

Land For Sale

ACREAGE:

284.14 Acres, m/l

LOCATION:

Warren County, IN

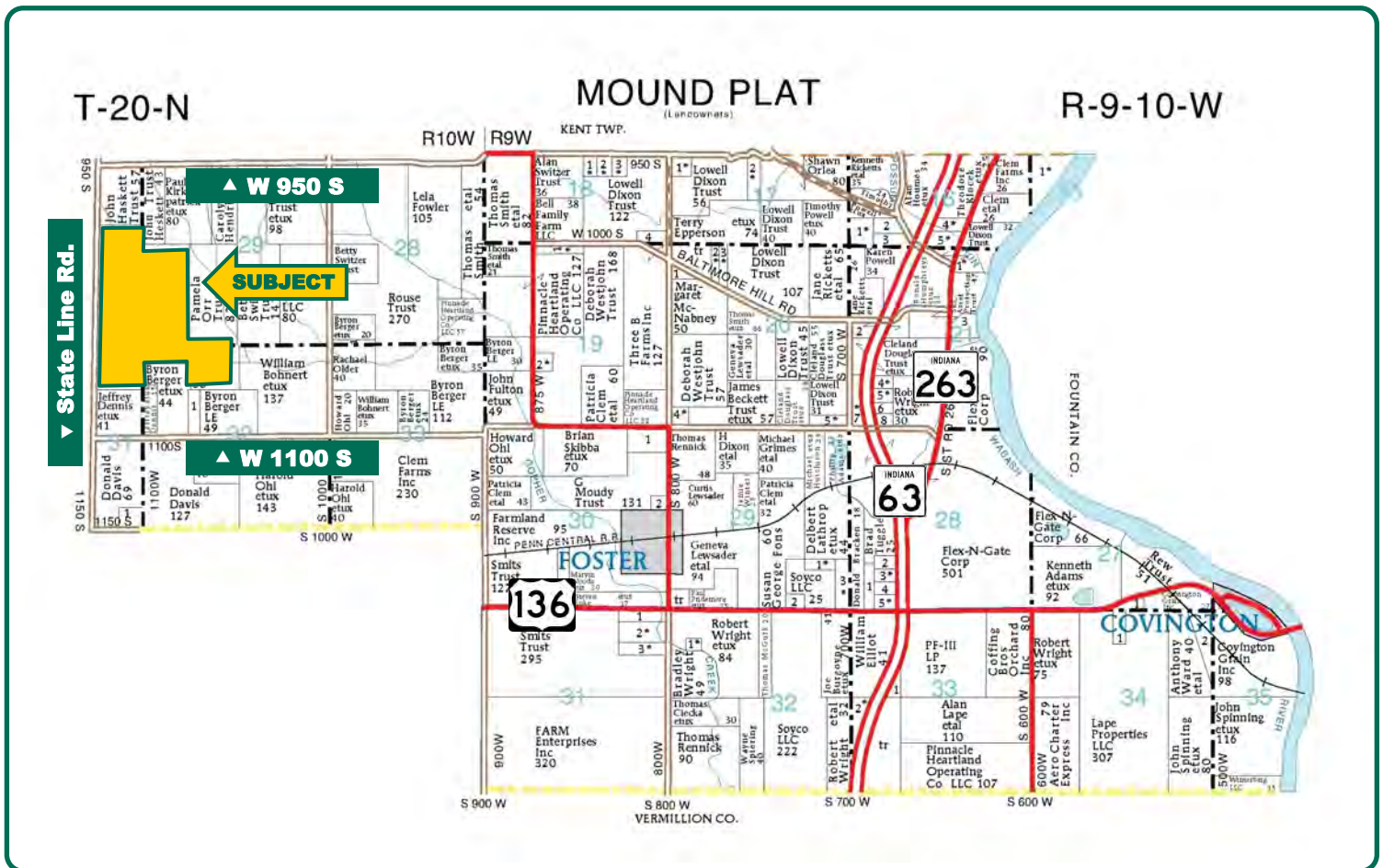


Property Key Features

- **Highly Productive Farm with High-Quality Soils**
- **5 Year Yield History—Corn 216.4 Bu/Ac and Soybeans 66.8 Bu/Ac**
- **Includes Dwelling with Machine and Grain Storage Facilities**

Brian Massey, AFM, CCA
Licensed Broker in IN and IL
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

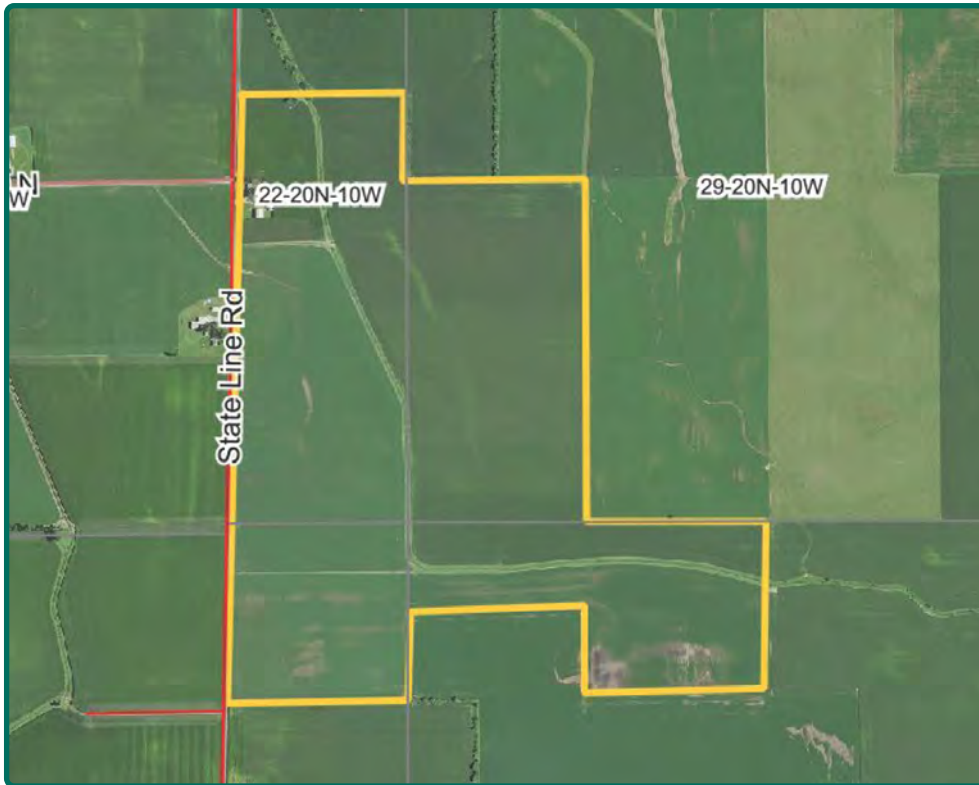


Map reproduced with permission of Farm & Home Publishers, Ltd.

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

Brian Massey, AFM, CCA
Licensed Broker in IN and IL
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag



FSA/Eff. Crop Acres:	282.90
Corn Base Acres:	141.45
Bean Base Acres:	141.45
Soil Productivity:	86.50 NCCPI

Property Information

284.14 Acres, m/l

Location

3 miles east of Danville, IL. 2.5 miles north of U.S. Highway 136. 1.5 miles south of State Line City. Property is on State Line Road.

Legal Description

Parts of Sections 29, 30, 31, and 32 in Township 20 North, Range 10 West of the 2nd P.M. Full legal description available upon request.

Price & Terms

- \$2,660,000
- \$9,361.58/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Possession will be transferred at closing subject to farm and house lease.

Lease Status

Farm lease is open for 2020.

Real Estate Tax

Taxes Payable 2018 - 2019: \$9,664.14

Taxable Acres: 284.14

FSA Data

Farm Number 62, Tract 203
FSA/Eff. Crop Acres: 282.9
Corn Base Acres: 141.45
Corn PLC Yield: 180.00 Bu.
Bean Base Acres: 141.45
Bean PLC Yield: 56.00 Bu.

Soil Types/Productivity

Main soil types are Drummer and Sable. NCCPI on the FSA/Eff. Crop acres is 86.50. See soil map for details.

Buildings/Improvements

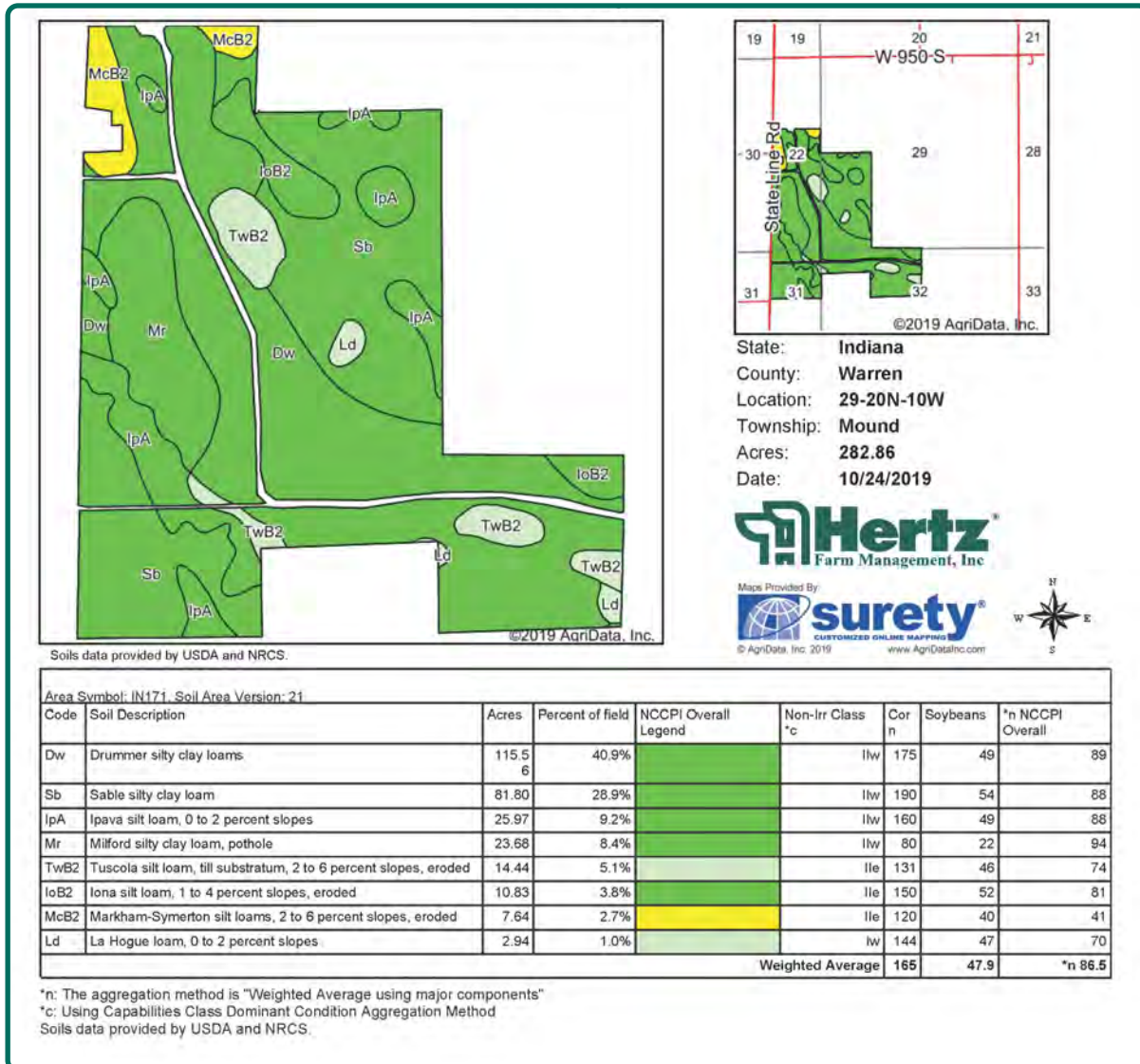
- There is a 3 BR, 2 BA ranch-style house with three-car garage.
- 18,000 bushels of grain storage in three grain bins built in 1980.
- A shop with a concrete floor, electricity and water service built in 1967.
- A machinery shed and a small utility shed that were both built in 1930.

Drainage

Natural and some tile.

Land Description

Level to gently rolling



Survey

Total acres will be determined by survey and final sale price adjusted up or down based on final surveyed acres.

Water & Well Information

There is a well on the property that supplies water to the house and the shop.

Yield History (Bu./Ac.)

Year	Corn	Soybeans
2018	237.3	67.8
2017	229.4	69.5
2016	219.6	67.7
2015	168.0	65.8
2014	227.8	63.3
2013	218.2	65.6

Yield information is reported from crop insurance records.

Comments

This is a high-quality Warren County farm on a hard-surface road.

Brian Massey, AFM, CCA
Licensed Broker in IN and IL
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag



Brian Massey, AFM, CCA
Licensed Broker in IN and IL
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Brian Massey, AFM, CCA
Licensed Broker in IN and IL
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street
Monticello, IL 61856
www.Hertz.ag