

Land For Sale

ACREAGE:

304.95 Acres, m/l

LOCATION:

Sullivan County, IN



Property *Key Features*

- **Excellent Yield History**
- **Good Addition to Investment Portfolio or Existing Operation**
- **Nice Group of Sullivan County, IN Farms**

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

www.Hertz.ag

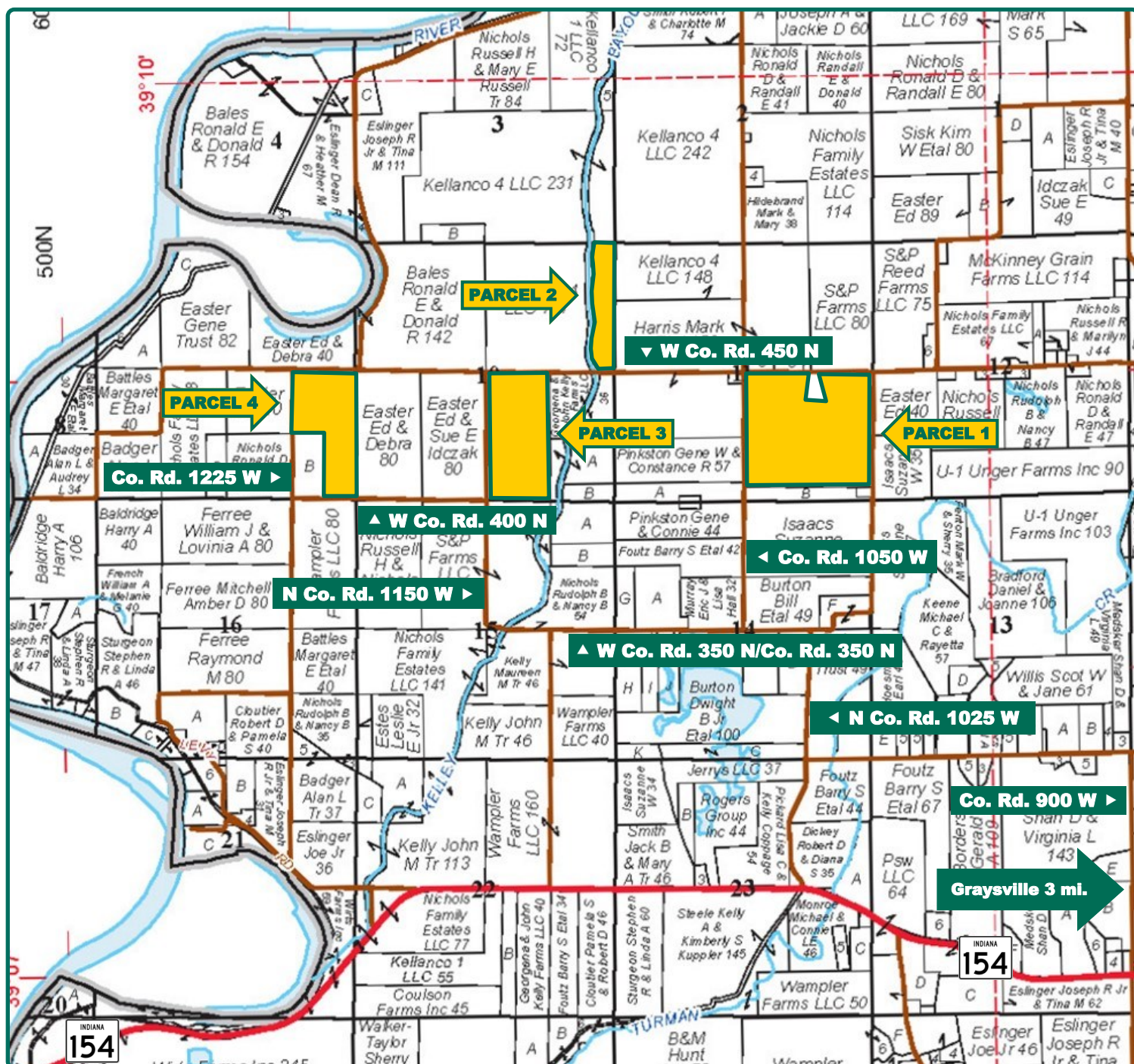
Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag

REID: 030-0468



Map reproduced with permission of Rockford Map Publishers

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

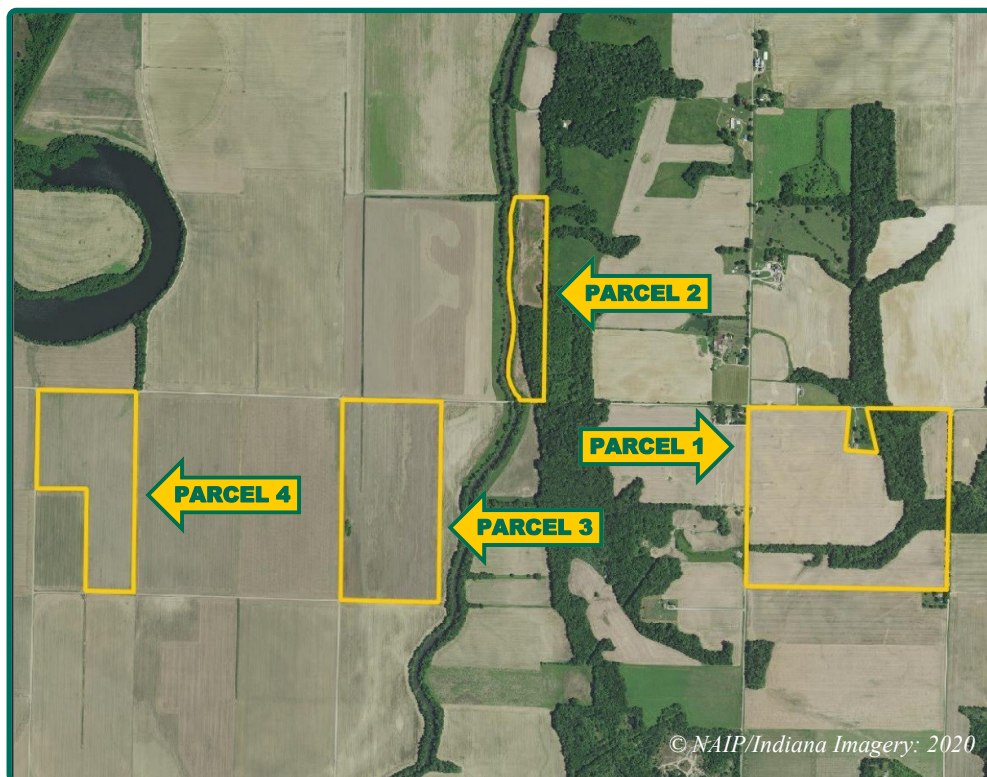
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag



Whole Farm

FSA/Eff. Crop Acres:	258.93
Corn Base Acres:	148.00
Bean Base Acres:	109.29
Soil Productivity:	77.90 NCCPI

Property Information

304.95 Acres, m/l

Location

Parcels are located approximately 4½ miles northwest of Graysville, IN.

Legal Description

See individual parcels for legal descriptions.

Price & Terms

- \$2,878,423
- \$9,439/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on the terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$8,138.54*
Taxable Acres: 304.95*
Tax per Taxable Acre: \$26.69*
Tax Parcel ID #s: Part of 77-05-11-000-011.000-016, 77-05-10-000-001.000-016, 77-05-10-000-006.000-016 & 77-05-09-000-012.000-016

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

Lease Status

Contact agent for details.

FSA Data

Farm Number 1036
Tracts 1909, 1910, 1911 & 1912
FSA/Eff. Crop Acres: 258.93
Corn Base Acres: 148.00

Corn PLC Yield: 129 Bu.
Bean Base Acres: 109.29
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil types are Eel and Ross. NCCPI on the FSA/Eff. Crop acres is 77.90. See soil map for details.

Mineral Rights

See individual parcels for details.

Yield History (Bu./Ac.)

See individual parcels for details.

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

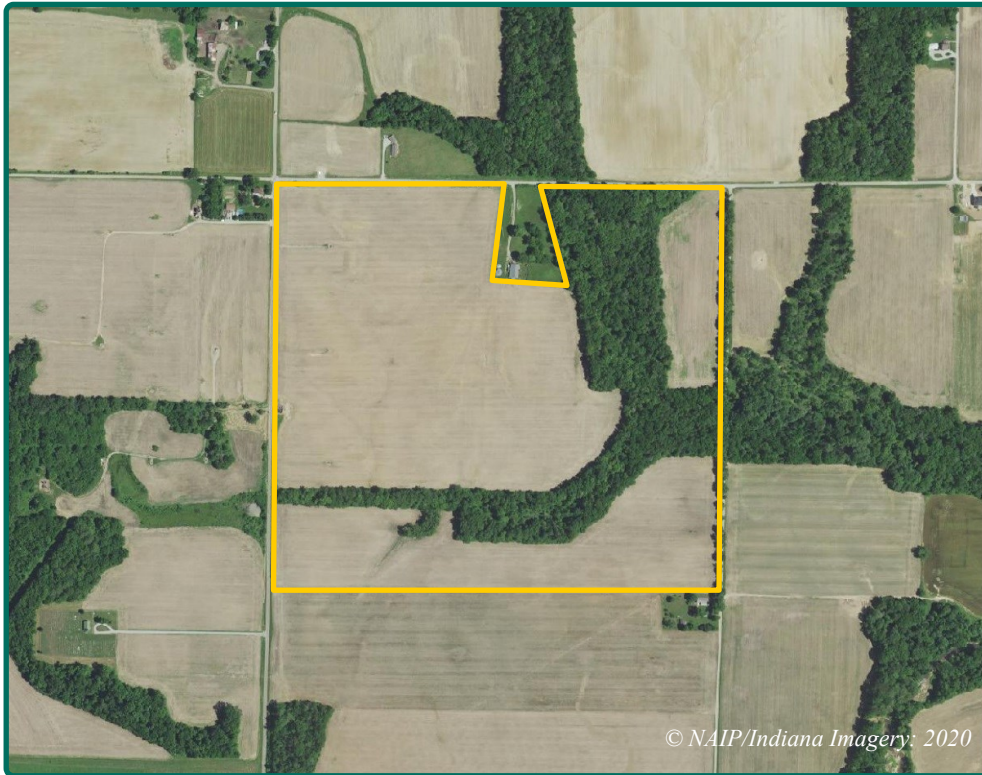
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag



Parcel 1

FSA/Eff. Crop Acres:	106.93
Corn Base Acres:	60.56
Bean Base Acres:	44.73
Soil Productivity:	77.10 NCCPI

Parcel 1 Property Information 139.95 Acres, m/l

Location

From Graysville: Go west on IN-154 W toward N Co. Rd. 900 W for 2.3 miles, then north on N Co. Rd. 1025 W for 1 mile, then west on W Co. Rd. 350 N/Co. Rd. 350 N for 0.3 miles, then north on N Co. Rd. 1050 W for 0.8 miles. Property is on the east side of the road.

Legal Description

The north part of the SE¼, except therefrom 16 acres of even width off the entire south side, and 4.05 acres, m/l building site, all in Section 11, Township 8 North, Range 11 West in the 2nd P.M., Sullivan Co., IN.

Possession

As negotiated, based on the terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$3,293.78*
Gross Acres: 144.00
Taxable Acres: 139.95*
Tax per Taxable Acre: \$23.54*
Tax Parcel ID #: Part of 77-05-11-000-011.000-016

**Taxes are estimated due to recent sale of building site totaling 4.05 surveyed acres. Sullivan County Treasurer/Assessor will determine final tax figures.*

Lease Status

Contact agent for details.

FSA Data

Farm Number 1036, Tract 1909
FSA/Eff. Crop Acres: 106.93
Corn Base Acres: 60.56
Corn PLC Yield: 129 Bu.
Bean Base Acres: 44.73
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Alford, Ayrshire, Princeton, and Reesville. NCCPI on the FSA/Eff. Crop acres is 77.10. See soil map for details.

Mineral Rights

An existing oil and gas lease will be transferred to Buyer. Contact agent for details.

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

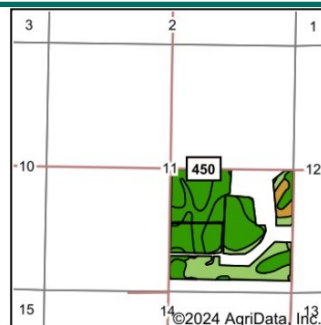
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag



State: **Indiana**
County: **Sullivan**
Location: **11-8N-11W**
Township: **Turman**
Acres: **106.93**
Date: **1/29/2024**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IN153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
AfB2	Alford silt loam, 2 to 5 percent slopes, eroded	27.57	25.8%		IIe	74
AyA	Ayrshire loam, 0 to 2 percent slopes	23.29	21.8%		IIw	82
PrC2	Princeton fine sandy loam, 6 to 12 percent slopes, eroded	22.60	21.1%		IIIe	72
ReA	Reesville silt loam, 0 to 2 percent slopes	21.04	19.7%		IIw	82
IoB2	Iona silt loam, 2 to 6 percent slopes, eroded	4.61	4.3%		IIe	85
AfD3	Alford silt loam, 10 to 18 percent slopes, severely eroded	4.03	3.8%		VIe	65
Wa	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	2.66	2.5%		IIlw	79
PrB2	Princeton fine sandy loam, 2 to 6 percent slopes, eroded	0.61	0.6%		IIe	73
AfC2	Alford silt loam, 5 to 10 percent slopes, eroded	0.40	0.4%		IIIe	72
AfC3	Alford silt loam, 5 to 10 percent slopes, severely eroded	0.12	0.1%		IVe	67
Weighted Average					2.39	*n 77.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	67
2021	192	-
2020	-	57
2019	172	-
2018	-	49

Yield information is reported by crop insurance documents.

Land Description

Level to slightly rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

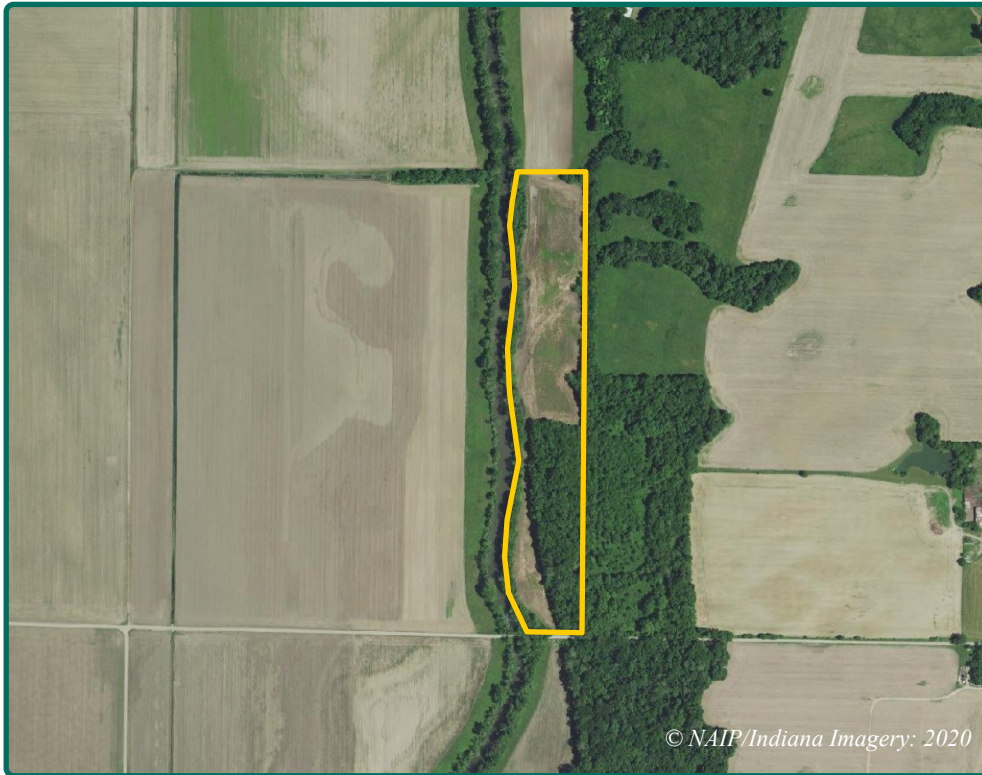
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres: 15.60

Corn Base Acres: 8.97

Bean Base Acres: 6.63

Soil Productivity: 61.60 NCCPI

Parcel 2 Property Information 25.00 Acres, m/l

Location

From Graysville: Go west on IN-154 W toward N Co. Rd. 900 W for 2.3 miles, then north on N Co. Rd. 1025 W for 1 mile, then west on W Co. Rd. 350 N/Co. Rd. 350 N for 0.3 miles, then north on N Co. Rd. 1050 W for 1 mile, then west on W Co. Rd. 450 N for 0.6 miles. Property is on the north side of the road.

Legal Description

The E½ of the NE¼ of Section 10, Township 8 North, Range 11 West, that lies east of Bayou, in the 2nd P.M., Sullivan Co., IN.

Possession

As negotiated, based on the terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$847.94
Taxable Acres: 25.00
Tax per Taxable Acre: \$33.92
Tax Parcel ID #: 77-05-10-000-001.000-016

Lease Status

Contact agent for details.

FSA Data

Farm Number 1036, Tract 1911
FSA/Eff. Crop Acres: 15.60
Corn Base Acres: 8.97
Corn PLC Yield: 129 Bu.
Bean Base Acres: 6.63
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil type is Genesee. NCCPI on the FSA/Eff. Crop acres is 61.60. See soil map for details.

Mineral Rights

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

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

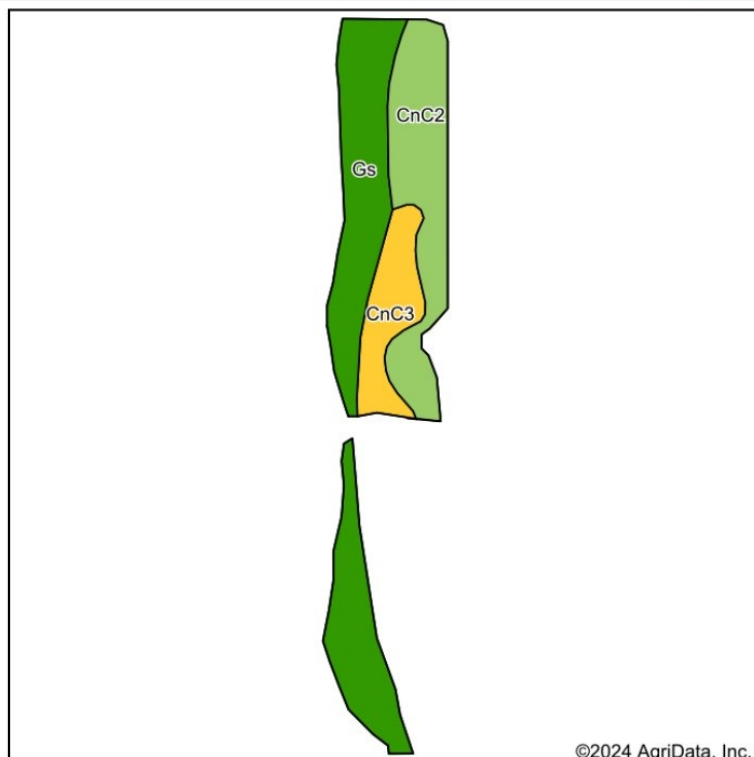
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

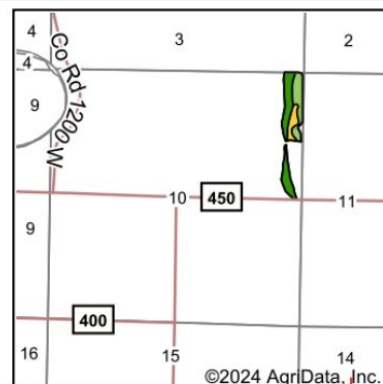
309-826-7736

SpencerS@Hertz.ag



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **Indiana**
County: **Sullivan**
Location: **10-8N-11W**
Township: **Turman**
Acres: **15.6**
Date: **1/29/2024**



Area Symbol: IN153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Gs	Genesee silt loam	8.09	51.9%		IIw	78
CnC2	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, eroded	5.03	32.2%		IIIe	48
CnC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	2.48	15.9%		IVe	36
Weighted Average					2.64	*n 61.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	63
2021	-	53
2020	-	65
2019	-	-
2018	-	48

Yield information is reported by crop insurance documents. Soybean yields are combined with Parcel 3.

Land Description

Level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

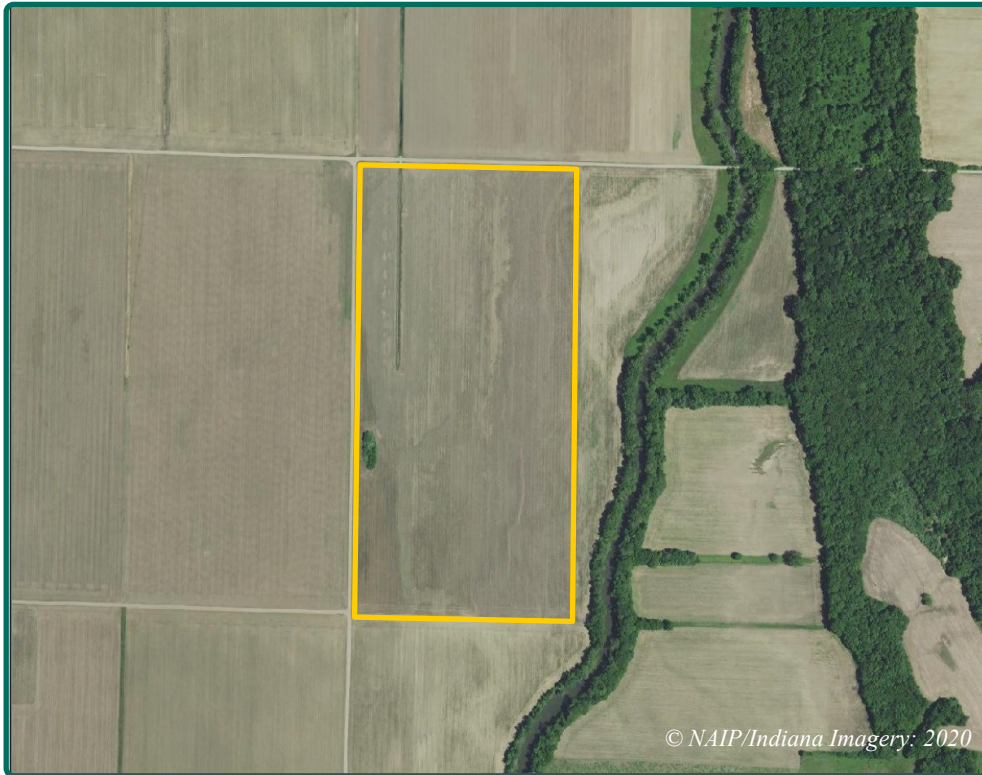
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag



Parcel 3

FSA/Eff. Crop Acres:	78.03
Corn Base Acres:	44.89
Bean Base Acres:	33.14
Soil Productivity:	79.00 NCCPI

Parcel 3 Property Information 80.00 Acres, m/l

Location

From Graysville: Go west on IN-154 W toward N Co. Rd. 900 W for 2.3 miles, then north on N Co. Rd. 1025 W for 1 mile, then west on W Co. Rd. 350 N/Co. Rd. 350 N for 0.3 miles, then north on N Co. Rd. 1050 W for 1 mile, then west on W Co. Rd. 450 N for 1 mile. Property is on the south side of the road.

Legal Description

The W½ of the SE¼ of Section 10, Township 8 North, Range 11 West in the 2nd P.M., Sullivan Co., IN.

Possession

As negotiated, based on the terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$1,316.00
Taxable Acres: 80.00
Tax per Taxable Acre: \$16.45
Tax Parcel ID #: 77-05-10-000-006.000-016

Lease Status

Contact agent for details.

FSA Data

Farm Number 1036, Tract 1910
FSA/Eff. Crop Acres: 78.03
Corn Base Acres: 44.89
Corn PLC Yield: 129 Bu.
Bean Base Acres: 33.14
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Eel. NCCPI on the FSA/ Eff. Crop acres is 79.00. See soil map for details.

Mineral Rights

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

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

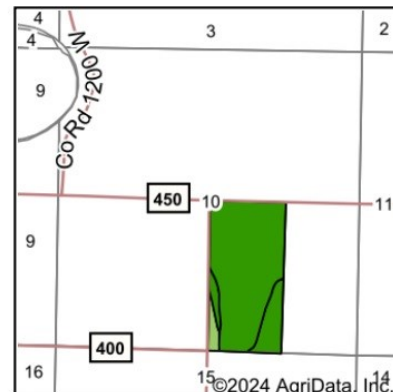
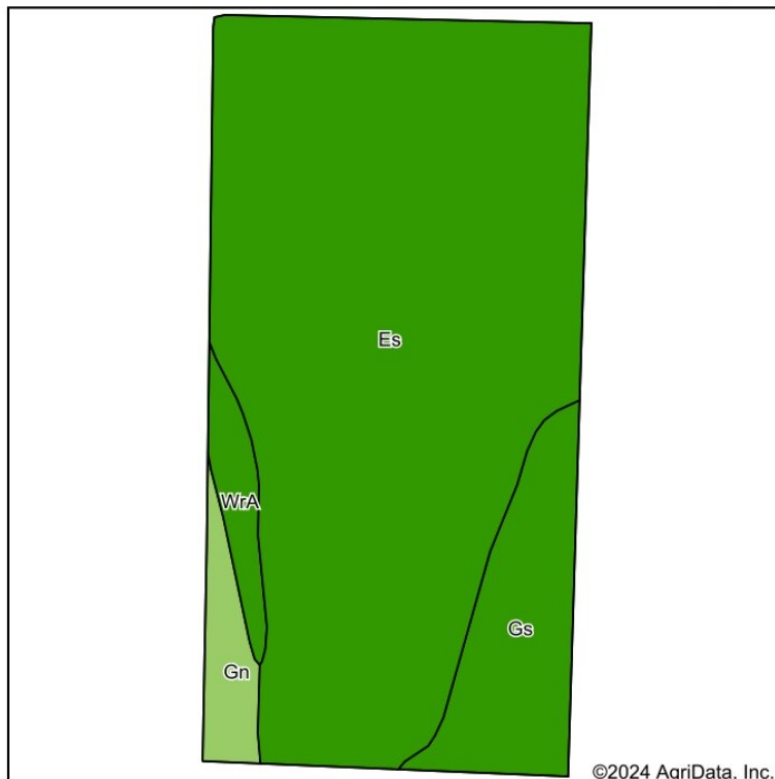
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag



State: **Indiana**
County: **Sullivan**
Location: **10-8N-11W**
Township: **Turman**
Acres: **78.03**
Date: **1/29/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IN153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Es	Eel silt loam	62.91	80.6%		IIw	81
Gs	Genesee silt loam	9.55	12.2%		IIw	78
Gn	Genesee fine sandy loam, sandy variant	3.03	3.9%		IIIw	55
WrA	Warsaw sandy loam, 0 to 2 percent slopes	2.54	3.3%		IIIs	61
Weighted Average					2.04	*n 79

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	63
2021	177	53
2020	215	65
2019	-	-
2018	134	48

Yield information is reported by crop insurance documents. *Soybean yields combined with Parcel 2.*

Land Description

Level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

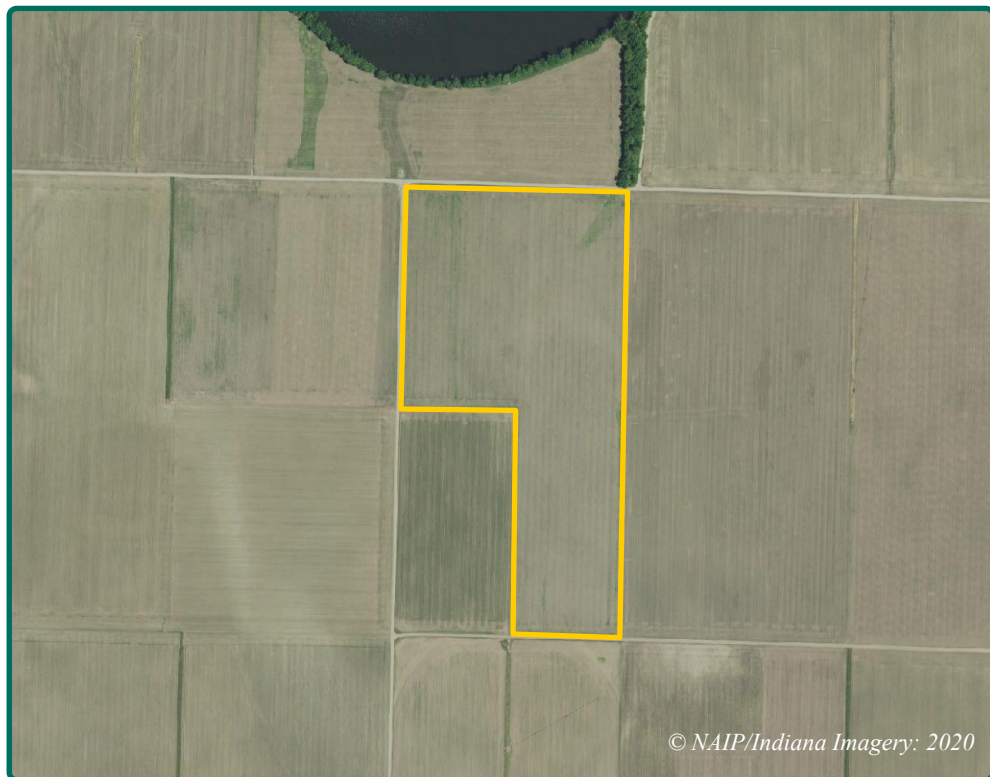
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag



© NAIP/Indiana Imagery: 2020

Parcel 4

FSA/Eff. Crop Acres: 58.37
Corn Base Acres: 33.58
Bean Base Acres: 24.79
Soil Productivity: 82.00 NCCPI

Parcel 4 Property Information 60.00 Acres, m/l

Location

From Graysville: Go west on IN-154 W toward N Co. Rd. 900 W for 2.3 miles, then north on N Co. Rd. 1025 W for 1 mile, then west on W Co. Rd. 350 N/Co. Rd. 350 N for 1.7 miles, then north on N Co. Rd. 1150 W for 1 mile, then west on W Co. Rd. 400 N for 0.7 miles, then north on Co. Rd. 1225 W. Property is on the east side of the road.

Legal Description

The NE¼ of the SE¼ and the E½ of the SE¼ of the SE¼ of Section 9, Township 8 North, Range 11 West in the 2nd P.M., Sullivan Co., IN.

Possession

As negotiated, based on the terms of existing lease.

Real Estate Tax

2022 Taxes Payable 2023: \$2,680.82
Taxable Acres: 60.00
Tax per Taxable Acre: \$44.68
Tax Parcel ID #: 77-05-09-000-012.000-016

Lease Status

Contact agent for details.

FSA Data

Farm Number 1036, Tract 1912
FSA/Eff. Crop Acres: 58.37
Corn Base Acres: 33.58
Corn PLC Yield: 129 Bu.
Bean Base Acres: 24.79
Bean PLC Yield: 43 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil type is Ross. NCCPI on the FSA/Eff. Crop acres is 82.00. 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 (Bu./Ac.)

Year	Corn	Beans
2022	237	-
2021	-	62
2020	215	-
2019	-	61
2018	209	-

Yield information is reported by crop insurance documents.

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

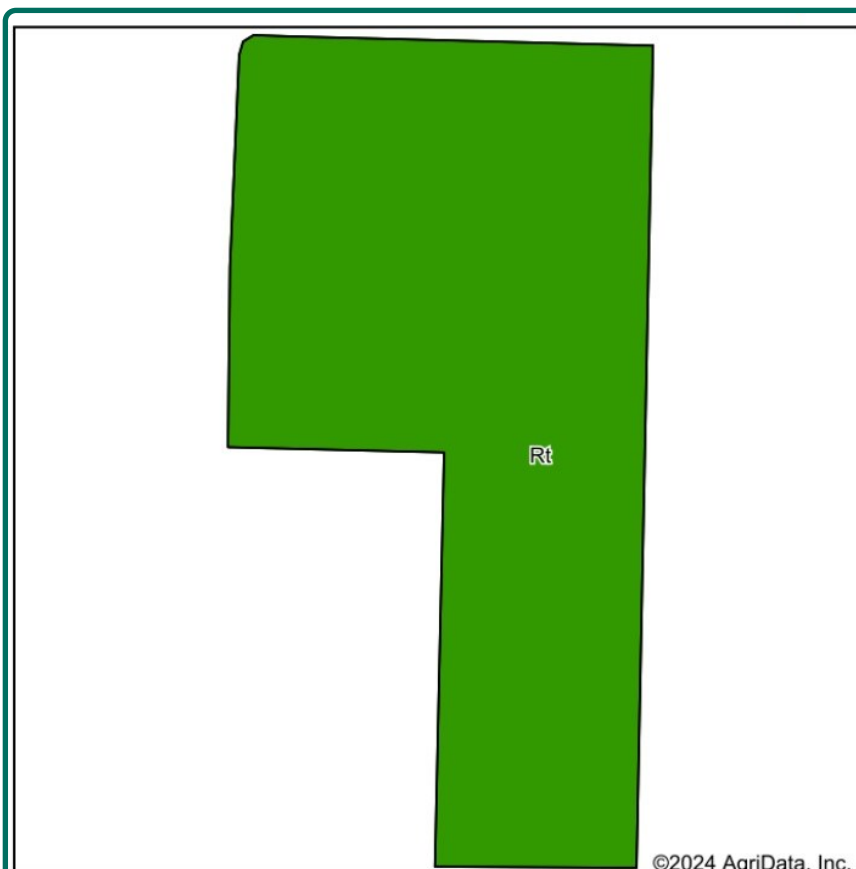
www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag



State: **Indiana**
County: **Sullivan**
Location: **9-8N-11W**
Township: **Turman**
Acres: **58.37**
Date: **1/29/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN153, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall
Rt	Ross silt loam	58.37	100.0%		IIw	82
Weighted Average					2.00	*n 82

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

A well is located along the eastern property border with the irrigation equipment.

Irrigation Information

This parcel includes a Valley Irrigation System with a generator. Capacity and well depth are unknown. Contact agent for details.

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. 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.

Brian Massey, AFM, CCA

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag

Parcel 1 - Summer 2023 - NW looking SE



Parcel 2 - Summer 2023 - SW looking NE



Parcel 3 - Summer 2023 - SE looking NW



Parcel 4 - Summer 2023 - SE looking NW



Brian Massey, AFM, CCA
Designated Managing Broker in IL
Licensed Broker in IN
217-519-1543
BrianM@Hertz.ag

217-762-9881
700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856
www.Hertz.ag

Spencer Smith, AFM, ALC
Licensed Broker in IL & IN
Licensed Salesperson in IA
309-826-7736
SpencerS@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

Designated Managing Broker in IL
Licensed Broker in IN

217-519-1543

BrianM@Hertz.ag

217-762-9881

700 W. Bridge Street / P.O. Box 467
Monticello, IL 61856

www.Hertz.ag

Spencer Smith, AFM, ALC

Licensed Broker in IL & IN
Licensed Salesperson in IA

309-826-7736

SpencerS@Hertz.ag