

# Land For Sale

**ACREAGE:**

**321.95 Acres, m/l**

**LOCATION:**

**Logan County, IL**



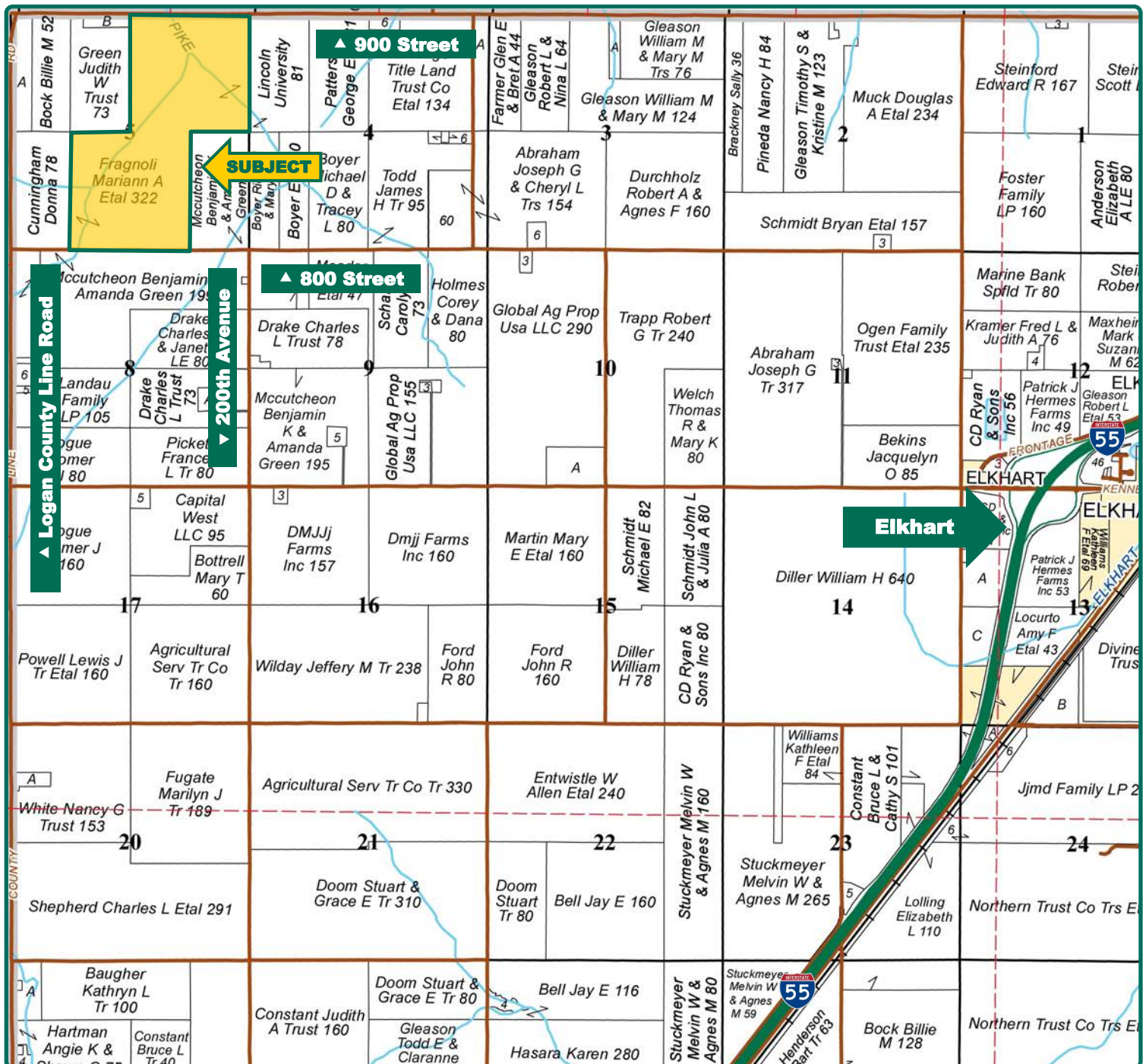
## Property Key Features

- **Highly Productive Central Illinois Farmland**
- **Large Contiguous Acreage**
- **Investment-Quality Property**

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<b>FSA/Eff. Crop Acres:</b>	<b>306.62</b>
<b>Corn Base Acres:</b>	<b>149.60</b>
<b>Bean Base Acres:</b>	<b>149.30</b>
<b>Soil Productivity:</b>	<b>135.10 P.I.</b>

## Property Information

**321.95 Acres, m/l**

### Location

4 miles Northwest of Elkhart, IL.  
12 miles Southwest of Lincoln, IL.

### Legal Description

The Northeast ¼ and the East ½ of the Southwest ¼ and the West ½ of the Southeast ¼ of Section 5, Township 18N, Range 4W in Hurlbut Township, Logan County, IL.

### Price & Terms

- \$3,058,525
- \$9,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Granted at closing subject to current operator's rights.

### Lease Status

Farm is cash rented for 2019.  
Lease will be open for 2020.

### Real Estate Tax

2018 Taxes Payable in 2019: \$9,837.08  
Taxable Acres: 321.95  
Tax per Taxable Acre: \$30.55  
PINs: 14-005-001-00 & 14-005-005-00

### FSA Data

Farm Number 1324, Tract 903  
FSA/Eff. Crop Acres: 306.62  
Corn Base Acres: 149.60  
Corn PLC Yield: 159 Bu.  
Soybean Base Acres: 149.30  
Soybean PLC Yield: 51 Bu.

### Soil Types/Productivity

Main soil types are Osco, Radford, Tama, and Ipava silt loam. Productivity Index (PI) based on the FSA/Eff. Crop Acres is 135.10. See soil map for details.

### Mineral Rights

Any mineral rights owned will be transferred to the buyer.

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

Year	Corn	Beans
2013	219	68
2014	245	61
2015	200	57
2016	218	69
2017	208	74

Yield information is based on the farm operator's crop insurance records.

### Brent Bidner

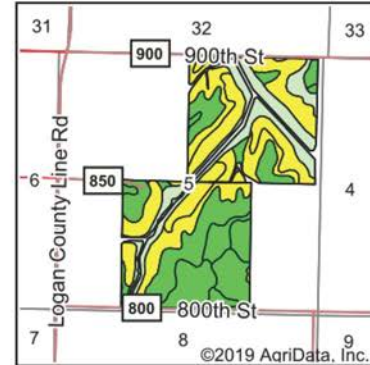
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State: **Illinois**  
 County: **Logan**  
 Location: **5-18N-4W**  
 Township: **Hurlbut**  
 Acres: **306.62**  
 Date: **9/30/2019**



Area Symbol: IL107\_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
**86C2	Osco silt loam, 5 to 10 percent slopes, eroded	85.68	27.9%		**178	**56	**131
**86B	Osco silt loam, 2 to 5 percent slopes	76.75	25.0%		**189	**59	**140
3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	47.55	15.5%		186	58	136
**36D2	Tama silt loam, 10 to 18 percent slopes, eroded	40.34	13.2%		**166	**53	**124
43A	Ipava silt loam, 0 to 2 percent slopes	27.16	8.9%		191	62	142
705A	Buckhart silt loam, 0 to 2 percent slopes	17.18	5.6%		190	61	142
**36B	Tama silt loam, 2 to 5 percent slopes	6.90	2.3%		**185	**59	**138
68A	Sable silty clay loam, 0 to 2 percent slopes	5.06	1.7%		192	63	143
<b>Weighted Average</b>					<b>182.6</b>	<b>57.7</b>	<b>135.1</b>

## Fertility Data

### North Tract

No soil tests available.

### South Tract

Average pH 6.0, P 92, K 393

Taken by KSI Laboratories in October 2017.

## Land Description

Level to gently rolling.

## Buildings/Improvements

There is a small shed on the north border of the south parcel.

## Comments

This farm has good soils with excellent production history.

*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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North 160 ac. - SE Corner looking NW



North 160 ac. - Looking NW



South 160 ac. - NW Corner Looking SE



North Border of South 160 ac.



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