

# Land For Sale

**ACREAGE:**

**280.0 Acres, m/l**

**LOCATION:**

**Shelby County, IL**



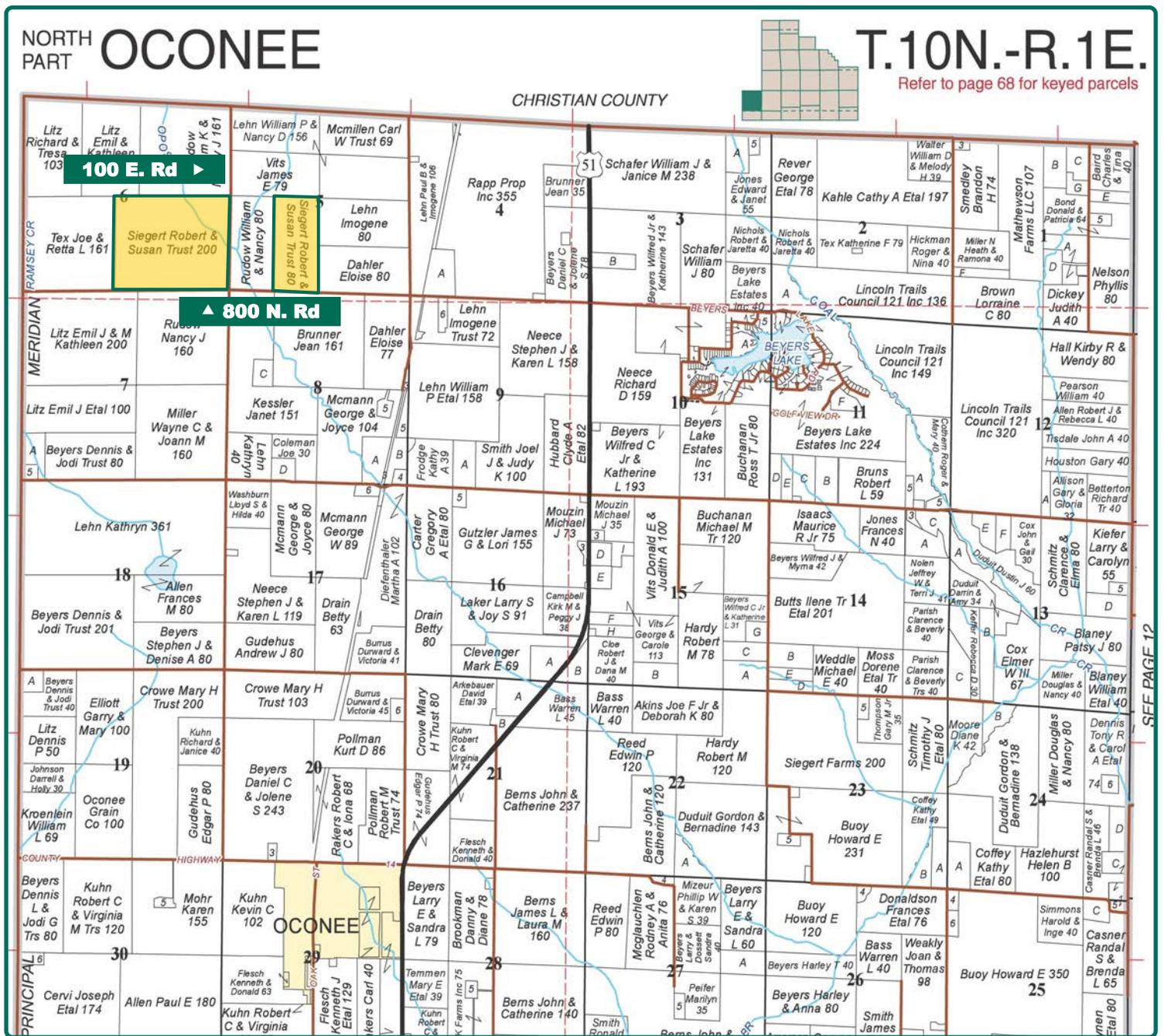
## Property Key Features

- CRP Income
- Waterways improved with tile
- Potential homesite

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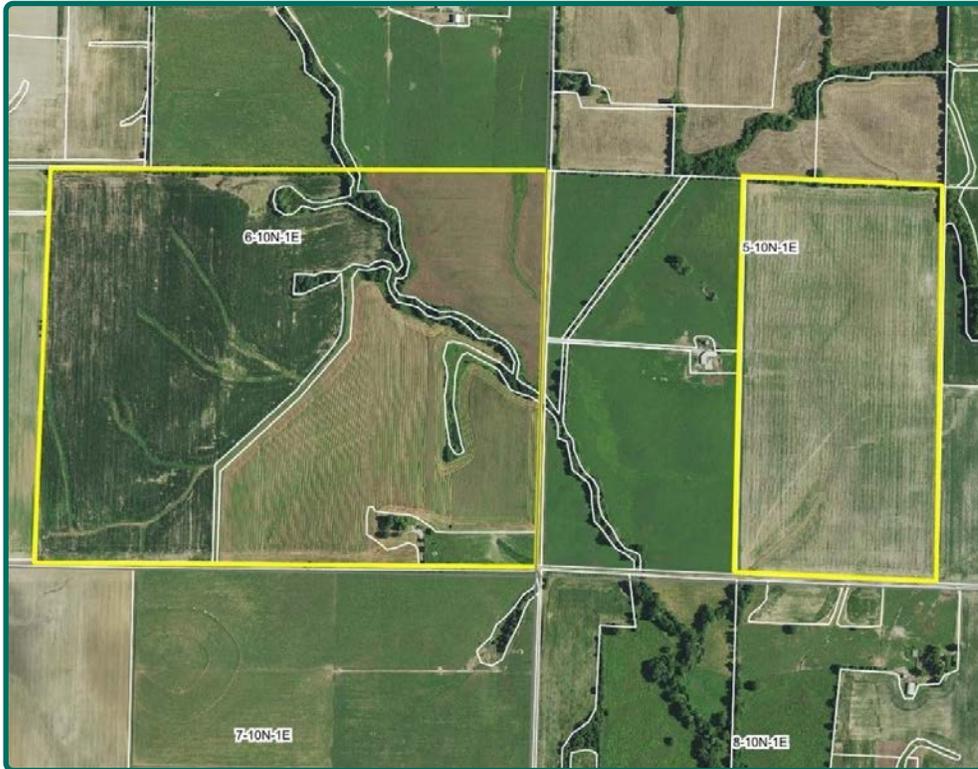


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<b>Total Acres:</b>	<b>280.00</b>
<b>Crop Acres:</b>	<b>263.54</b>
<b>CRP Acres:</b>	<b>5.10</b>
<b>Corn Base Acres:</b>	<b>107.30</b>
<b>Bean Base Acres:</b>	<b>96.50</b>
<b>Wheat Base Acres:</b>	<b>47.90</b>
<b>Soil Productivity:</b>	<b>108.1 P.I.</b>

## Property Information

**280.0 Acres, m/l**

### Location

3 miles north of Oconee, IL.  
3 miles southwest of Pana, IL.  
35 miles southwest of Decatur, IL.

### Legal Description

The Southeast 1/4 and the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 6, Township 10 N, Range 1 E, and the East 1/2 of the Southwest 1/4 of Section 5, Township 10 N, Range 1 E, all located in the North Part of Oconee Township, Shelby County, Illinois.

### Price & Terms

- \$1,680,000
- \$6,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Granted at closing subject to the current operator's rights.

### Lease Status

The farm is leased for 2018.

### Real Estate Tax

2017 Taxes Payable 2018: \$3,198.08  
Taxable Acres: 280.0  
Tax per Taxable Acre: \$11.42  
PIN: 1116-06-00-400-001  
1116-05-00-300-002

### Soil Types/Productivity

Main soil types are Oconee Silt Loam, Fishhook Silt Loam, and Ava Silt Loam. Productivity Index (PI) is 108.1. See soil map for details.

### Mineral Rights

All mineral rights, if any, will be transferred to the Buyer at closing.

### Yield History

Contact us for yield information.

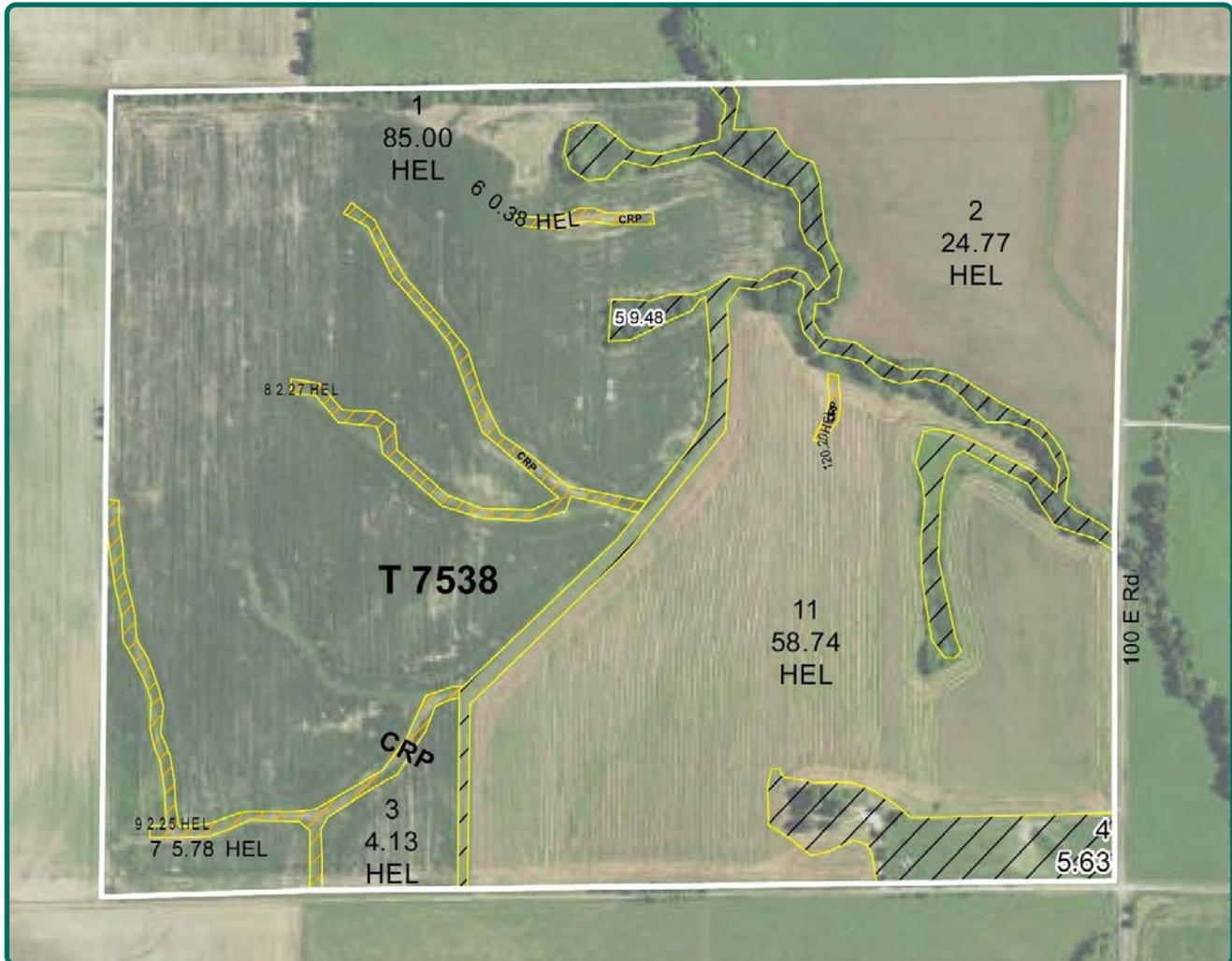
### Land Description

Rolling and improved with CRP grass waterways.

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**CRP Contracts**

The farm contains 5.1 acres of CRP. Annual payment is \$1,307 or \$256.30 per acre. CRP Contract expires 9/30/2023.

**Buildings/Improvements**

The land has a fenced area for grazing cattle located in the southeast corner of the property.

**Drainage**

Improved with CRP, grass waterways, and some tile. No tile maps are available.

**Water & Well Information**

A well is located in the southeast corner of the west 200 acre property that is used for watering cattle.

**FSA Data  
(West 200.0 Acres)**

Farm Number 8459, Tract 7538  
 Crop Acres: 183.52  
 Corn Base Acres: 74.7  
 Corn PLC Yield: 156 Bu.  
 Bean Base Acres: 67.2  
 Bean PLC Yield: 44 Bu.  
 Wheat Base Acres: 33.4  
 Wheat PLC Yield: 54 Bu.  
 Program Election: ARC-CO  
 Cropland is considered HEL.

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### FSA Data (East 80.0 Acres)

Farm Number 8459, Tract 7540  
Crop Acres: 80.02  
Corn Base Acres: 32.6  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 29.3  
Bean PLC Yield: 44 Bu.  
Wheat Base Acres: 14.5  
Wheat PLC Yield: 54 Bu.  
Program Election: ARC-CO  
Cropland is considered NHEL.

### Comments

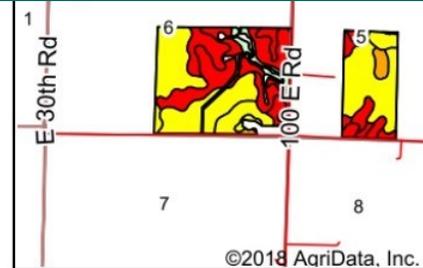
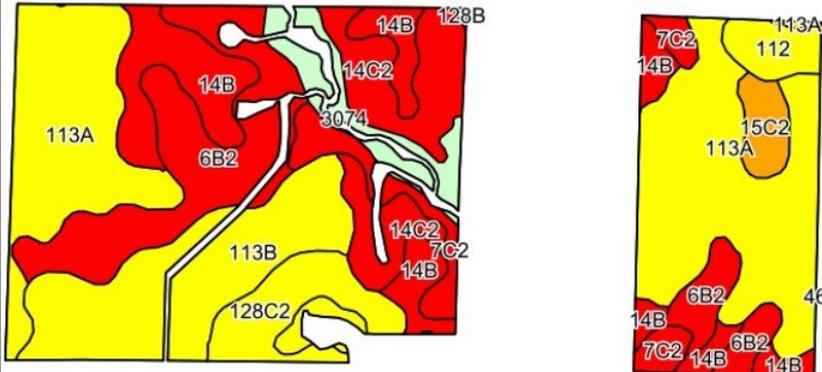
Seller is willing to consider property divisions.

*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.*

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State: **Illinois**  
 County: **Shelby**  
 Location: **6-10N-1E**  
 Township: **Oconee**  
 Acres: **263.53**  
 Date: **5/30/2018**



Soils data provided by USDA and NRCS.

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Area Symbol: IL173, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
113A	Oconee silt loam, 0 to 2 percent slopes	83.13	31.5%		164	50	119
**6B2	Fishhook silt loam, 2 to 5 percent slopes, eroded	39.88	15.1%		**123	**39	**90
**113B	Oconee silt loam, 2 to 5 percent slopes	37.12	14.1%		**162	**50	**118
**14B	Ava silt loam, 2 to 5 percent slopes	31.16	11.8%		**134	**44	**99
**14C2	Ava silt loam, 5 to 10 percent slopes, eroded	22.55	8.6%		**122	**40	**90
**128C2	Douglas silt loam, 5 to 10 percent slopes, eroded	14.02	5.3%		**162	**50	**118
**7C2	Atlas silt loam, 5 to 10 percent slopes, eroded	12.09	4.6%		**105	**37	**81
3074	Radford silt loam, frequently flooded	9.68	3.7%		186	58	136
112	Cowden silt loam, 0 to 2 percent slopes	6.00	2.3%		159	49	117
**15C2	Parke silt loam, 5 to 10 percent slopes, eroded	5.35	2.0%		**142	**44	**102
**128B	Douglas silt loam, 2 to 5 percent slopes	2.55	1.0%		**172	**53	**126
<b>Weighted Average</b>					<b>147.9</b>	<b>46.4</b>	<b>108.1</b>

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Northwest corner - West 200.0 Ac.



Southeast corner - West 200.0 Ac.



Northeast corner - West 200.0 Ac.



Northeast corner - East 80.0 Ac.



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