

Land For Sale

ACREAGE:

237.44 Acres, m/l

LOCATION:

Knox County, IL

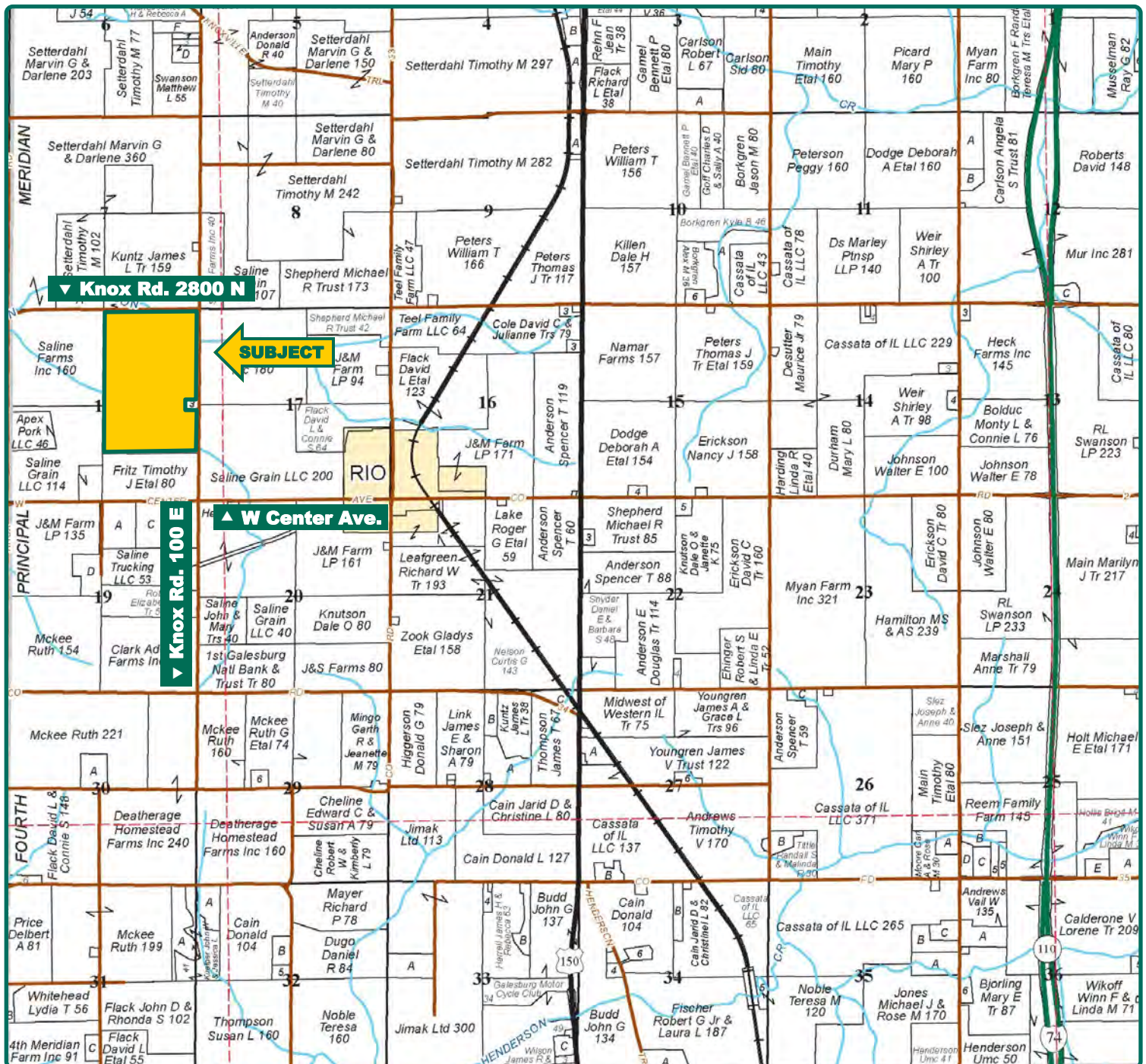


Property *Key Features*

- Located Near Rio, Illinois
- 225.49 FSA/Eff. Crop Acres with a 119.20 PI
- Highly Productive Knox County Farm

Chad Kies, AFM
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FSA/Eff. Crop Acres:	225.49
Corn Base Acres:	208.80
Bean Base Acres:	6.20
Wheat Base Acres:	1.60
Soil Productivity:	119.20 P.I.

Property Information

237.44 Acres, m/l

Location

From Rio: 1 mile west on W Center Ave. to Knox Rd. 100 E, then ¼ mile north. The farm is on the west side of the road.

Legal Description

Part of E½, Section 18, Township 13 North, Range 1 East of the 4th P.M., Knox Co., IL. (Rio Twp.)

Price & Terms

- \$2,433,760
- \$10,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing.

Real Estate Tax

2020 Taxes Payable 2021: \$7,461.48
Taxable Acres: 237.44
Tax per Taxable Acre: \$31.42
PIN# 01-18-200-002, 01-18-200-001, 01-18-400-002 & 01-18-400-001

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 7165, Tract 35
FSA/Eff. Crop Acres: 225.49
Corn Base Acres: 208.80
Corn PLC Yield: 177 Bu.
Bean Base Acres: 6.20
Bean PLC Yield: 48 Bu.
Wheat Base Acres: 1.60

Wheat PLC Yield: 49 Bu.

Soil Types/Productivity

Main soil types are Assumption, Hickory Osco and Ipava. Productivity Index (PI) on the FSA/Eff. Crop acres is 119.20. See soil map for details

Mineral Rights

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

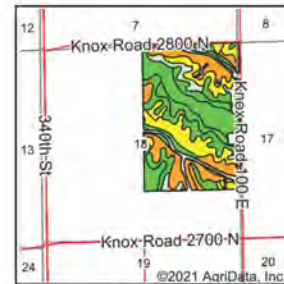
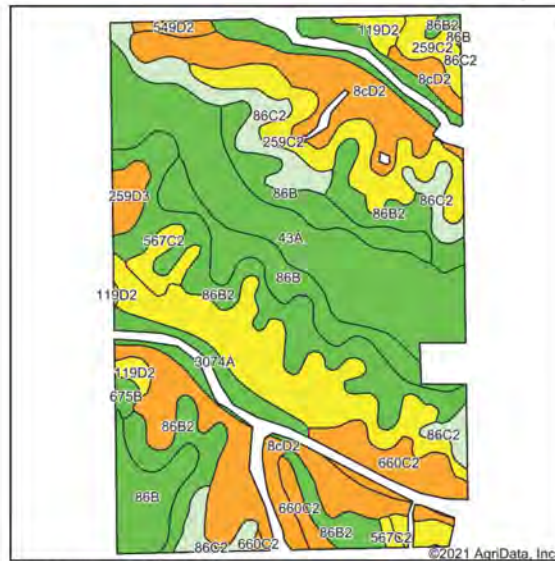
Fertility Data

Soil tests completed in 2018 by SGS North America Inc.
pH: 5.7
K: 106
P: 463
1,003.40 tons of limestone was VRT applied in the fall of 2018 & 2019.

Yield History (Bu./Ac.)

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State: **Illinois**
County: **Knox**
Location: **18-13N-1E**
Township: **Rio**
Acres: **225.49**
Date: **9/8/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL095, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**259C2	Assumption silt loam, 5 to 10 percent slopes, eroded	38.84	17.2%		**152	**48	**111
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	36.62	17.1%		**108	**36	**82
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	36.55	16.2%		**181	**57	**134
43A	Ipava silt loam, 0 to 2 percent slopes	33.59	14.9%		191	62	142
**86B	Osco silt loam, 2 to 5 percent slopes	27.00	12.0%		**189	**59	**140
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	15.44	6.8%		**178	**56	**131
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	12.61	5.6%		186	58	136
**660C2	Coatsburg silty clay loam, 5 to 10 percent slopes, eroded	9.53	4.2%		**116	**39	**87
**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	4.71	2.1%		**134	**44	**100
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	3.54	1.6%		**159	**50	**116
**259D3	Assumption silty clay loam, 10 to 18 percent slopes, severely eroded	2.69	1.2%		**132	**42	**96
**549D2	Marseilles silt loam, 10 to 18 percent slopes, eroded	1.36	0.6%		**121	**39	**90
**675B	Greenbush silt loam, 2 to 5 percent slopes	1.01	0.4%		**182	**57	**133
Weighted Average					161	51.4	119.2

Year	Corn	Beans
2020	222	-
2019	-	56
2018	242	-
2017	-	66
2016	221	-

Yield information is reported by crop insurance records.

Natural.

Water & Well Information

None.

Comments

Highly productive Knox County farm located near Rio, Illinois.

Land Description

Moderately sloping.

Drainage

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.

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North Looking South



Southeast Looking Northwest



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