

Hertz LAND FOR SALE



Property Information Location

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 cash at closing

Possession

At closing.

Lease Status

The farm is leased for 2017. Open lease for 2018.

Mineral Rights

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

Real Estate Tax

Taxes Payable in 2017: \$3,826.96 Taxable Acres: 470.30 Tax per Taxable Acre: \$8.14

FSA Data

Farm Number 6008, Tracts 8910, 8911 & 1084

Crop Acres: 254.94 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.

Fertility Data

Soil test reports dated May 2016 and October 2011 available upon request.

Buildings/Improvements

None.

Soil Types/Productivity

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

CRP Contracts Contract #10149

Annual Pay \$7,261

Contract #11260	Total Acres 24.62
Annual Pay \$5,645	Expires 9/30/26
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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
1 IIIII aai 1 aj 45,557	Empires 7/30/17

Total Acres 35.0

Expires 9/30/23

Comments

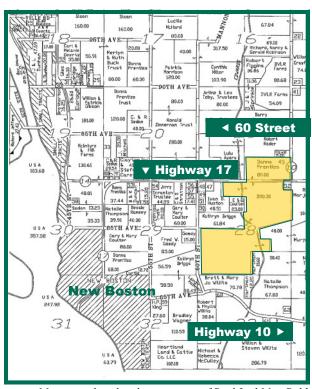
The Edwards River runs through this property, providing excellent habitat for wildlife and hunting opportunities.

R. Edward Kiefer, AFM, ARA Licensed Managing Broker in IL EdK@Hertz.ag (309) 944-2184
720 E. Culver Court, PO Box 9
Geneseo, IL 61254-0009
www.Hertz.ag

REID: 100-0116

^{*} Owner receives 50% of CRP contract payment. Contact Broker for additional details.

Aerial Photo and Map



Map reproduced with permission of Rockford Map Publishers

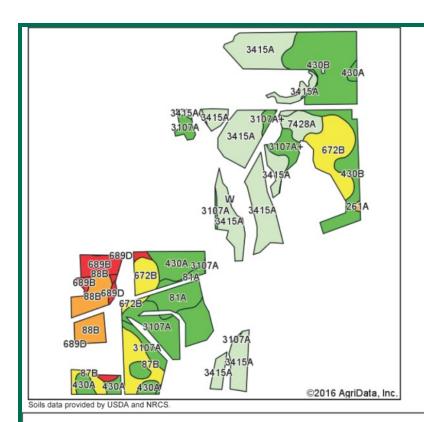


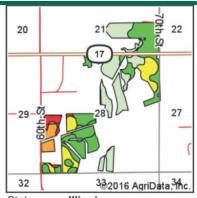




The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

Soil Map





State: Illinois County: Mercer Location: 28-14N-5W **New Boston** Township: Acres: 254.68 07/24/2017

Date:







Area Symbol: II 131 Soil Area Version: 12

Area Sy	mbol: IL131, Soil Area Version: 12						
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	76.60	30.1%		180	57	131
**430B	Raddle silt loam, 2 to 5 percent slopes	44.79	17.6%	Part (A)	**187	**58	**137
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	26.84	10.5%		189	60	139
**672B	Cresent loam, 2 to 5 percent slopes	24.66	9.7%		**156	**50	**116
430A	Raddle silt loam, 0 to 2 percent slopes	19.18	7.5%	1	189	59	138
**88B	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes	14.74	5.8%		**118	**41	**91
**87B	Dickinson sandy loam, 2 to 5 percent slopes	13.06	5.1%		**141	**46	**103
81A	Littleton silt loam, 0 to 2 percent slopes	10.74	4.2%		194	61	142
**689B	Coloma sand, 1 to 7 percent slopes	7.36	2.9%		**101	**32	**75
7428A	Coffeen silt loam, 0 to 2 percent slopes, rarely flooded	6.70	2.6%		181	57	132
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	6.51	2.6%		189	60	139
**689D	Coloma sand, 7 to 15 percent slopes	2.80	1.1%		**95	**30	**71
261A	Niota silt loam, 0 to 2 percent slopes	0.39	0.2%		131	43	98
W	Water	0.31	0.1%				
	Weighted Average					54.6	126.4

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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