

# Land For Sale

**ACREAGE:**

**635.79 Acres, m/l**

**LOCATION:**

**Logan County, IL**



## Property Key Features

- **Highly Productive Central Illinois Farmland**
- **Large Acreage with Contiguous Parcels**
- **Investment-Quality Land**

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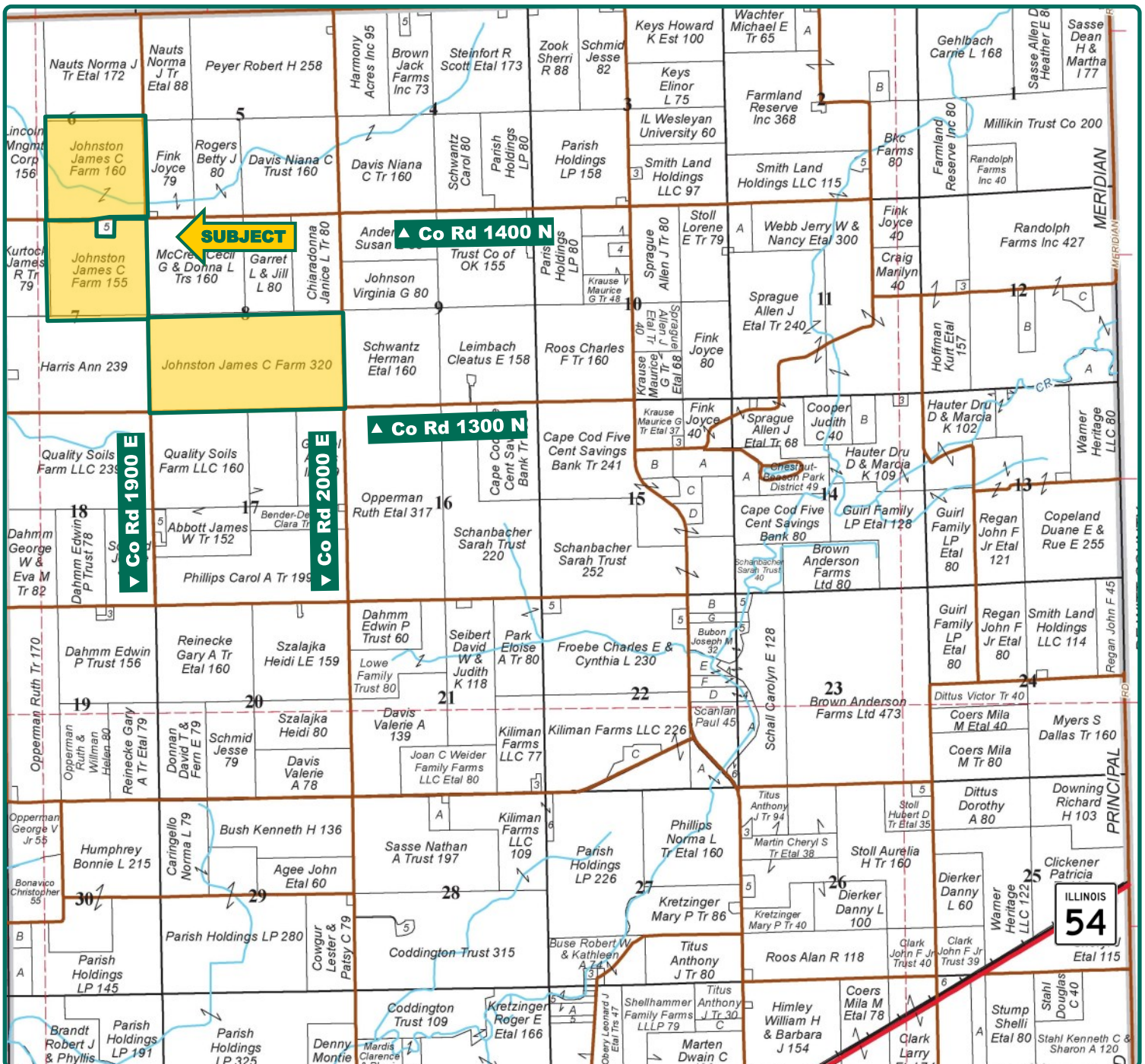
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<b>Total Acres:</b>	<b>635.79</b>
<b>FSA/Eff. Crop Acres:</b>	<b>604.14</b>
<b>Corn Base Acres:</b>	<b>300.70</b>
<b>Bean Base Acres:</b>	<b>300.70</b>
<b>Soil Productivity:</b>	<b>139.5 P.I.</b>

## Property Information

### 635.79 Acres, m/l

### Location

6 miles Southeast of Lincoln, IL.  
16 miles West of Clinton, IL.

### Legal Description

The Southeast ¼ of Section 6, T19N, R1W and the Northeast ¼, of Section 7, T19N, R1W, excluding the cemetery, and the South ½ of Section 8, T19N, R1W, all located in Aetna Township, Logan County, Illinois.

### Price & Terms

#### PRICE REDUCED!

- ~~-\$6,961,900~~ \$6,600,000
- ~~-\$10,960/acre~~ \$10,380.79/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

Farm is leased for the 2019 crop year. The lease will be open for the 2020 crop year.

### Real Estate Tax

2018 Taxes Payable in 2019: \$27,811.54  
Taxable Acres: 635.18  
Tax per Taxable Acre: \$43.79

### FSA Data

Farm Number 2080, Tract 1178  
FSA/Eff. Crop Acres: 604.14  
Corn Base Acres: 300.70  
Corn PLC Yield: 157 Bu.  
Bean Acres: 300.70  
Bean PLC Yield: 54 Bu.

Tract does not contain a wetland.  
Currently enrolled in ARC County.

### Mineral Rights

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

### Building/Improvements

Farmstead has been surveyed.

#### Section 6

**Two-Story Dwelling:** 1,472 finished square feet; partial basement, 3BR, 1BA

**2-Car Attached Garage:** 16' x 20'

**Machine Shed:** 19' x 48'; metal siding, pole type

**Workshop:** 16' x 20'

**Barn:** 38' x 50'; wood frame

**Grain Bin:** 13,000 Bu. w/dryer & stirator

**Grain Bin:** 10,000 Bu.

**Three Phase Electricity**

#### Section 8

**Grain Bins:** Two 10,000 Bu. each

### Drainage

Limited drainage information available upon request.

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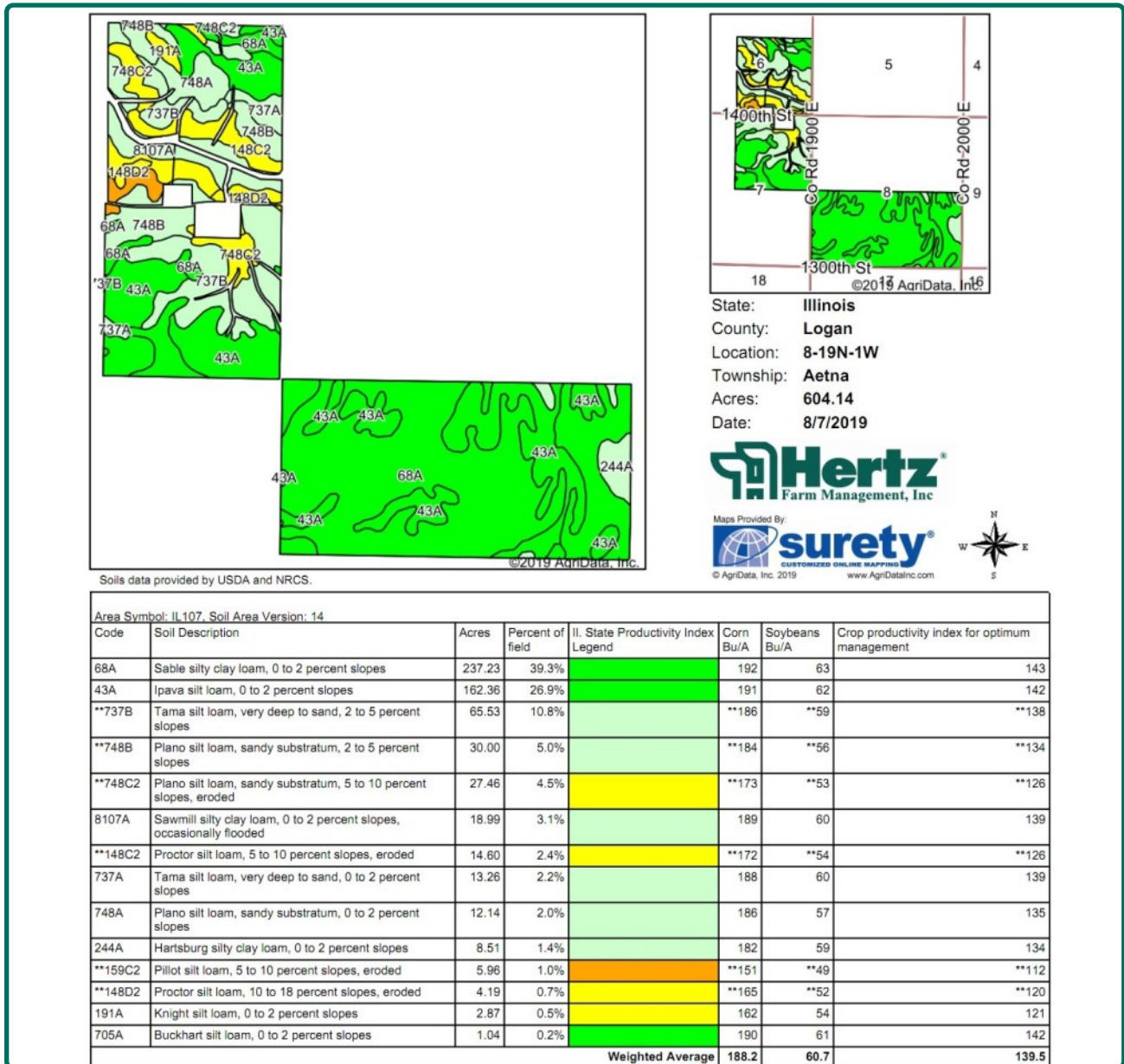
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### Fertility Data

Available upon request.

### Yield History

Available upon request.

### Comments

There is a black walnut grove located east of the cemetery in Section 7.

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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**Section 6 - Southeast corner**



**Section 6 - Building site**



**Section 6 - Building site**



**Section 6 - East side**



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**Section 7 - Northeast corner**



**Section 7 - Southwest corner**



**Section 8 - East side**



**Section 8 - Grain bins**



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