

# Farmland For Sale

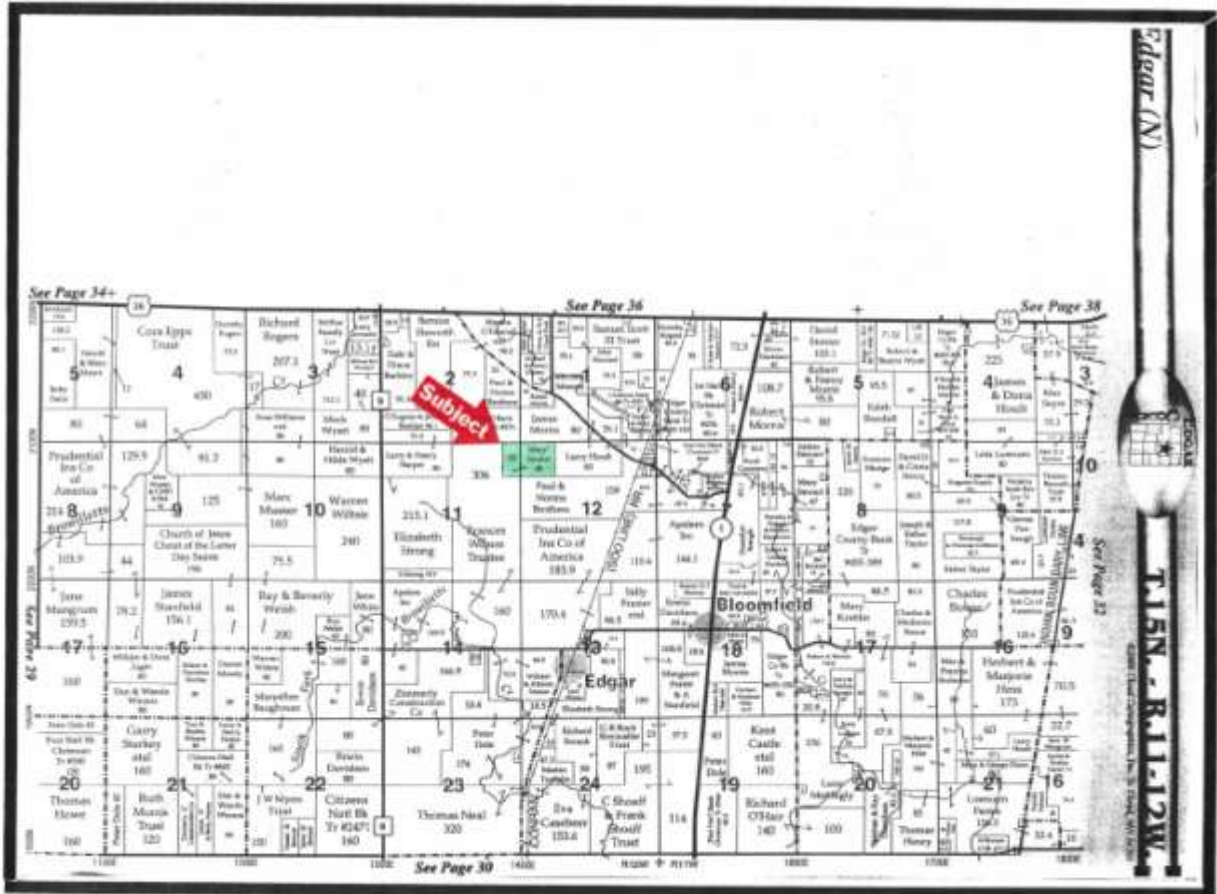
60.0 Acres (m/l) Located in  
Paris Township  
Edgar County, Illinois

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

## General Information:

The subject property is unimproved; it has a nearly level to gently rolling topography.

## Plat Map:



**Real Estate Tax Information:**

Parcel No.	Acres	2023 Assessment	2022 Taxes (Payable 23)	Tax Per Acre
03-08-11-200-006	20.00	\$13,610	\$898.42	\$44.92
03-08-12-100-001	<u>40.00</u>	<u>\$26,290</u>	<u>\$1,735.44</u>	<u>\$43.39</u>
TOTAL	60.00	\$39,900	\$2,633.86	\$43.90

The courthouse records show a total of 60 total acres, with 58.85 tillable. Being landlocked with an easement it all appears tillable. We estimated tillable, more or less.

**Acreage Recap: (Estimated)**

Class I Tillable	42.30 Acres
Class II Tillable	<u>17.70</u> Acres
Total Acreage	60.00 Acres

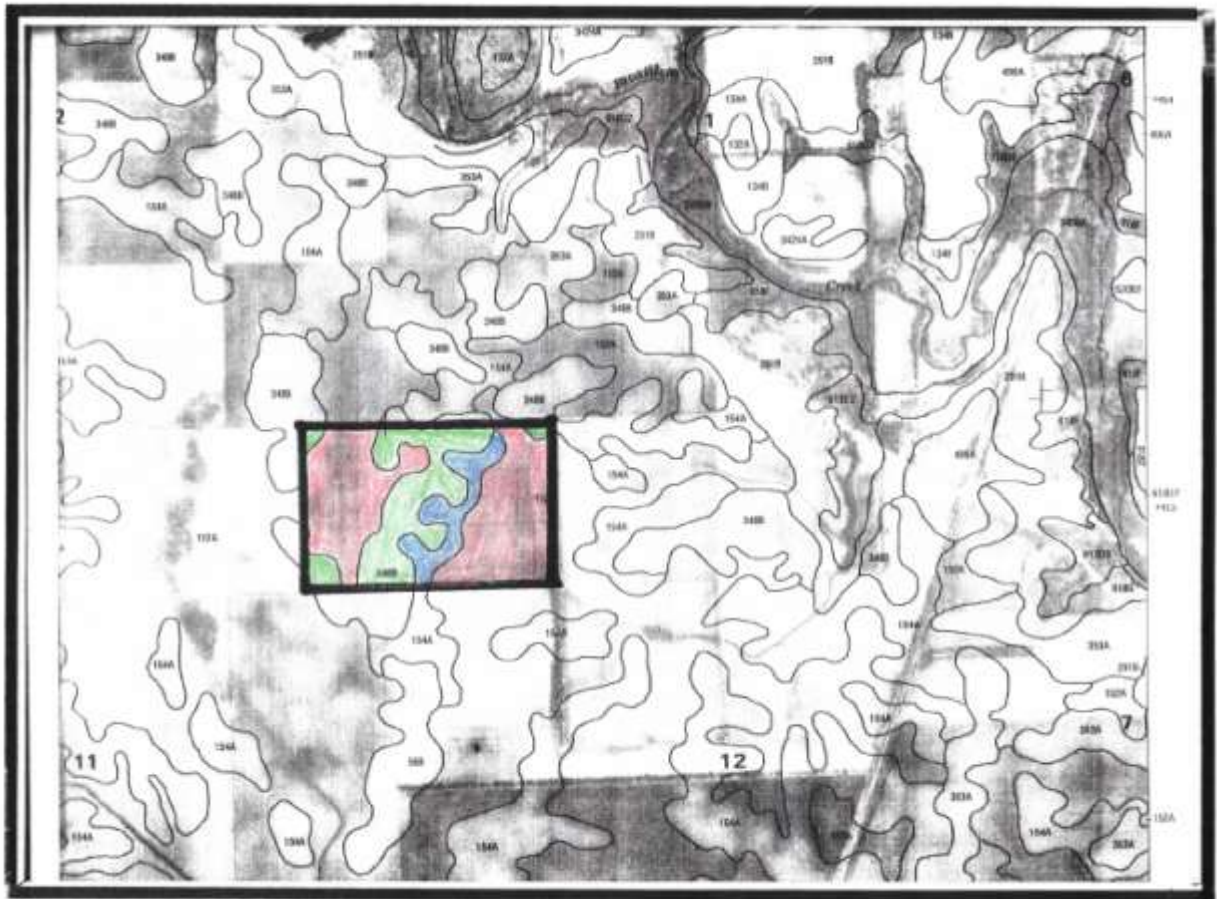
**Soils Summary Table – Estimated.**

Soil Type	Productivity Index (old/new)	Percentage of Soil Type on Farm
152 Drummer Silty Clay Loam	150/144	59.1%
348b Wingate Silt Loam	125/114*	29.5%
154 Flangan Silt Loam	160/144	11.4%

**Productivity Index Rating: 143.8 / 135.1**

\*adjusted for slope

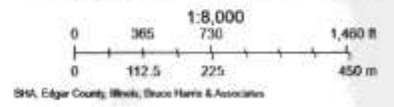
**Soil Survey Map:**



**Aerial Photo:**



12/14/2023



## **Sale Terms:**

**List Price:** \$1,110,000 or \$18,500 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.

**Taxes:** Seller will pay the 2023 Real Estate Taxes, payable in 2024, with a credit at closing, based on the 2022 taxes. All subsequent Real Estate Taxes to be paid by the buyer.

**Possession:** At close. The 2024 tenancy is not open at this time. Seller to receive the Landowner's share of the 2024 crop/cash rent.

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.