

Land For Sale

ACREAGE:

120.0 Acres, m/l

LOCATION:

Fayette County, IL



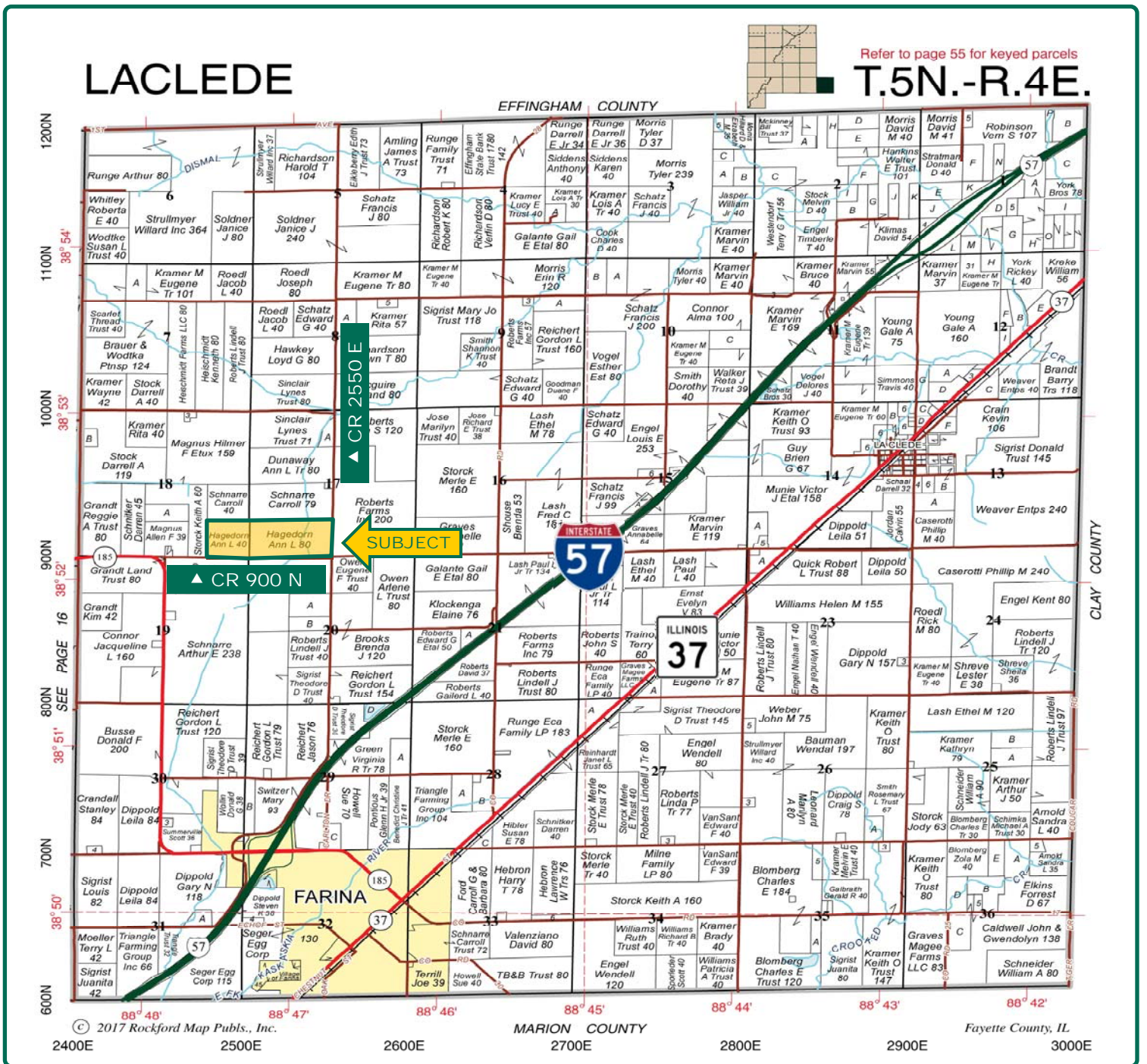
Property *Key Features*

- **98.8% Tillable**
- **113.9 Productivity Index**
- **Road Frontage on Two Sides**

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Total Acres:	120.00
Crop Acres:	118.52
Corn Base Acres:	58.80
Bean Base Acres:	50.80
Wheat Base Acres:	8.60
Soil Productivity:	113.9 P.I.

Parcel 1 Property Information 120.0 Acres, m/l

Location

2 miles North of Farina, IL.
25 miles Southwest of Effingham, IL.
45 miles Northeast of Mt. Vernon, IL.

Legal Description

The south 1/2 of the southwest quarter of Section 17, Township 5 N, Range 4 East and the southeast 1/4 of the southeast 1/4 of Section 18, Township 5 North, Range 4 East, all located in LeClerc Township, Fayette County, Illinois.

Land Description

Level with a drainage ditch on the east end.

Price & Terms

- \$960,000
- \$8,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing subject to the current operator's rights.

Lease Status

Open for 2019.

Real Estate Tax

2017 Taxes Payable in 2018: \$1,692.11
Taxable Acres: 120.0
Tax per Taxable Acre: \$14.10

PIN# 08-21-18-400-003
08-21-17-300-003

FSA Data

Farm Number 9862, Tract 8931
Crop Acres: 118.52
Corn Base Acres: 58.80
Corn PLC Yield: 134 Bu.
Bean Base Acres: 50.80
Bean PLC Yield: 45 Bu.
Wheat Base Acres: 8.60
Wheat PLC Yield: 47 Bu.
Program Election: ARC

CRP Contracts

None.

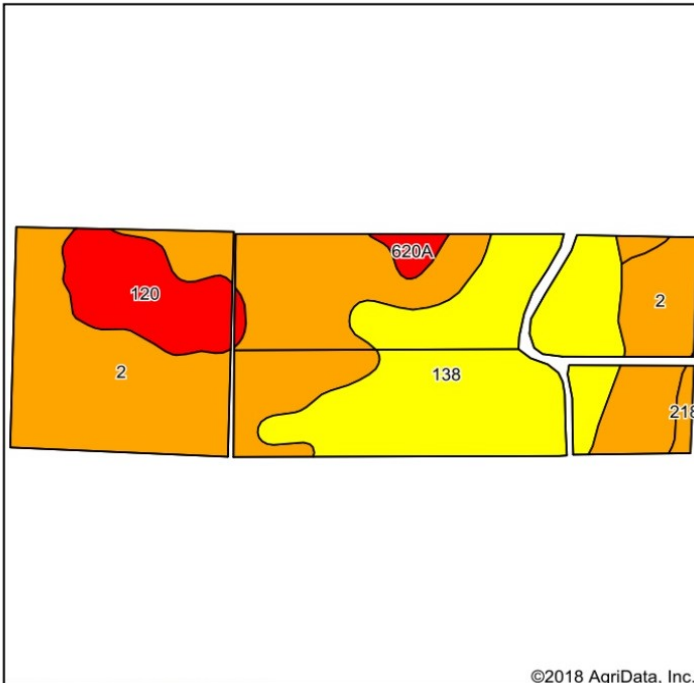
Soil Types/Productivity

Primary soils: Cisne silt loam and Shiloh silty clay loam. See soil map for detail.
PI: 113.9 per 2018 AgriData, Inc., based on FSA crop acres.

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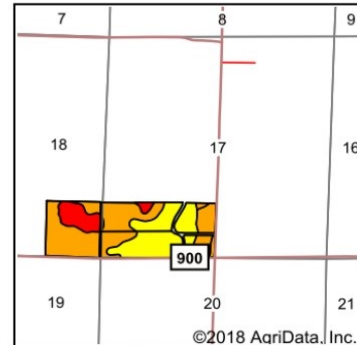
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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Fayette**
Location: **17-5N-4E**
Township: **La Clede**
Acres: **118.52**
Date: **10/15/2018**



Maps Provided By:



Area Symbol: IL051, Soil Area Version: 13

Cod e	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
2	Cisne silt loam, 0 to 2 percent slopes	62.72	52.9%		149	46	109
138	Shiloh silty clay loam	40.26	34.0%		175	57	130
120	Huey silt loam, 0 to 2 percent slopes	12.22	10.3%		109	43	89
218	Newberry silt loam, 0 to 2 percent slopes	1.74	1.5%		155	48	114
620A	Darmstadt silt loam, 0 to 2 percent slopes	1.58	1.3%		118	43	93
Weighted Average					153.4	49.4	113.9

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.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Mineral Rights

All mineral rights owned by the Seller, if any, will be conveyed to the Buyer.

Drainage

The farm has a drainage ditch along the east end. This allows the opportunity to provide drainage relief to low areas.

Comments

The farm has a high percentage of tillable acres and located in a strong agricultural area.

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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