

# Farmland For Sale

100.15 Acres (m/l) Located in  
Young America Township  
Edgar County, Illinois

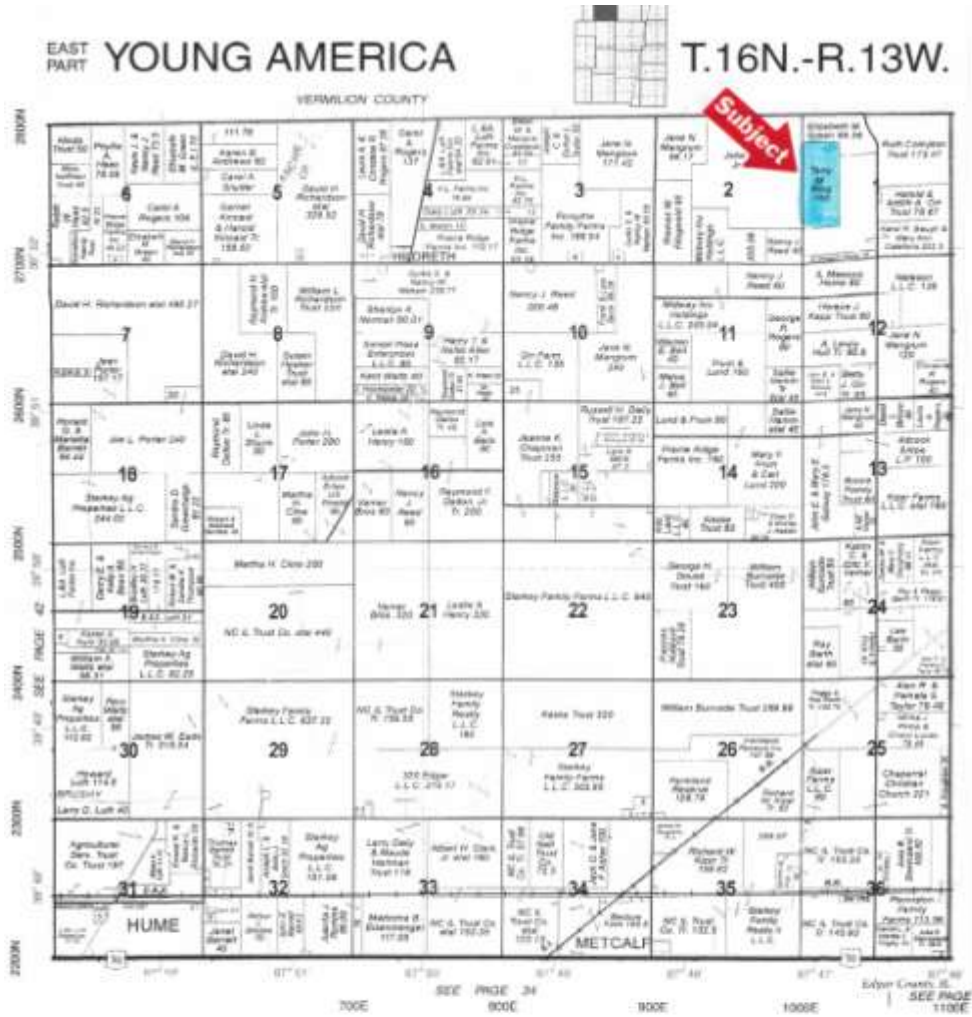


**Martin Real Estate & Appraisals**  
**Chris Martin, Broker (217) 251-8561 or 465-6434**

# General Information:

The subject property is unimproved; it has a slightly to gently rolling topography, with a ditch in the center.

# Plat Map:



**Real Estate Tax Information:**

Parcel No.	Acres	2023 Assessment	2022 Taxes (Payable 23)	Tax Per Acre
15-02-10-100-003	60.31	\$36,890	\$3,099.92	\$51.40
15-02-01-300-001	<u>39.84</u>	<u>\$23,830</u>	<u>\$1,542.52</u>	<u>\$38.72</u>
Total	100.15	\$60,720	\$4,642.44	\$46.35

The courthouse records show a total of 100.15 total acres, with 96.1 tillable. We estimated tillable, more or less.

**FSA Data:** (As provided by the Edgar Co. FSA Office)

Farm No.	8568	Tract:	13023
Total Acres	99.48	Corn Base Acres	48.3
Tillable Acres	99.48	Established Corn Yield	174
		Bean Base Acres	46.6
		Established Bean Yield	52

**Acreage Recap: (Estimated)**

Class I Tillable	80.30 Acres
Class II Tillable	15.70 Acres
Non-Tillable	<u>4.15</u> Acres
Total Acreage	100.15 Acres

**Soils Summary Table – Per Surety Map.**

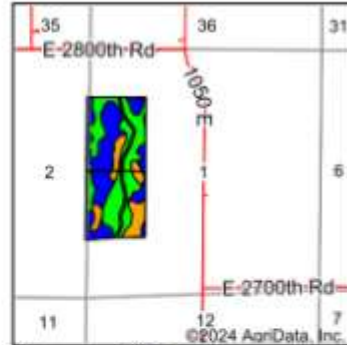
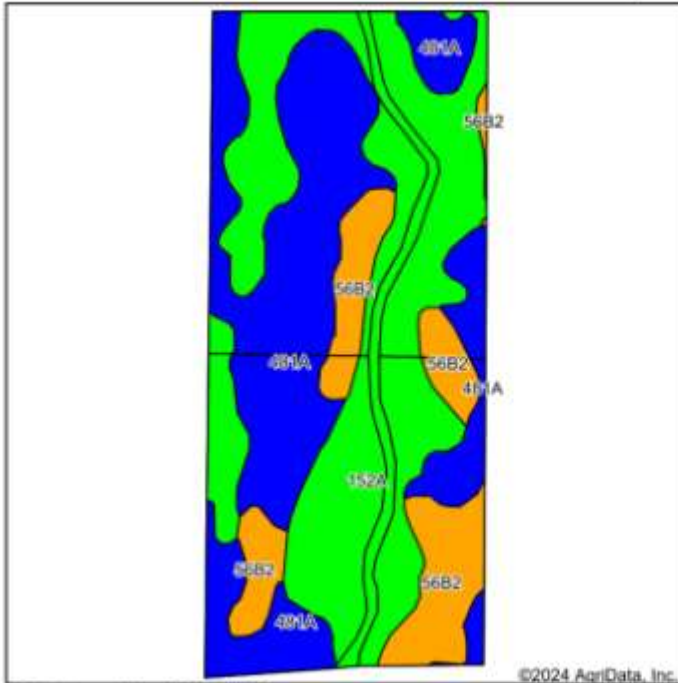
Soil Type	Productivity Index (old/new)	Percentage of Soil Type on Farm
152 Drummer Silty Clay Loam	150/144	45.0%
56b Dana Silt Loam	134/123*	15.7%
481 Raub Silt Loam	155/134	39.3%

**Productivity Index Rating: 149.4 / 136.8**

\*adjusted for slope

# Soil Survey Map:

## Soils Map



State: Illinois  
 County: Edgar  
 Location: 1-16N-13W  
 Township: Young America  
 Acres: 99.51  
 Date: 1/29/2024



Soils data provided by USDA and NRCS.

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Area Symbol: IL045, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	44.82	45.0%		FAV	**195	**63	**73	**100	0	**5.60	**144	74
451A	Raub silt loam, non-dense substratum, 0 to 2 percent slopes	39.08	39.3%		FAV	183	58	73	102	0	5.60	134	80
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	15.61	15.7%		FAV	**169	**53	**66	**93	0	**5.90	**123	68
<b>Weighted Average</b>						<b>186.2</b>	<b>59.5</b>	<b>71.7</b>	<b>99.7</b>	<b>-</b>	<b>5.8</b>	<b>136.8</b>	<b>*n 75.4</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

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

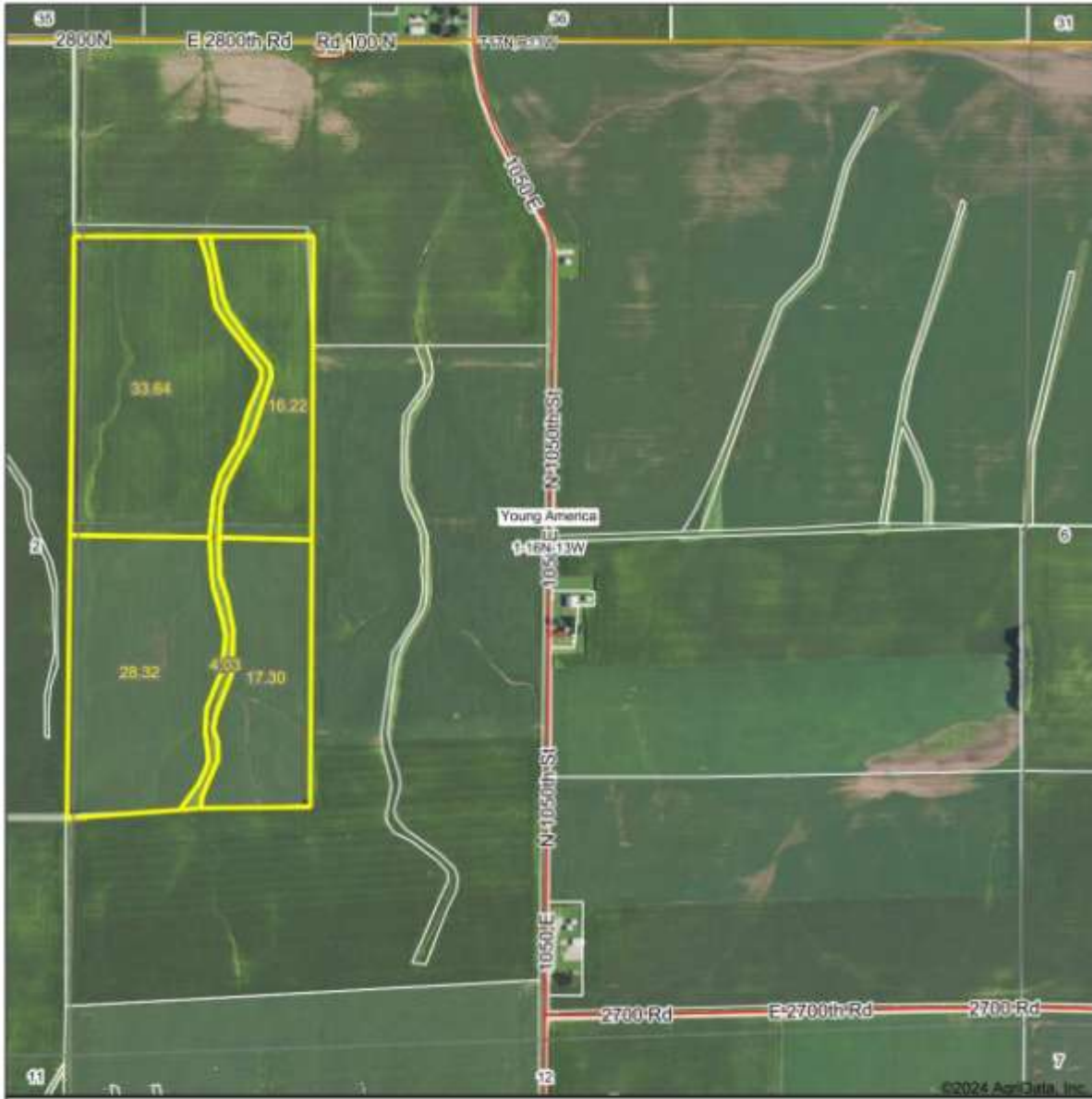
<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

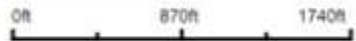
\*n: The aggregation method is "Weighted Average using all components"

Aerial Photo:

### Aerial Map



Boundary Center: 39° 52' 24.06, -87° 46' 57.36



1-16N-13W  
Edgar County  
Illinois



Maps Provided By  
**surety**  
CUSTOMER ONLINE MAPPING  
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1/29/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



## **Sale Terms:**

**List Price: \$1,717,572 or \$17,150 per acre.**

**Procedure:** The farm is being offered as one tract.

**Terms & Title:** Down payment will be required with an executed purchase contract, on the date of sale. Balance due at closing. Seller will furnish a title policy in the amount of the purchase price, subject to usual and customary exceptions.

It appears that access is via the lane from the north, we are looking for written verification of an agreement or easement.

It also appears coal rights were deeded off in the 1960's; we are gathering more information.

**Taxes:** Seller will pay the 2024 Real Estate Taxes, payable in 2025, with a credit at closing, based on the 2023 taxes. All subsequent Real Estate Taxes to be paid by the buyer.

**Possession:** At close, subject to 2024 tenancy. Pine Ridge Ag. (Dane Larson) has been operating the farm for many years, and would love the opportunity to continue to serve a new owner.

**THE SELLER DESIRES TO KEEP THE 2024 CROP AND CLOSE AFTER HARVEST.**

Disclosure: Announcements on the sale date take precedence over printed material or oral information. The information contained in this brochure is considered to be accurate. Information is subject to verification and no liability for errors or omissions is assumed.





The subject is in the background of all the pictures. Not the foreground.