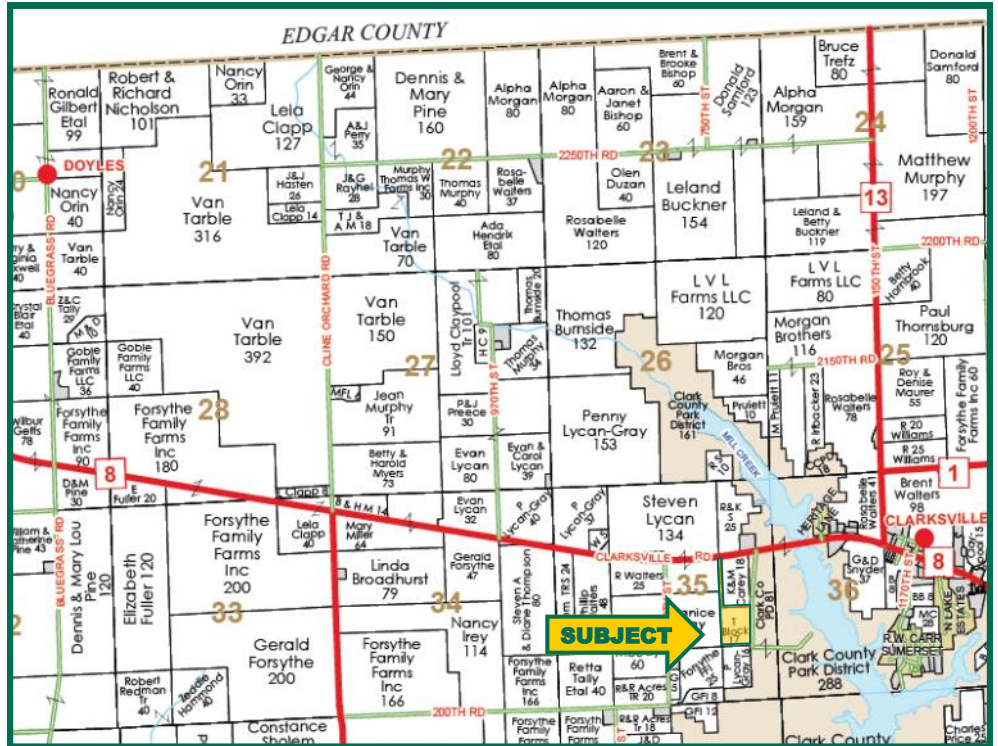


**16.8 Acres, m/l,
Clark Co., IL**



Map reproduced with permission of Rockford Map Publishers

Property Information 16.8 Acres, m/l

Location

30 miles West of Terre Haute, IN.
23 miles East of Charleston, IL.
16 miles Southwest of Paris, IL.
Adjoins Northwest edge of Mill Creek Lake and Park.

Legal Description (abbreviated)

16.8 acres m/l in the East 1/2 of the East 1/2 of Section 35, Township 12 N, Range 13 W, Dolson Township, Clark County, Illinois.

Price & Terms

- \$110,800
- \$6,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Possession will be given at closing subject to the current farm lease.

Lease Status

The farm is currently leased under a cash rental arrangement. Lease is open for 2018.

Real Estate Tax

2015 Taxes Payable in 2016: \$129.82
Taxable Acres: 16.8
Tax per Taxable Acre: \$7.73
PIN: 05-02-35-00-400-002

FSA Data

Farm Number 5328, Tract 8390
Crop Acres: 15.71
Corn Base: 7.30
Corn PLC Yield: 98 Bu.
Bean Base: 7.30
Bean PLC Yield: 30 Bu.

Soil Types/Productivity

Main soil types are Whitson silt loam and Stoy silt loam. Productivity Index (PI) is 113.7. See soil map for details.

Mineral Rights

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

Land Description

Level to gently undulating.

Survey

The Seller will provide a survey to determine the property boundary and access easement. Final purchase price will be determined by surveyed acres.

Comments

The property has a 50 foot access along the west edge of the property off of Clarksville Road.

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Aerial Photo

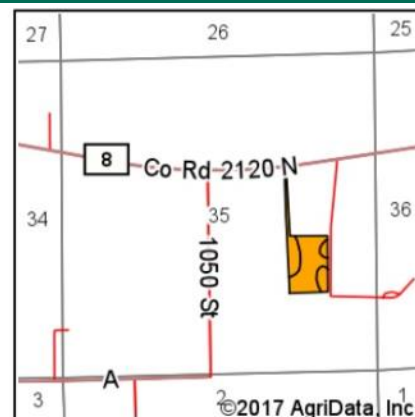
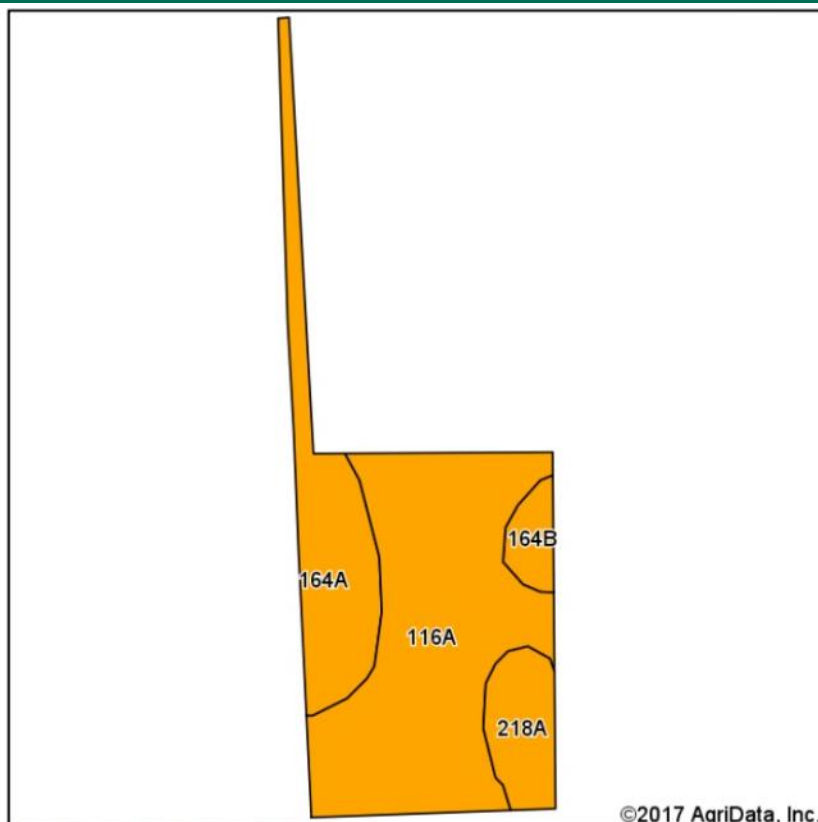


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Soil Map



State: Illinois
 County: Clark
 Location: 35-12N-13W
 Township: Dolson
 Acres: 15.71
 Date: 6/5/2017



Soils data provided by USDA and NRCS.

Area Symbol: IL023, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
116A	Whitson silt loam, 0 to 2 percent slopes	9.43	60.0%		158	50	116
164A	Stoy silt loam, 0 to 2 percent slopes	3.99	25.4%		145	47	109
218A	Newberry silt loam, 0 to 2 percent slopes	1.59	10.1%		155	48	114
**164B	Stoy silt loam, 2 to 5 percent slopes	0.70	4.5%		**144	**47	**108
Weighted Average					153.8	48.9	113.7

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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