

# Land For Sale

**ACREAGE:**

**103.74 Acres, m/l**

**LOCATION:**

**Vermilion County, IL**



## Property *Key Features*

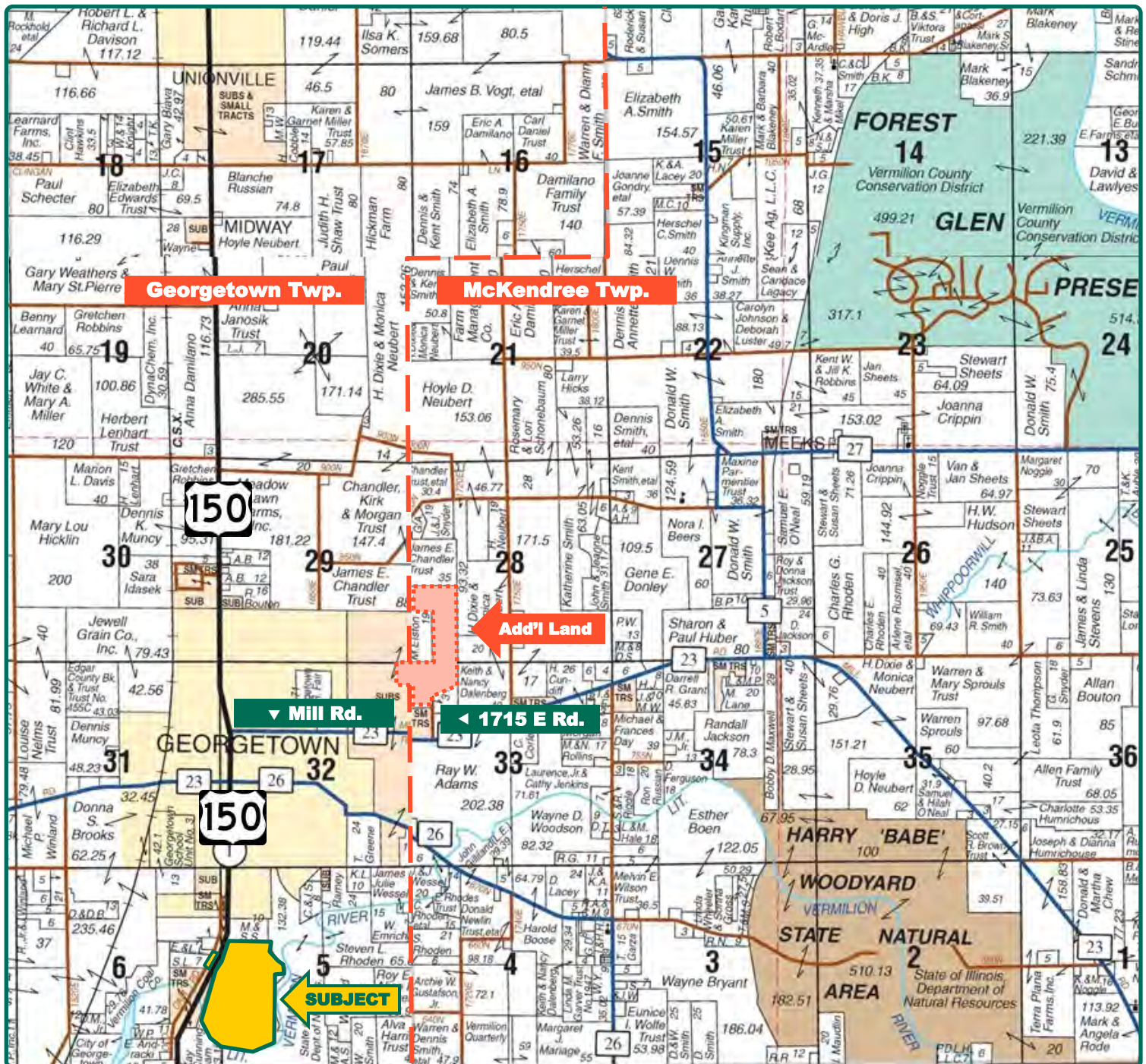
- Nice Mixed-Use Property
- Close Proximity to Georgetown, Illinois
- Seller Has Additional Land for Sale Northeast of Georgetown

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<b>FSA/Eff. Crop Acres:</b>	<b>62.78</b>
<b>CRP Acres:</b>	<b>13.14</b>
<b>Corn Base Acres:</b>	<b>39.90</b>
<b>Bean Base Acres:</b>	<b>15.40</b>
<b>Soil Productivity:</b>	<b>115.10 P.I.</b>

## Property Information

### 103.74 Acres, m/l

### Location

From Georgetown US Hwy 150 and West St.: go south for 1 mile. The property is on the east side of the road.

### Legal Description

W½, Section 5 AND E½, Section 6, all in Township 17 North, Range 11 West of the 2nd P.M., Vermilion Co., IL.

### Price & Terms

- \$591,318
- \$5,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

2020 Taxes Payable 2021: \$1,465.30  
Taxable Acres: 103.74  
Tax per Taxable Acre: \$14.12

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 3631, Tract 6510  
FSA/Eff. Crop Acres: 62.78  
CRP Acres: 13.14  
Corn Base Acres: 39.90  
Corn PLC Yield: 128 Bu.  
Bean Base Acres: 15.40  
Bean PLC Yield: 40 Bu.  
*The FSA/Eff. Crop Acres include 7.52 acres currently not being farmed. These acres are in grass.*

### CRP Contracts

There are 13.14 acres enrolled in a CP-21 contract that pays \$3,524 annually and expires 9/30/22.

### Soil Types/Productivity

Main soil types are Shaffton, Starks and Camden. Productivity Index (PI) on the FSA/Eff. Crop acres is 115.10. See soil map for details.

### Mineral Rights

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

### Land Description

Level to gently rolling.

### Drainage

Natural.

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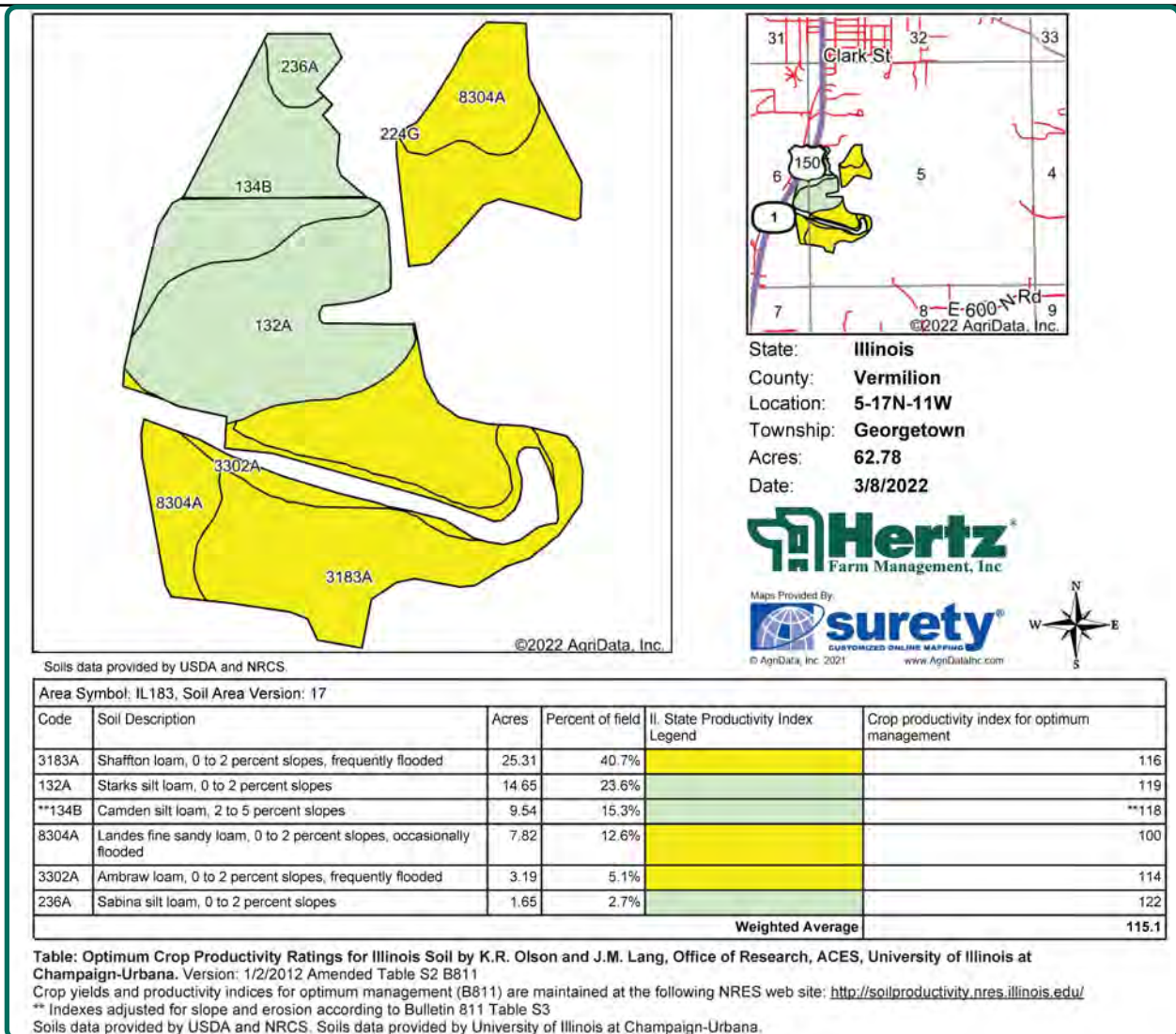
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## Water & Well Information

None.

## Encroachment

There is an approximate 5 foot encroachment of the neighbor's machine shed on the west side of the property along Hwy 150. The sale is subject to this encroachment and the Seller will not remedy the situation. Contact agent for details.

## Fall Tillage Reimbursement

Tillage work was completed in the Fall of 2021. Buyer will reimburse the current operator for tillage work if this operator does not operate the farm in 2022. Contact agent for details.

## Additional Land for Sale

Seller has an additional 81.75 acres of land for sale located 2½ miles northeast 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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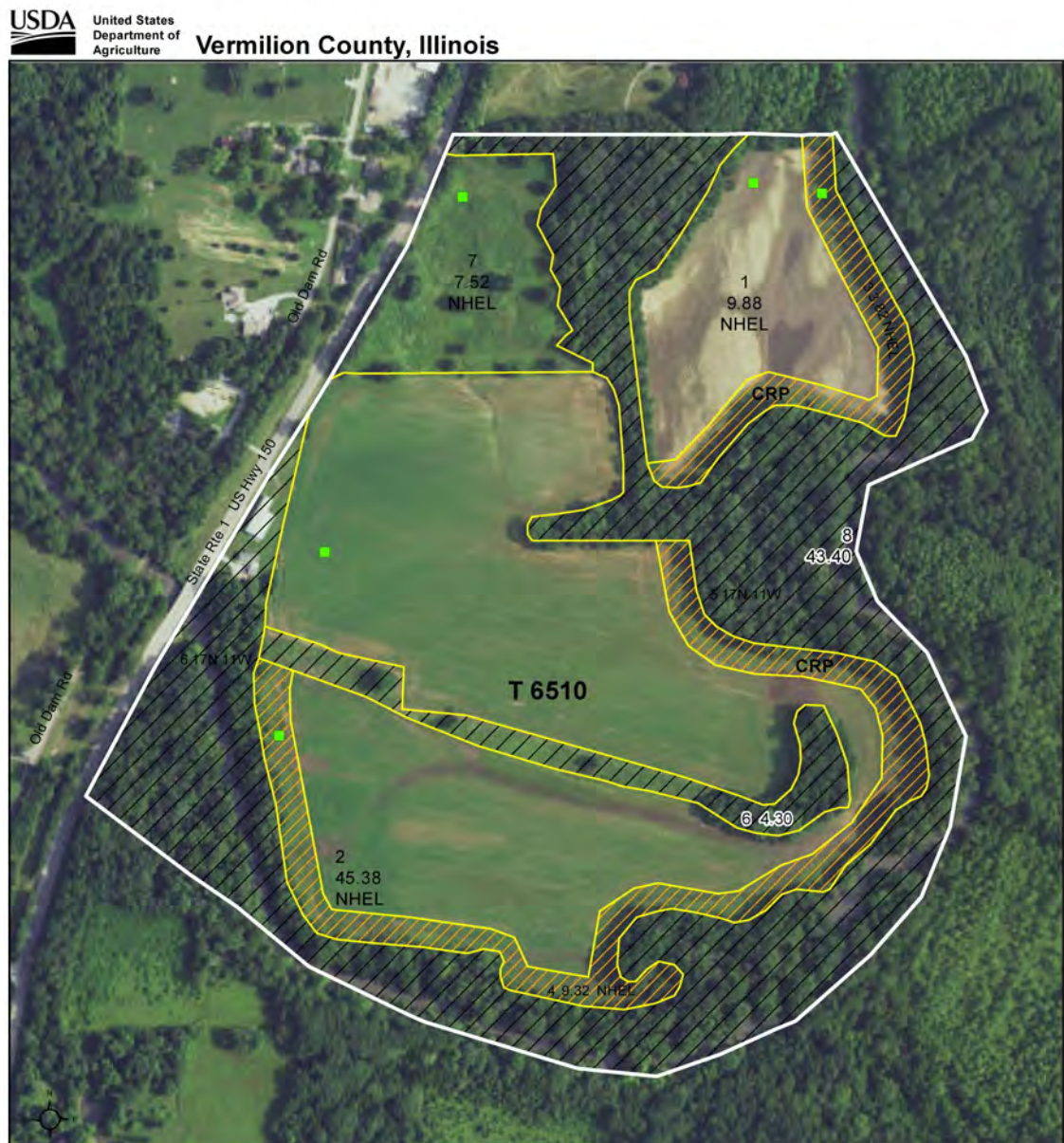
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**Common Land Unit**

-  Non-Cropland  
 Cropland  
 plss\_a\_il\_VMAS  
 CRP

## Wetland Determination Identifiers

-  Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

A number line is shown with tick marks at 0, 170, 340, and 680. The word "Feet" is written at the right end of the line. The segment between 170 and 340 is highlighted with a white box.

2022 Program Year  
Map Created November 01, 2021

Farm **3631**  
Tract **6510**

Tract Cropland Total: 75.92 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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Looking North



West Looking Southeast



Southwest Looking Northeast



North Looking South



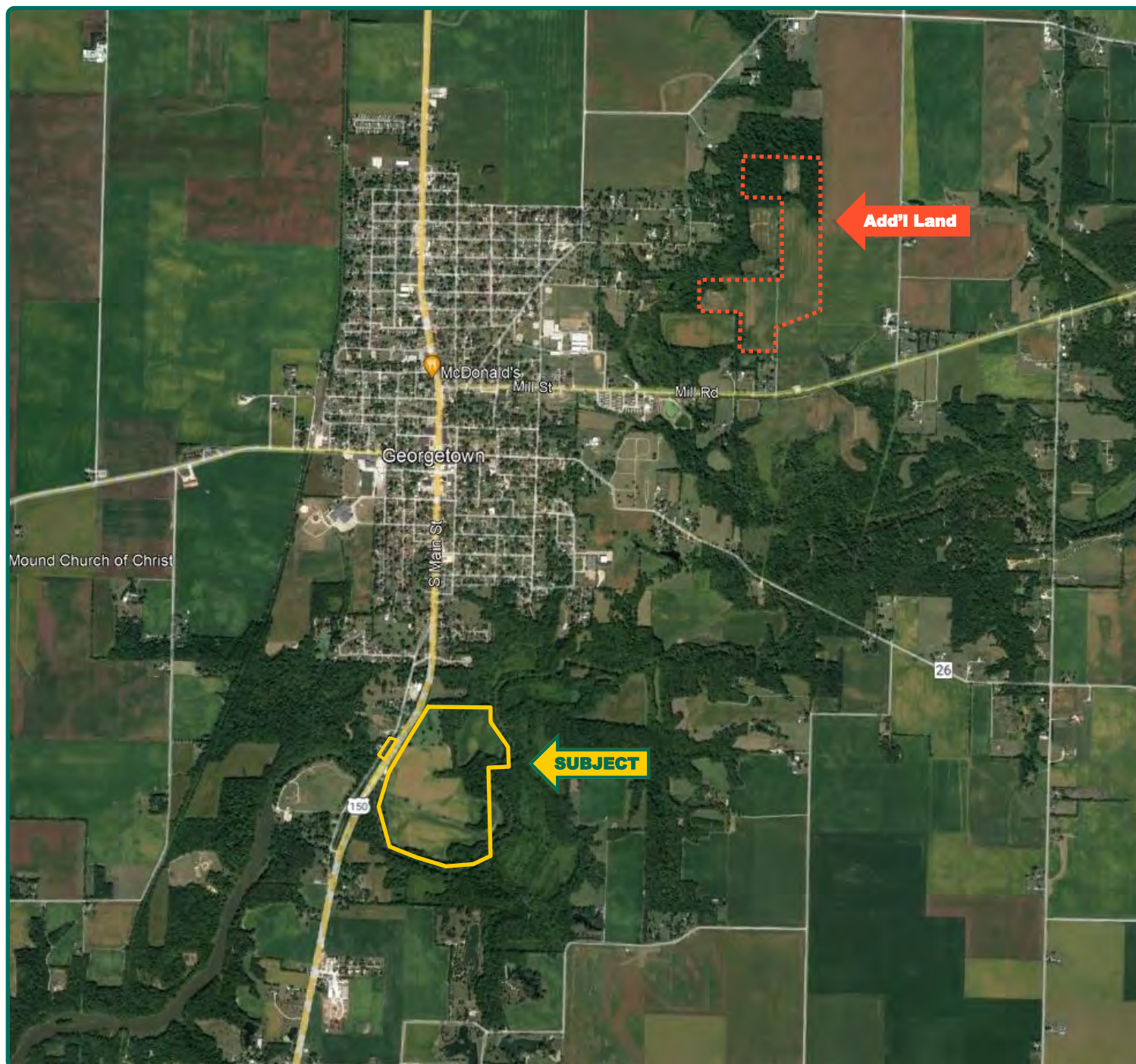
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# Additional Land Aerial Photo



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## Make the Most of Your Farmland Investment

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