



40.9 Acres, m/l, Edgar County, IL

Property Information

Seller

Elsie C. Allen

Location

At the intersection of 2800N and 1550 E.
Approximately 5 miles north of Chrisman,
IL.

Legal Description

NW 1/4 of the NE 1/4 of Section 2,
Township 16 North, Range 12 West,
Edgar County, IL.

Price & Terms

- \$ 398,775
- \$ 9,750 / acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

As agreed, subject to the existing lease.

Lease Status

The farm is leased for 2015.

Real Estate Tax

Taxes Payable 2015: \$ 1,142.22
Taxable Acres: 40.90
Tax per Taxable Acre: \$ 27.93

FSA Data

Part of Farm #8229, Tract #198
Crop Acres: 41.71
Corn Base: 20.9
Corn PLC Yield: 156 Bu.
Bean Base: 20.8
Bean PLC Yield: 47 Bu.
Farm Program Election: ARC-CO

CRP Contracts

There are no CRP contracts on this
property.

Buildings/Improvements

None.

Soil Types/Productivity

Main soil types are Dana silt loam and
Drummer silty clay loam. Productivity
Index (PI) is 133.3. See soil map for
details.

Mineral Rights

All mineral interests owned by the Seller
will be retained by the Seller.

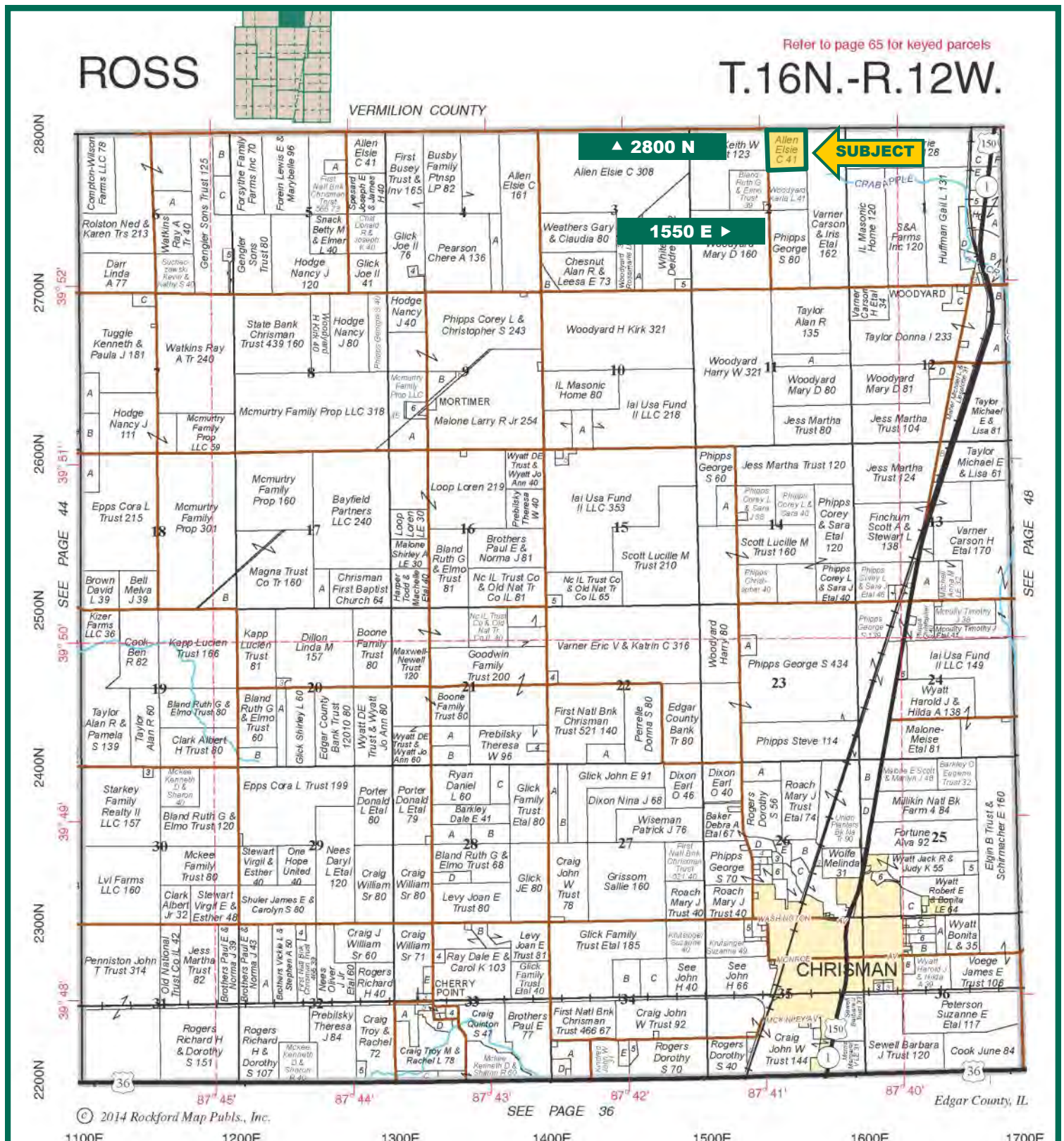
Fertility Data

Soil tested fall of 2014.
pH: 6.4
Phosphorous: 41
Potassium: 256

Yield History

Supplied by Operator
2014 Soybean Yield: 60 bu. / acre.
2013 Corn Yield: 225 bu. / acre

Plat Map



Map reproduced with permission of Rockford Map Publishers

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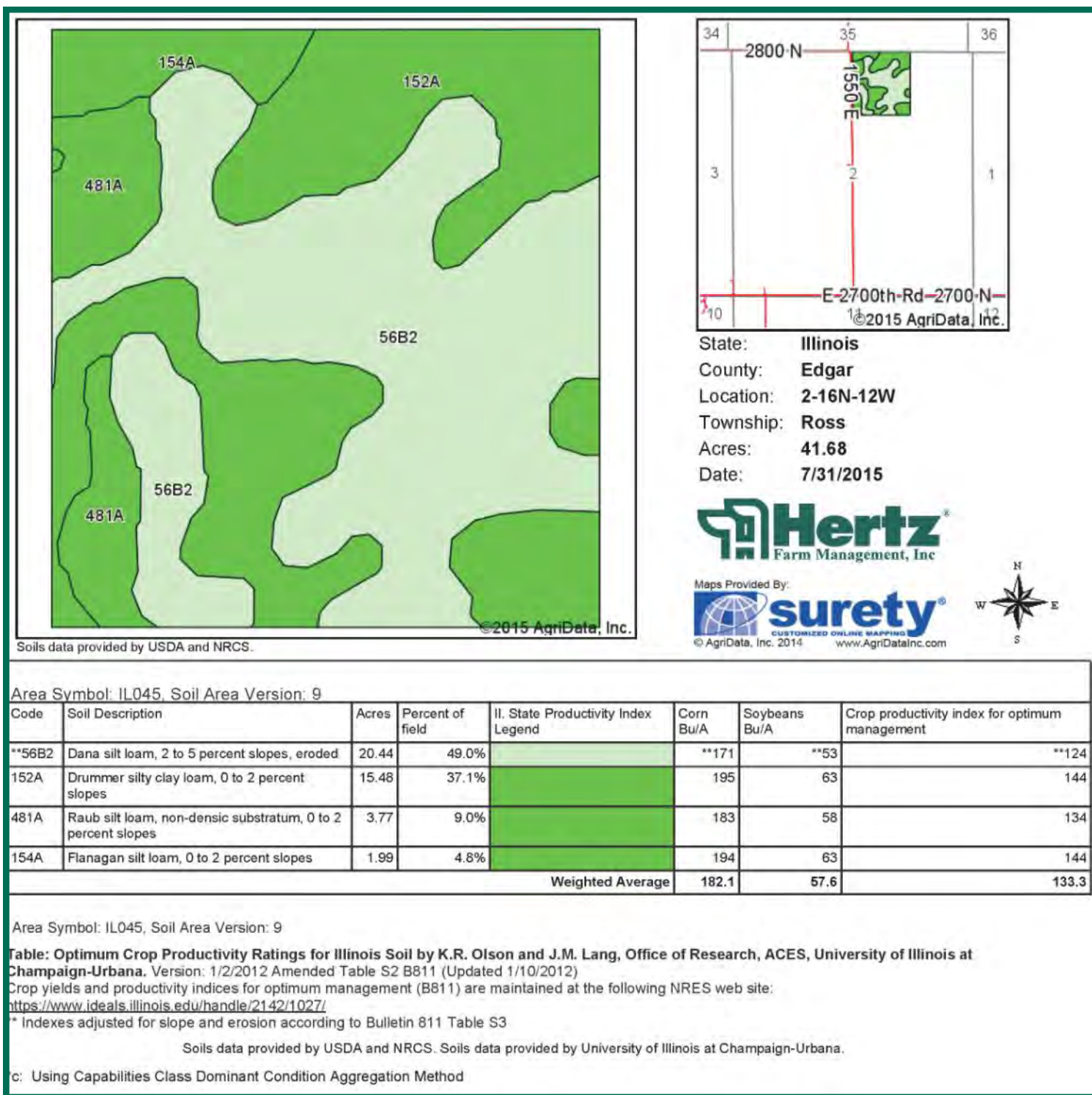
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Soil Map



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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