

**Highly Productive Soils!**



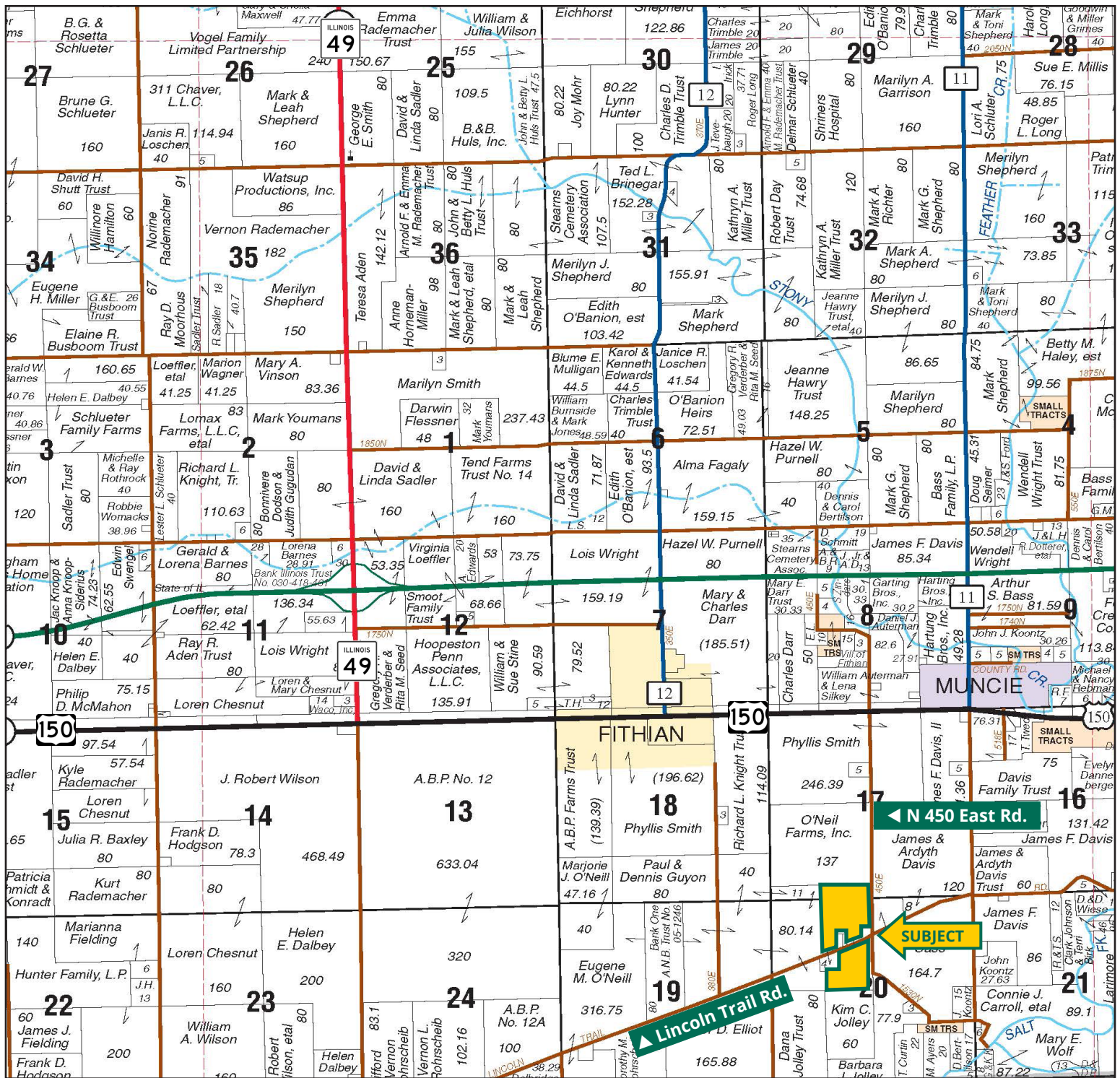
**SPENCER SMITH, AFM, ALC**  
*Licensed Broker in IL & IN /  
Licensed Salesperson in IA*  
**309.826.7736**  
SpencerS@Hertz.ag



**BRIAM MASSEY, AFM, CCA**  
*Designated Managing Broker in IL /  
Licensed Broker in IN*  
**217.519.1543**  
BrianM@Hertz.ag

**217.762.9881** | 700 W. Bridge St., PO Box 467  
Monticello, IL 61856 | [www.Hertz.ag](http://www.Hertz.ag)

**85.00 Acres, m/I**  
**Vermilion County, IL**



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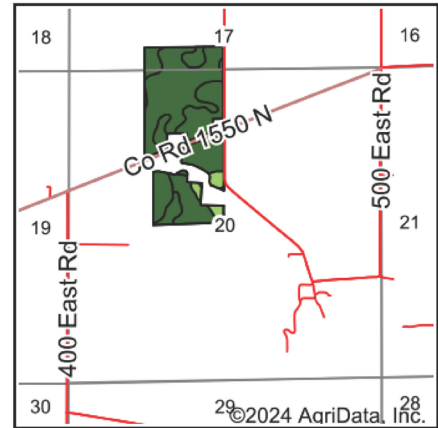
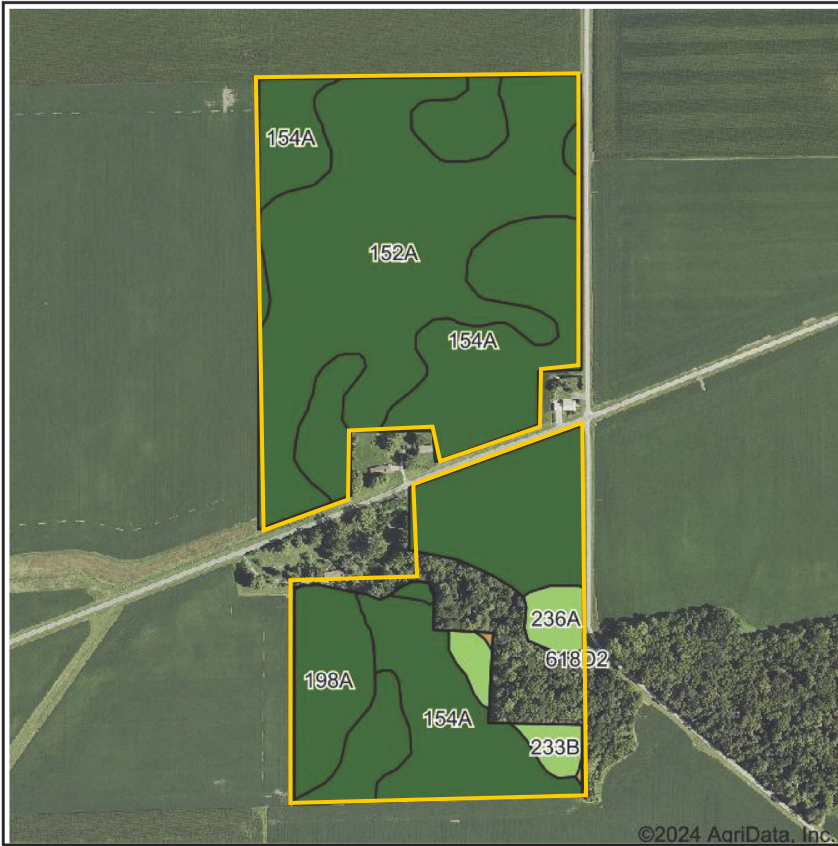
FSA/Eff. Crop Acres: 75.56 | Soil Productivity: 142.90 PI



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State: **Illinois**  
 County: **Vermilion**  
 Location: **20-19N-13W**  
 Township: **Oakwood**  
 Acres: **75.56**  
 Date: **11/20/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	34.93	46.3%		144
**152A	Drummer silty clay loam, 0 to 2 percent slopes	31.99	42.3%		**144
198A	Elburn silt loam, 0 to 2 percent slopes	5.22	6.9%		143
**233B	Birkbeck silt loam, 2 to 5 percent slopes	1.84	2.4%		**121
236A	Sabina silt loam, 0 to 2 percent slopes	1.40	1.9%		122
**618D2	Senachwine silt loam, 10 to 18 percent slopes, eroded	0.16	0.2%		**93
<b>Weighted Average</b>					<b>142.9</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices:

<https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

### Location

From Fithian: go east on US Hwy 150 for 1 mile, then south on N 450 East Rd. for 1 mile. The property will be on the west side of the road.

### Simple Legal

E½ NW¼, Sec. 20 and S½ SW¼, Setion 17, all in Township 19 North, Range 13 West of the 2nd P.M., Vermilion Co., IL. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$1,168,750
- \$13,750/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

2023 Taxes Payable 2024: \$5,309.76  
Taxable Acres: 85.00  
Tax per Taxable Acre: \$62.47

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 2234, Tract 2678  
FSA/Eff. Crop Acres: 75.56  
Corn Base Acres: 37.40  
Corn PLC Yield: 162 Bu.  
Bean Base Acres: 37.30  
Bean PLC Yield: 51 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Main soil types are Flanagan silt loam and Drummer silty clay loam. Productivity Index (PI) on the FSA/Eff. crop acres is 142.90. 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

Nearly level.

### Drainage

Natural.



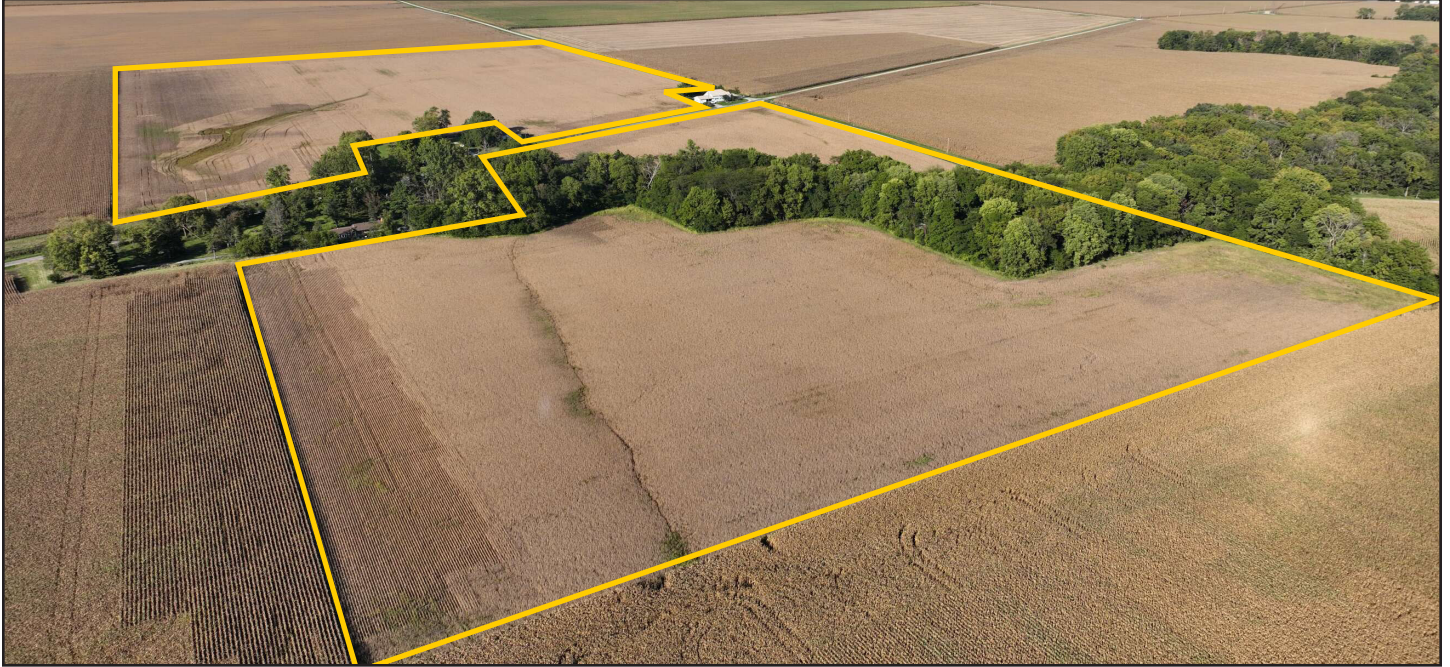
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Southwest Looking Northeast



Northwest Looking Southeast



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