

Highly Productive Farm Located West of Sterling, Illinois



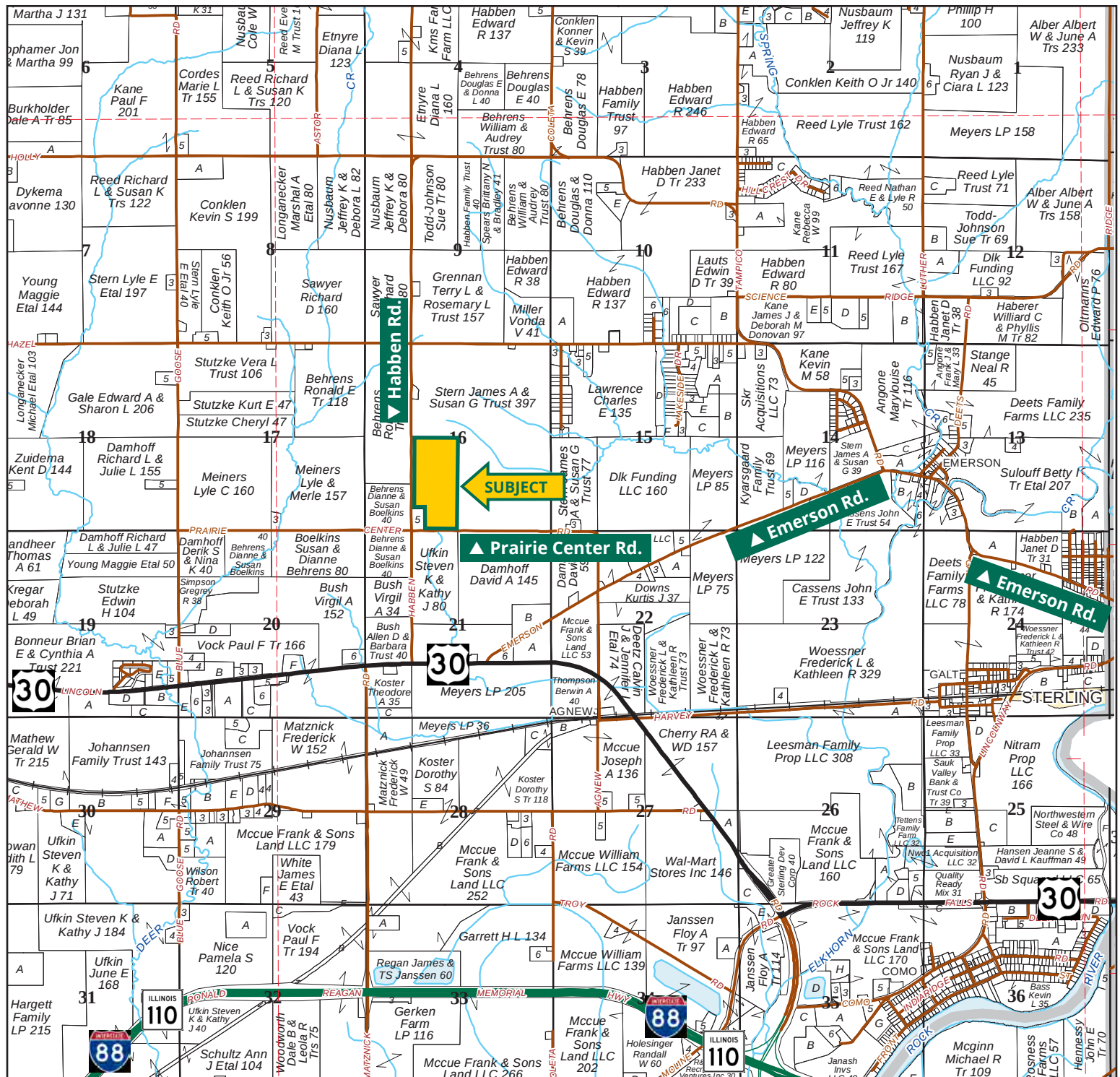
BRANDON YAKLICH, AFM
Licensed Broker in IL
309.883.9490
BrandonY@Hertz.ag



JOHN RAHN
Licensed Broker in IL
815.535.8399
JohnR@Hertz.ag

309.944.2184 | 613 East Ogden Ave., PO Box 9
Geneseo, IL 61254-0009 | www.Hertz.ag

74.36 Acres, m/l
Whiteside County, IL



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Est. FSA/Eff. Crop Acres: 73.77 | Soil Productivity: 116.30 P.I.

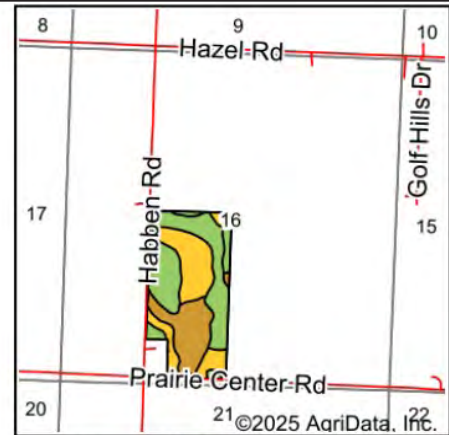


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State: **Illinois**
 County: **Whiteside**
 Location: **16-21N-6E**
 Township: **Hopkins**
 Acres: **73.77**
 Date: **2/26/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IL195, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**675B	Greenbush silt loam, 2 to 5 percent slopes	30.78	41.8%		**131
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	19.57	26.5%		**113
**943D3	Seaton-Timula silt loams, 10 to 18 percent slopes, severely eroded	16.09	21.8%		**93
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	4.00	5.4%		**112
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	3.06	4.1%		**120
**943E3	Seaton-Timula silt loams, 18 to 25 percent slopes, severely eroded	0.27	0.4%		**79
Weighted Average					116.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

Location

From Sterling: Go west on Emerson Rd. for 4.1 miles to US-30 W, continue west on US-30 W for 0.4 miles, and then north on Habben Rd. for 1 mile. Property is located on the east side of the road.

Simple Legal

Part of the SE¼ SW¼ and part of the NE¼ SW¼ all in Section 16, Township 21 North, Range 6 East of the 4th P.M., Whiteside Co., IL. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,022,450
- \$13,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated.

Real Estate Tax

2023 Taxes Payable 2024: \$2,026.42
Taxable Acres: 74.36
Tax per Taxable Acre: \$27.26

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 9540, Part of Tract 1090
FSA/Eff. Crop Acres: 73.77*
Corn Base Acres: 53.92*
Corn PLC Yield: 197 Bu.
Bean Base Acres: 17.68*
Bean PLC Yield: 55 Bu.

**Acres are estimated pending reconstitution of farm by the Whiteside County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
HEL: Highly Erodible Land.

Soil Types/Productivity

Main soil types are Greenbush, Fayette, and Seaton-Timula. Productivity Index (PI) on the estimated FSA/Eff. crop acres is 116.30. See soil map for details.

Mineral Rights

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

Yield History (Bu./Ac.)

See included yield map from the 2024 crop year.

Land Description

Nearly level to gently sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

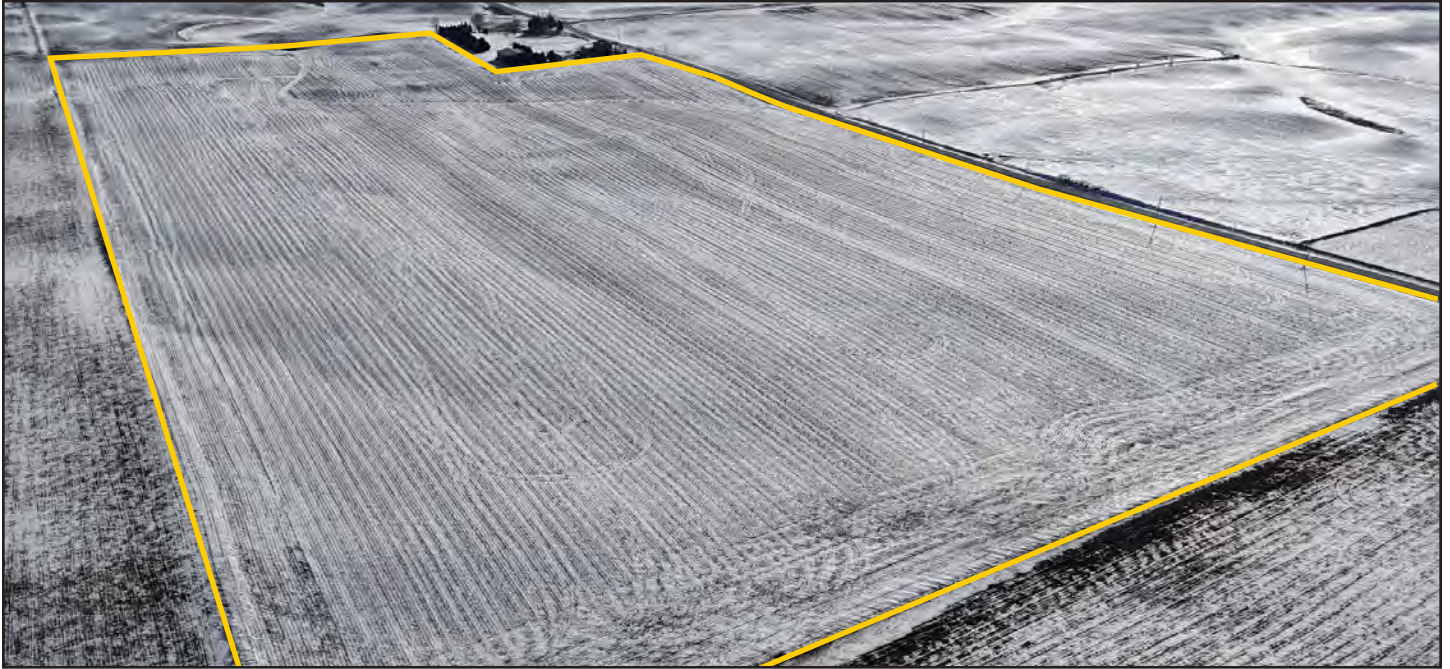
Water & Well Information

None.



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.

Northeast looking Southwest



North looking South

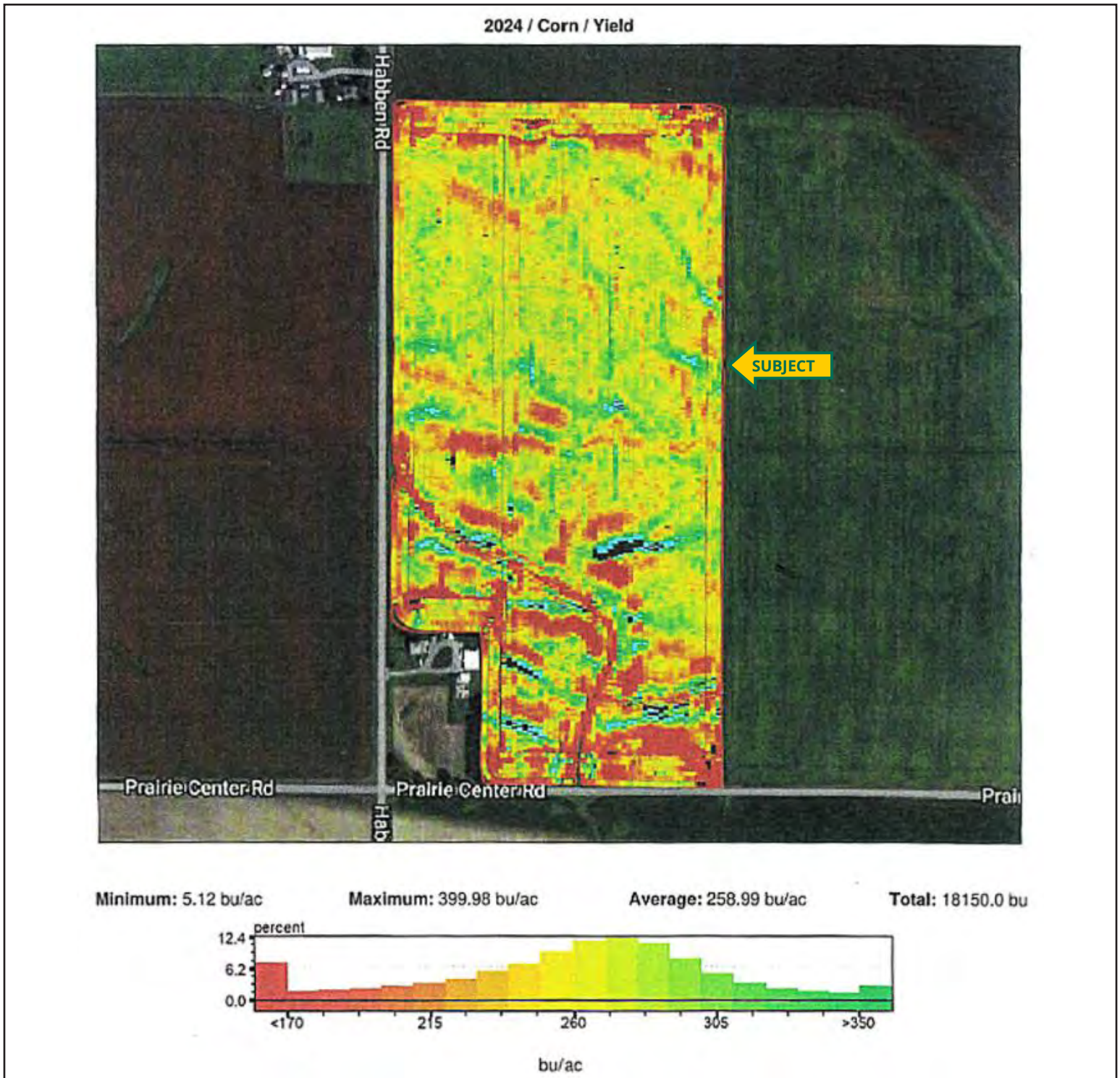


South looking North



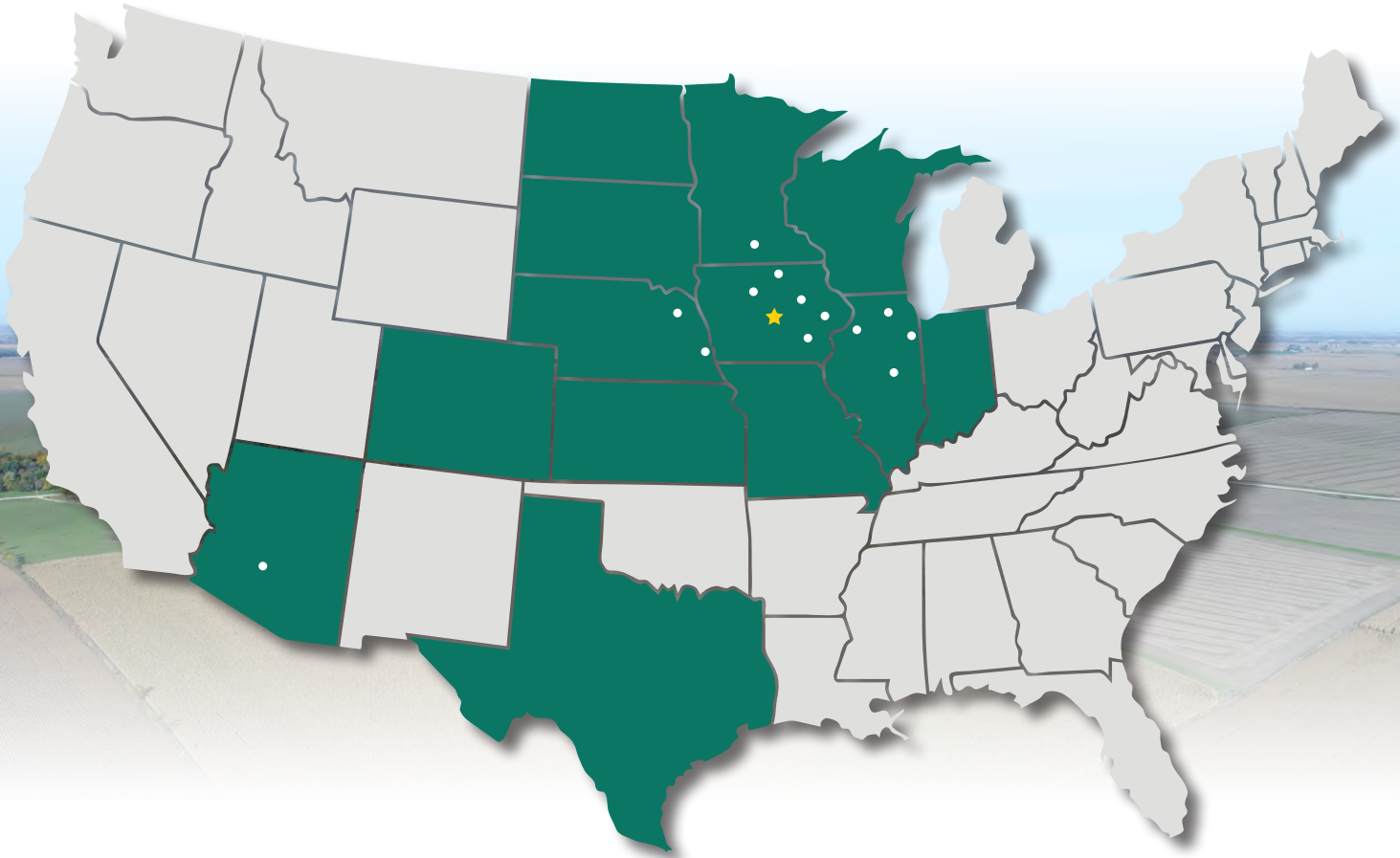
Northwest looking Southeast





Map obtained from the 2024 crop year tenant.

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