

Farmland For Sale

255.63 Acres (m/l) Located in
Buck & Embarrass Townships
Edgar County, Illinois

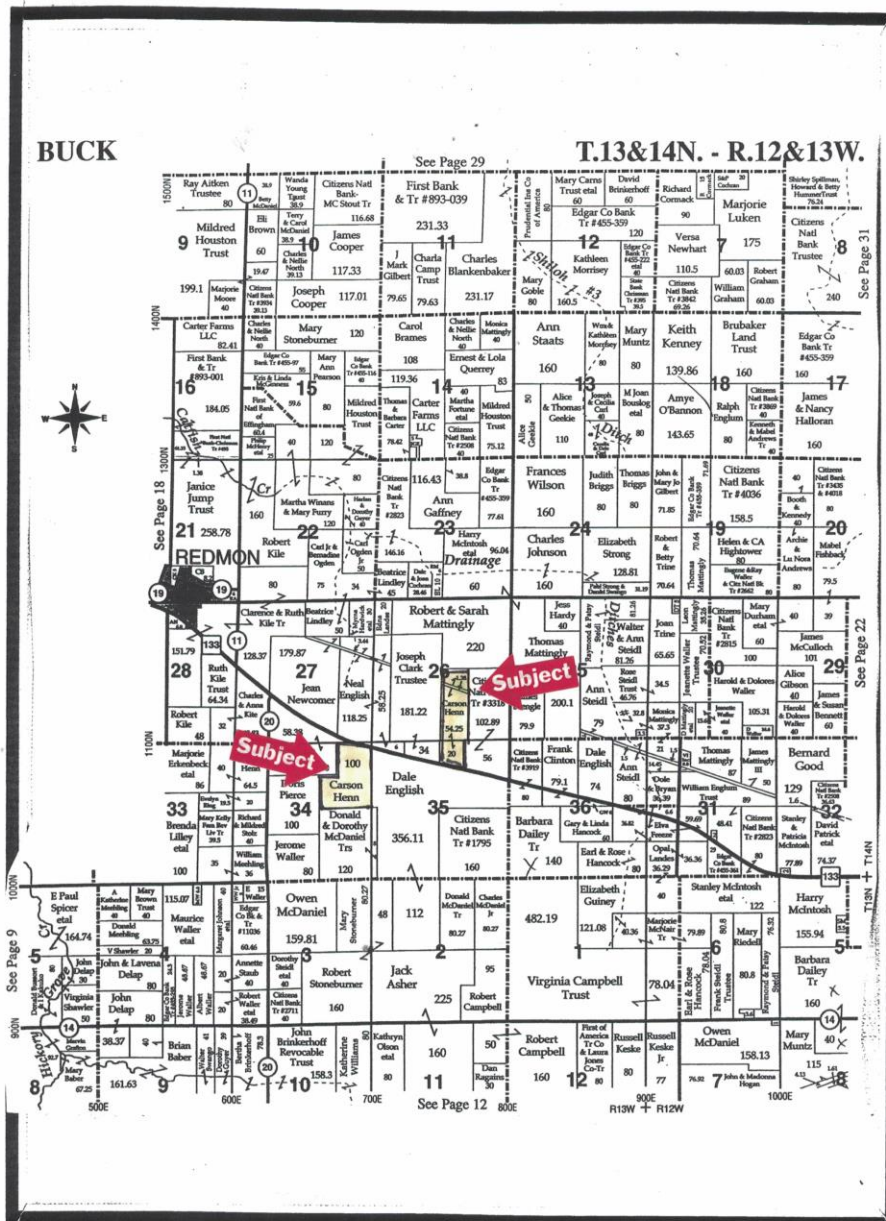


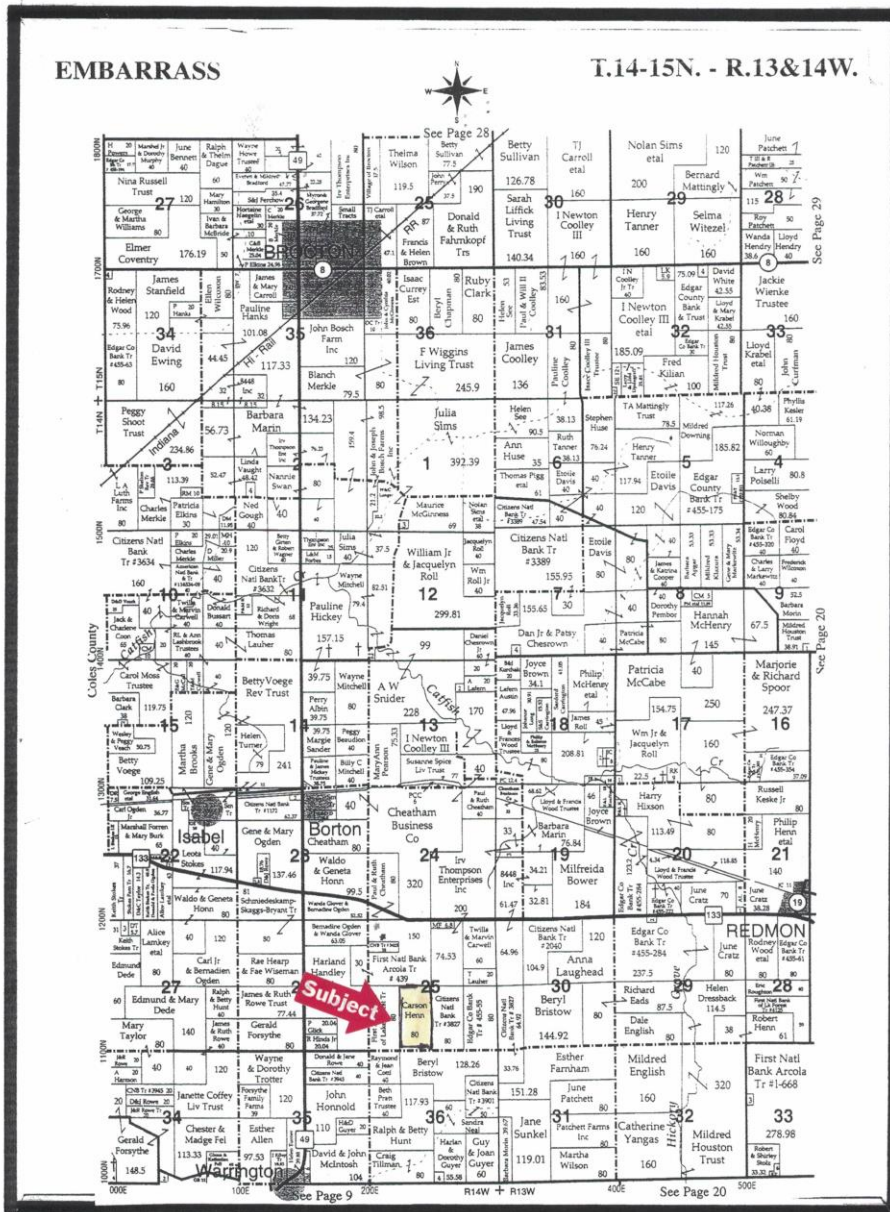
Martin Real Estate & Appraisals
Chris Martin, Broker (217) 251-8561 or 465-6434

General Information: Once in a lifetime opportunity to own these exceptional pieces of land.

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

Plat Map(s):





Real Estate Tax Information:

Parcel No.	Acres	2021 Assessment	2019 Taxes (Payable 20)	Tax Per Acre
02-12-26-400-001	55.63	\$37,950	\$2,370.34	\$42.61
02-12-35-200-001	20.00	\$12,840	\$803.92	\$40.20
02-12-34-200-003	100.00	\$65,950	\$4,126.40	\$41.26
05-11-25-300-002	80.00	\$47,270	\$3,283.84	\$41.05
Total	255.63	\$164,010	\$10,584.50	\$41.41

Acreage Recap: Total (ESTIMATED)		<u>North Tract</u>	<u>Center</u>	<u>West</u>
Class I Tillable	232.50 Acres	75.00	98.50	59.00
Class III Tillable	20.50 Acres	-----	-----	20.50
Non-Tillable	<u>2.63 Acres</u>	<u>.63</u>	<u>1.50</u>	<u>.50</u>
Total Acreage	255.63 Acres	75.63	100.00	80.00

Courthouse listed 250.73 as tillable; that appeared low, we estimated the tillable (at 253acres) and used the courthouse total.

Soils Summary Table- farm as a whole – Est. from Surety Map (see attached)

Soil Type	Productivity Index (Old/New)	Percentage of Soil Type on Farm
152 Drummer Silty Clay Loam	150/144	53.1%
154 Flanagan Silt Loam	160/144	39.6%
56 Dana Silt Loam	140/136	7.3%

Productivity Index Rating 153.3/142.7

By Tract:

North Tract

152 Drummer Silty Clay Loam	150/144	71.6%
154 Flanagan Silt Loam	160/144	28.4%

Productivity Index Rating 152.8/144.0

Center Tract

152 Drummer Silty Clay Loam	150/144	58.6%
154 Flanagan Silt Loam	160/144	41.4%

Productivity Index Rating 154.1/144.0

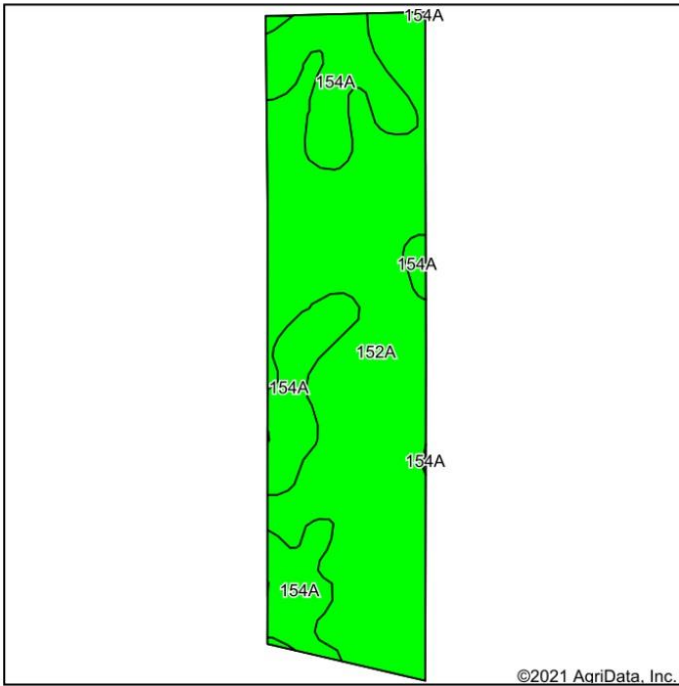
West Tract

152 Drummer Silty Clay Loam	150/144	28.5%
154 Flanagan Silt Loam	160/144	48.1%
56 Dana Silt Loam	140/136	23.4%

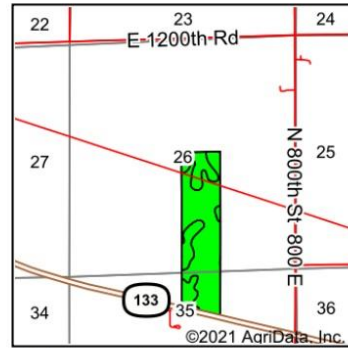
Productivity Index Rating 152.5/142.1

Soil Survey Maps:

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Edgar**
 Location: **26-14N-13W**
 Township: **Buck**
 Acres: **76.07**
 Date: **5/5/2021**



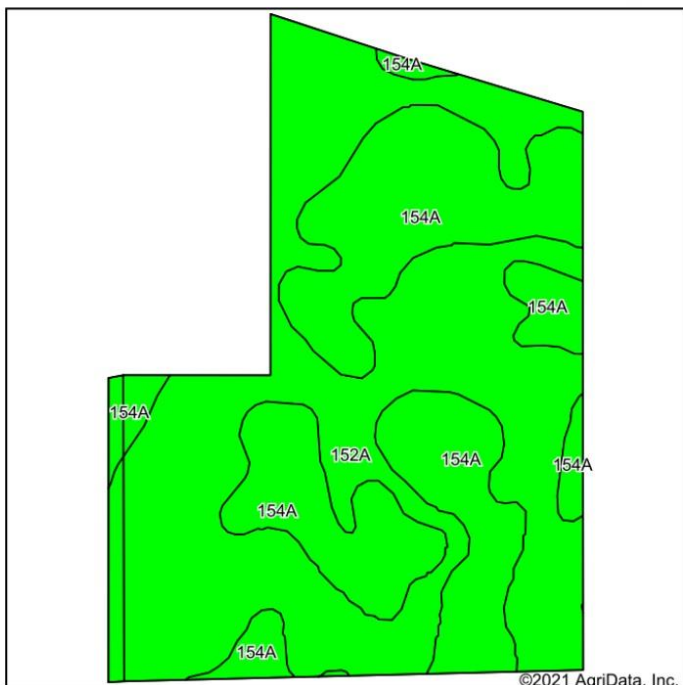
Area Symbol: IL045, Soil Area Version: 15													
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
152A	Drummer silty clay loam, 0 to 2 percent slopes	54.43	71.6%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	21.64	28.4%		FAV	194	63	77	102	0	0.00	5.90	144
Weighted Average						194.7	63	74.1	100.6	-	0.00	5.71	144

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
^a UNF = unfavorable; FAV = favorable
^b Soils in the southern region were not rated for oats and are shown with a zero "0".
^c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
^d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
^e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*c: Using Capabilities Class Dominant Condition Aggregation Method

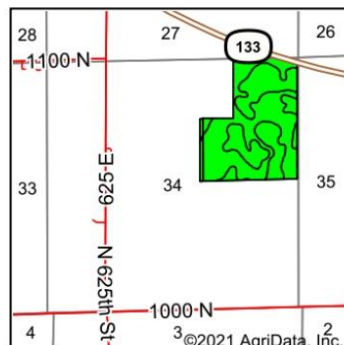
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Edgar**
 Location: **34-14N-13W**
 Township: **Buck**
 Acres: **101.49**
 Date: **5/5/2021**



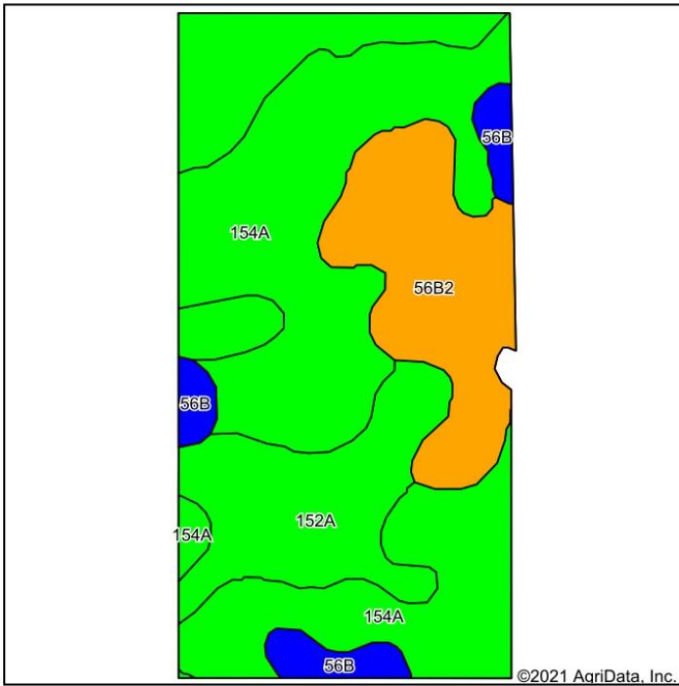
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152A	Drummer silty clay loam, 0 to 2 percent slopes	59.48	58.6%		FAV	195	63	73	100	0	0.00	5.64	144
154A	Flanagan silt loam, 0 to 2 percent slopes	42.01	41.4%		FAV	194	63	77	102	0	0.00	5.90	144
Weighted Average						194.6	63	74.7	100.8	-	0.00	5.75	144

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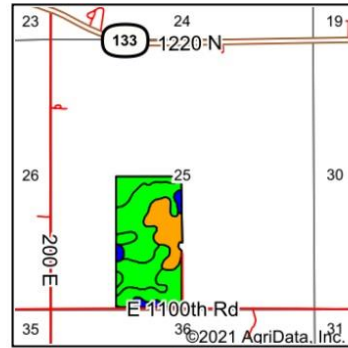
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Edgar**
 Location: **25-14N-14W**
 Township: **Embarrass**
 Acres: **79.35**
 Date: **5/5/2021**



Area Symbol: IL045, Soil Area Version: 15													
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Alfalfa ^d hay, T/A	Grass-legume ^e hay, T/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	38.16	48.1%		FAV	194	63	77	102	0	0.00	5.90	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	22.60	28.5%		FAV	195	63	73	100	0	0.00	5.64	144
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	14.62	18.4%		FAV	**171	**53	**66	**94	0	**5.96	0.00	**124
**56B	Dana silt loam, 2 to 5 percent slopes	3.97	5.0%		FAV	**178	**55	**68	**98	0	**6.21	0.00	**130
Weighted Average						189.2	60.8	73.4	99.8	*-	1.41	4.44	139.6

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

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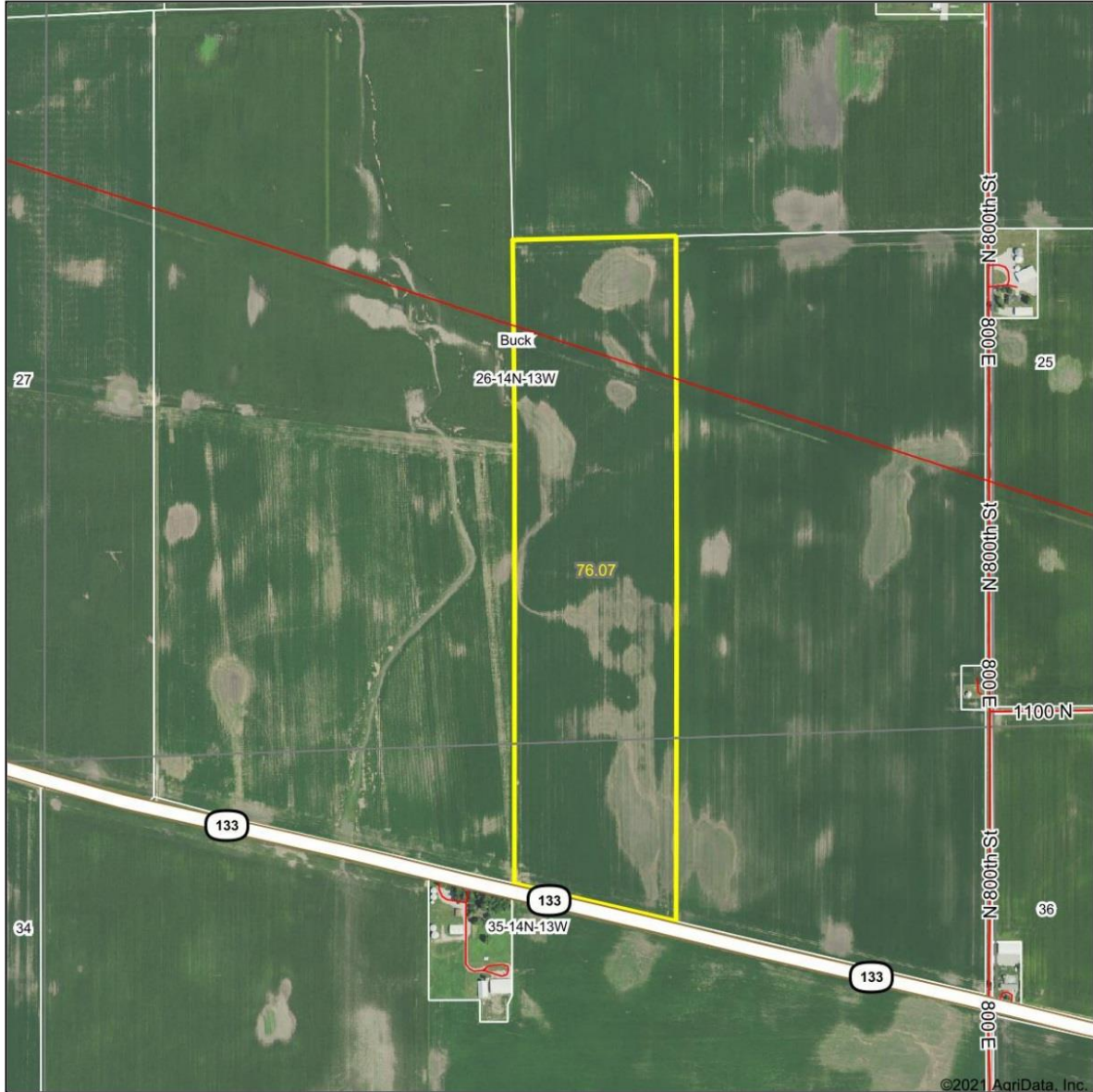
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Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Aerial Photos:

Aerial Map



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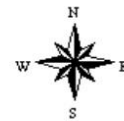
Map Center: 39° 37' 58.93, -87° 49' 27.62



26-14N-13W
Edgar County
Illinois

Maps Provided By

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5/5/2021

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

Aerial Map

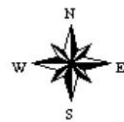


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Map Center: 39° 37' 36.02, -87° 50' 18.62

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34-14N-13W
Edgar County
Illinois



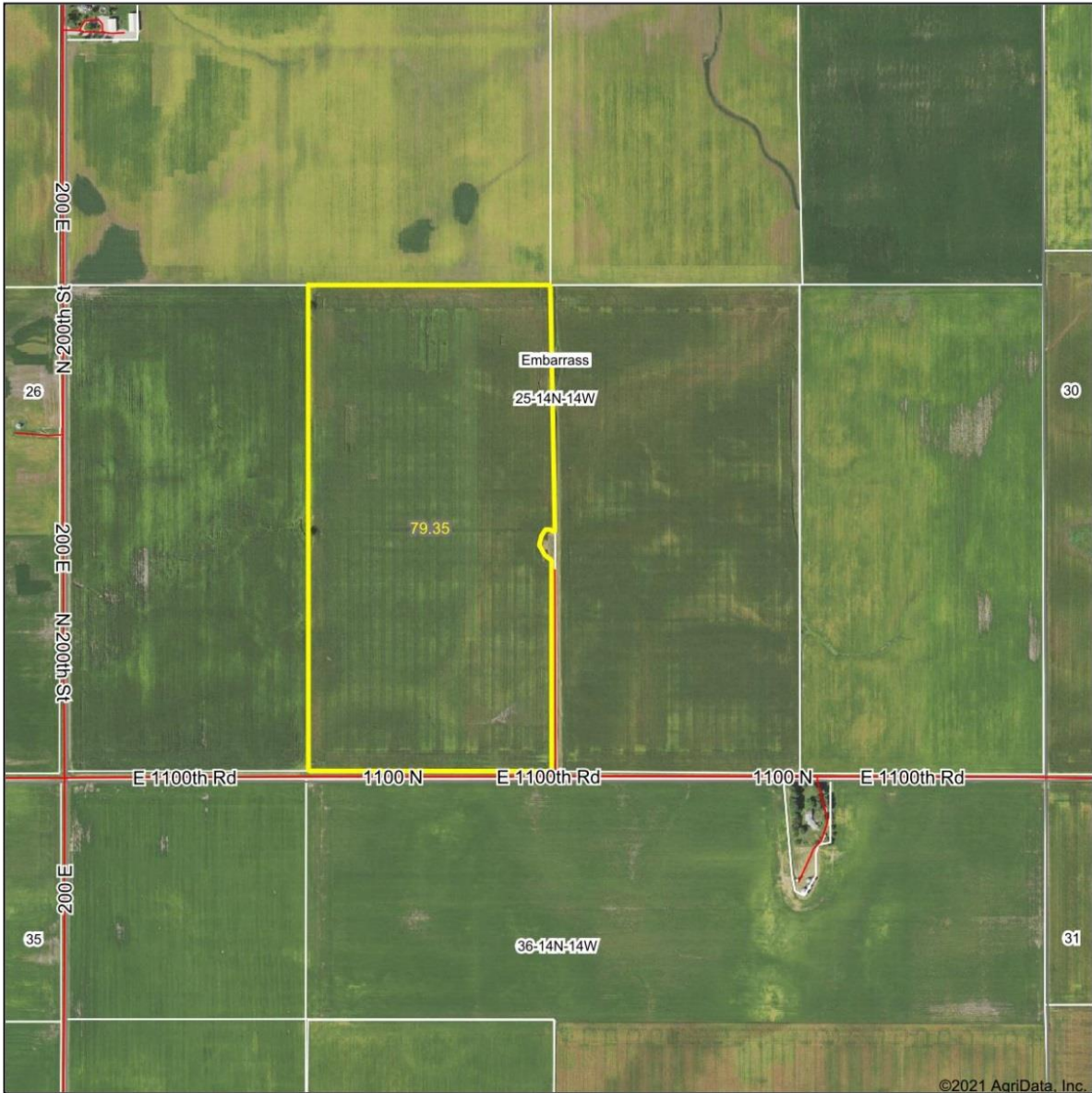
5/5/2021

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

Aerial Map



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Map Center: 39° 37' 52.58, -87° 55' 4.26



25-14N-14W
Edgar County
Illinois



5/5/2021

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Sale Terms:

List Price: Total - \$3,399,879 or \$13,300 per acre.

Procedure: To be determined.

Terms & Title: Five Percent (5%) 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 2021 Real Estate Taxes, payable in 2022, with a credit at closing. All subsequent Real Estate Taxes to be paid by the buyer.

Possession: Per the owner the farm is being cash rented for 2021, tenancy will be open for the 2022 crop year.

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.