Farmland For Sale

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

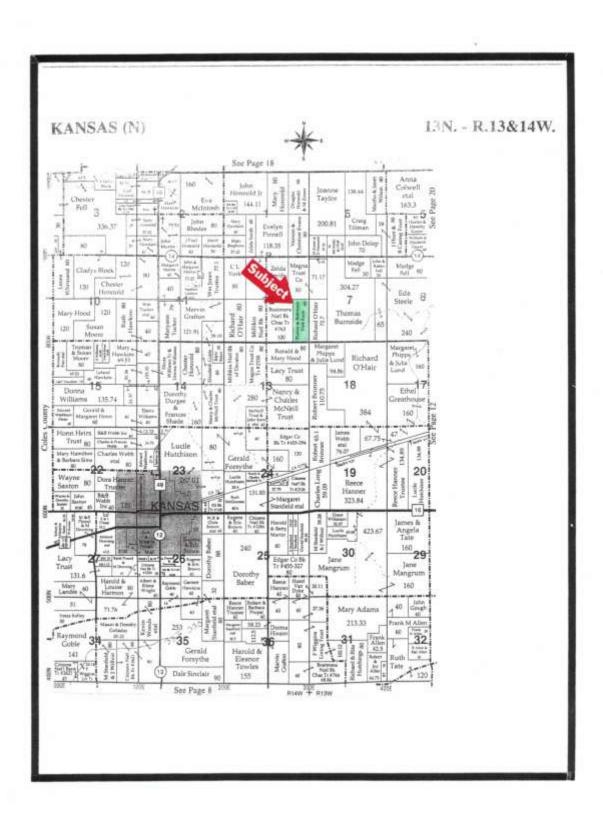


Martin Real Estate & Appraisals Chris Martin, Broker (217) 251-8561 or 465-6434

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
08-16-12-400-003	60.00	\$42,870	\$2,612.16	\$43.54

The courthouse records show a total of 60 total acres, with 59.56 tillable. We estimated tillable, more or less.

Acreage Recap: (Estimated)

Class I Tillable 46.00 Acres
Class II Tillable 13.60 Acres
Non-Tillable __40 Acres
Total Acreage 60.00 Acres

Soils Summary Table - Per Surety Map.

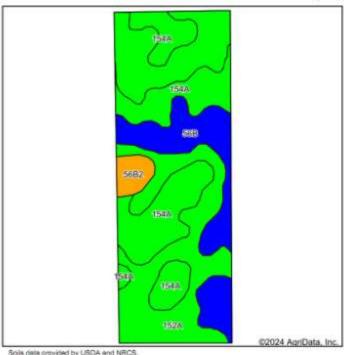
	Soil Type	Productivity Index (old/new)	Percentage of Soil Type on Farm
152	Drummer Silty Clay Loam	150/144	44.8%
56b	Dana Silt Loam	134/129*	22.8%
154	Flangan Silt Loam	160/144	32.4%

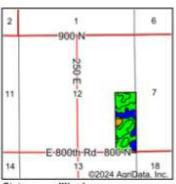
Productivity Index Rating: 149.6 / 140.6

^{*}adjusted for slope

Soil Survey Map:

Soils Map





State: Illinois County: Edgar Location: 12-13N-14W Township: Kansas Acres: Date: 1/4/2024





Soils data provided by USDA and NRCS	8	C	(R	d h	en	DA	US	by	d	ride	pro	13	de	Soils	1
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Area Sy	mbol: IL045, Sail A	rea Vers	sion: 18									
Gode	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Com Bu/A	Soybeans Bu/A	Wheat Bu/A	Oate Bu/A &	Sorghum e Bu/A	Alfaifa d' hay, T/A	Grass-legu me e hay, T/A	Crop productivity index for optimum management
**152A	Drummer sitty day loam, 0 to 2 percent slopes	26.83	44.7%		**105	**63	**73	**100	0	0.00	**5.60	**144
154A	Flanagan sit foam, 0 to 2 percent skopes	19.47	32.4%		194	63	.77	102	:0	0.00	5.90	144
**568	Dane sitt loam, 2 to 5 percent slopes	11:64	19.4%		**178	**55	**68	**98	0	**6.24	0.00	**130
**9682	Dana silt loam, 2 to 5 percent slopes, eroded	2.06	3.4%		**169	**53	"65	**93	0	"5.92	0.00	**123
			v	Veighted Average	190.5	61.1	73.1	100	- 3	1.4	4.4	140,6

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/Wistate/IL/documents/section=2&folder=52809

- b Soils in the southern region were not rated for cats 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 affaifa 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".

Aerial Photo:

Aerial Map



Sale Terms:

List Price: \$1,290,000 or \$21,500 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, subject to 2023 tenancy; 2024 tenancy rights are available; however the 2023 tenant did put on fall fertilizer and work the ground, which will need reimbursed.

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.