

Land For Sale

ACREAGE:

80.86 Acres, m/l

LOCATION:

Stephenson County, IL



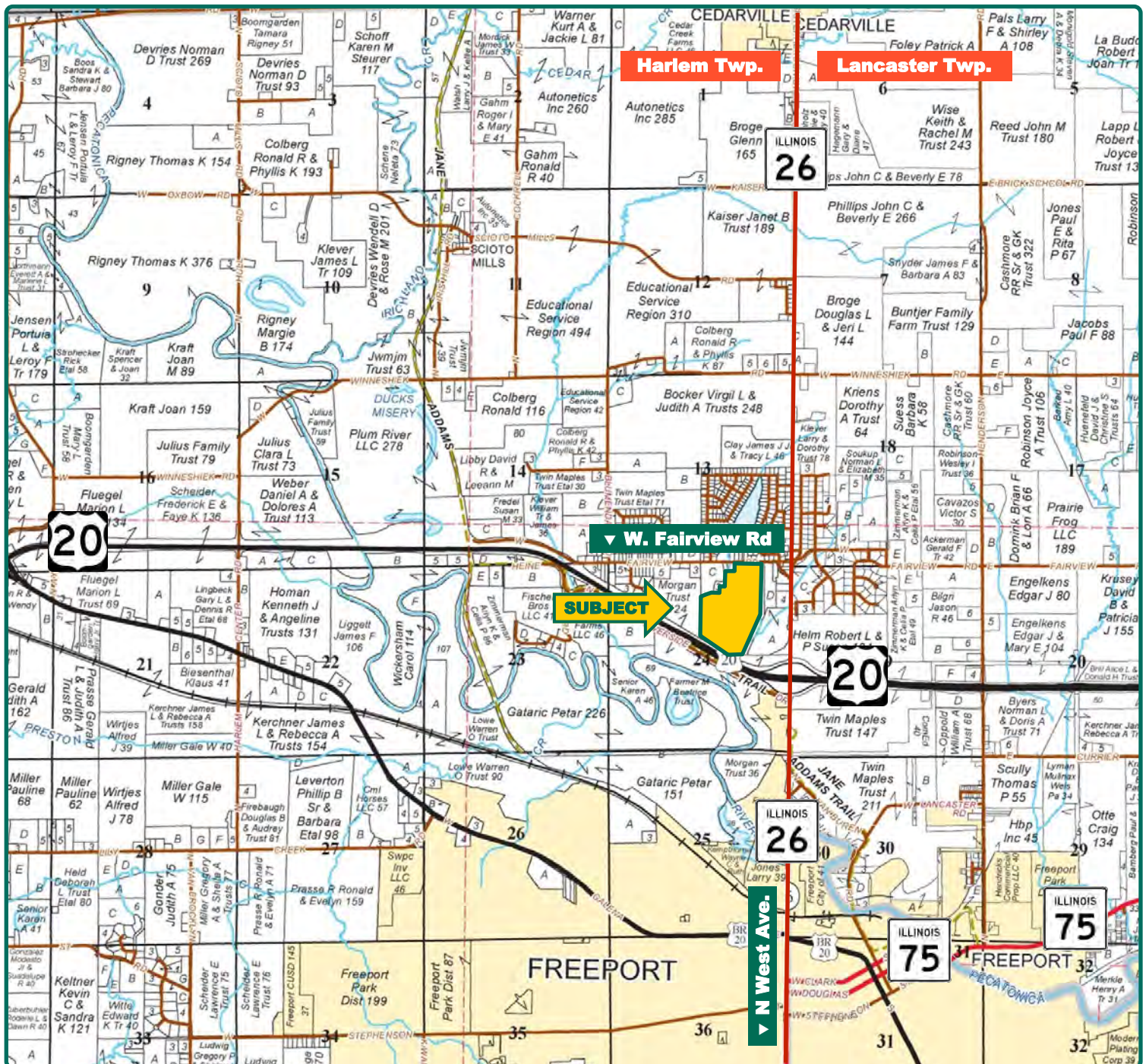
Property *Key Features*

- Highly Productive Farm
- Located Near Freeport, IL
- 69.02 FSA/Eff. Crop Acres with 7.03 Income-Producing CRP Acres

Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag



Map reproduced with permission of Rockford Map Publishers

Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag



FSA/Eff. Crop Acres:	69.02
CRP Acres:	7.03
Corn Base Acres:	35.90
Bean Base Acres:	32.00
Soil Productivity:	114.30 PI

Property Information

80.86 Acres, m/l

Location

From Freeport: go north 2 miles on N West Ave. as it turns into IL-26N. Turn west onto W Fairview Rd. for ¼ mile. Property is on the south side of W Fairview Rd.

Legal Description

Part of NE¼, Section 24, Township 27 North, Range 7 East of the 4th P.M., Stephenson Co., IL.

Price & Terms

- \$687,310
- \$8,500 acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2020 Taxes Payable 2021 \$2,636.06
Taxable Acres: 80.86
Tax per Taxable Acre: \$32.60
PIN# 08-13-24-201-006

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 5544, Tract 4592
FSA/Eff. Crop Acres: 69.02
CRP Acres: 7.03
Corn Base Acres: 35.90
Corn PLC Yield: 165 Bu.
Bean Base Acres: 32.00
Bean PLC Yield: 48 Bu.

CRP Contracts

There are 7.03 acres enrolled in a CP-23 contract that pays \$1,462.00 annually and expires September 30, 2029.

Soil Types/Productivity

Main soil types are Woodbine, Camden, and Harvard. Productivity Index (PI) on the FSA/Eff. Crop acres is 114.30. See soil map for details.

Mineral Rights

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

Land Description

Level to moderately sloping.

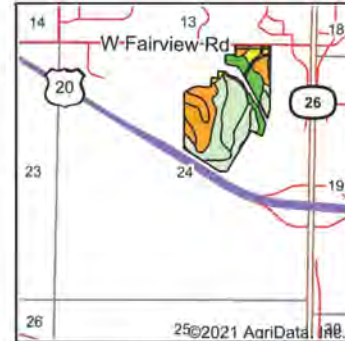
Drainage

Natural.

Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag



State: **Illinois**
County: **Stephenson**
Location: **24-27N-7E**
Township: **Harlem**
Acres: **69.02**
Date: **7/30/2021**

Hertz
Farm Management, Inc.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgridataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL177, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**410C2	Woodbine silt loam, 5 to 10 percent slopes, eroded	16.98	24.6%		**91
**134B	Camden silt loam, 2 to 5 percent slopes	11.69	16.9%		**118
344A	Harvard silt loam, 0 to 2 percent slopes	11.38	16.5%		125
8074A	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	9.16	13.3%		136
104A	Virgil silt loam, 0 to 2 percent slopes	7.28	10.5%		132
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	3.57	5.2%		**111
8103A	Houghton muck, 0 to 2 percent slopes, occasionally flooded	3.32	4.8%		130
**410C3	Woodbine silty clay loam, 5 to 10 percent slopes, severely eroded	3.24	4.7%		**84
**29C2	Dubuque silt loam, 5 to 10 percent slopes, moderately eroded	1.67	2.4%		**86
**344B	Harvard silt loam, 2 to 5 percent slopes	0.61	0.9%		**124
3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.12	0.2%		139
Weighted Average					114.3

Buildings/Improvements

None.

Water & Well Information

No known wells.

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. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag

South Looking North



Northeast Looking Southwest



Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Chad Kies, AFM
Designated Managing Broker in IL
309-944-7838
ChadK@Hertz.ag

309-944-2184
720 E. Culver Ct./ P.O. Box 9
Geneseo, IL 61254
www.Hertz.ag

Brandon Yaklich
Licensed Broker in IL
309-883-9490
BrandonY@Hertz.ag