

Farmland For Sale

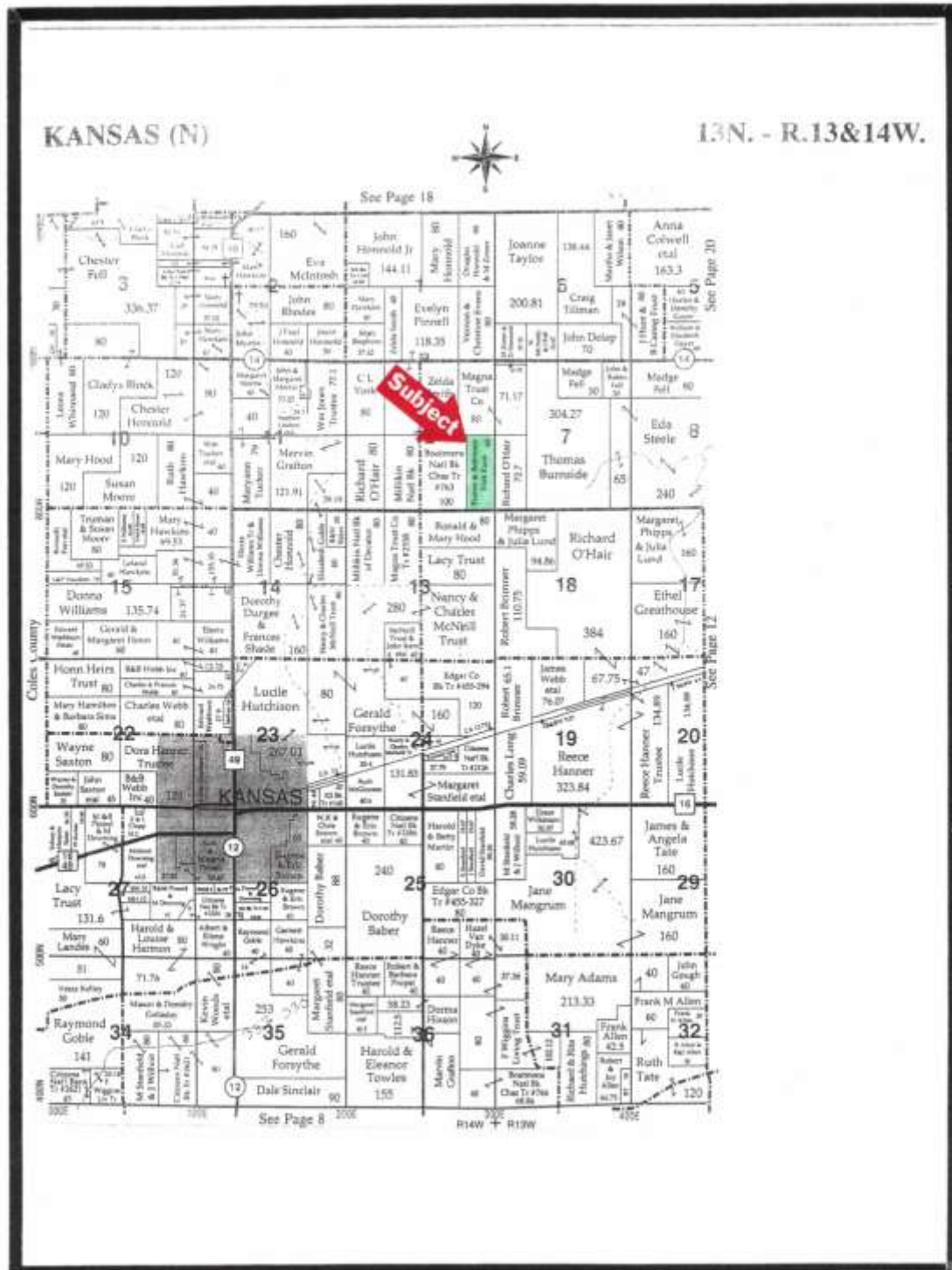
60.0 Acres (m/l) Located in
Kansas Township
Edgar County, Illinois



Martin Real Estate & Appraisals
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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	<u>.40</u> Acres
Total Acreage	60.00 Acres

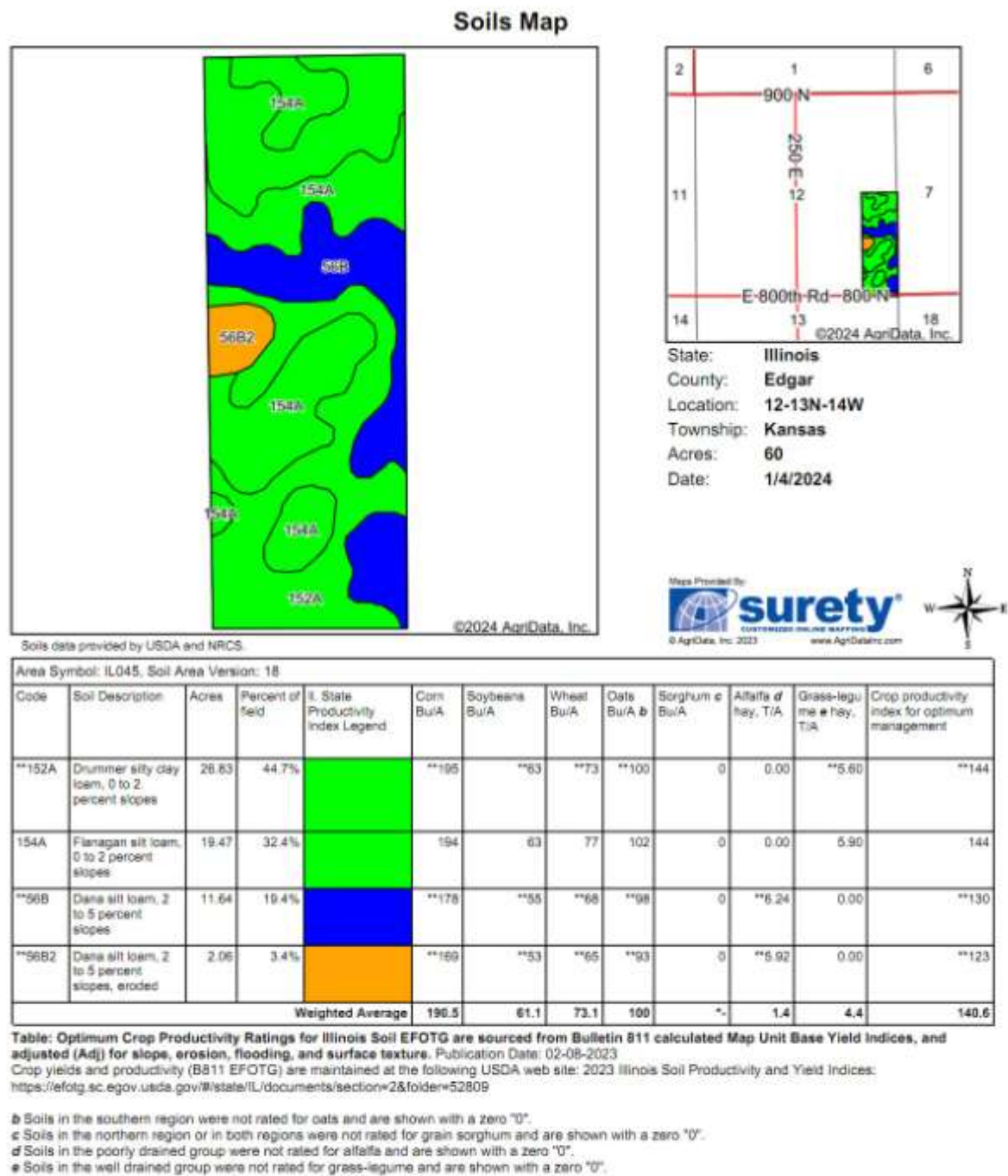
Soils Summary Table – Per Surety Map.

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:



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.