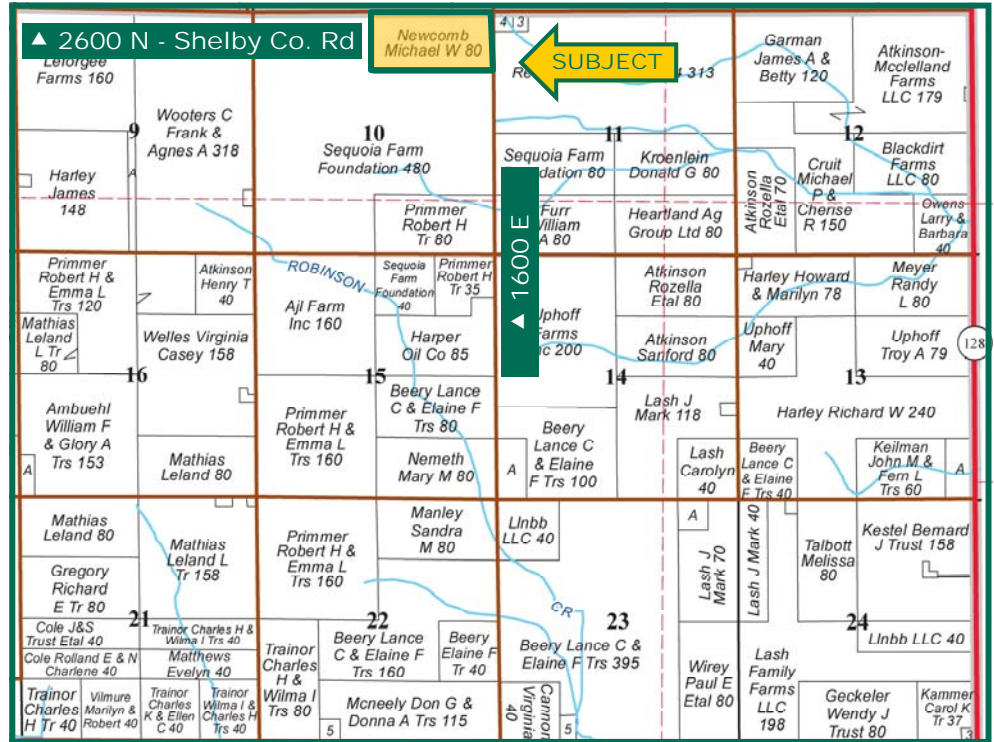


80.0 Ac m/I,
Shelby County,
Illinois



Map reproduced with permission of Rockford Map Publishers

Property Information

Location

9.5 miles southwest of Bethany, IL.
11 miles east of Moweaqua, IL.
16 miles north of Shelbyville, IL.
26 miles south of Decatur, IL.

Legal Description

The North 1/2 of the Northeast 1/4 of Section 10, Township 13 N, Range 3 E, Pickaway Township, Shelby County, Illinois.

Price & Terms

- \$872,000
- \$10,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing subject to the current operator's rights.

Lease Status

The farm is currently leased under a crop-share agreement. The 2017 lease will be assigned to the Buyer. The Buyer will reimburse the Seller for any crop expenses incurred prior to closing.

Real Estate Tax

2015 Taxes Payable 2016: \$3,218.30
Taxable Acres: 80.0
Tax per Taxable Acre: \$40.23
PIN: 1404-10-00-200-001

FSA Data

Farm Number 1914, Tract 1480
Crop Acres: 77.43
Corn Base: 38.54
Corn PLC Yield: 158 Bu.
Bean Base: 38.56
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Main soil types are Drummer silty clay loam, Catlin silt loam and Flanagan silt loam. Productivity Index (PI) is 142.0. See soil map for details.

Mineral Rights

All mineral rights, if any, will be transferred to the Buyer.

Yield History

Yield data provided by owner.

2016: Corn 213.11 bpa
Soybeans 66.08 bpa

Land Description

Level to gently undulating.

Comments

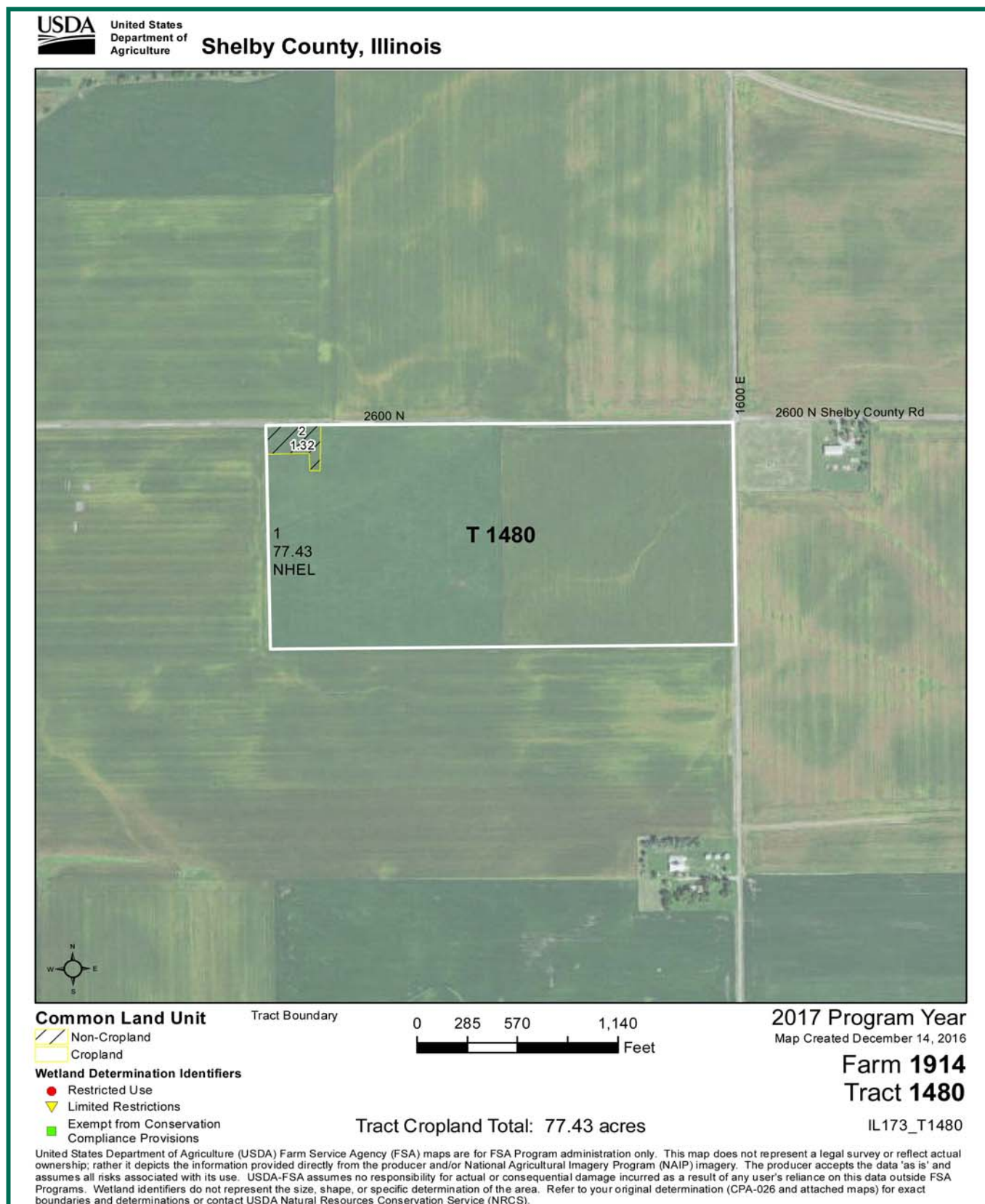
High quality farm with excellent soils.

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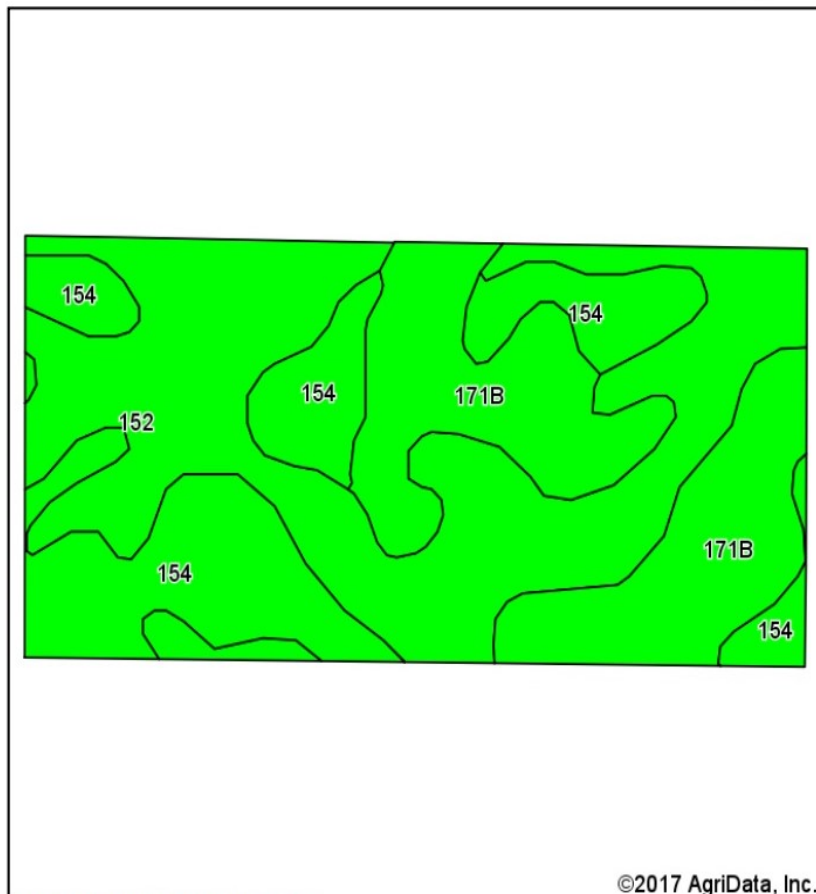


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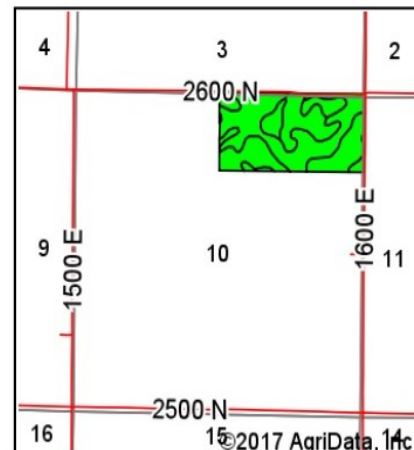
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Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Shelby**
 Location: **10-13N-3E**
 Township: **Pickaway**
 Acres: **78.75**
 Date: **3/17/2017**



Area Symbol: IL173, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
152	Drummer silty clay loam, 0 to 2 percent slopes	35.14	44.6%		195	63	144
**171B	Catlin silt loam, 2 to 5 percent slopes	22.31	28.3%		**185	**58	**137
154	Flanagan silt loam	21.30	27.0%		194	63	144
Weighted Average					191.9	61.6	142

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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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