



BALL/BRANNOCK FARMS

125.59+/- Acres In Two Tracts

OWNER: Ball and Brannock Heirs

LOCATION: Niantic Township, Macon Co., IL
Mosquito Township, Christian Co., IL

ACREAGE Tract 1 – 52.25 Ac. 50.6 Cropland Ac.
Tract 2 – 73.38 Ac. 71.3 Cropland Ac.

PRICE: Tract 1 - \$182,875 or \$3,500/Acre
Tract 2 - \$363,231 or \$4,950/Acre

RE TAXES: 2008 payable in 2009:
Tract 1 \$688.40 or \$13.18/Ac
Tract 2 \$1,270.23 or \$17.33/Ac

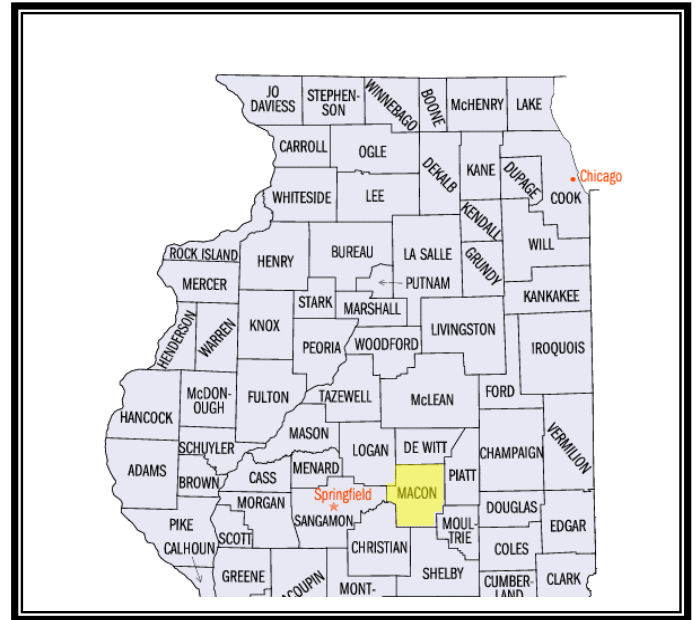
FSA INFO: Farm #2786
Tract 1 Farmland Ac. – 52.2
Cropland Ac. – 50.6
Corn Base – 25.7
Direct/CC Yield – 122/149
Soybean Base – 24.9
Direct/CC Yield – 32/38
Tract contains a wetland or farmed wetland.

Tract 2 Farmland Ac. – 71.3
Cropland Ac. – 71.3
Corn Base – 34.6
Direct/CC Yield – 122/149
Soybean Base – 35.4
Direct/CC Yield – 32/38

**Professional Farm Management
Services Available**

LAND FOR SALE

WE ARE PLEASED TO PRESENT



**1 1/2 miles south of Niantic, Illinois
10 miles west of Decatur, Illinois**

SOIL TYPES: Weighted Average – Bulletin 811

	<u>Corn</u>	<u>Beans</u>	<u>P.I.</u>
Tract 1	167	53	137
Tract 2	169	53	137

Estimated acreage for each soil type and estimated crop yields are shown above. The yield estimate is based on studies by the University of Illinois assuming the optimum level of management. Yield ratings were obtained from Bulletin 811 "Optimum Crop Productivity Ratings for Illinois Soil". The Productivity Index provides a single scale on which soils may be rated according to their suitability for several major crops.

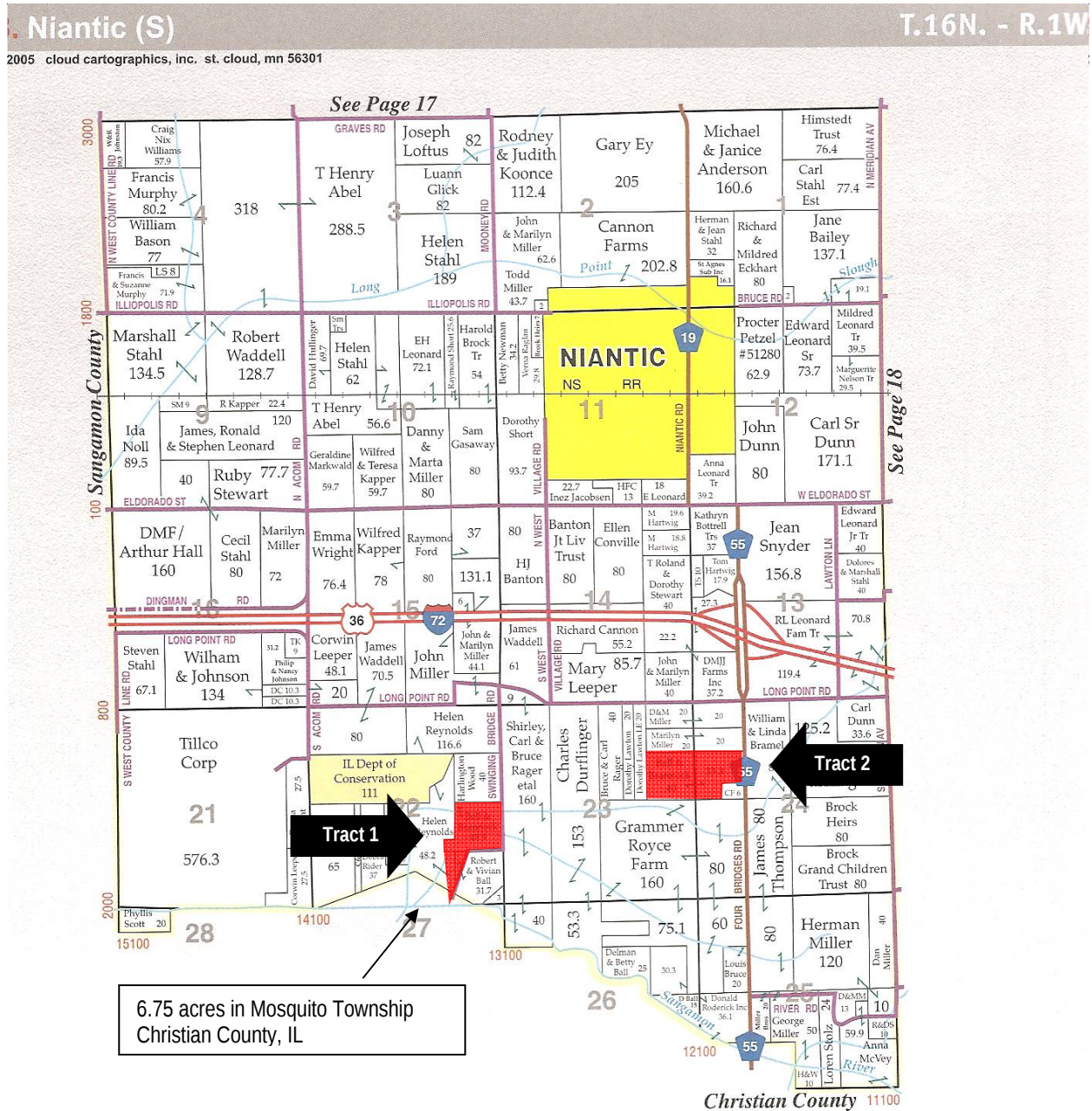
See table on the following page for specific soil types.

IMPROVEMENTS: None

Call
Eric Wilkinson or John Wall at our
Monticello office for further information:

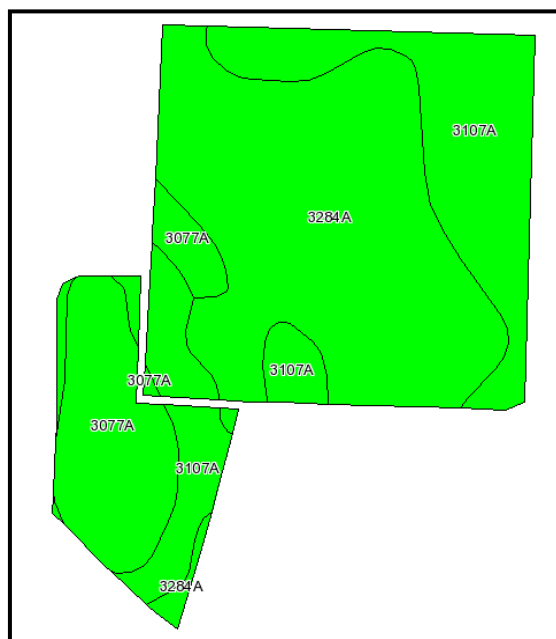
**700 W. Bridge St.
PO Box 467
Monticello, Illinois 61856
Phone: (800) 291-4254
Fax: (217) 762-7924
www.hfmgt.com**

PLAT MAP



AERIAL PHOTOS and SOIL MAPS

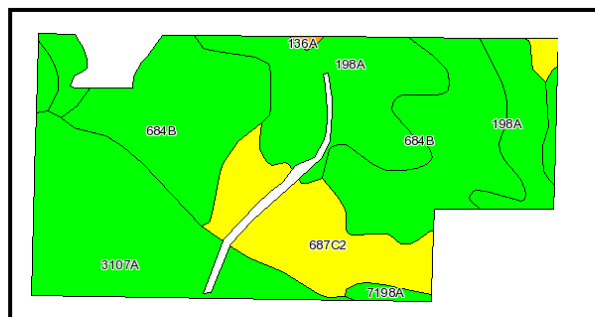
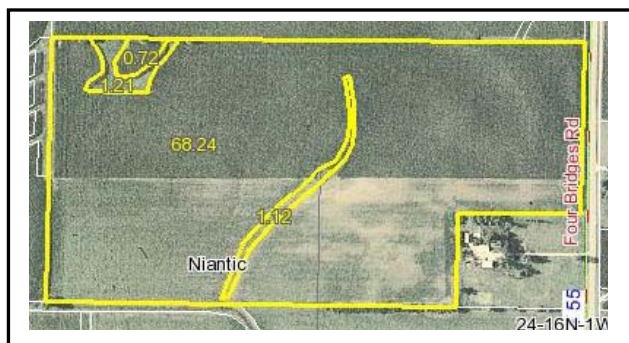
Tract 1



MAP SYMBOL	SOIL NAME
3284A	Tice silty clay loam
3107A	Sawmill silty clay loam
3077A	Huntsville silt loam
Total Cropland	

FARMLAND ACRES	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
25.1	134	166	51	50.1
16.4	139	170	54	32.8
8.6	143	174	55	17.1
50.1	137	169	53	100.0%

Tract 2



MAP SYMBOL	SOIL NAME
648B	Broadwell silt loam
198A	Elburn silt loam
3107A	Sawmill silty clay loam
687C2	Penfield loam
7108A	Elburn silt loam
136A	Brooklyn silt loam
Total Cropland	

FARMLAND ACRES	811 PROD. INDEX	811 CORN YIELD	811 SOYBEAN YIELD	% OF TOTAL ACREAGE
23.9	137	167	52	35.3
17.0	143	178	55	24.9
16.0	139	160	54	23.4
10.4	121	146	47	15.3
0.7	143	178	55	1.0
0.2	112	136	44	.2
68.2	137	167	53	100.0%

Source: AgriData, Inc.

Information for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc.