

# Land For Sale

**ACREAGE:**

**40.00 Acres, m/l**

**LOCATION:**

**Vermilion County, IL**



## Property Key Features

- Nice Vermilion County Farm with Improvements
- Located Near Rankin, Illinois
- 94% Tillable with 108.80 PI

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**FSA/Eff. Crop Acres:** 37.53\*

**Corn Base Acres:** 18.77\*

**Bean Base Acres:** 18.62\*

**Soil Productivity:** 108.80 P.I.

*\*Acres are estimated.*

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## Property Information

### 40.00 Acres, m/l

#### Location

From Rankin: go north ½ mile on Main St., then west on E 4200 N Rd. for 1 mile. The property is on the north side of the road at N 170 E Rd.

#### Legal Description

E½ E½ SE¼, Section 3, Township 23 North, Range 14 West of the 2nd P.M., Vermilion Co., IL.

#### Price & Terms

- \$284,000
- \$7,100/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

As negotiated. Open lease for the 2022 crop year.

#### Real Estate Tax

2020 Taxes Payable 2021: \$746.30  
Taxable Acres: 40.00  
Tax per Taxable Acre: \$18.66  
Tax Parcel ID #s: 01-03-400-004

#### FSA Data

Part of Farm Number 116, Tract 3  
FSA/Eff. Crop Acres: 37.53\*  
Corn Base Acres: 18.77\*  
Corn PLC Yield: 138 Bu.  
Bean Base Acres: 18.62\*  
Bean PLC Yield: 44 Bu.

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

#### Soil Types/Productivity

Main soil types are Clarence and Rowe. Productivity Index (PI) on the estimated FSA/Eff. Crop acres is 108.80. 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 (Bu./Ac.)

Available upon request. Contact agent for details.

#### Land Description

Mostly level.

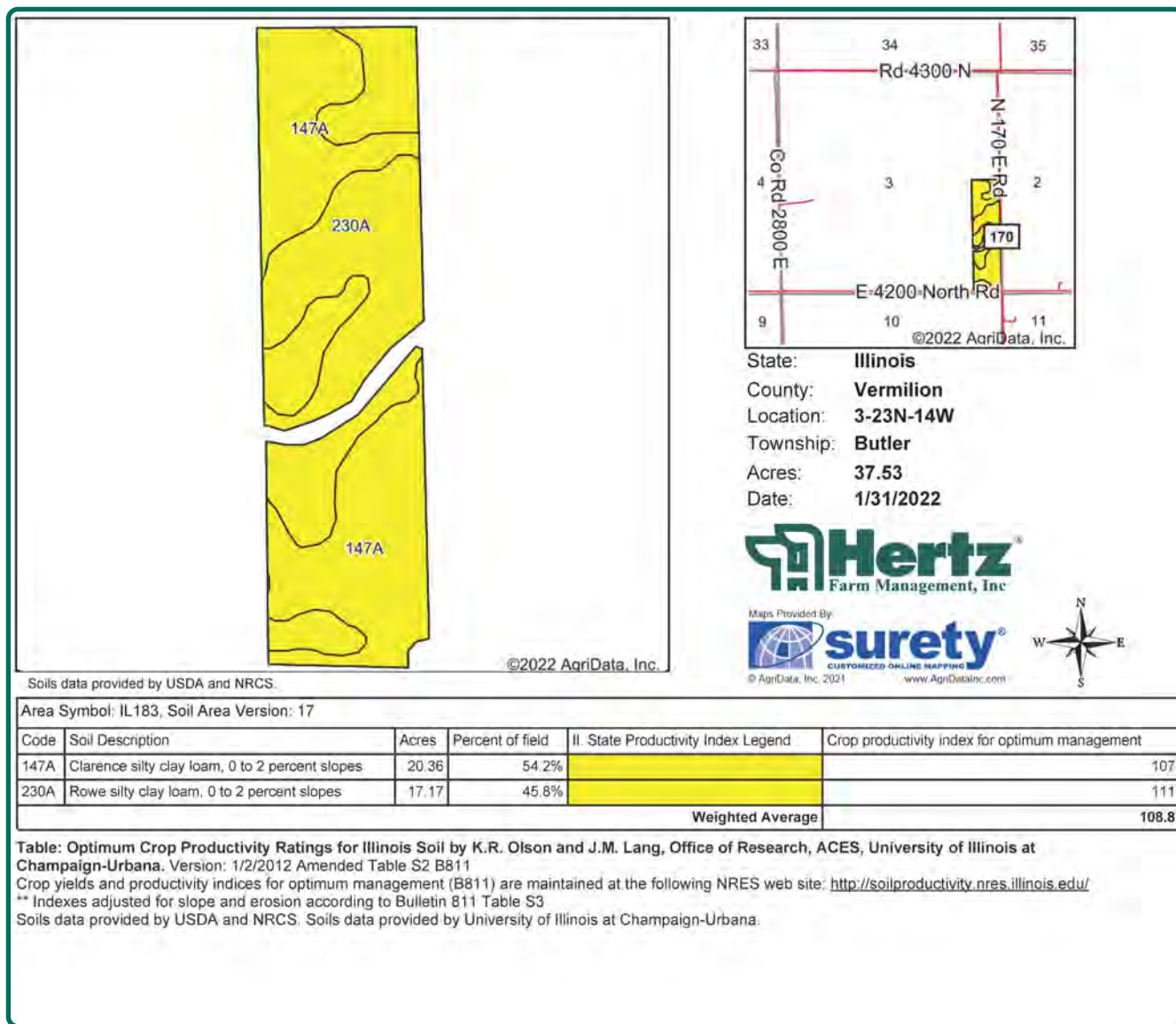
#### Drainage

Some tile. Contact agent for details.

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## Buildings/Improvements

- 24' Grain Bin w/ Est. 7,000 Bu. Cap.
- 18' Grain Bin w/ Est. 3,000 Bu. Cap.

## Water & Well Information

None.

## Survey

There is a survey of the property and it is available upon request. Contact agent for details.

*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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