

# Land For Sale

**ACREAGE:**

**16.18 Acres, m/l**

**LOCATION:**

**Edgar County, IL**



## Property Key Features

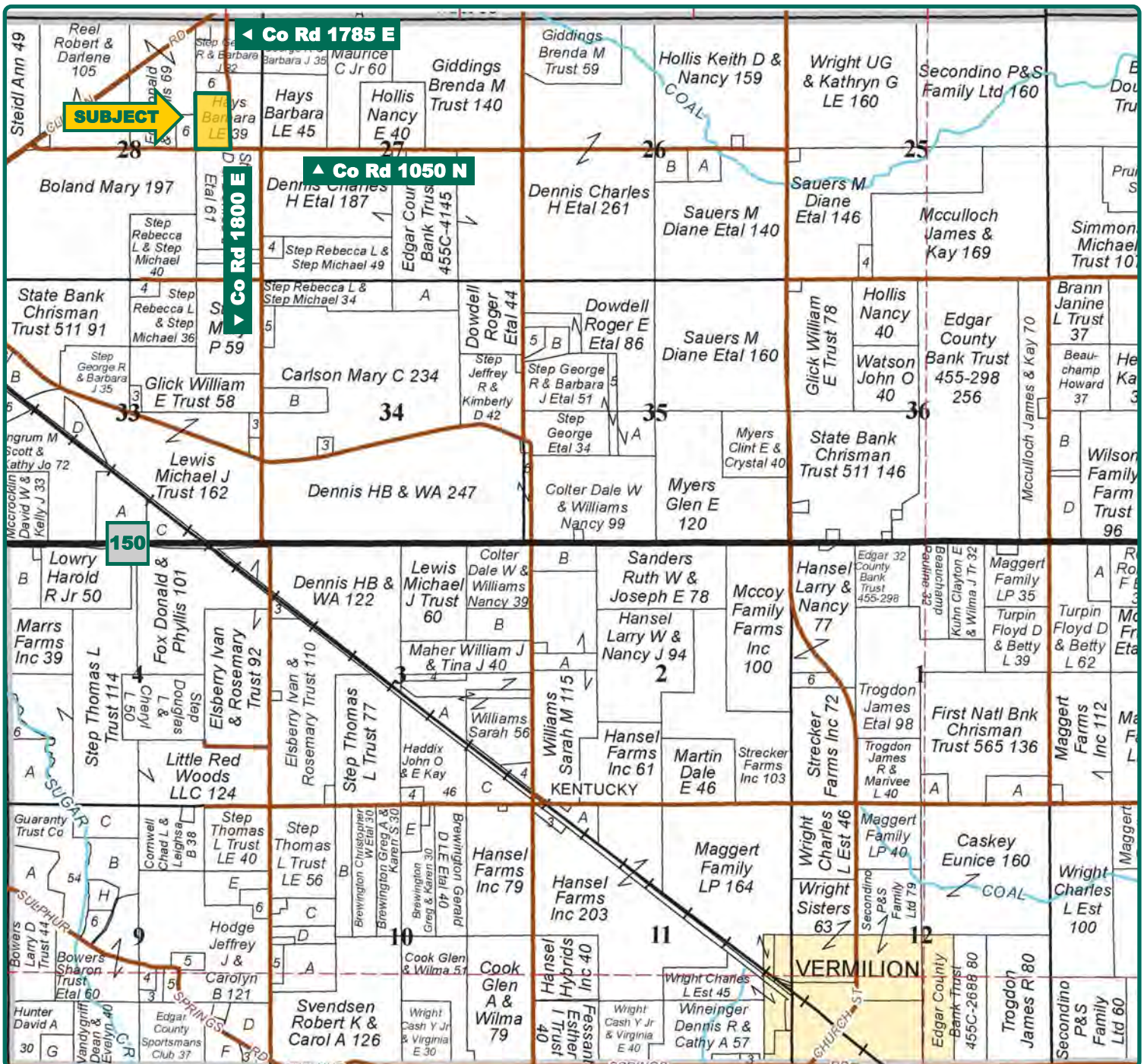
- Mixed-use Land Including a Possible Homesite on Good Roads
- Rural Water Available Across the Road
- Additional Land for Sale to the East

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**FSA/Eff. Crop Acres:** 8.20  
**Est. Corn Base Acres:** 4.26\*  
**Est. Bean Base Acres:** 3.94\*  
**Soil Productivity:** 109 P.I.

*\*Base Acres are estimated.*

## Property Information

**16.18 Acres, m/l**

### Location

2 miles Northeast of Paris, IL

### Legal Description

Part of the West ½ of the Southeast ¼ of the Northeast ¼ of Section 28, T14N, R11W, Stratton Township, Edgar County, IL.

### Price & Terms

- \$68,765
- \$4,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Land Description

Level to rolling.

### Possession

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

### Real Estate Tax—Estimated

2018 Taxes Payable in 2019: \$241.89\*

Taxable Acres: 16.18\*

Tax per Taxable Acre: \$14.95\*

*\*These estimates are based on that part of PIN #13-14-28-200-005 west of 1785<sup>th</sup> St. 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.

### Fertility

Available upon request.

### Lease Status

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

### FSA Data

Farm Number 5682, Tract 2153

FSA/Eff. Crop Acres: 8.20

Corn Base Acres: 4.26\*

Corn PLC Yield: 134 Bu.

Bean Base Acres: 3.94\*

Bean PLC Yield: 49 Bu.

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

### Soil Types/Productivity

Main soil types are Senachwine and Xenia. Productivity Index (PI) on the FSA/Eff. Crop Acres is 109. See soil map for details.

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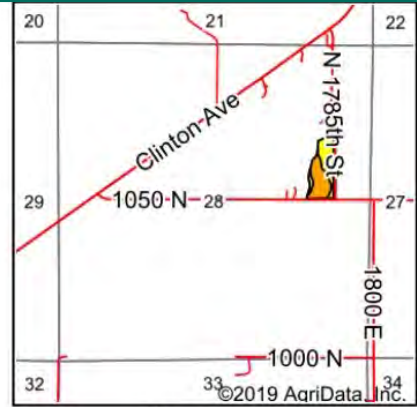
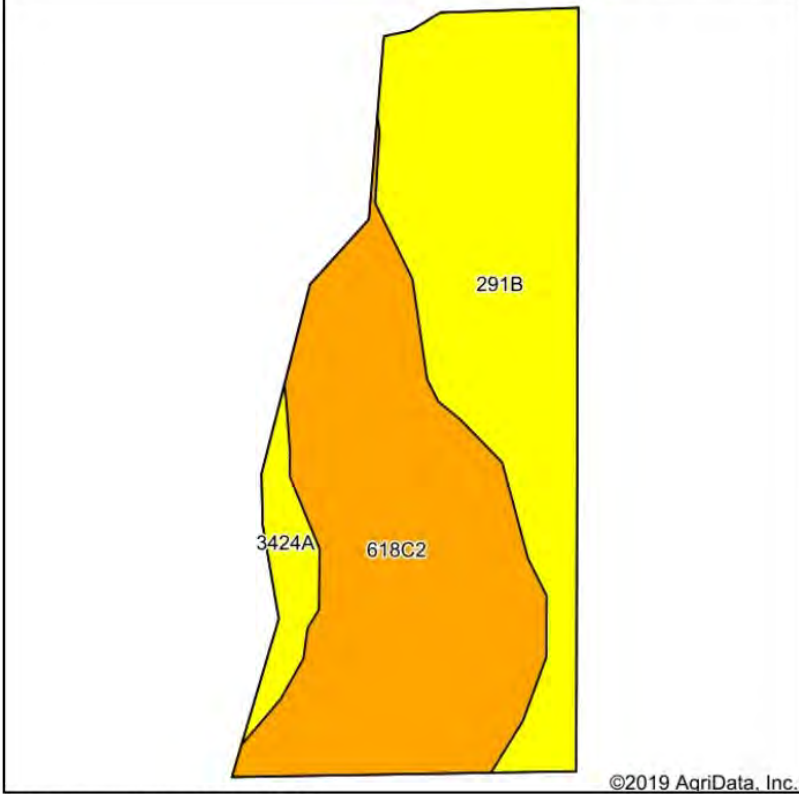
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State: **Illinois**  
 County: **Edgar**  
 Location: **28-14N-11W**  
 Township: **Stratton**  
 Acres: **8.2**  
 Date: **8/14/2019**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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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
**618C2	Senachwine silt loam, 5 to 10 percent slopes, eroded	4.10	50.0%		**136	**44	**100
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	3.67	44.8%		**160	**50	**117
3424A	Shoals silt loam, 0 to 2 percent slopes, frequently flooded	0.43	5.2%		174	55	127
<b>Weighted Average</b>					<b>148.7</b>	<b>47.3</b>	<b>109</b>

### Mineral Rights

Any mineral rights owned will be transferred to the buyer.

### Yield History (Bu./Ac.)

Year	Corn	Beans
2017	177.64	-
2018	-	70.30

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

### Additional Land for Sale

Seller has an additional 67.63 acres available for sale directly east of this property. See Additional Land Aerial Map.

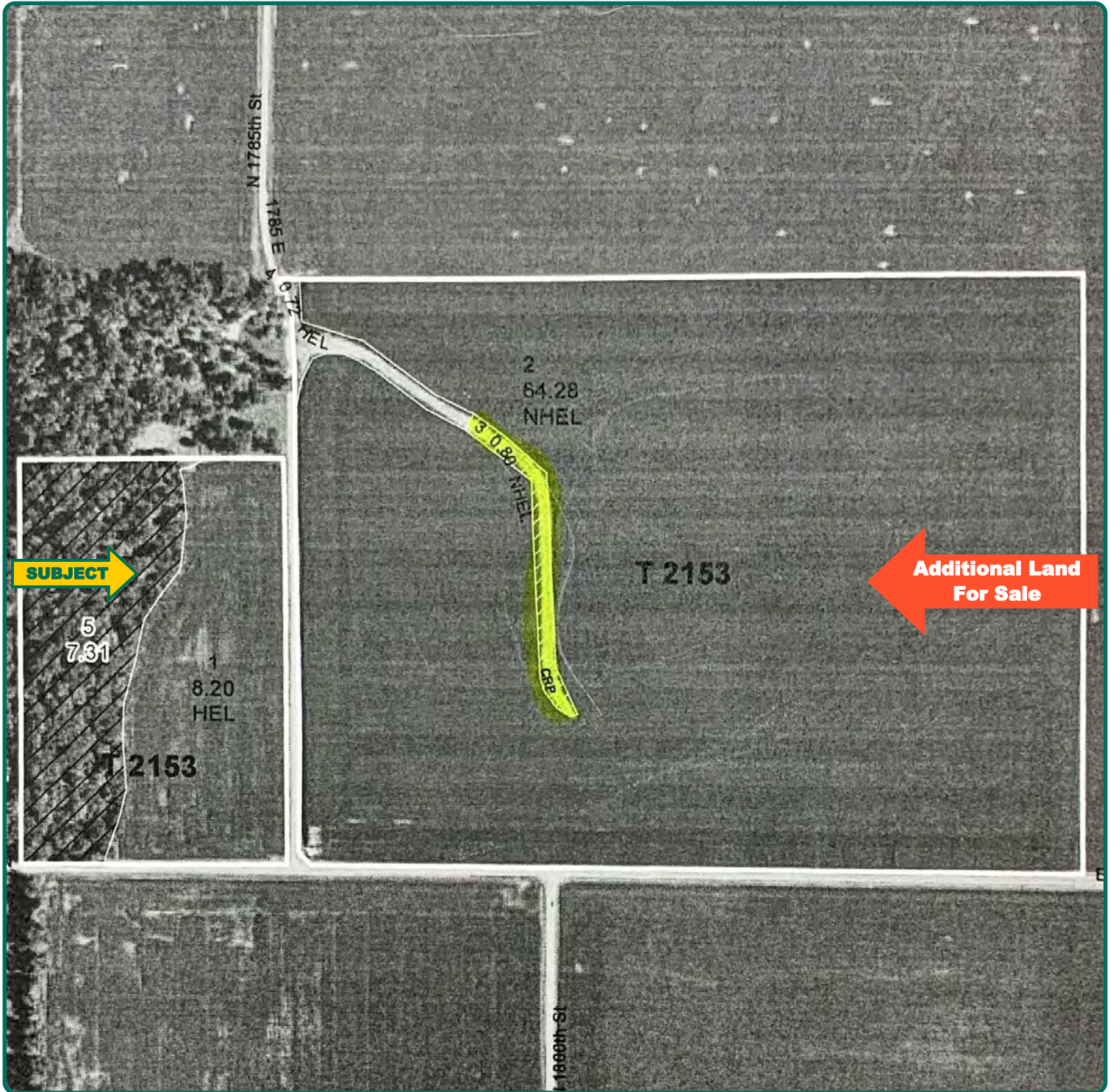
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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