



23.21 Acres, m/l, McHenry County, IL

Property Information

Location

Approximately 3 miles southeast of Hebron. Located on west side of Miller Road.

Legal Description

23.21 acres in Section 34 of township 46 North and Range 7 East in McHenry County, IL.

Price & Terms

Price Reduced!

- ~~\$205,000~~ \$189,625
- ~~\$8,832.40~~ \$8,170/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to existing 2018 cash rent.

Lease Status

Possession will be given at closing, subject to the current tenant's lease rights.

Real Estate Tax

Taxes Payable 2016 - 2017: \$683.86
Taxable Acres: 23.21
Tax per Taxable Acre: \$29.46

FSA Data

Farm Number 3062, Tract 2204
Crop Acres: 21.35
Corn Base Acres: 11
Corn PLC Yield: 102 Bu.
Bean Base Acres: 10.35
Bean PLC Yield: 30 Bu.

Soil Types/Productivity

Main soil types are Harpster, Ringwood, Elburn, and Pella. Productivity Index (PI) is 134.2. See soil map for details.

Mineral Rights

All mineral rights owned by the sellers, if any, will be transferred to buyer.

Land Description

Nearly level to gently sloping.

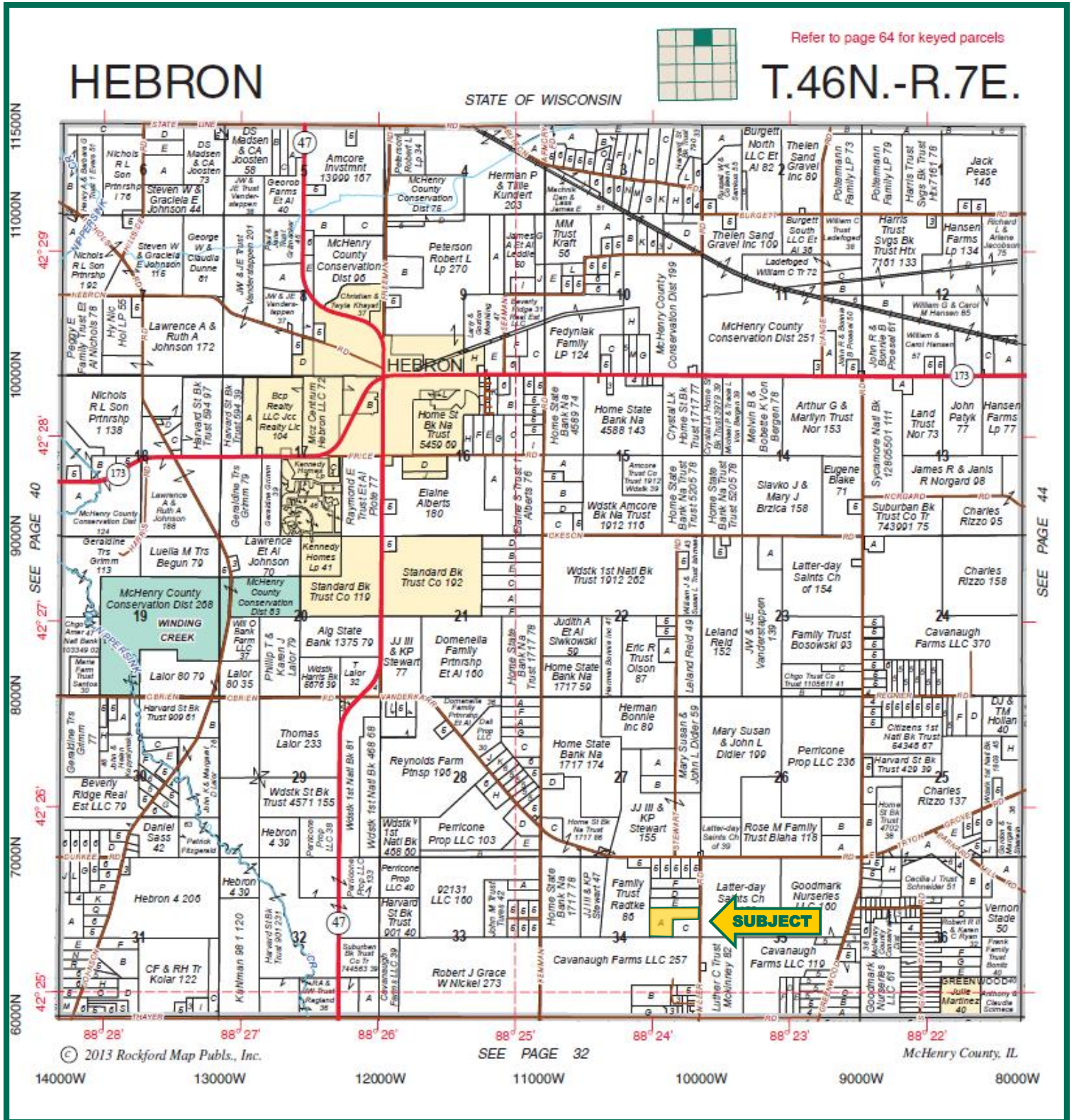
Buildings/Improvements

None.

Comments

Excellent soils, in close proximity to State Highway 47 just outside of Hebron, IL. Currently zoned agriculture.

Soil Map

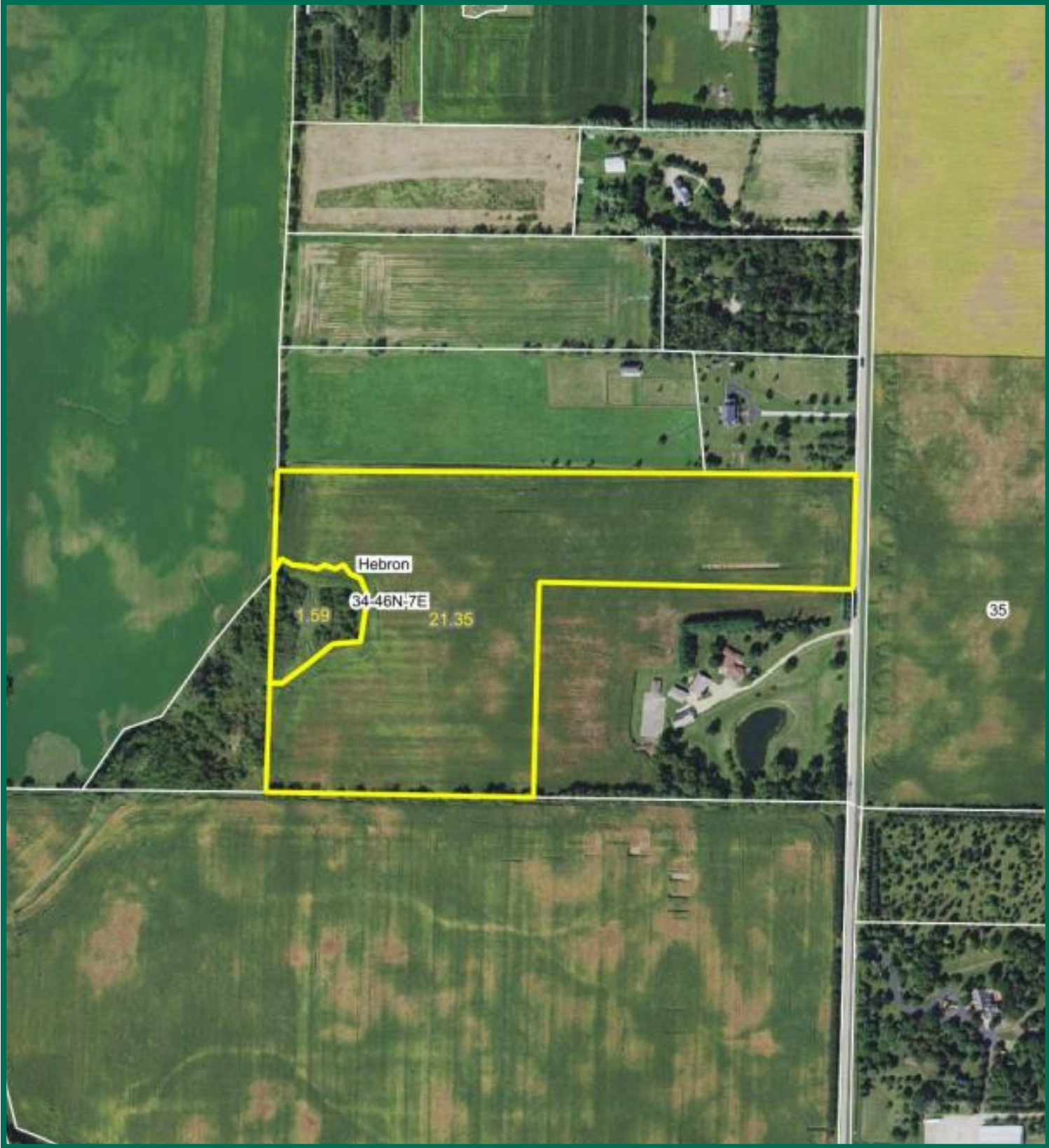


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Aerial Photo



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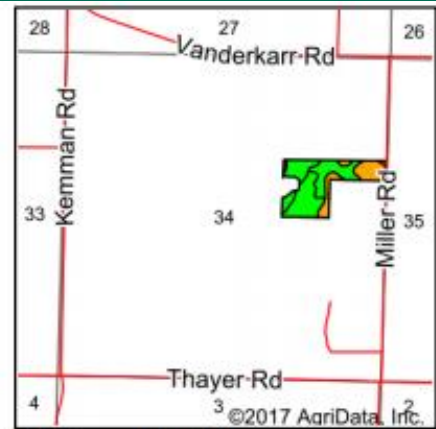
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Soil Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **McHenry**
 Location: **34-46N-7E**
 Township: **Hebron**
 Acres: **21.35**
 Date: **12/19/2017**



Area Symbol: IL111, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
67A	Harpster silty clay loam, 0 to 2 percent slopes	6.20	29.0%	 	182	57	133
**297B	Ringwood silt loam, 2 to 4 percent slopes	5.70	26.7%	 	**173	**55	**128
198A	Elburn silt loam, cool, 0 to 2 percent slopes	5.19	24.3%	 	197	61	143
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	3.90	18.3%	 	183	60	136
**361D3	Kidder clay loam, 6 to 12 percent slopes, severely eroded	0.21	1.0%	 	**118	**40	**88
297A	Ringwood silt loam, 0 to 2 percent slopes	0.15	0.7%	 	175	56	129
Weighted Average					182.7	57.8	134.2

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Photos



Looking west along north side of property



Timber on west side of property

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