

Land For Sale

ACREAGE:

95.22 Acres, m/l

LOCATION:

Edgar County, IL



Property Key Features

- Great Recreational Property with 49.54 Estimated Tillable Acres
- Located Along Brouilletts Creek
- Open Hunting Lease for 2022

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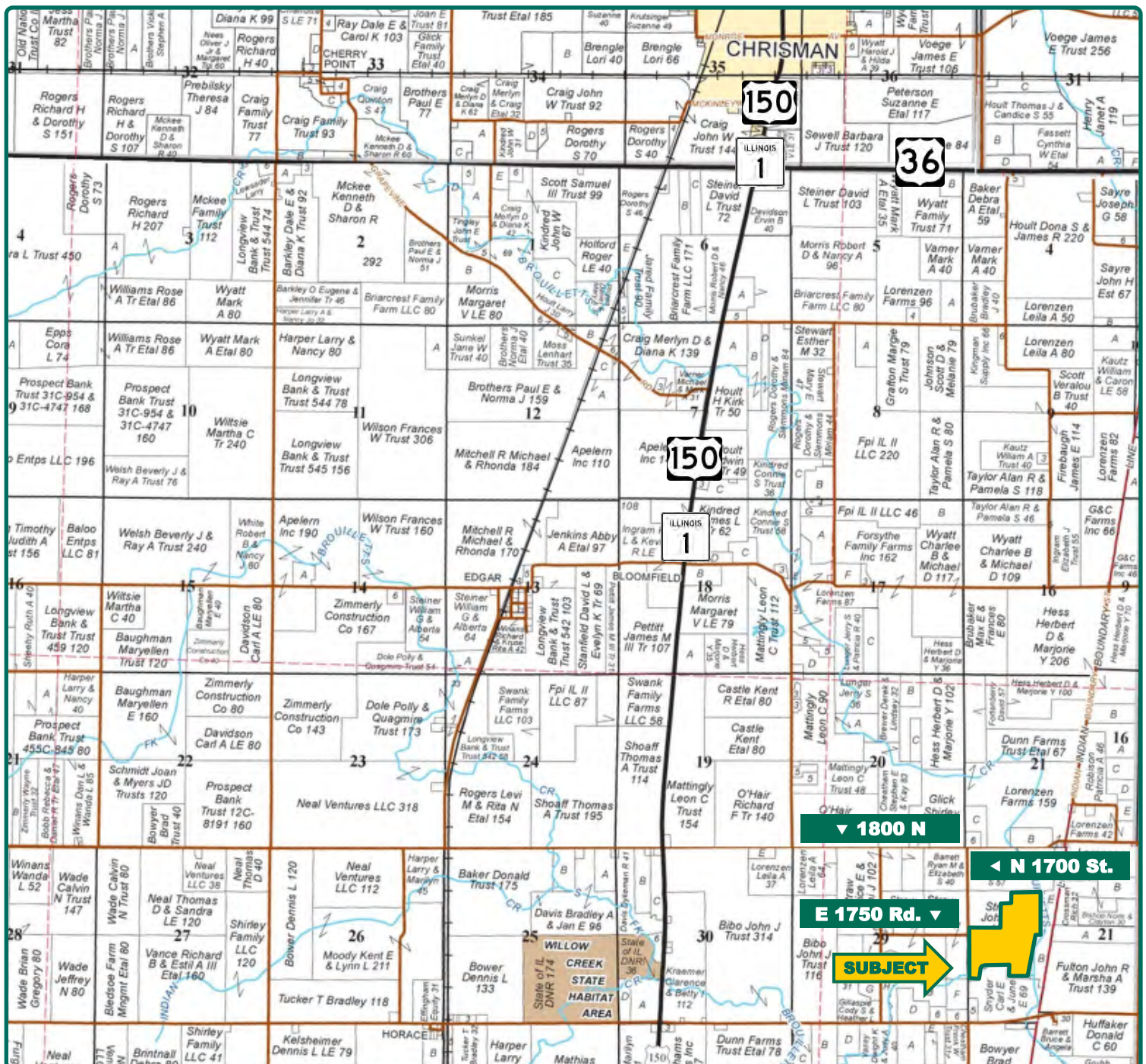
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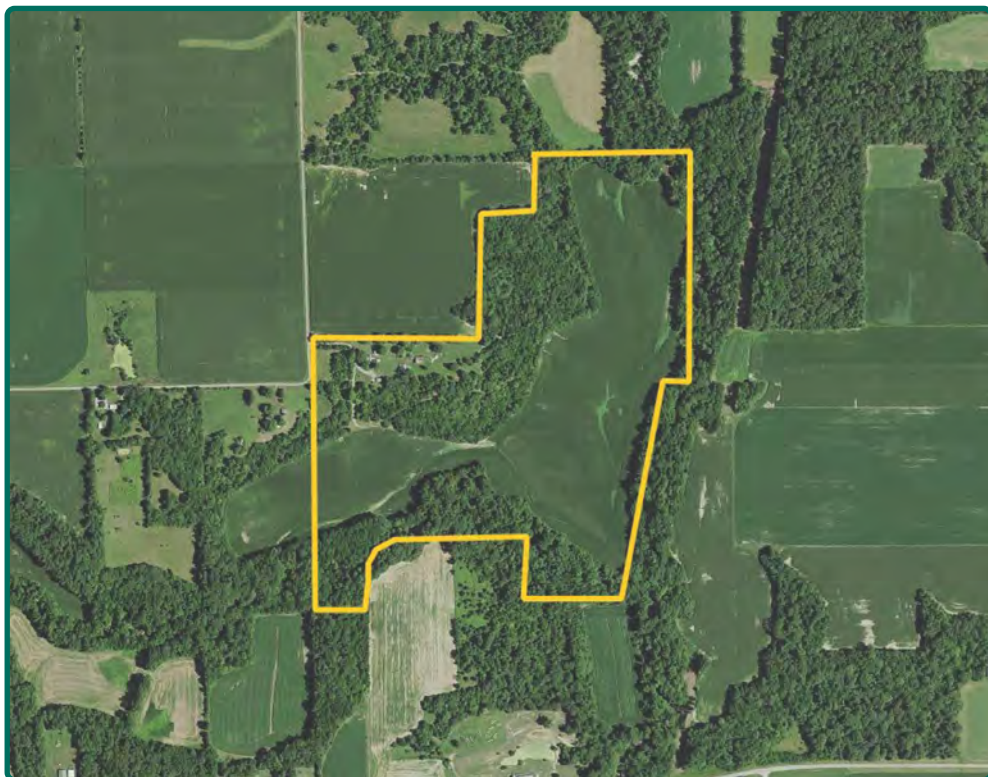
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FSA/Eff. Crop Acres: 49.54*
Corn Base Acres: 32.51*
Bean Base Acres: 17.03*
Soil Productivity: 126.70 PI

**Acres are estimated.*

Property Information

95.22 Acres, m/l

Location

4½ miles south of Chrisman, Illinois at the intersection of E 1750 Rd. and N 1700 St.

Legal Description

Located in Section 28, Township 15 North, Range 11 West of the 2nd P.M., Edgar County, IL.

Price & Terms

- \$310,000.00
 - \$3,255.62/acre
- 10% down upon acceptance of offer;
balance due in cash at closing.

Lease Status

Open lease for 2022 crop year.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2020 Taxes Payable 2021: \$1,869.21*
 Taxable Acres: 95.22*
 Tax per Taxable Acre: \$19.63*
Part of Parcel ID 03-09-28-100-008, 03-09-28-300-001, and 03-09-28-300-011
**Taxes estimated pending tax parcel split. Edgar County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 8114, Tract 14040
 FSA/Eff. Crop Acres: 49.54*
 Corn Base Acres: 32.51*
 Corn PLC Yield: 135 Bu.
 Bean Base Acres: 17.03*
 Bean PLC Yield: 49 Bu.

**Acres are estimated pending reconstitution of farm by the Edgar County FSA office.*

Soil Types/Productivity

Main soil type is Brouillett. Productivity Index (PI) on the Est. FSA/Eff. Crop acres is 126.70. See soil map for details.

Mineral Rights

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

Yield History

Available upon request. Contact agent for details.

Land Description

Cropland is level bottomland with hillside. Building site with upland and bottom timber areas.

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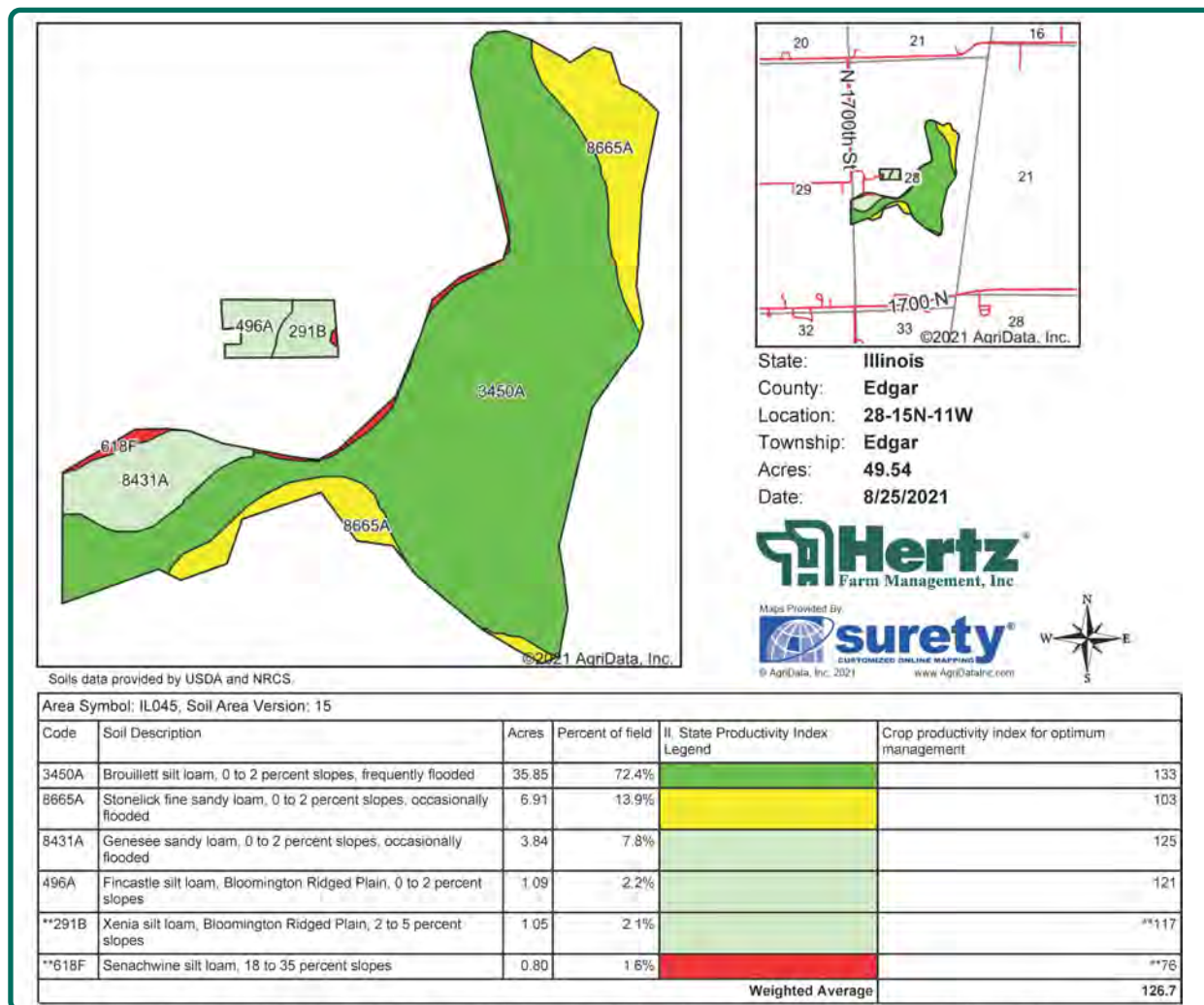
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Drainage

Natural.

Water & Well Information

One well located on building site.

Dwelling

There is a 2,688 sq. ft. uninhabitable house on this property that was built in 1902. Dwelling will be sold as is.

Buildings/Improvements

- 450 sq. ft. wood pole frame built in 1972
- 384 sq. ft. general purpose frame shed built in 1960
- 224 sq. ft. well house built in 1960
- 1,024 sq. ft. wood pole frame built in 1960

Buildings are in poor condition and will be sold as is.

Additional Land for Sale

Seller has an additional 68.05 acres m/l for sale located directly west of this property. See Additional Land Aerial Photo.

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. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Southwest Looking Northeast



Looking South



North Looking Southeast



Looking South



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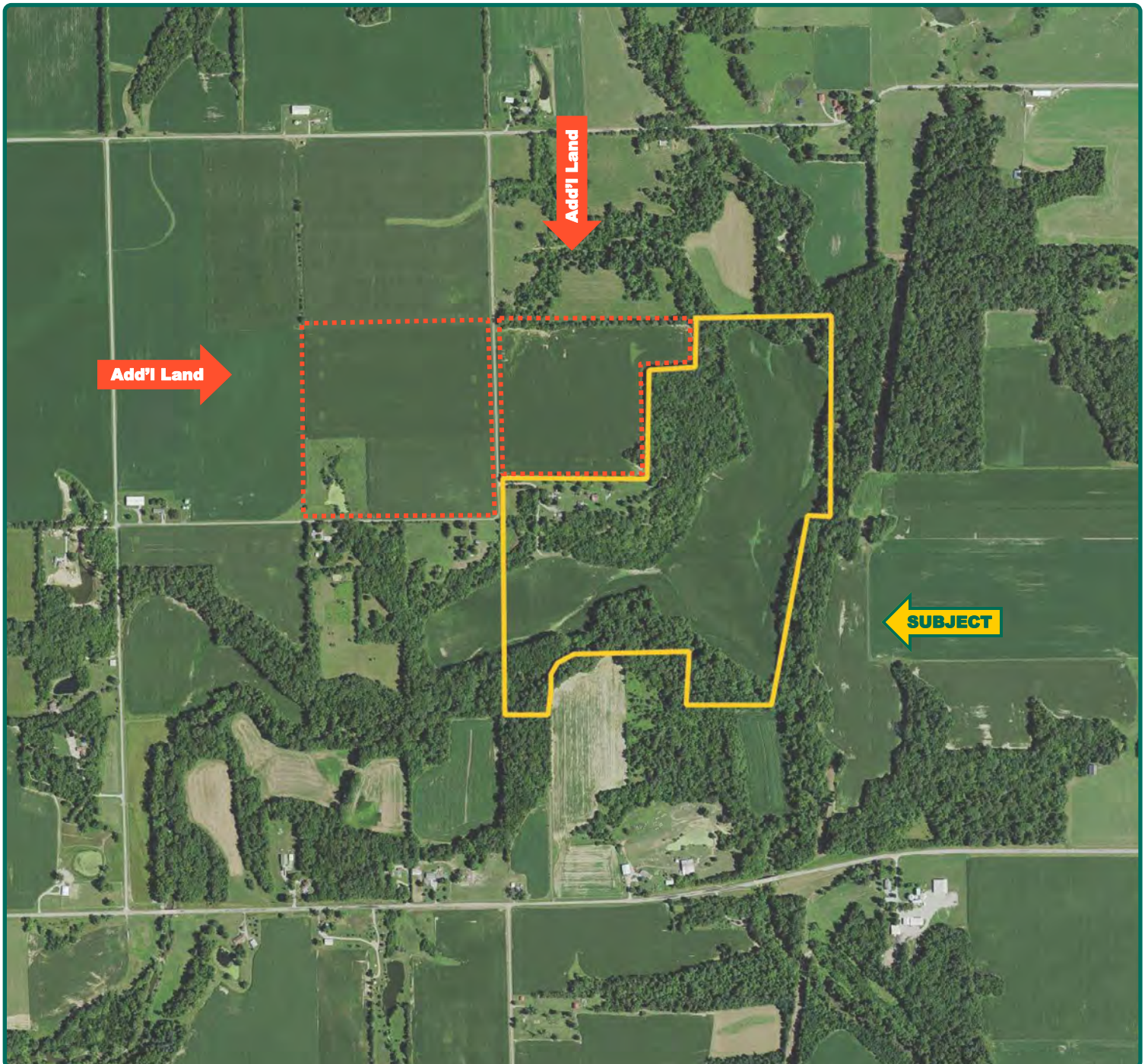
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