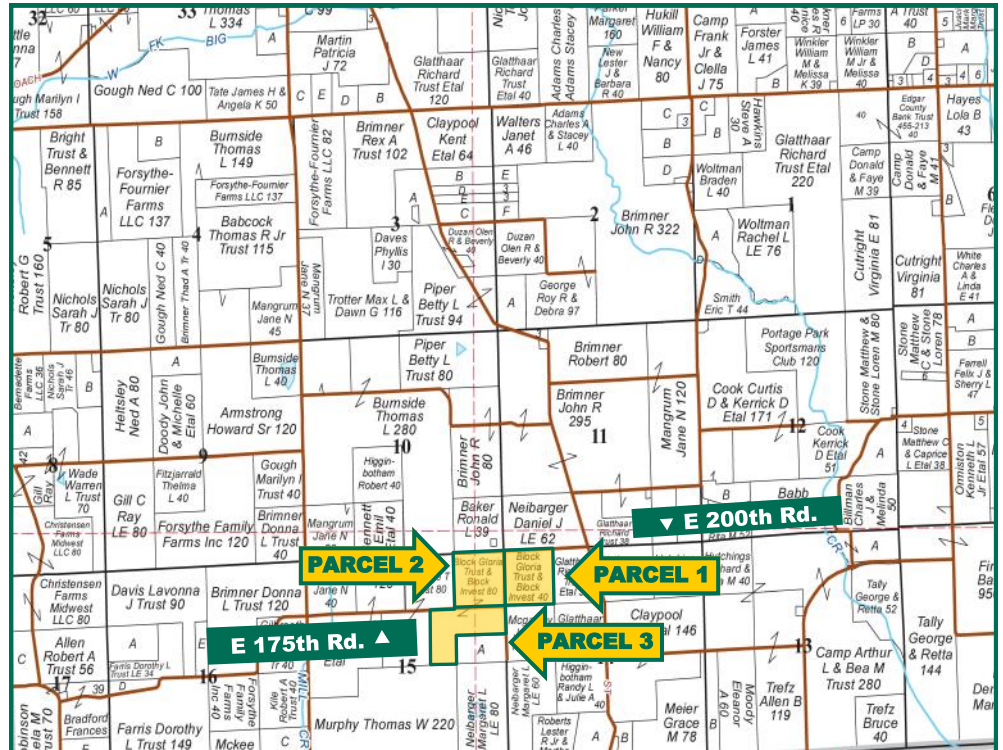


**120.0 Ac., m/I,
Edgar County,
Illinois
Offered in 3
Parcels**



Map reproduced with permission of Rockford Map Publishers

Property Information Combined Parcels 120.0 Acres, m/I

Location

29 miles West of Terre Haute, IN.
25 miles East of Charleston, IL.
14 miles Southwest of Paris, IL.

Price & Terms

- \$792,000
- \$6,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing.
- Owner will consider offers on the individual parcels, combinations, or the whole property.

FSA Data

Farm Number 8421, Tract 9601
Crop Acres: 87.56
Corn Base: 44.34
Corn PLC Yield: 115 Bu.
Bean Base: 50.36
Bean PLC Yield: 41 Bu.
Program Election: ARC-CO
**Should parcels sell to different buyers, final crop acres and bases will be determined by the local FSA office.*

Real Estate Tax

2015 Taxes Payable 2016: \$1,135.72
Taxable Acres: 120.0
Tax per Taxable Acre: \$9.46
PIN: 06-22-15-200-002
06-22-14-100-001

Soil Types/Productivity

Main soil types are Camden silt loam, Stoy silt loam, Virden silt loam, and Starks silt loam. Productivity Index (PI) is 117.9, based on 87.56 estimated FSA crop acres. See soil map for details.

Mineral Rights

All minerals right owned by the Seller, if any, will be conveyed to the Buyer(s).

Possession

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

Lease Status

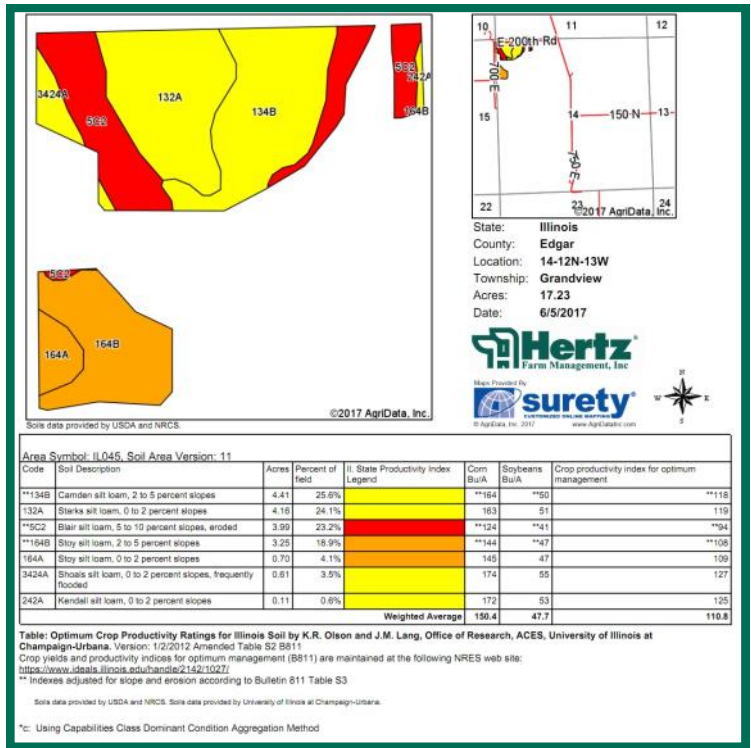
The farm is currently leased on a cash rent agreement. The lease will be open for 2018.

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Aerial Photo and Soil Map: Parcel 1



Property Information

Parcel 1 - 40.0 Acres, m/l

Legal Description

The Northwest 1/4 of the Northwest 1/4 of
Section 14, Township 12 N, Range 13 W,
located in Grandview Township, Edgar
County, Illinois.

Price & Terms

- \$176,000
 - \$4,400/acre
- 10% down upon acceptance of offer;
balance due in cash at closing.

Real Estate Tax

2015 Taxes Payable 2016: \$183.88

Taxable Acres: 40.0

Tax per Taxable Acre: \$4.60

PIN: 06-22-14-100-001

Soil Types/Productivity

Main soil types are Camden silt loam, Starks silt loam, Blair silt loam, and Stoy silt loam. Productivity Index (PI) is 110.8, based on 17.23 estimated FSA crop acres. See soil map for details.

Land Description

The tillable land is level to gently undulating. Improved with grass waterways.

Comments

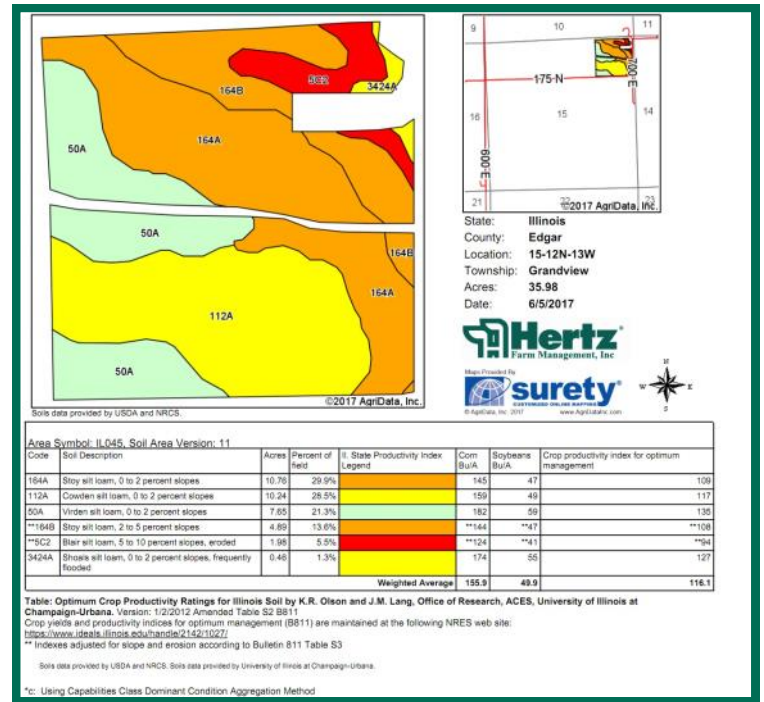
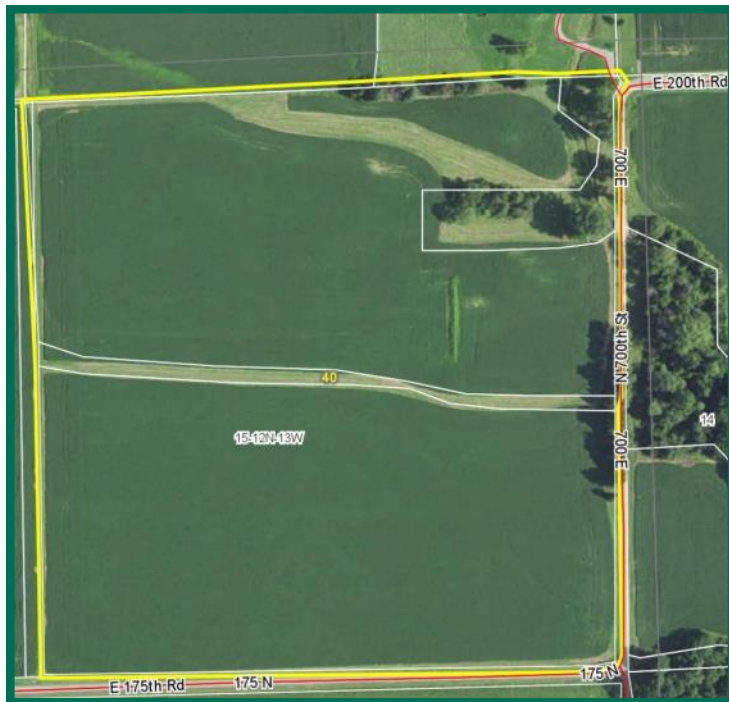
The property is a mixture of tillable and recreational land.

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Aerial Photo and Soil Map: Parcel 2



Property Information Parcel 2 - 40.0 Acres, m/l Legal Description

The Northeast 1/4 of the Northeast 1/4 of Section 15, Township 12 N, Range 13 W, located in Grandview Township, Edgar County, Illinois.

Price & Terms

- \$308,000
 - \$7,700/acre
- 10% down upon acceptance of offer;
balance due in cash at closing.

Real Estate Tax

2015 Taxes Payable 2016: \$951.84
Taxable Acres: 80.0
Tax per Taxable Acre: \$11.90
PIN: 06-22-15-200-002

**The above real estate tax information is for the combined parcels 2 and 3. Should parcels 2 and 3 be sold to different buyers, taxes will be determined by County Assessor's office.*

Soil Types/Productivity

Main soil types are Stoy silt loam, Virden silt loam, and Cowden silt loam. Productivity Index (PI) is 116.1, based on 35.98 estimated FSA crop acres. See soil map for details.

Land Description

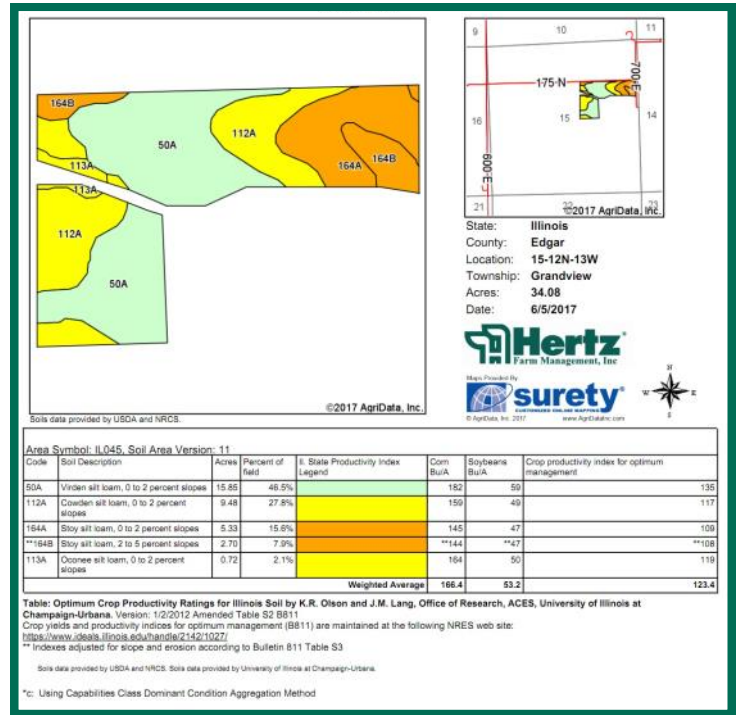
Level to gently undulating. Improved with grass waterways.

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Aerial Photo and Soil Map: Parcel 3



Property Information Parcel 3 - 40.0 Acres, m/I Legal Description

The North 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 12 N, Range 13 W, located in Grandview Township, Edgar County, Illinois.

Price & Terms

- \$308,000
 - \$7,700/acre
- 10% down upon acceptance of offer;
balance due in cash at closing.

Real Estate Tax

2015 Taxes Payable 2016: \$951.84
 Taxable Acres: 80.0
 Tax per Taxable Acre: \$11.90
 PIN: 06-22-15-200-002

**The above real estate tax information is for the combined parcels 2 and 3. Should parcels 2 and 3 be sold to different buyers, taxes will be determined by County Assessor's office.*

Soil Types/Productivity

Main soil types are Virden silt loam, Cowden silt loam, and Stoy silt loam. Productivity Index (PI) is 123.4, based on 34.08 estimated FSA crop acres. See soil map for details.

Land Description

Level to gently undulating. Improved with grass waterways.

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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