



## 470.30 Acres, m/l, Mercer County, IL

### 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	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

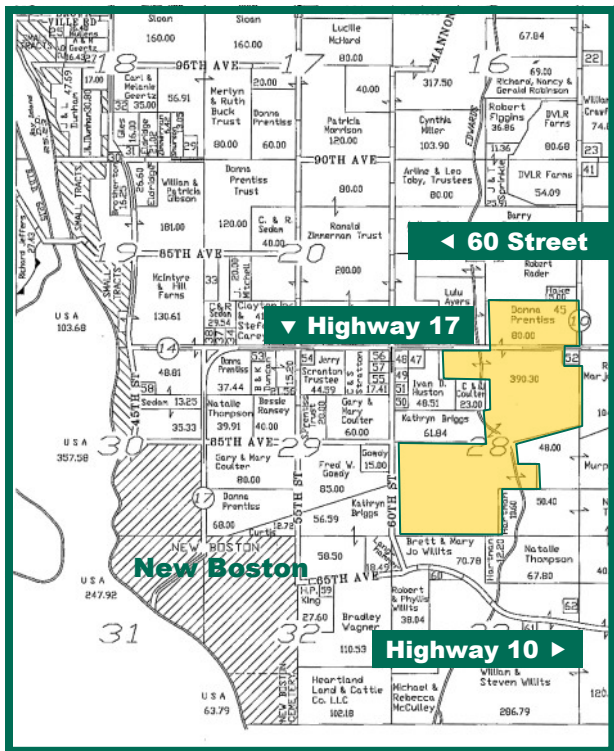
\* Owner receives 50% of CRP contract payment. Contact Broker for additional details.

#### Comments

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



## Aerial Photo and Map



*Map reproduced with permission of Rockford Map Publishers*



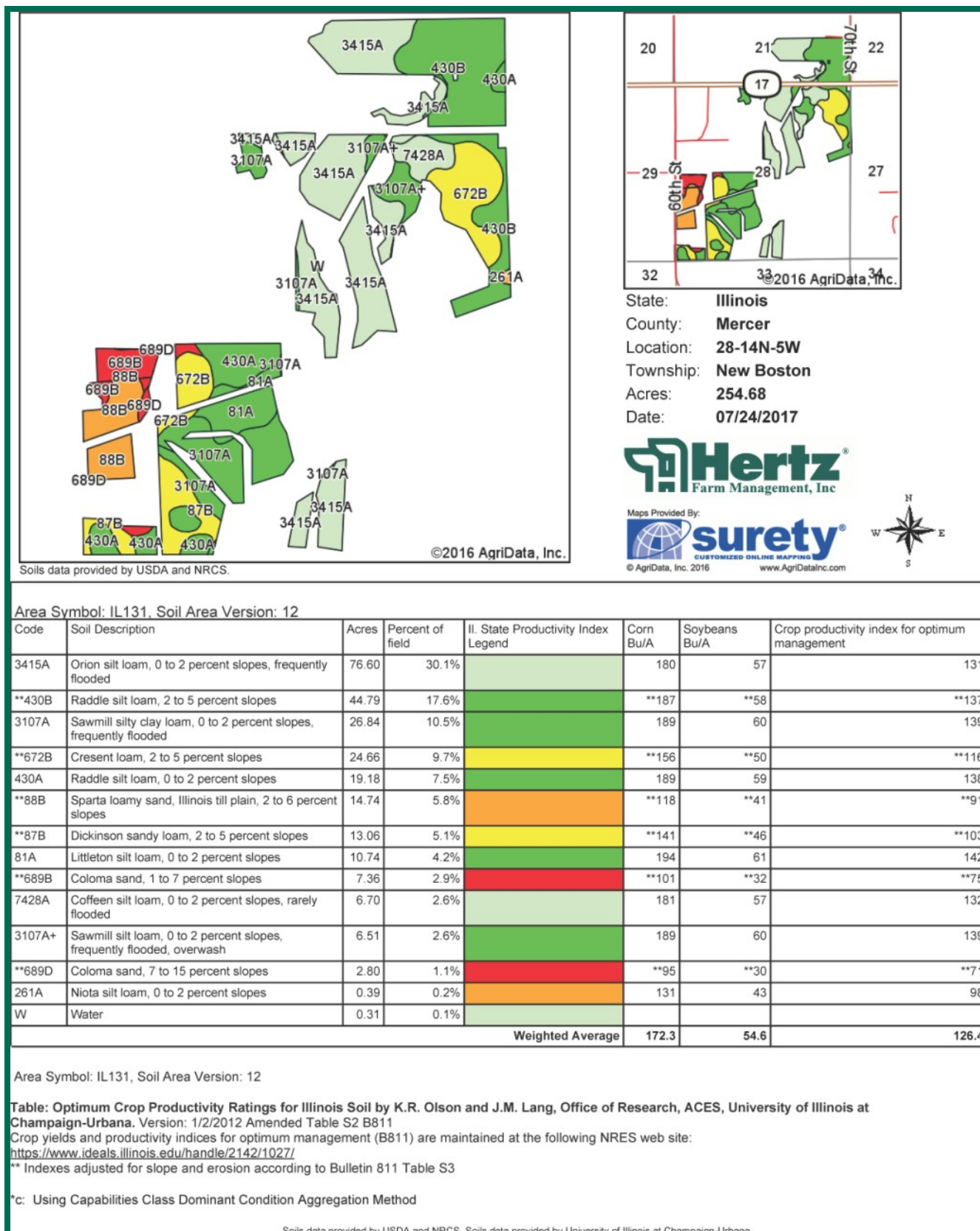
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.*

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# Soil Map



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