

Land For Sale

ACREAGE:

76.26 Acres, m/l

LOCATION:

Vermilion County, IL



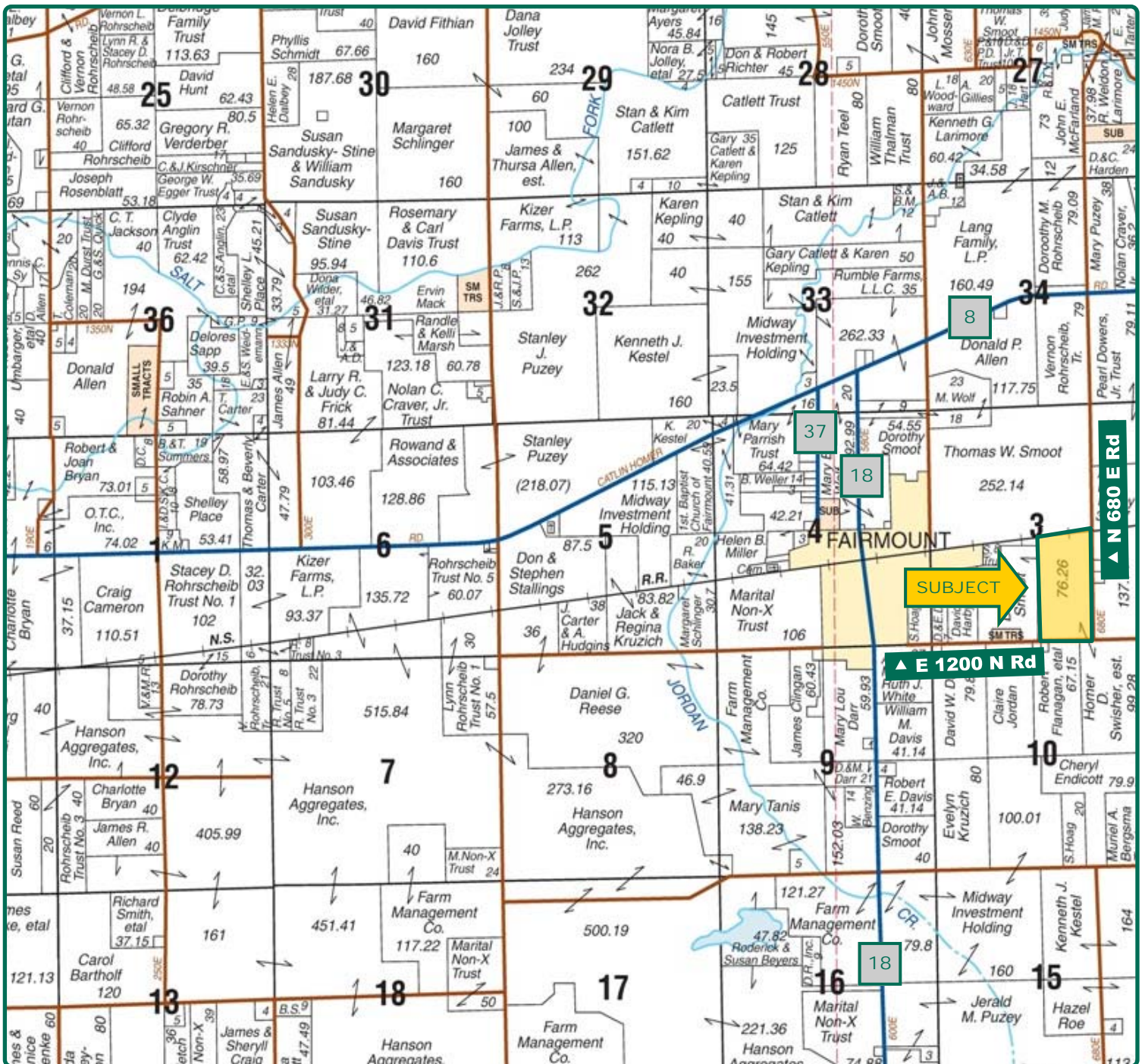
Property *Key Features*

- **High-Quality Soils with a 143.8 PI**
- **Great Yield History**
- **Good Soil Fertility**

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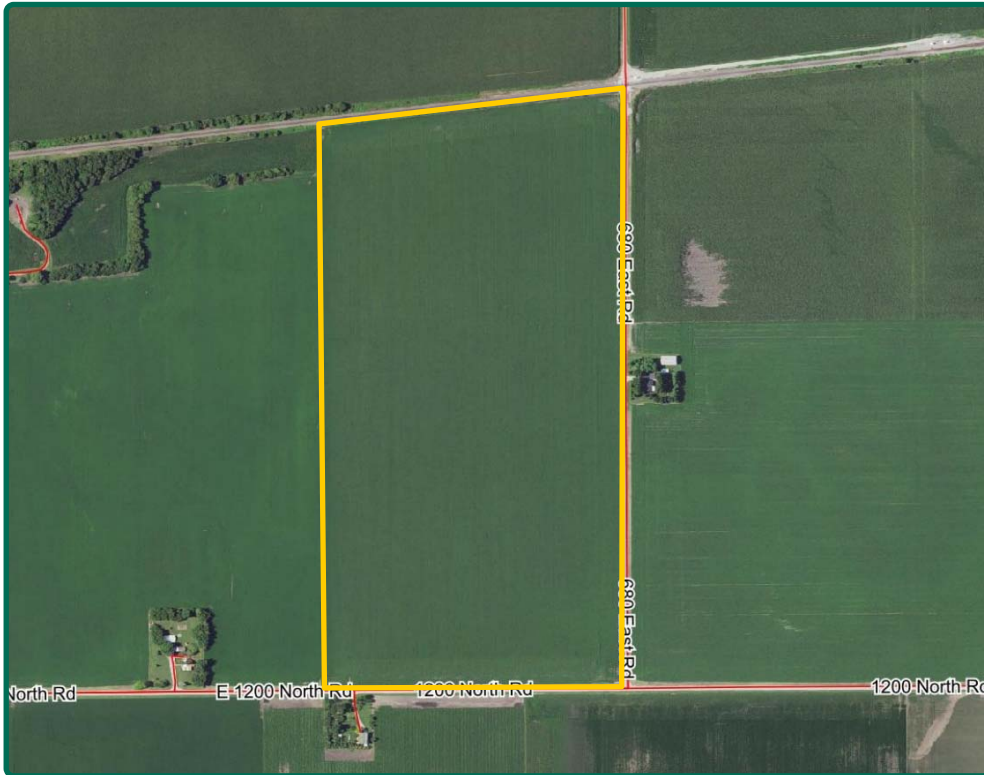


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FSA/Eff. Crop Acres: 75.76
Corn Base Acres: 37.65*
Bean Base Acres: 37.65*
Soil Productivity: 143.8 P.I.

**Crop Base Acres are estimated.*

Property Information

76.26 Acres, m/l

Location

0.5 miles East of Fairmount, IL.
 13.9 miles Southwest of Danville, IL.
 25.9 miles Southeast of Champaign, IL.

Legal Description

All that part of the West ½ of the Southeast ¼ of Section 3, lying south of the Wabash Railroad Company right-of-way, in T18N, R13W of the 2nd P.M., situated in Vermilion County, Illinois.

Price & Terms

- \$762,600
- \$10,000/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

Farm is operated by the owners for 2019.
 Lease will be open for 2020.

Real Estate Tax

2018 Taxes Payable 2019: \$4,108.4*
 Taxable Acres: 76.26
 Tax per Taxable Acre: \$53.87
 PIN: 26-03-400-002
 *Includes \$190.56 Union Drainage District tax.

Mineral Rights

Any mineral rights owned will be transferred to buyer.

FSA Data

Farm Number 3298, Part of Tract 3208
 FSA/Eff. Crop Acres: 75.76
 Corn Base Acres: 37.65*
 Corn PLC Yield: 159 Bu.
 Bean Base Acres: 37.65*
 Bean PLC Yield: 53 Bu.
 *This is part of a larger tract and base acres are estimated pending reconstitution of farm by the governing FSA office.

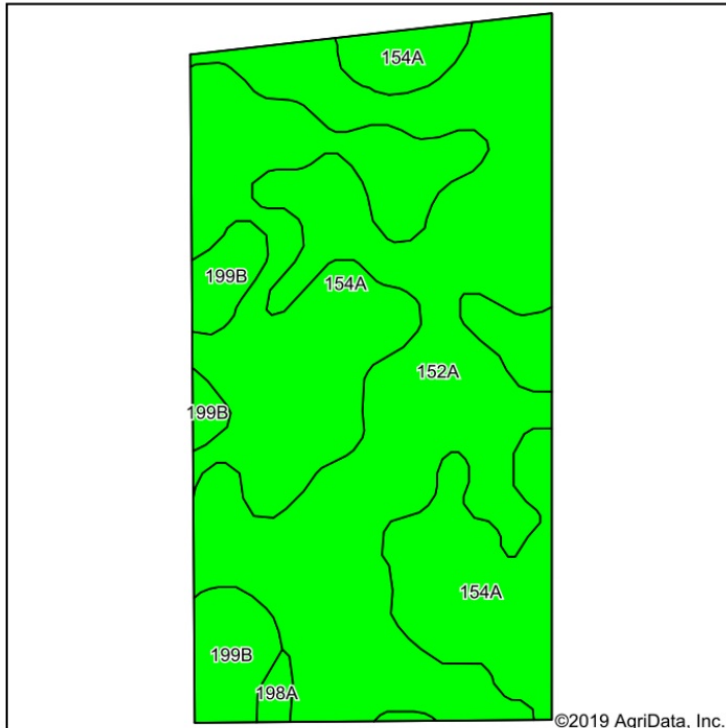
Soil Types/Productivity

Main soil types are Drummer silty clay loam and Flanagan silt loam. Productivity Index of 143.8 based on the FSA/Eff. Crop Acres. See soil map for details.

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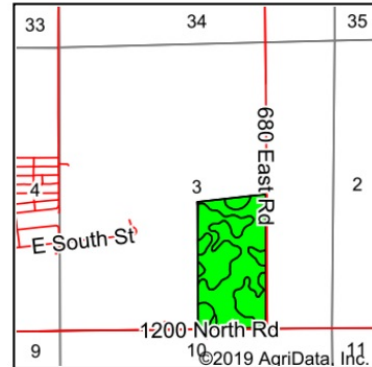
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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Vermilion**
Location: **3-18N-13W**
Township: **Vance**
Acres: **75.76**
Date: **6/19/2019**



Area Symbol: IL 183, 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
152A	Drummer silty clay loam, 0 to 2 percent slopes	38.19	50.4%		195	63	144
154A	Flanagan silt loam, 0 to 2 percent slopes	31.67	41.8%		194	63	144
**199B	Plano silt loam, 2 to 5 percent slopes	5.31	7.0%		**192	**59	**141
198A	Elburn silt loam, 0 to 2 percent slopes	0.59	0.8%		197	61	143
Weighted Average					194.4	62.7	143.8

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
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Fertility Data

Soil tests were taken in October 2016 by United Prairie. Average test levels:
pH: 6.2
P1: 79
K: 303

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	220	n/a
2017	n/a	70
2016	240	n/a
2015	n/a	65
2014	227	n/a

Yield information is reported by crop insurance.

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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