

Land For Sale

ACREAGE:

68.05 Acres, m/l

LOCATION:

Edgar County, IL



Property Key Features

- High Percentage of Tillable Acres
- Open Lease for the 2022 Crop Year
- Close Proximity to Local Grain Elevator

Spencer Smith, AFM

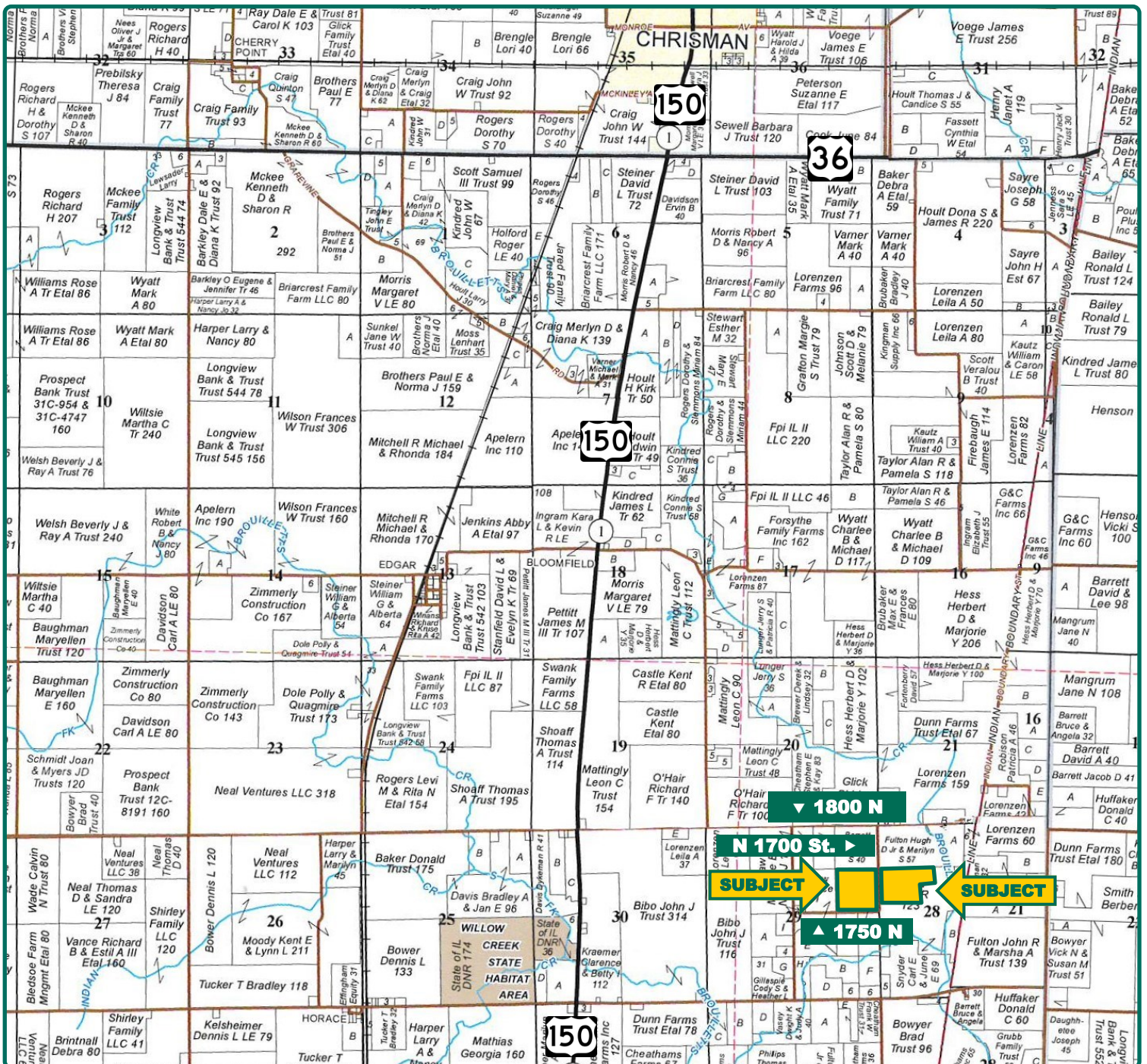
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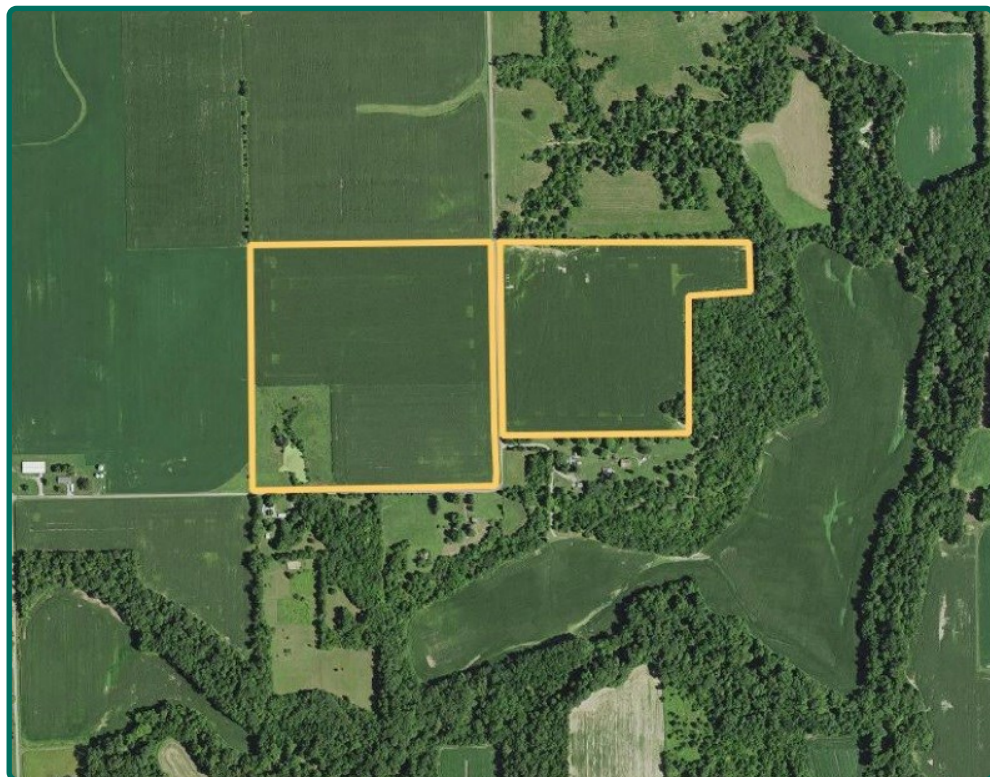
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FSA/Eff. Crop Acres: 62.13

Corn Base Acres: 40.83*

Bean Base Acres: 21.30*

Soil Productivity: 123.10 P.I.

**Acres are estimated.*

Property Information

68.05 Acres, m/l

Location

4½ miles south of Chrisman, Illinois on the east and west sides of 1700 E.

Legal Description

SE¼ NE¼, Section 29 and the SW¼ NW¼ of Section 28, Township 15 North, Range 11 West of the 2nd P.M., Edgar Co., IL. (Edgar Twp.)

Price & Terms

- \$585,000
- \$8,596.62/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated subject to existing lease.

Real Estate Tax

2020 Taxes Payable 2021: \$1,606.57*

Taxable Acres: 68.05*

Tax per Taxable Acre: \$23.61*

Part of Parcel ID 03-09-28-100-088 and 03-09-29-200-007.

**Taxes are estimated pending tax parcel split. Edgar County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 8114

Tracts 14041 & part of 14040

FSA/Eff. Crop Acres: 62.13

Corn Base Acres: 40.83*

Corn PLC Yield: 135 Bu.

Bean Base Acres: 21.30*

Bean PLC Yield: 49 Bu.

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

Lease Status

Open lease for the 2022 crop year.

Soil Types/Productivity

Main soil types are Fincastle and Drummer. Productivity Index (PI) on the FSA/Eff. Crop acres is 123.10. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History

Available upon request. Contact agent for details.

Land Description

Mostly level.

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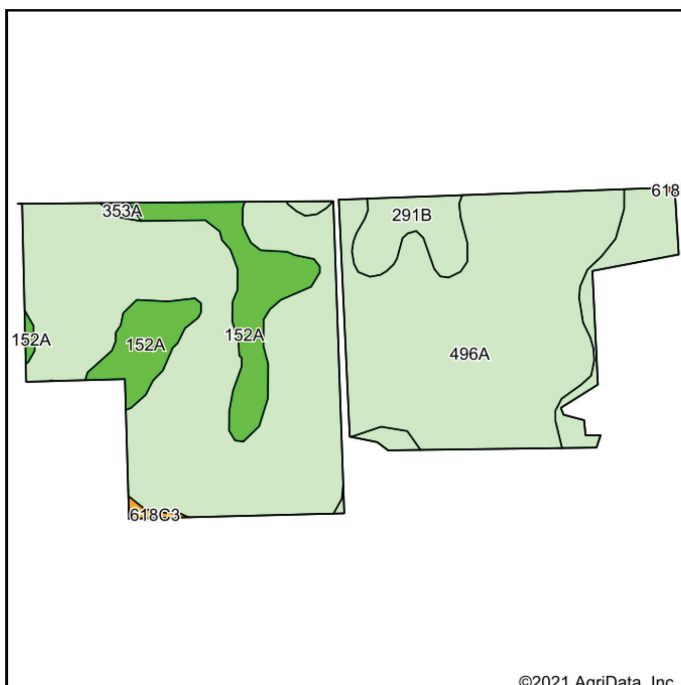
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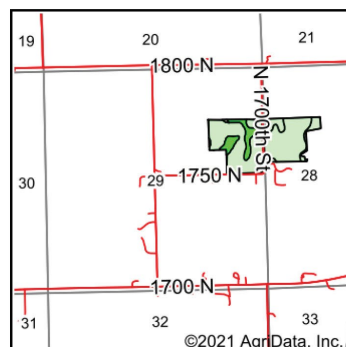
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Soils data provided by USDA and NRCS.

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State: **Illinois**
County: **Edgar**
Location: **28-15N-11W**
Township: **Edgar**
Acres: **62.13**
Date: **8/20/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL045, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	46.83	78.5%		121
152A	Drummer silty clay loam, 0 to 2 percent slopes	6.61	11.1%		144
**291B	Xenia silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	5.89	9.9%		**117
**618C3	Senachwine clay loam, 5 to 10 percent slopes, severely eroded	0.20	0.3%		**92
353A	Toronto silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	0.15	0.3%		128
Weighted Average					123.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Drainage

Natural.

Water & Well Information

None.

Survey

Survey being completed on tillable acres.

Contact agent for details.

Additional Land for Sale

Seller has an additional 95.22 acres, m/l, of land for sale adjoining this property to the east. See Additional Land Aerial Photo.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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North Looking Southeast



North Looking Southwest



Corn, Looking North



Drainage Pond



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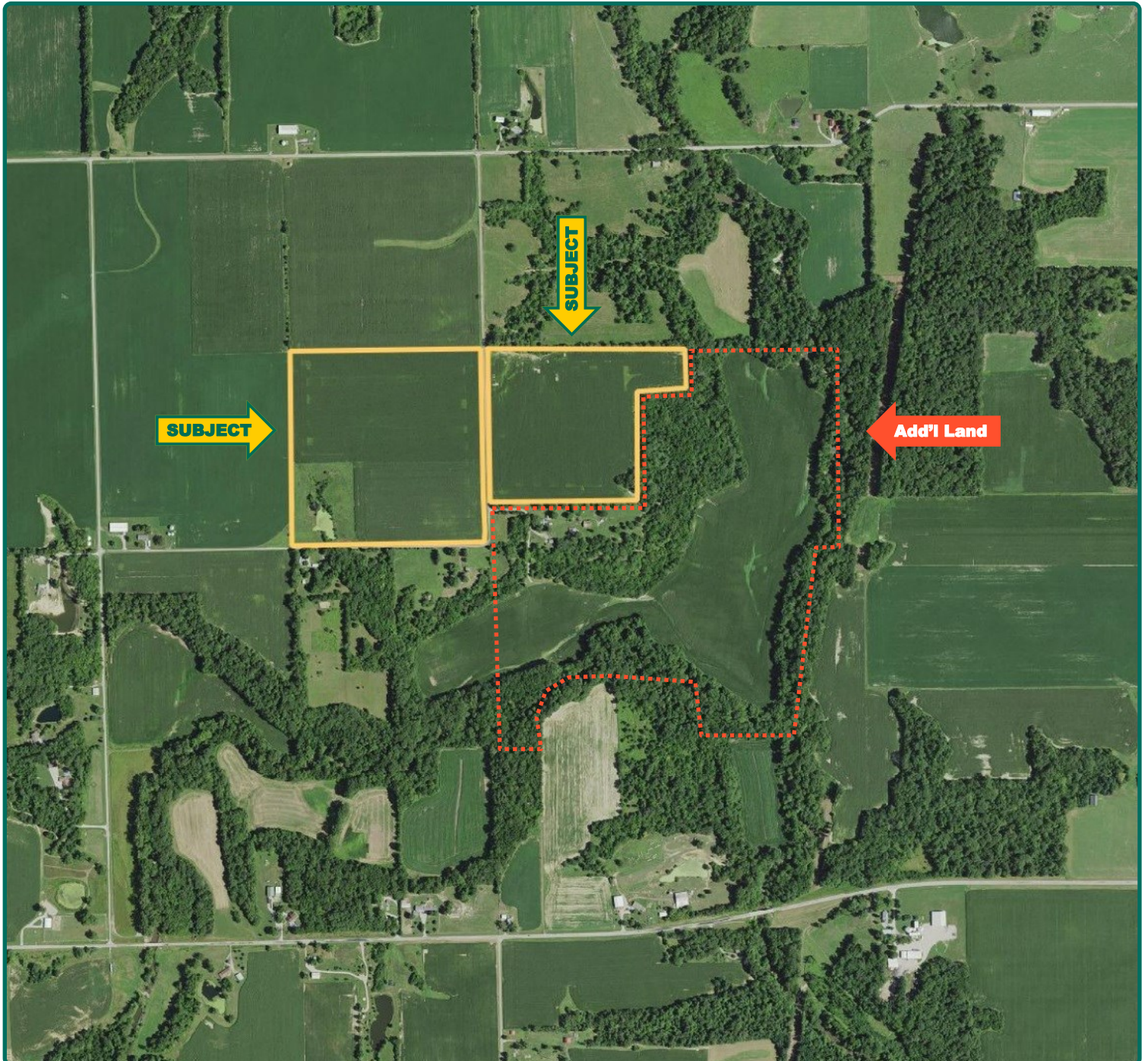
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Additional Land Aerial Photo



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