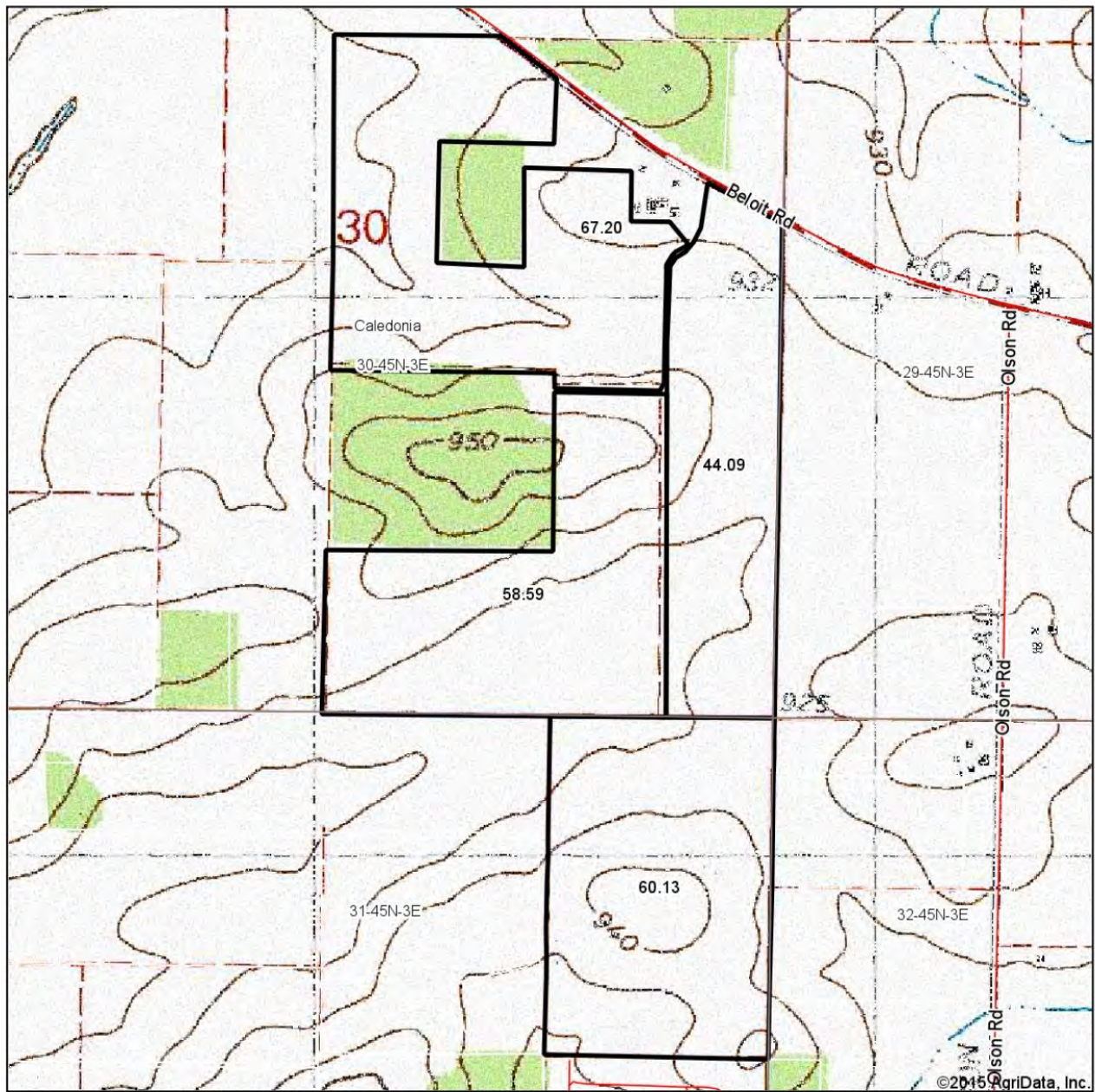
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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Topography Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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30-45N-3E
Boone County
Illinois

map center: 42° 20' 38.49, 88° 55' 30.56

scale: 10446



7/28/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

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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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