

Land For Sale

ACREAGE:

1,547.32 Acres, m/l

LOCATION:

Vermilion County, IL



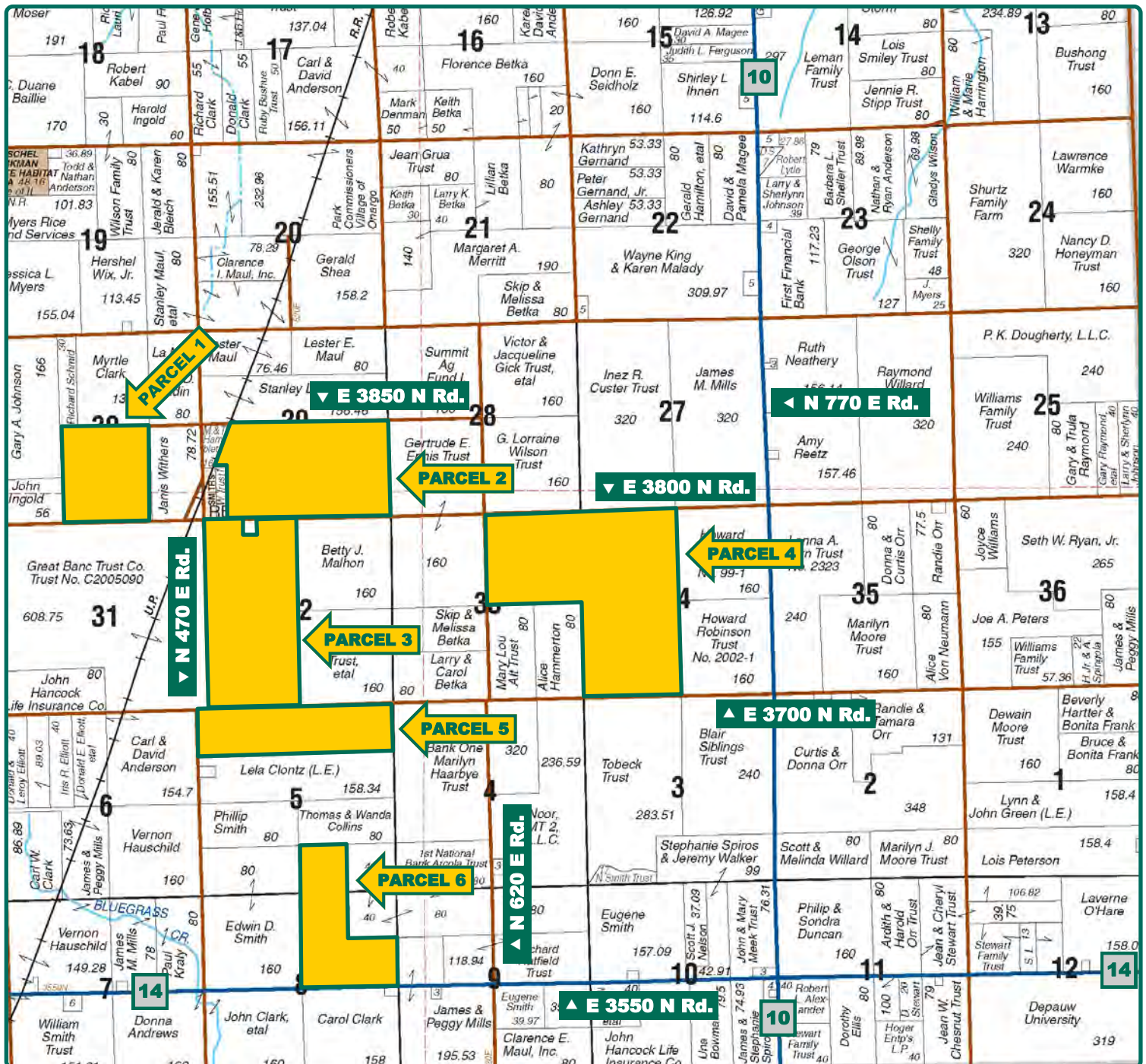
Property Key Features

- Investment Quality Farmland
- Large Acreage with Contiguous Parcels
- Recent Capital Improvements: System Tile & Surface Drainage Work

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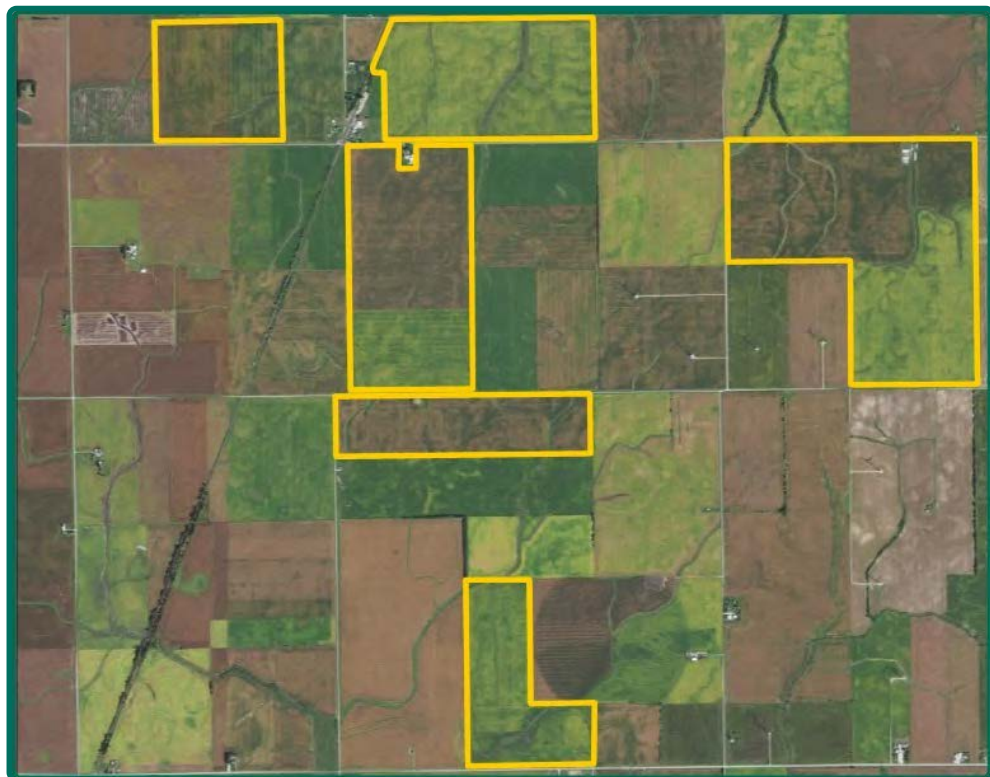


Map reproduced with permission of Rockford Map Publishers

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Whole Farm

FSA/Eff. Crop Acres:	1,453.34
CRP Acres:	8.46
Corn Base Acres:	830.80
Bean Base Acres:	284.50
Wheat Base Acres:	54.70
Soil Productivity:	118.00 P.I.

Property Information

1,547.32 Acres, m/l

Location

SE¼ of Butler Township, Vermilion County, IL.

Legal Description

See individual parcels for legal descriptions.

Price & Terms

- \$15,900,000
- \$10,275/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2021 Taxes Payable 2022: \$49,260.38*
Gross Acres: 1,551.49*
Taxable Acres: 1,547.32*
Tax per Net Taxable Acre: \$31.84*
Tax Parcel ID #s: 02-34-100-001, 02-33-200-001, 07-05-200-001, 07-05-100-001, 07-05-400-003, 07-08-200-004, 02-29-300-011, 02-29-400-002, 02-30-300-002, 02-30-400-004, & 02-32-100-001.

** Taxes are estimated due to recent survey of property. Vermilion County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 9392, Tracts: 52, 7763, 9994, 11638, 11639, & 11640
FSA/Eff. Crop Acres: 1,453.34

CRP Acres: 8.46
Corn Base Acres: 830.80
Corn PLC Yield: 140 Bu.
Bean Base Acres: 284.50
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 54.70
Wheat PLC Yield: 48 Bu.

CRP Contracts

See Parcel 2 for details.

Soil Types/Productivity

Primary soils are Bryce and Swygert.
Productivity Index (PI) on the FSA/Eff. Crop acres is 118.00. See soil map for detail.

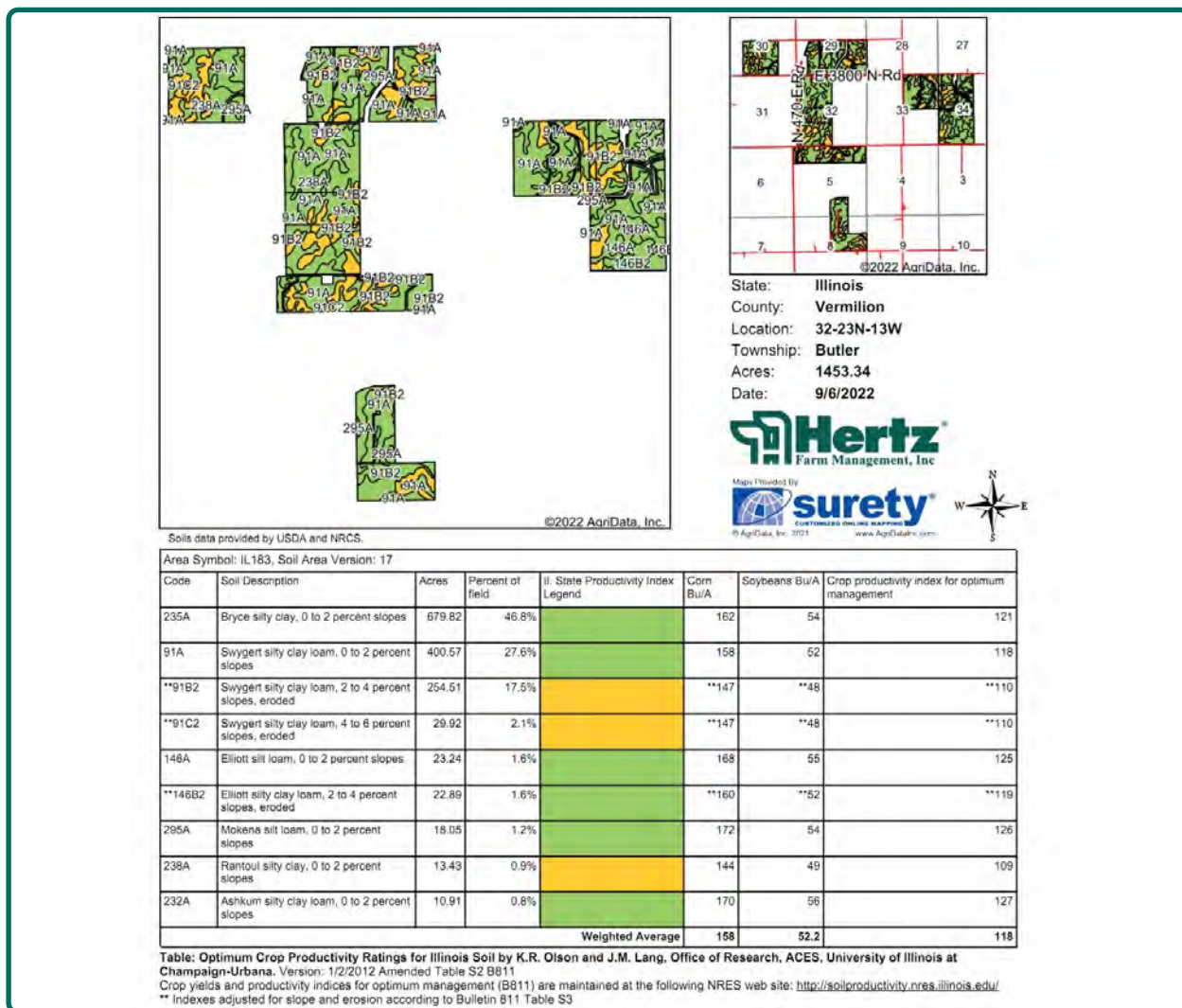
Mineral Rights

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

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Fertility Data

Contact agent for details.

Land Description

Mostly level.

Buildings/Improvements

See Parcel 4 for details.

Water & Well Information

None.

Yield History (Bu./Ac.)

Year	Corn*	Beans*
2021	219	67
2020	160	67
2019	103	43
2018	178	70
2017	204	57

Yield information is reported by crop insurance documents.

*Whole farm averages.

Wind Easement

There is a wind easement agreement that has been executed on the property for the potential construction of wind turbines. Contact agent for details.

Comments

The farm is being sold as a single package, however, Seller will consider offers on any individual or combination of parcels set forth in this brochure.

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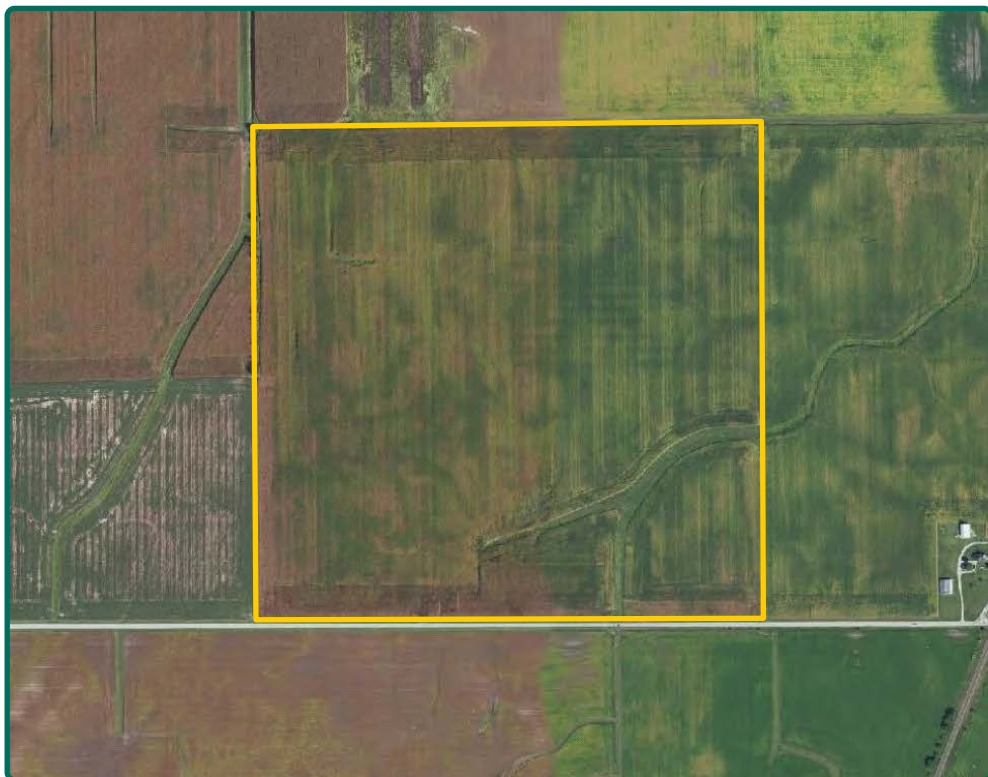
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Parcel 1

FSA/Eff. Crop Acres:	153.12
Corn Base Acres:	71.20
Bean Base Acres:	81.30
Soil Productivity:	117.30 P.I.

Parcel 1 Property Information 160.00 Acres, m/l

Location

From Rossville: Go west on Attica St./E 3550 N Rd. for 6.4 miles. Head north on N 770 East Rd. for 2.5 miles. Head west on E 3800 N Rd. for 3.3 miles. The property will be on the north side of the road.

Legal Description

The E½ of the SW¼ and the W½ of the SE¼, Section 30, Township 23 North, Range 13 West of the 2nd P.M., Vermilion Co., IL. (Butler Township)

Possession

Leased through the 2022 crop year with an open lease for the 2023 crop year.

Real Estate Tax

2021 Taxes Payable 2022: \$4,277.14
Taxable Acres: 160.00
Tax per Taxable Acre: \$26.73
Tax Parcel ID #s: 02-30-300-002 & 02-30-400-004

FSA Data

Farm Number 9392, Tract 7763
FSA/Eff. Crop Acres: 153.12
Corn Base Acres: 71.20
Corn PLC Yield: 140 Bu.
Bean Base Acres: 81.30
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 5.0
Wheat PLC Yield: 52 Bu.

Land Description

Mostly level.

Soil Types/Productivity

Main soil types are Bryce and Swygert. Productivity Index (PI) on the FSA/Eff. Crop acres is 117.30. See soil map for details.

Mineral Rights

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

Drainage

Natural with some tile. Recent surface drainage work completed. Contact agent for tile maps and further details.

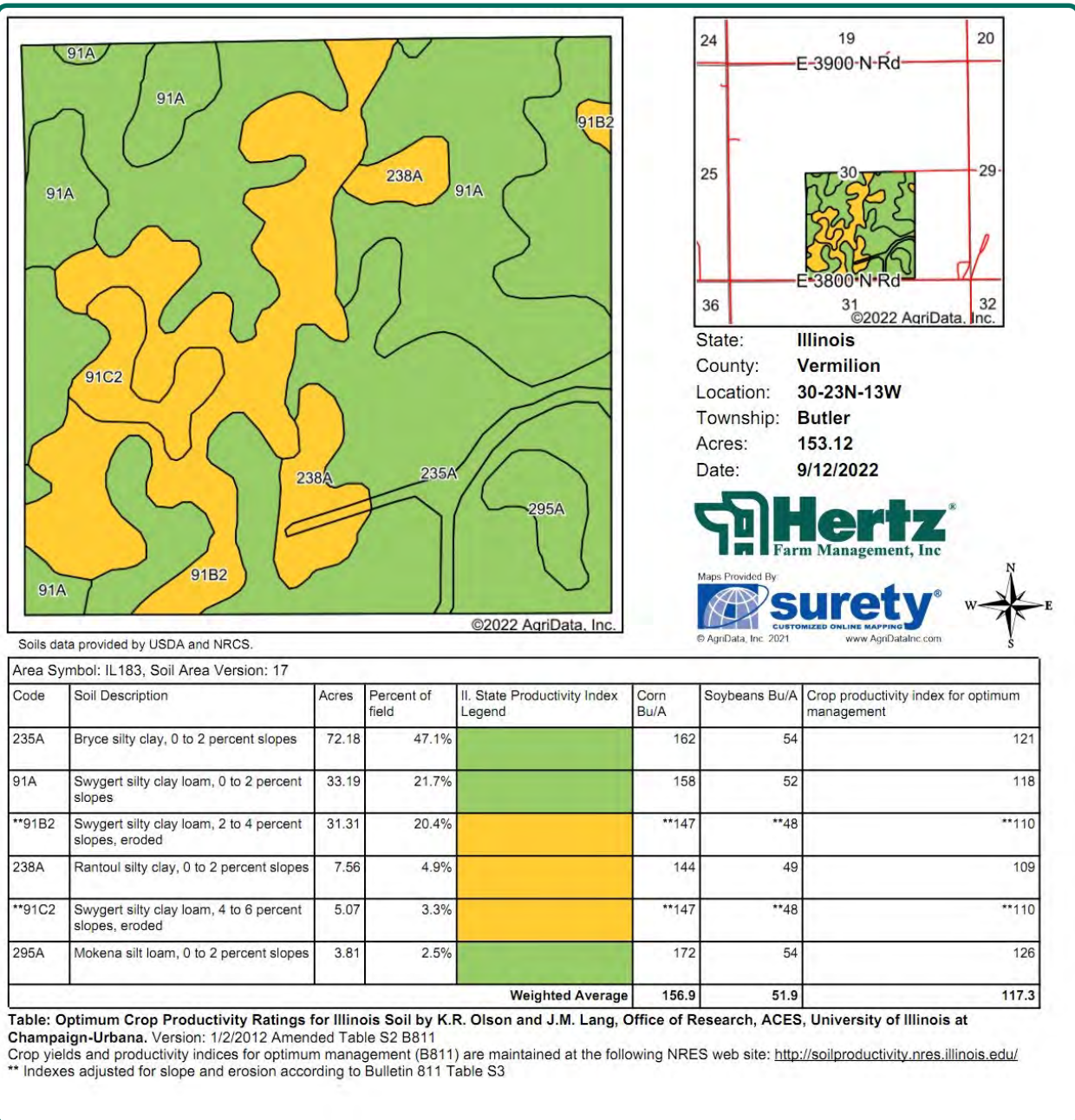
Water & Well Information

None.

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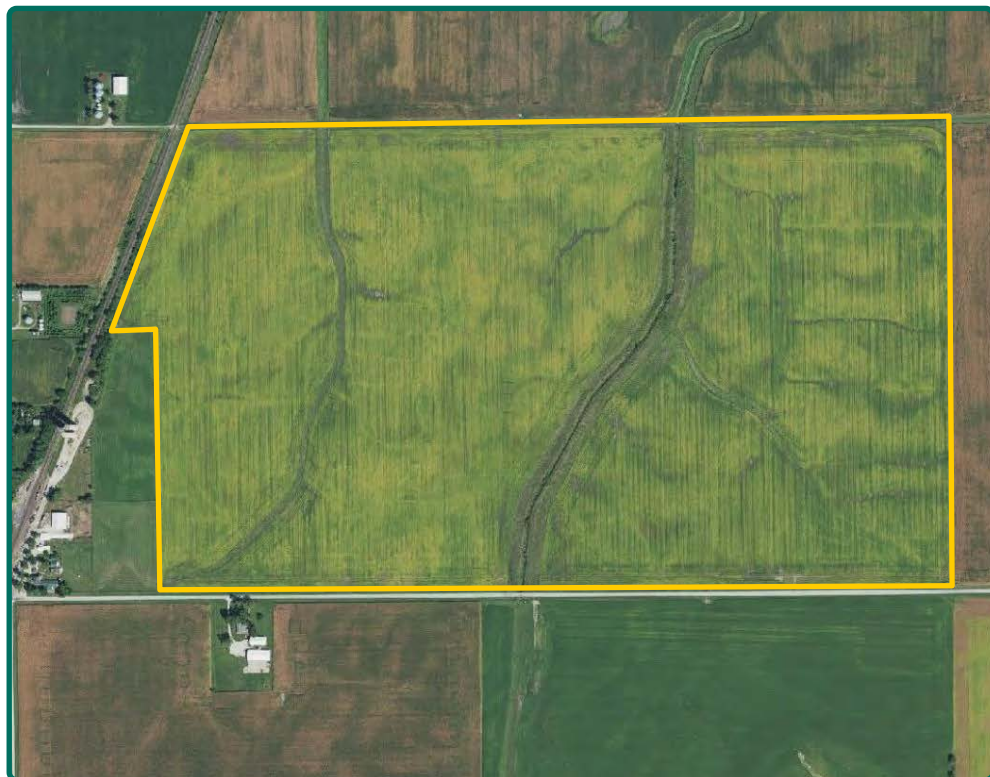
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Parcel 2

FSA/Eff. Crop Acres:	248.41
CRP Acres:	8.46
Corn Base Acres:	147.10
Bean Base Acres:	24.30
Wheat Base Acres:	12.10
Soil Productivity:	117.70 P.I.

Parcel 2 Property Information 271.49 Acres, m/l

Location

From Rossville: Go west on Attica St./E 3550 N Rd. for 6.4 miles. Head north on N 770 East Rd. for 2.5 miles. Head west on E 3800 N Rd. for 2.4 miles. The property will be on the north side of the road.

Legal Description

Located in the S½ of Section 29, Township 23 North, Range 13 West of the 2nd P.M., Vermilion Co., IL. (Butler Township)

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2021 Taxes Payable 2022: \$6,978.52
Taxable Acres: 271.49
Tax per Taxable Acre: \$25.70
Tax Parcel ID #s: 02-29-300-011 & 02-29-400-002

Lease Status

Leased through the 2022 crop year with an open lease for 2023 crop year.

FSA Data

Farm Number 9392, Tract 11638
FSA/Eff. Crop Acres: 248.41
CRP Acres: 8.46
Corn Base Acres: 147.10
Corn PLC Yield: 140 Bu.
Bean Base Acres: 24.30
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 12.10
Wheat PLC Yield: 48 Bu.

CRP Contracts

There are 8.46 acres enrolled in a CP-21 contract that pays \$300/acre, or \$2,538.00 annually, and expires 9/30/2032.

Soil Types/Productivity

Main soil types are Bryce and Swygert. Productivity Index (PI) on the FSA/Eff. Crop acres is 117.70. See soil map for details.

Mineral Rights

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

Land Description

Mostly level.

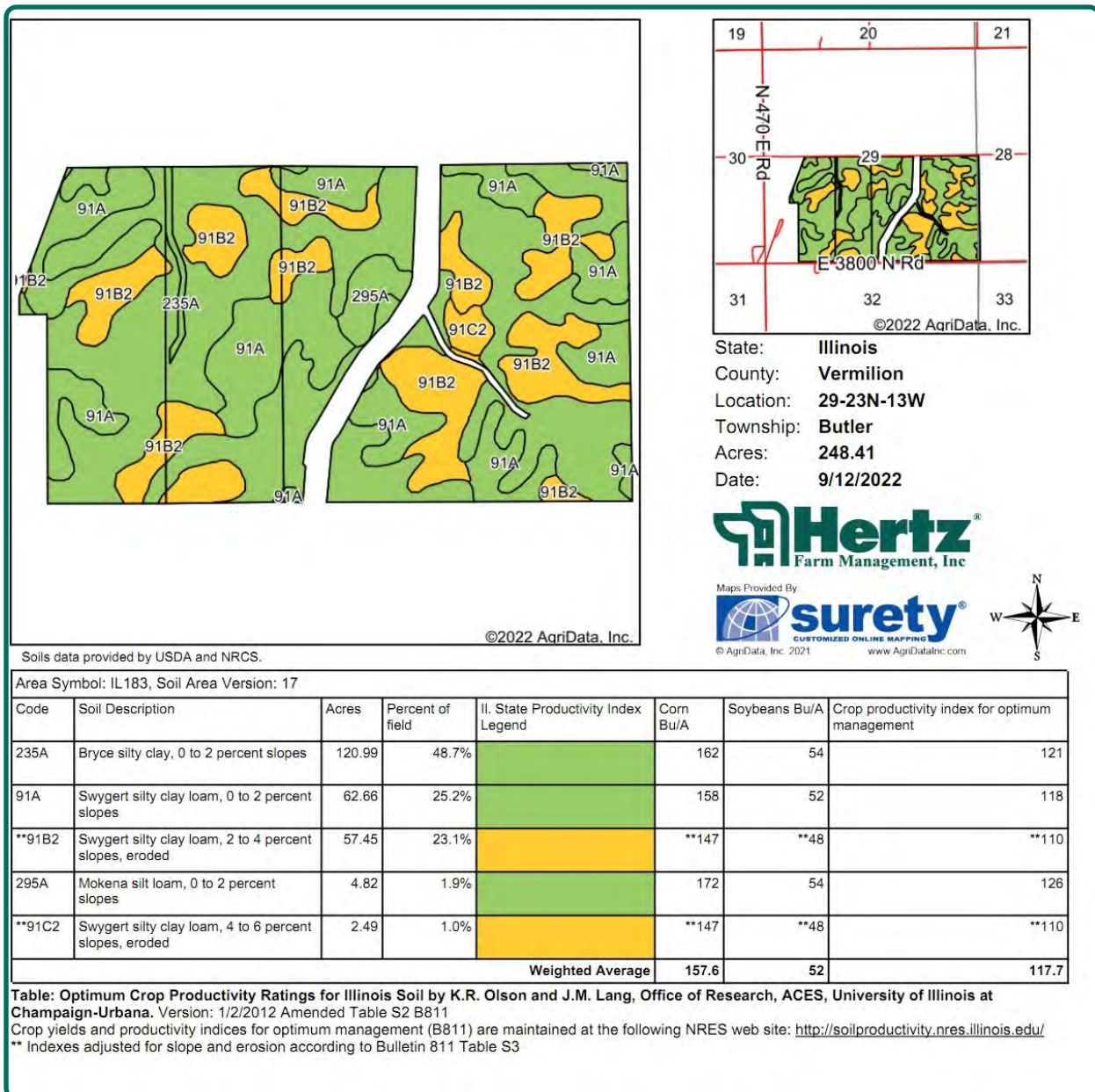
Drainage

Natural with some tile. Contact agent for tile maps.

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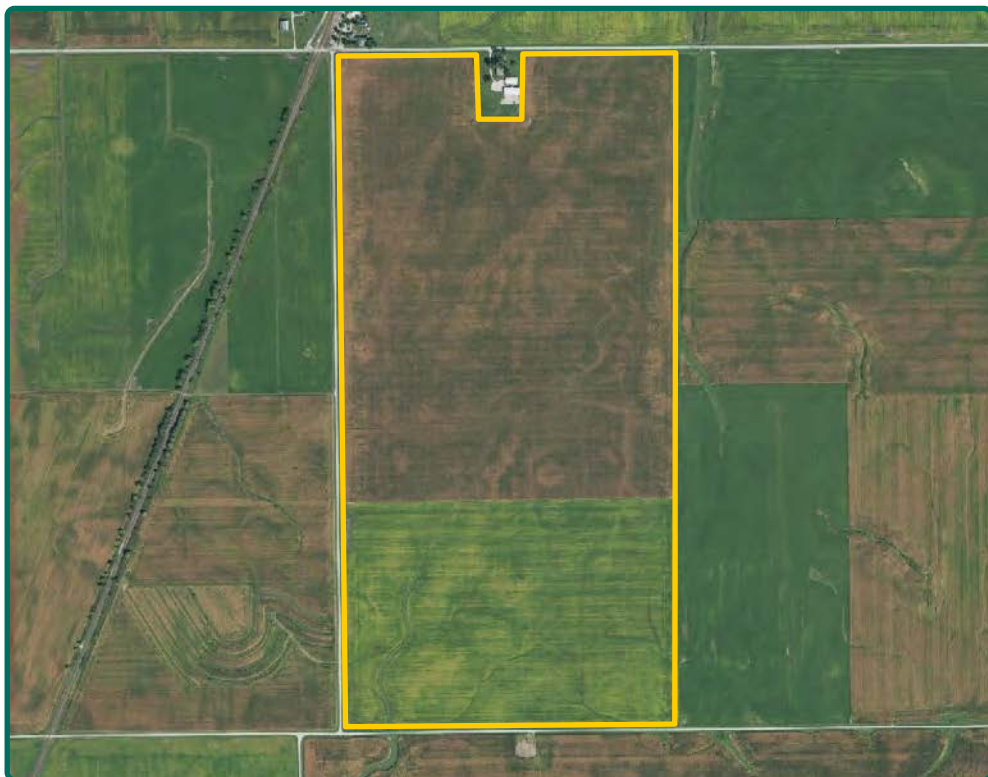
Water & Well Information

None.

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Parcel 3

FSA/Eff. Crop Acres:	302.46
Corn Base Acres:	138.20
Bean Base Acres:	25.20
Soil Productivity:	117.80 P.I.

Parcel 3 Property Information 315.83 Acres, m/l

Location

From Rossville: Go west on Attica St./E 3550 N Rd. for 6.4 miles. Head north on N 770 East Rd. for 2.5 miles. Head west on E 3800 N Rd. for 2.4 miles. The property will be on the south side of the road.

Legal Description

The W½ of Section 32, Township 23 North, Range 13 West of the 2nd P.M., Vermilion Co., IL. (Butler Township)

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2021 Taxes Payable 2022: \$13,337.30*

Gross Acres: 320.00*

Taxable Acres: 315.83*

Tax per Taxable Acre: \$42.23*

Tax Parcel ID #: 02-32-100-001

**Taxes are estimated due to recent sale of farmstead totaling 4.169 surveyed acres.*

Vermilion County Treasurer/Assessor will determine final tax figures.

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 9392, Tract 11640

FSA/Eff. Crop Acres: 302.46

Corn Base Acres: 138.20

Corn PLC Yield: 140 Bu.

Bean Base Acres: 25.20

Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Main soil types are Bryce and Swygert. Productivity Index (PI) on the FSA/Eff. Crop acres is 117.80. See soil map for details.

Mineral Rights

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

Land Description

Mostly level.

Drainage

North part of farm system tiled. Contact agent for tile maps.

Water & Well Information

None.

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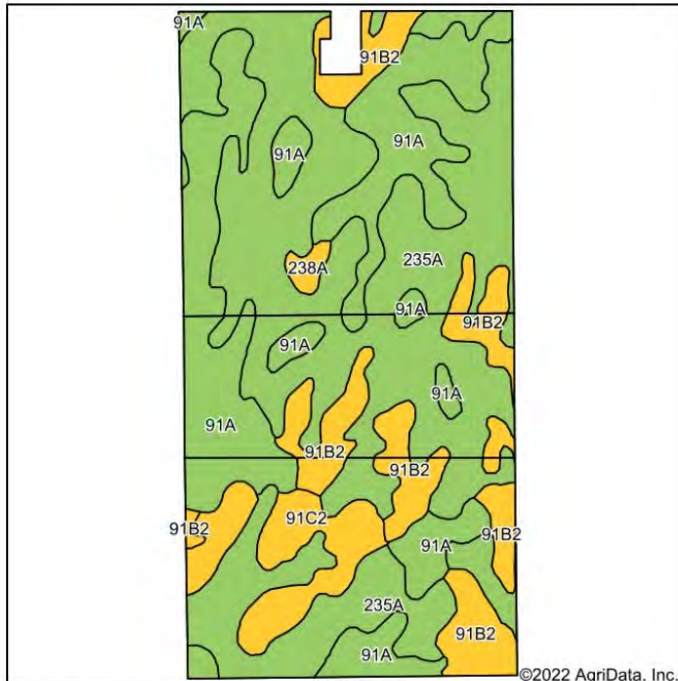
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Vermilion**
Location: **32-23N-13W**
Township: **Butler**
Acres: **302.46**
Date: **9/12/2022**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL183, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	154.63	51.1%		162	54	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	83.85	27.7%		158	52	118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	41.44	13.7%		**147	**48	**110
**91C2	Swygert silty clay loam, 4 to 6 percent slopes, eroded	20.51	6.8%		**147	**48	**110
238A	Rantoul silty clay, 0 to 2 percent slopes	2.03	0.7%		144	49	109
Weighted Average					157.7	52.2	117.8

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

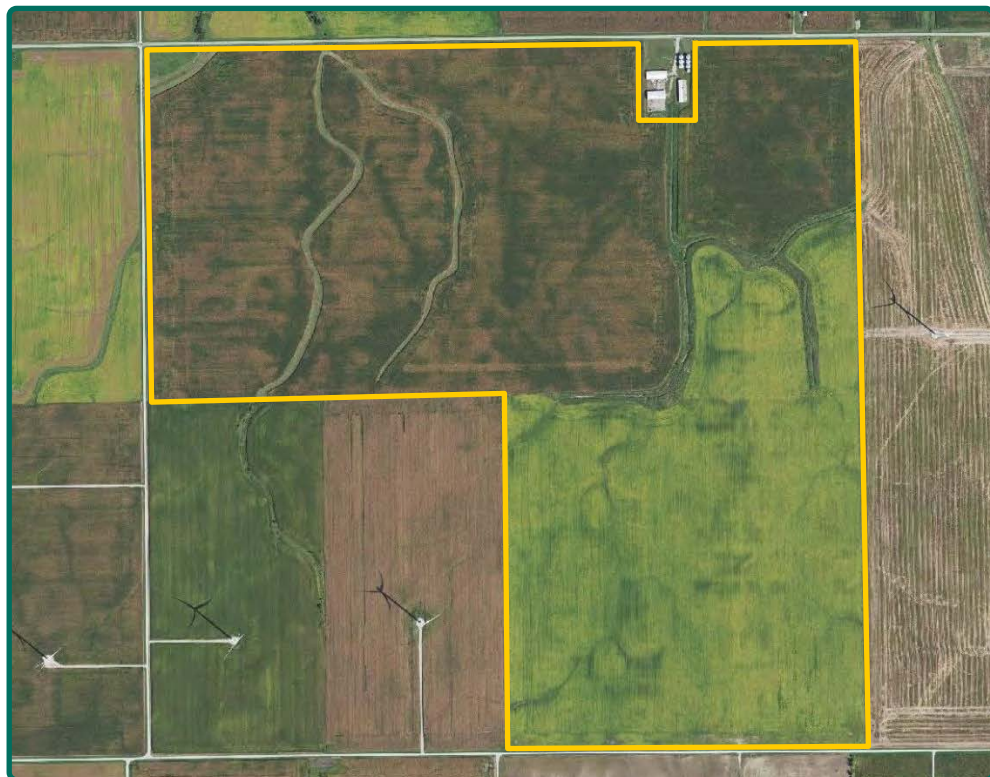
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

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Parcel 4

FSA/Eff. Crop Acres:	446.96
Corn Base Acres:	284.00
Bean Base Acres:	126.30
Wheat Base Acres:	26.60
Soil Productivity:	118.80 P.I.

Parcel 4 Property Information 480.00 Acres, m/l

Location

From Rossville: Go west on Attica St./E 3550 N Rd. for 6.4 miles. Head north on N 770 East Rd. for 2.5 miles. Head west on E 3800 N Rd. for 0.7 miles. The property will be on the south side of the road.

Legal Description

The NE¼ of Section 33 and W½ of Section 34, Township 23 North, Range 13 West of the 2nd P.M., Vermilion Co., IL. (Butler Township)

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2021 Taxes Payable 2022: \$15,839.20
Taxable Acres: 480.00
Tax per Taxable Acre: \$33.00
Tax Parcel ID #: 02-34-100-001 & 02-33-200-001

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 9392, Tract 9994
FSA/Eff. Crop Acres: 446.96
Corn Base Acres: 284.00
Corn PLC Yield: 140 Bu.
Bean Base Acres: 126.30
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 26.60
Wheat PLC Yield: 48 Bu.

Soil Types/Productivity

Main soil types are Bryce and Swygert. Productivity Index (PI) on the FSA/Eff. Crop acres is 118.80. See soil map for details.

Mineral Rights

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

Land Description

Mostly level.

Drainage

Natural with some tile. Contact agent for tile maps.

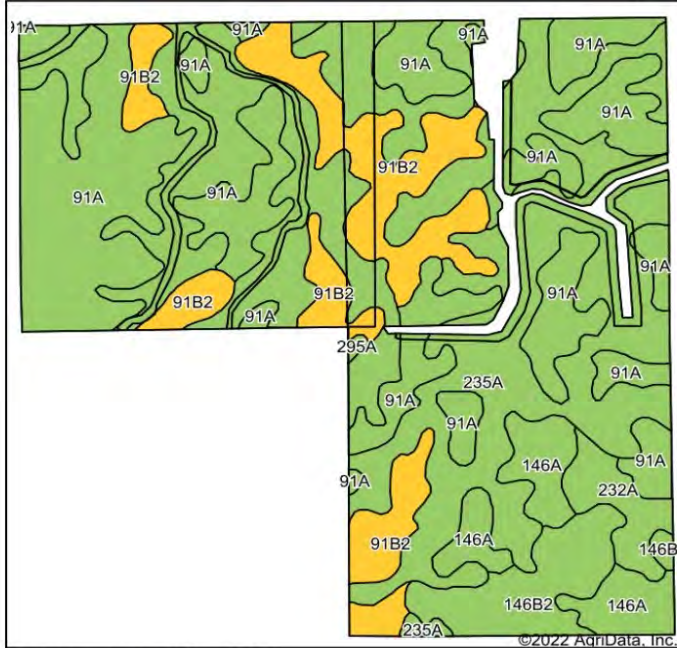
Water & Well Information

None.

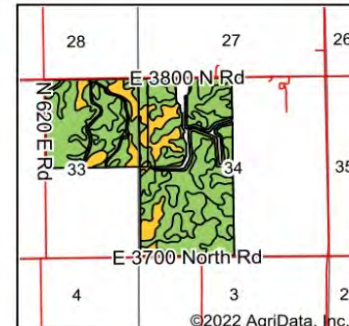
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Vermilion**
Location: **33-23N-13W**
Township: **Butler**
Acres: **446.96**
Date: **9/12/2022**



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL183, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	189.60	42.4%		162	54	121
91A	Swygert silty clay loam, 0 to 2 percent slopes	137.96	30.9%		158	52	118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	61.81	13.8%		**147	**48	**110
146A	Elliott silt loam, 0 to 2 percent slopes	23.24	5.2%		168	55	125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	22.89	5.1%		**160	**52	**119
232A	Ashkum silty clay loam, 0 to 2 percent slopes	10.91	2.4%		170	56	127
295A	Mokena silt loam, 0 to 2 percent slopes	0.55	0.1%		172	54	126
Weighted Average					159.1	52.6	118.8

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

Buildings/Improvements

- (1) 60 x 120 Pole Building
- (1) 52 x 138 Pole Building
- (1) Lean-to-Building
- (6) 30' Diameter Grain Bins with Fans
- (1) 15' Diameter Grain Bin with Fan

Total storage capacity approximately
65,000 bushels.

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Parcel 5

FSA/Eff. Crop Acres:	146.74
Corn Base Acres:	93.60
Bean Base Acres:	2.60
Wheat Base Acres:	9.80
Soil Productivity:	116.90 P.I.

Parcel 5 Property Information 160.00 Acres, m/l

Location

From Rossville: Go west on Attica St./E 3550 N Rd. for 7.9 miles. Head north on N 620 East Rd. for 2.5 miles. Head west on E 3700 N Rd. for 0.7 miles. The property will be on the south side of the road.

Legal Description

The N½ of the N½ Section 5, Township 22 North, Range 13 West of the 2nd P.M., Vermilion Co., IL. (Butler Township)

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2021 Taxes Payable 2022: \$4,216.38
Taxable Acres: 160.00
Tax per Taxable Acre: \$26.35
Tax Parcel ID #: 07-05-200-001 & 07-05-100-001

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 9392, Tract 52
FSA/Eff. Crop Acres: 146.74
Corn Base Acres: 93.60
Corn PLC Yield: 140 Bu.
Bean Base Acres: 2.60
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 9.80
Wheat PLC Yield: 47 Bu.

Soil Types/Productivity

Main soil types are Bryce and Swygert. Productivity Index (PI) on the FSA/Eff. Crop acres is 116.90. See soil map for details.

Mineral Rights

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

Land Description

Mostly level.

Drainage

Natural with some tile. Recent surface drainage work completed. Contact agent for tile maps and further details.

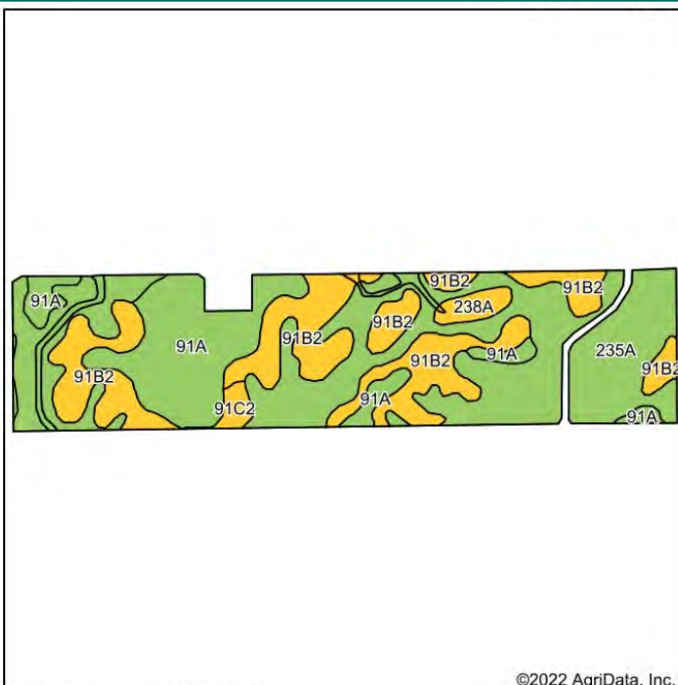
Water & Well Information

None.

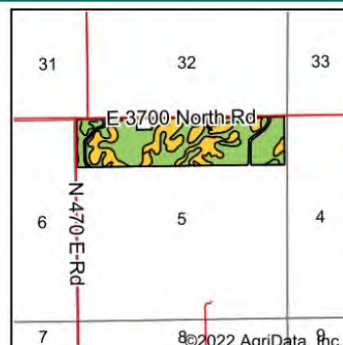
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Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Vermilion**
Location: **5-22N-13W**
Township: **Butler**
Acres: **146.74**
Date: **9/12/2022**



Area Symbol: IL183, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	69.56	47.4%		162	54	121
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	41.90	28.6%		**147	**48	**110
91A	Swygart silty clay loam, 0 to 2 percent slopes	30.59	20.8%		158	52	118
238A	Rantoul silty clay, 0 to 2 percent slopes	2.84	1.9%		144	49	109
**91C2	Swygart silty clay loam, 4 to 6 percent slopes, eroded	1.85	1.3%		**147	**48	**110
Weighted Average					156.3	51.7	116.9

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

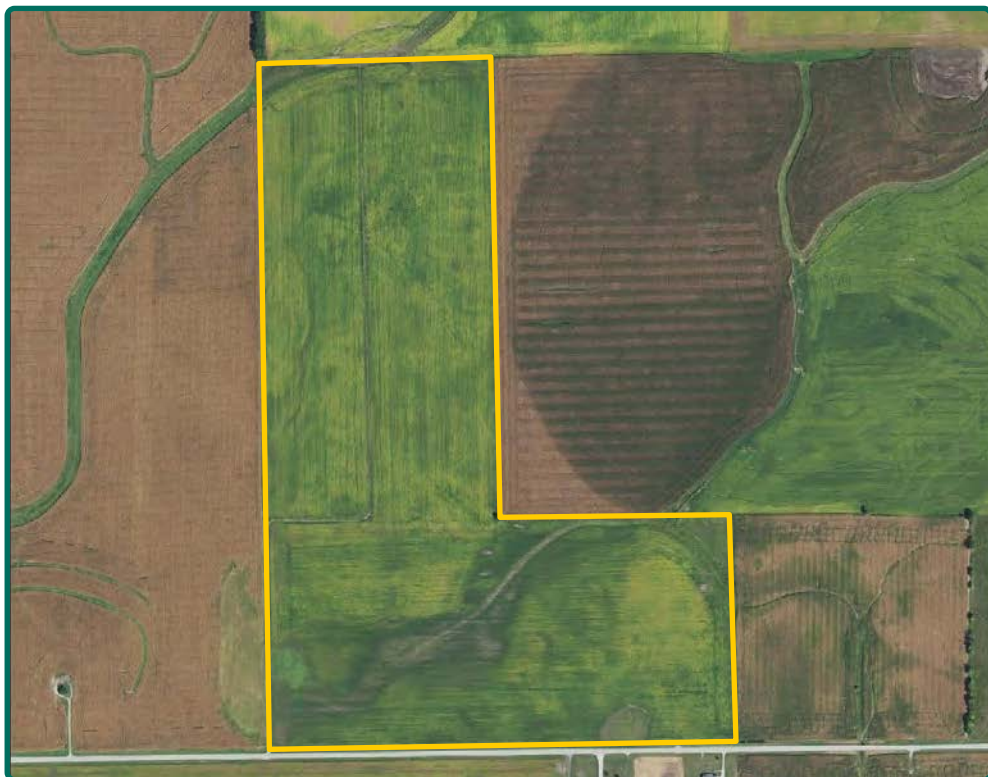
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

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

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Parcel 6

FSA/Eff. Crop Acres:	155.65
Corn Base Acres:	96.70
Bean Base Acres:	24.80
Wheat Base Acres:	1.20
Soil Productivity:	118.70 P.I.

Parcel 6 Property Information 160.00 Acres, m/l

Location

From Rossville: Go west on Attica St./E 3550 N Rd. for 8.6 miles. The property will be on the north side of the road.

Legal Description

The S½ of the NE¼ and the NW¼ of the NE¼ of Section 8 and the SW¼ of the SE¼ of Section 5, Township 22 North, Range 13 West of the 2nd P.M., Vermilion Co., IL. (Butler Township)

Possession

As negotiated, based on the terms of existing lease.

Real Estate Tax

2021 Taxes Payable 2022: \$4,611.84
Taxable Acres: 160.00
Tax per Taxable Acre: \$28.82
Tax Parcel ID #s: 07-05-400-003 & 07-08-200-004

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 9392, Tract 11639
FSA/Eff. Crop Acres: 155.65
Corn Base Acres: 96.70
Corn PLC Yield: 140 Bu.
Bean Base Acres: 24.80
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 1.20
Wheat PLC Yield: 48 Bu.

Soil Types/Productivity

Main soil types are Bryce and Swygert. Productivity Index (PI) on the FSA/Eff. Crop acres is 118.70. See soil map for details.

Mineral Rights

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

Land Description

Mostly Level.

Drainage

Natural with some tile. Contact agent for tile maps.

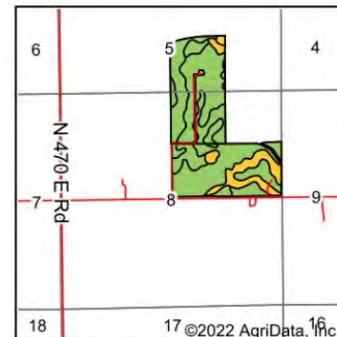
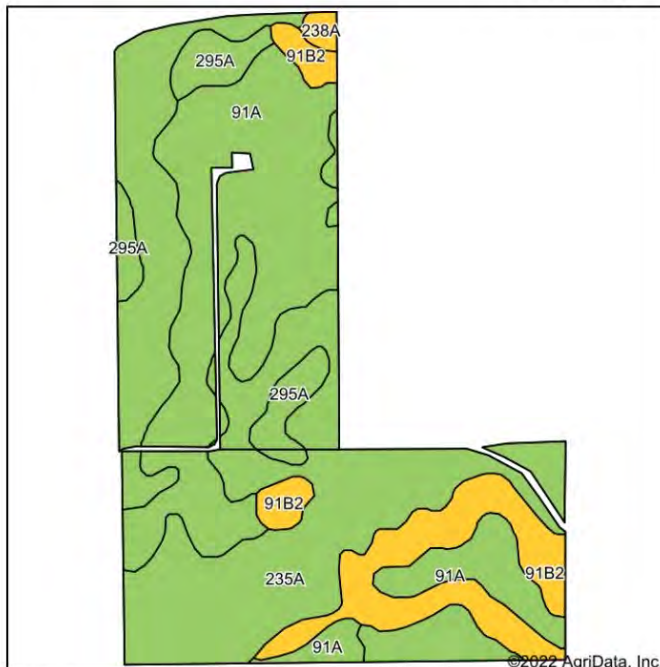
Water & Well Information

None.

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State: **Illinois**
County: **Vermilion**
Location: **8-22N-13W**
Township: **Butler**
Acres: **155.65**
Date: **9/12/2022**



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

Area Symbol: IL183, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	72.33	46.5%		162	54	121
91A	Swygart silty clay loam, 0 to 2 percent slopes	52.79	33.9%		158	52	118
**91B2	Swygart silty clay loam, 2 to 4 percent slopes, eroded	20.64	13.3%		**147	**48	**110
295A	Mokena silt loam, 0 to 2 percent slopes	8.90	5.7%		172	54	126
238A	Rantoul silty clay, 0 to 2 percent slopes	0.99	0.6%		144	49	109
Weighted Average					159.1	52.5	118.7

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

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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Parcel 1 - Northeast Corner looking Southwest



Parcel 2 - Southeast Corner looking Northwest



Parcel 3 - Southwest Corner looking North



Parcel 4 - Southwest Corner looking Northeast



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Parcel 4 - Improvements



Parcel 4 - Improvements



Parcel 5 - Northeast Corner looking Southwest



Parcel 6 - Northeast looking South



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