

RANKIN, IL
BUTLER TWP | VERMILION CO.

160+/-
total acres

154+/- Tillable

FOR SALE

PRODUCTIVE CROPLAND

\$930,000

TRACT MAP

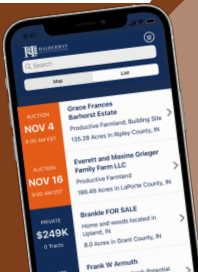


JOHN BECHMAN
765.404.0396
jbechman@halderman.com



HALDERMAN
REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com



DOWNLOAD THE
HALDERMAN APP

Instant directions to
property tracts and
details on this listing.

Download on the
App Store

GET IT ON
Google Play

FOR SALE

PRODUCTIVE CROPLAND

RANKIN, IL

160^{+/-} total acres

154^{+/-} Tillable Acres

PROPERTY LOCATION

On the south side of CR 390 N, 1/4 mile west of
CR 170 E southwest of Rankin, IL

ZONING

Agricultural

ANNUAL TAXES

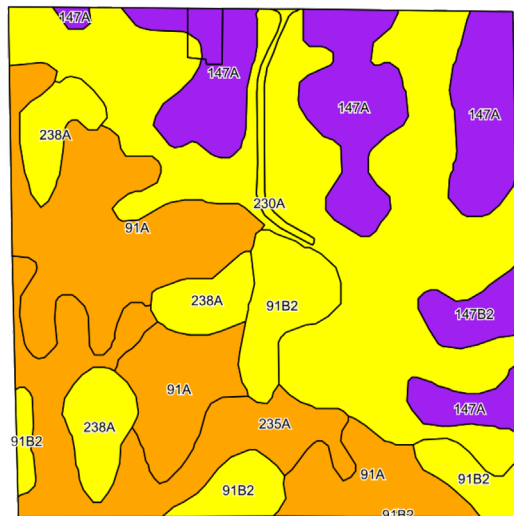
\$3,214

TOPOGRAPHY

Gently Rolling

DITCH ASSESSMENT

\$348



SOIL MAP

SOIL DESCRIPTION		ACRES	CROP PRODUCTIVITY INDEX
230A	Rowe silty clay loam, 0 to 2 percent slopes	53.55	111
91A	Swygert silty clay loam, 0 to 2 percent slopes	33.35	118
147A	Clarence silty clay loam, 0 to 2 percent slopes	26.03	107
235A	Bryce silty clay loam, 0 to 2 percent slopes	16.33	121
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	12.97	**110
238A	Rantoul silty clay, 0 to 2 percent slopes	10.83	109
**147B2	Clarence silty clay loam, 2 to 4 percent slopes, eroded	3.10	**100

WEIGHTED AVERAGE (WAPI) 112.4

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:
<http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

JOHN BECHMAN 765.404.0396



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

