

Land For Sale

ACREAGE:

67.63 Acres, m/l

LOCATION:

Edgar County, IL



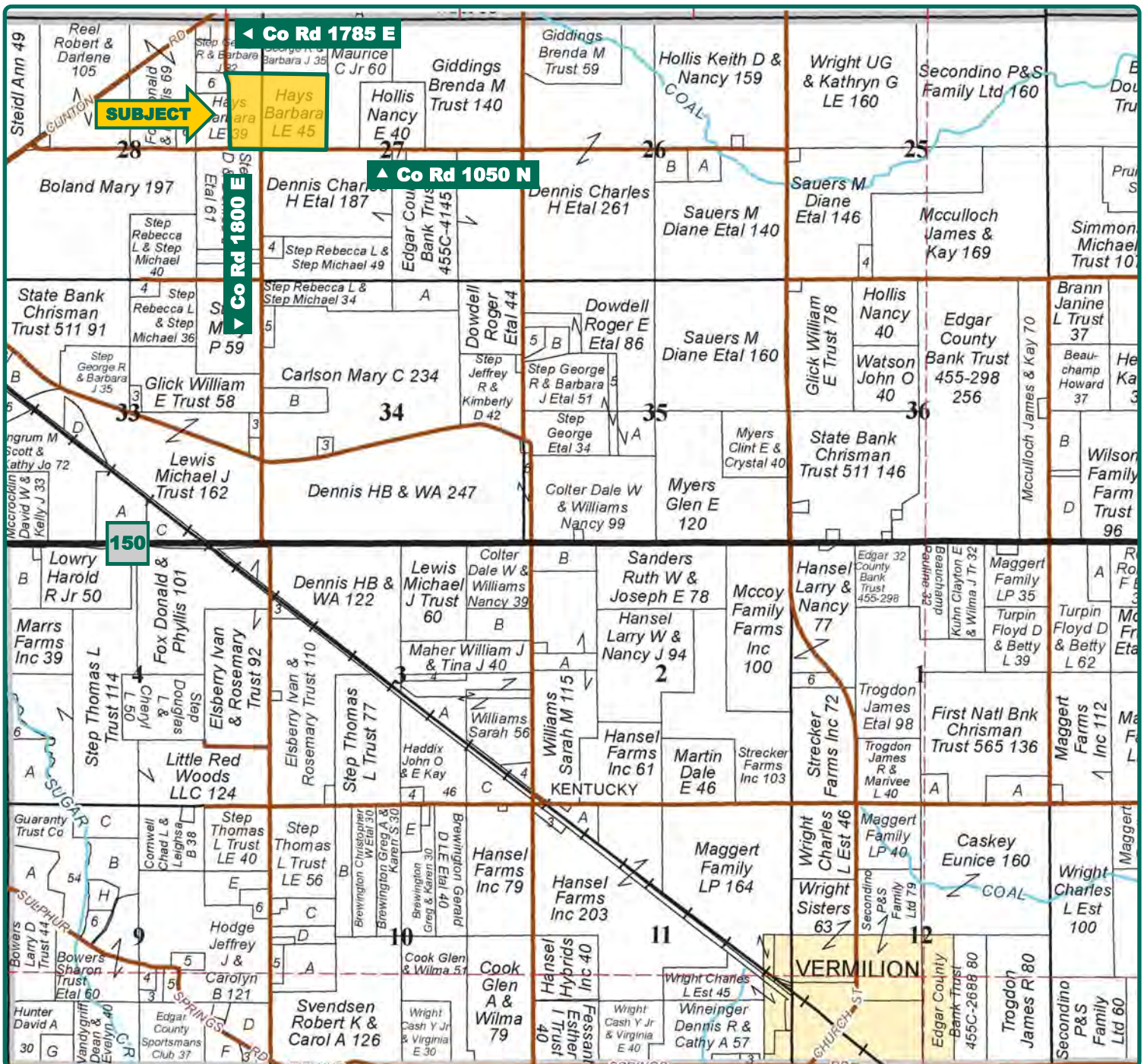
Property Key Features

- Good-Quality, Well-Maintained, Eastern Illinois Farmland
- High Percentage of Tillable Acres
- Additional Land for Sale to the West

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FSA/Eff. Crop Acres:	64.28
CRP Acres:	.80
Cert. Grass Acres:	.72
Est. Corn Base Acres:	33.74*
Est. Bean Base Acres:	31.26*
Soil Productivity:	128.6 P.I.

**Base Acres are estimated.*

Property Information

67.63 Acres, m/l

Location

2 miles Northeast of Paris, IL

Legal Description

The Southwest ¼ of the Northeast ¼ of Section 27 & the East ½ of the Southeast ¼ of the Northeast ¼ of 28, T14N, R11W, Stratton Township, Edgar County, Illinois.

Price & Terms

- \$554,566
- \$8,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

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

Real Estate Tax—Estimated

2018 Taxes Payable in 2019: \$1,687.45*
Taxable Acres: 67.63*

Tax per Taxable Acre: \$24.95*

**These estimates are based on that part of PIN 13-14-28-200-005 east of 1785th St and PIN 13-14-27-100-003. The taxes and net taxable acres for this farm are estimated pending reassessment by the Edgar County Assessor.*

Survey

A survey is currently being completed and the final sale price will be based on the final surveyed acres.

Lease Status

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

CRP Contracts

There are .8 acres enrolled in a CP-8A contract that pays \$259.32 per acre or a total of \$207 annually. The contract expires 9/30/2020.

FSA Data

Farm Number 5682, Tract 2153

FSA/Eff. Crop Acres: 64.28

CRP Acres: .80

Corn Base Acres: 33.74*

Corn PLC Yield: 134 Bu.

Bean Base Acres: 31.26*

Bean PLC Yield: 49 Bu.

**Base acres are estimated pending reconstitution of farm by the Edgar County FSA office.*

Mineral Rights

Any mineral rights owned will be transferred to the buyer.

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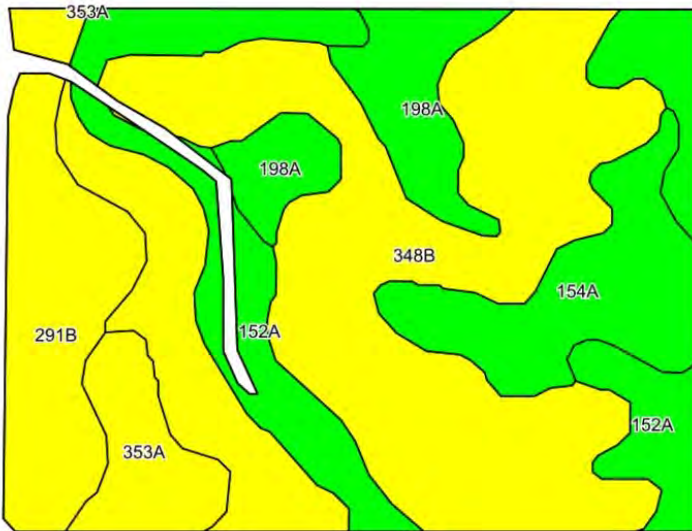
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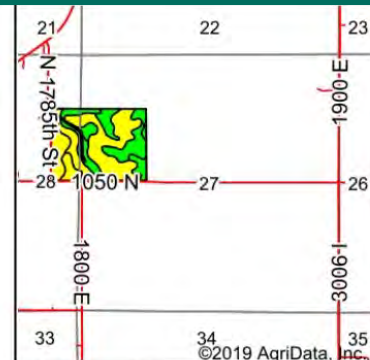
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Edgar**
Location: **27-14N-11W**
Township: **Stratton**
Acres: **64.28**
Date: **8/14/2019**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL045, Soil Area Version: 13							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**348B	Wingate silt loam, 2 to 5 percent slopes	29.87	46.5%		**163	**51	**120
152A	Drummer silty clay loam, 0 to 2 percent slopes	11.06	17.2%		195	63	144
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	8.03	12.5%		**160	**50	**117
154A	Flanagan silt loam, 0 to 2 percent slopes	6.76	10.5%		194	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	5.23	8.1%		197	61	143
353A	Toronto silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	3.33	5.2%		174	56	128
Weighted Average					174.7	55.3	128.6

Soil Types/Productivity

Main soil types are Wingate and Drummer. Productivity Index (PI) on the FSA/Eff. Crop Acres is 128.6. See soil map for details.

Fertility

Available upon request.

Land Description

Gently undulating.

Yield History (Bu./Ac.)

Year	Corn	Beans
2017	240.44	-
2018	-	82.1

Yield information is reported by flex rent records provided by Owner's operator.

Additional Land for Sale

Seller has an additional 16.18 acres available for sale directly west of this property. See Additional Land Aerial Map.

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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