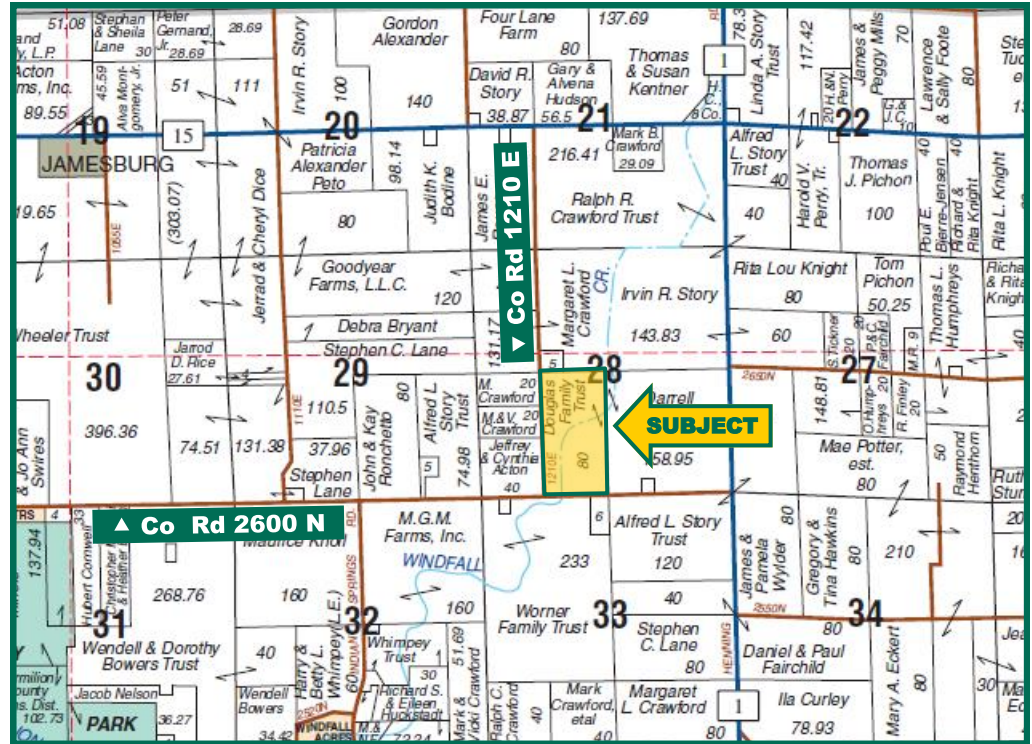


**82.1 Ac., m/l,
Vermilion Co.,
Illinois**



Map reproduced with permission of Rockford Map Publishers

Property Information

Location

12 miles Northwest of Danville, IL.
9 miles Southwest of Potomac, IL.

Legal Description

The East 1/2 of the Southwest 1/4 of Section 28, Township 21 North, Range 12 West, Blount Township, Vermilion County, Illinois.

Price & Terms

PRICE REDUCED!

- \$648,590 \$607,540
- \$7,900/acre \$7,400/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 cash rental arrangement. Open tenancy for 2018.

Real Estate Tax

2016 Taxes Payable 2017: \$1812.26*
Taxable Acres: 80.0
Tax per Taxable Acre: \$22.65
PIN: 13-28-300-002
*Includes \$400 drainage assessment.

FSA Data

Farm Number 39, Tract 1632
Crop Acres: 77.42 (includes CRP)
Corn Base: 39.8
Corn PLC Yield: 137 Bu.
Bean Base: 30.30
Bean PLC Yield: 50 Bu.

CRP

CRP contract on 6.08 acres pays \$1,545 annually and expires 9/30/2026.

Land Description

Level to gently undulating

Soil Types/Productivity

Main soil types are Ashkum silty clay loam and Elliott silt loam. Productivity Index (PI) is 127.9. See soil map for details.

Mineral Rights

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

Survey

A survey has been completed. The surveyed acres are 82.184.

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FSA and Aerial Photo



Drainage

The farm is located in Eight Mile Drainage District.

Yield History

Year	Bu/Ac	Bu/Ac
2016	Corn 194	Soybeans 72
2015	Corn 170	Soybeans 50
2014	Corn 208	Soybeans 64

Source: Provided by Operator

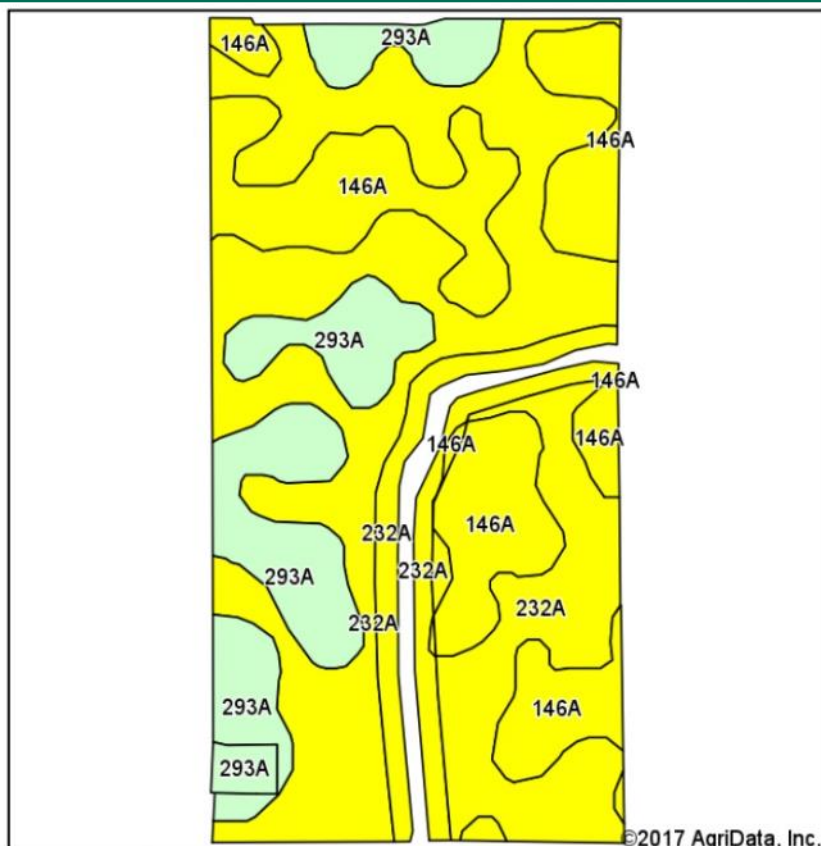
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated.

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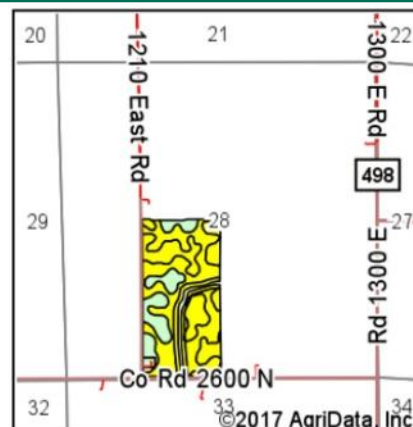
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Soil Map



Soils data provided by USDA and NRCS.



State: Illinois
 County: Vermilion
 Location: 28-21N-12W
 Township: Blount
 Acres: 77.42
 Date: 6/28/2017



Maps Provided By
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Area Symbol: IL183, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
232A	Ashkum silty clay loam, 0 to 2 percent slopes	42.97	55.5%		170	56	127
146A	Elliott silt loam, 0 to 2 percent slopes	20.39	26.3%		168	55	125
293A	Andres silt loam, 0 to 2 percent slopes	14.06	18.2%		184	59	135
Weighted Average					172	56.3	127.9

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

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