Farmland For Sale

160.0 Acres (m/l) Located in
Kansas Township
Edgar County, Illinois

Martin Real Estate & Appraisals
Chris Martin, Broker (217) 251-8561 or 465-6434

General Information:

The subject property is improved, with an older shed; it has a nearly level to gently rolling topography.

Plat Map:

Real Estate Tax Information:

Parcel No.	Acres	2023 Assessment	2022 Taxes (Payable 23)	Tax Per Acre
08-16-12-400-002	100.00	$72,900	$4,439.98	$44.40
08-16-12-400-003	60.00	$42,870	$2,612.16	$43.54
Total	160.00	$115,770	$7,052.14	$44.08

The courthouse records show a total of 160 total acres, with 157.48 tillable. We estimated tillable, more or less.

Acreage Recap: (Estimated)

Class I Tillable	125.70 Acres
Class II Tillable	32.70 Acres
Building Site	.60 Acres
Non-Tillable	1.00 Acres
Total Acreage	160.00 Acres

Soils Summary Table – Per Surety Map.

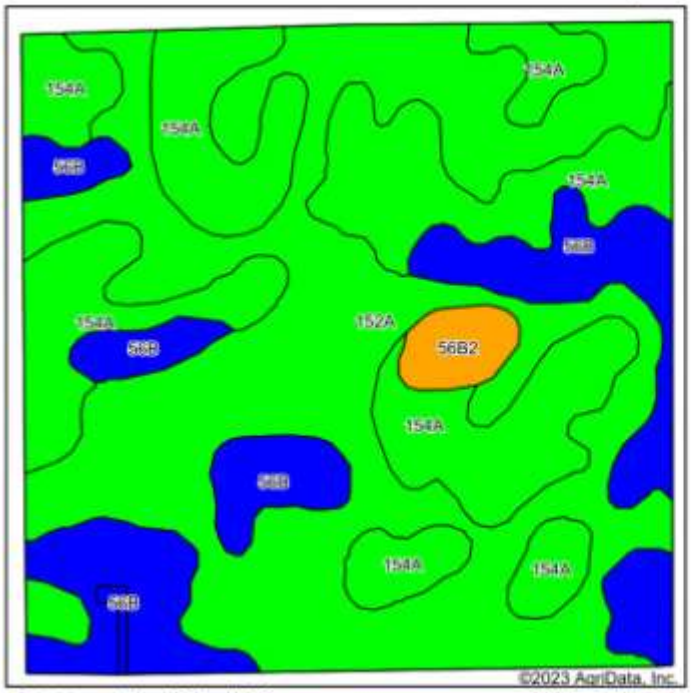
	Soil Type	Productivity Index (old/new)	Percentage of Soil Type on Farm
152	Drummer Silty Clay Loam	150/144	48.0%
56b	Dana Silt Loam	134/129*	32.1%
154	Flangan Silt Loam	160/144	19.9%

Productivity Index Rating: 149.0 / 141.4

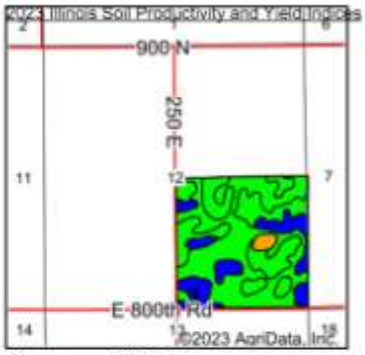
*adjusted for slope.

Soil Survey Map (surety):

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Edgar**
Location: **12-13N-14W**
Township: **Kansas**
Acres: **162.67**
Date: **11/9/2023**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc 2023 www.AgriDataInc.com

Area Symbol: IL045, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A *b*	Sorghum *c* Bu/A	Alfalfa *d* hay, T/A	Grass-legume *e* hay, T/A	Crop productivity index for optimum management
**152A	Drummer silty clay loam, 0 to 2 percent slopes	78.07	48.0%		**195	**63	**73	**100	0	0.00	**5.60	**144
154A	Flanagan silt loam, 0 to 2 percent slopes	52.19	32.1%		194	63	77	102	0	0.00	5.90	144
**56B	Dana silt loam, 2 to 5 percent slopes	29.25	18.0%		**179	**55	**68	**98	0	**6.24	0.00	**130
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	3.16	1.9%		**169	**53	**65	**93	0	**6.92	0.00	**123
				Weighted Average	**191.1**	**61.4**	**73.2**	**100.1**	*-	**1.2**	**4.6**	**141.1**

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices
** Base indexes from Bulletin 811 adjusted for slope and erosion according to the Il Soils EFOTG
b Soils in the southern region were not rated for oats and are shown with a zero "0".
c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

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

Aerial Photo:

Sale Terms:

List Price: $3,440,000 or $21,500 per acre.

Procedure: The farm is being offered as one tract.

Terms & Title: Down payment will be required with an executed purchase contract, on the date of sale. Balance due at closing. Seller will furnish a title policy in the amount of the purchase price, subject to usual and customary exceptions.

Taxes: Seller will pay the 2023 Real Estate Taxes, payable in 2024, with a credit at closing, based on the 2022 taxes. All subsequent Real Estate Taxes to be paid by the buyer.

Possession: At close, subject to 2023 tenancy; 2024 tenancy rights are available.

Disclosure: Announcements on the sale date take precedence over printed material or oral information. The information contained in this brochure is considered to be accurate. Information is subject to verification and no liability for errors or omissions is assumed.