

FARMLAND FOR SALE

Danforth Henrichs Farm, LLC

158.65^{+/-} acres

West Part Danforth Township
Iroquois County, Illinois



Contact our Ag Services team today!

Kevin Birlingmair, Broker
309-664-8915 or klbirlin@hbtbank.com



Heartland
Bank and Trust
Company

Agricultural Services

200 W. College Ave. | Normal, IL 61761
hbtbank.com/farms-for-sale / Phone: 309-661-FARM



FARMLAND FOR SALE – IROQUOIS COUNTY

Acres	Price/acre	Total Price	Seller
158.65 ^{+/-}	\$10,500.00	\$1,665,825.00	Danforth Henrichs Farm, LLC

Surveyed Acres	Tillable Ac.	Location	Section/Township/Range
158.65 ^{+/-}	156.31 ^{+/-}	1 mile SW of Danforth, IL	S18, T27N, R11E

FSA#/Tract#	Corn Base Ac.	Corn PLC Yield	SB Base Ac.	SB PLC Yield
13442 /12039	76.93	150	76.86	46

Soil PI	Major Soil Types	FSA Program	HEL status
119.3	Bryce, Swygert, Rantoul	Corn – PLC, SB - ARC	No HEL

Real Estate Tax Information		
Tax ID #	Acres	2022 Taxes paid in '23
16-18-400-003	155.66	\$3,778.58

Yields*						
Bu/a	2022	2021	2020	2019	2018	2017
Corn	186	177	176	142	167	202
SB	65	47	51	34	50	46

*Yield is based on 240 acres, which includes the 80 acres to the west.
Farm was recently split into 2 tracts, (West 80 acres and the 158.65 acres)

Average Fertility Levels		
pH	Phosphorus	Potassium
6.2	79.3	361.0

*Soil tests available upon request

Sale Terms and Conditions:

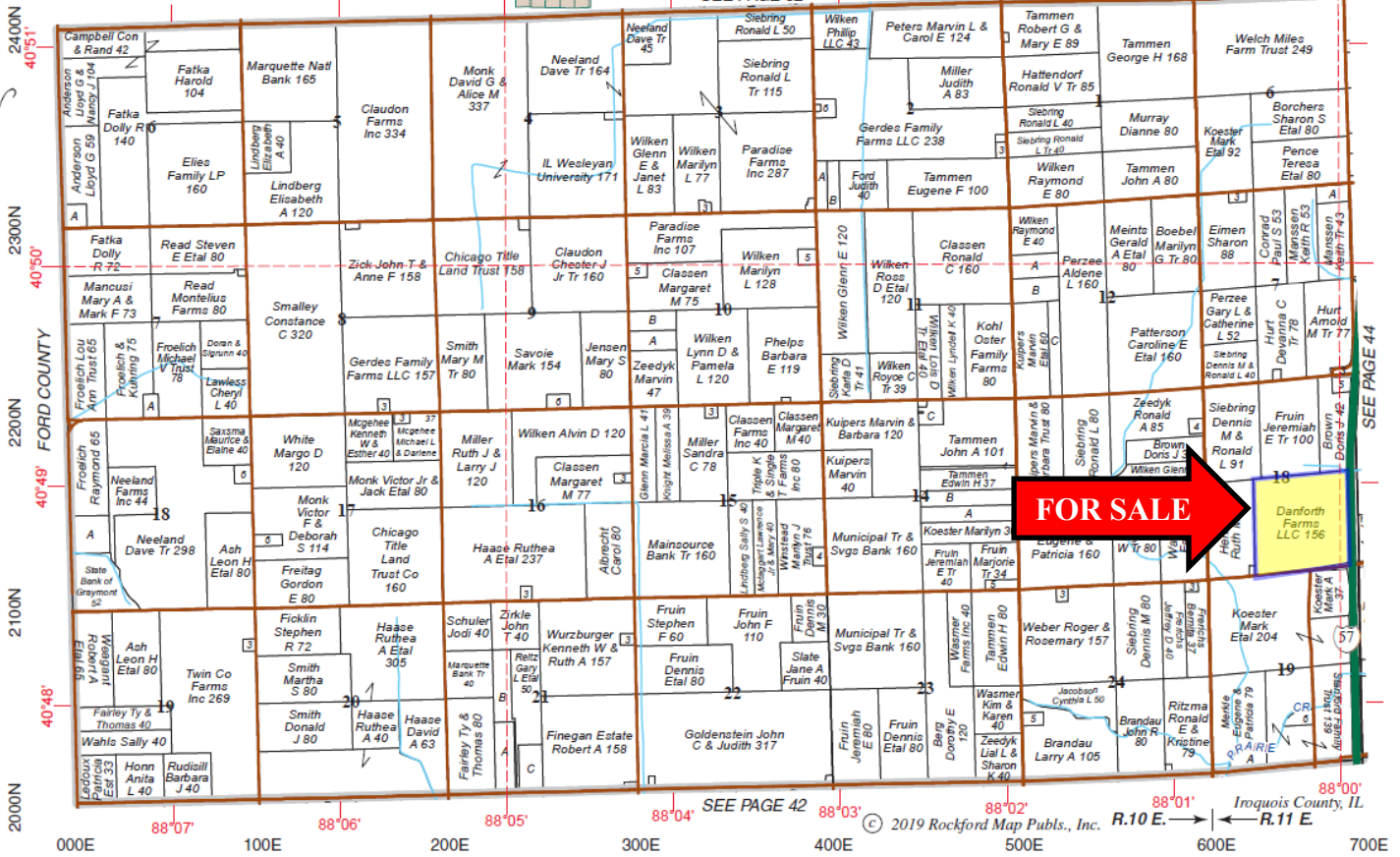
Down Payment:	Ten percent (10%) down payment will be required from Buyer at execution of the purchase contract. Balance will be due Seller at closing.
Closing:	Closing will be scheduled within 30 days of the signing of the contract.
Title:	Seller will furnish Buyer(s) a title policy in the amount of the purchase price subject to the usual and customary exceptions. Mineral rights if any, will be conveyed with the land unless otherwise specified in the contract.
Real Estate Taxes:	2022 Real estate taxes, due in 2023 are paid in full. All subsequent year taxes shall be the responsibility of the Buyer(s).
Lease and Possession:	Farm is under a cash rent lease for 2023. The 2023 cash rent, (\$31,000), will be paid to the Buyer(s) on or before January 1, 2024. Possession will occur after the tenant is finished with the 2023 harvest. Buyer will reimburse \$1,616.18 of Fall 2022 applied Lime to tenant.
Agency:	Kevin Birlingmair, Broker & Timothy (Tim) L. Woods, Designated Managing Broker, are the designated agents with Heartland Bank and Trust Co., licensed Real Estate Broker Corp, and represents the Seller of the subject property.
Disclosure:	While the information contained in the brochure is considered accurate, there are no warranties either expressed or implied made by the Seller or Broker; it is subject to the Buyer's own verification. The property is being sold in "as is" condition. The Seller, and Heartland Bank and Trust Co, assumes no liability for errors or omissions and reserves the right to alter terms of the listing.
	<ol style="list-style-type: none"> 1. Tract acreage is surveyed acres. Farm is being sold by surveyed acres. Tillable acres estimate from FSA information. 2. Soils data provided by USDA, NRCS and Surety Maps are approximate. 3. Data provided by USDA, Iroquois County FSA, Surety Maps. 4. Property locations and borders are approximate.

PLAT MAP

Refer to page 77 for keyed parcels

WEST PART DANFORTH

T.27N.-R.10-11E.



Reproduced with permission from Rockford Map Publishers, Inc. Rockford, Illinois
Acreage and boundaries are approximate

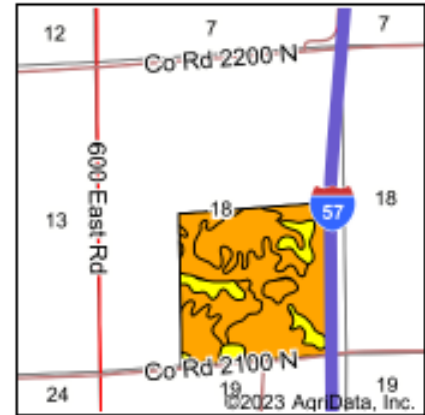
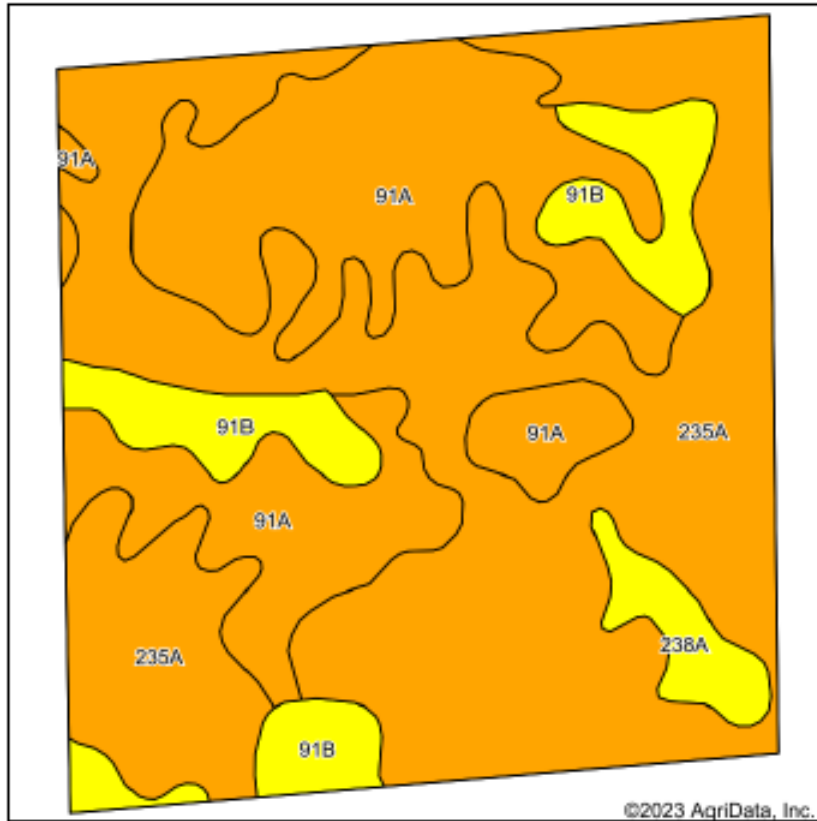
AERIAL MAP



Acreage and boundaries are approximate

SOIL MAP

Soils Map



State: **Illinois**
 County: **Iroquois**
 Location: **18-27N-11E**
 Township: **Danforth**
 Acres: **154.08**
 Date: **4/20/2023**



Area Symbol: IL075, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	85.64	55.6%		162	54	121
91A	Swygart silty clay loam, 0 to 2 percent slopes	47.95	31.1%		158	52	118
**91B	Swygart silty clay loam, 2 to 4 percent slopes	16.27	10.6%		**156	**51	**117
238A	Rantoul silty clay, 0 to 2 percent slopes	4.22	2.7%		144	49	109
Weighted Average					168.8	62.8	118.3

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: <http://soilproductivity.nres.illinois.edu/>

** 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.

Acres and boundaries are approximate

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