

# FARMLAND FOR SALE



Green Trust Farm  
120.00 acres - Illiopolis Township  
Sangamon County, IL



**Tom Courson**  
**Broker/Owner**

425 Sunset Ct., PO Box 169  
Mt. Zion, IL 62549

(217) 855-3026  
tom.courson@fieldlevelag.com

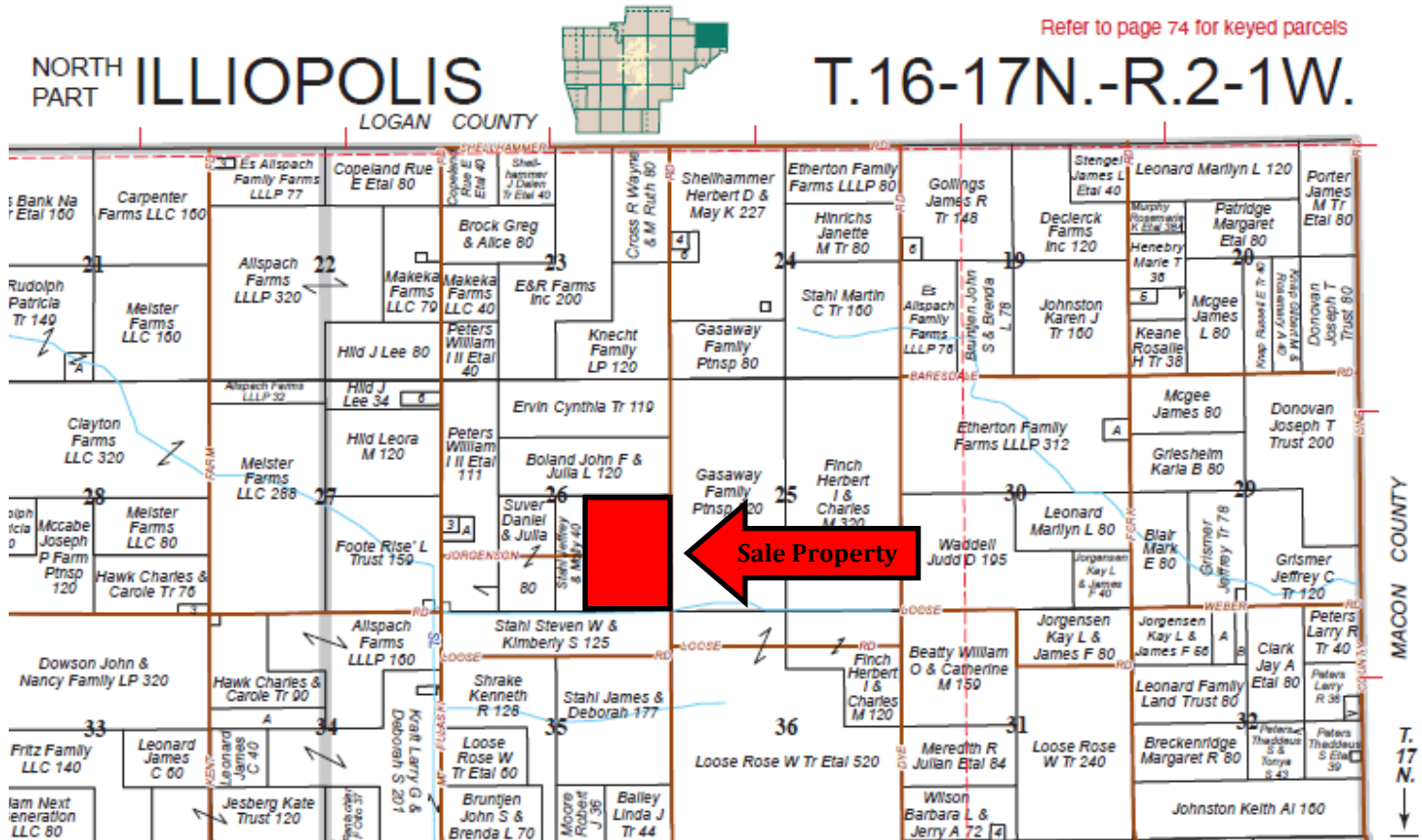


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FARMLAND APPRAISALS, BROKERAGE & MANAGEMENT

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# Plat Map



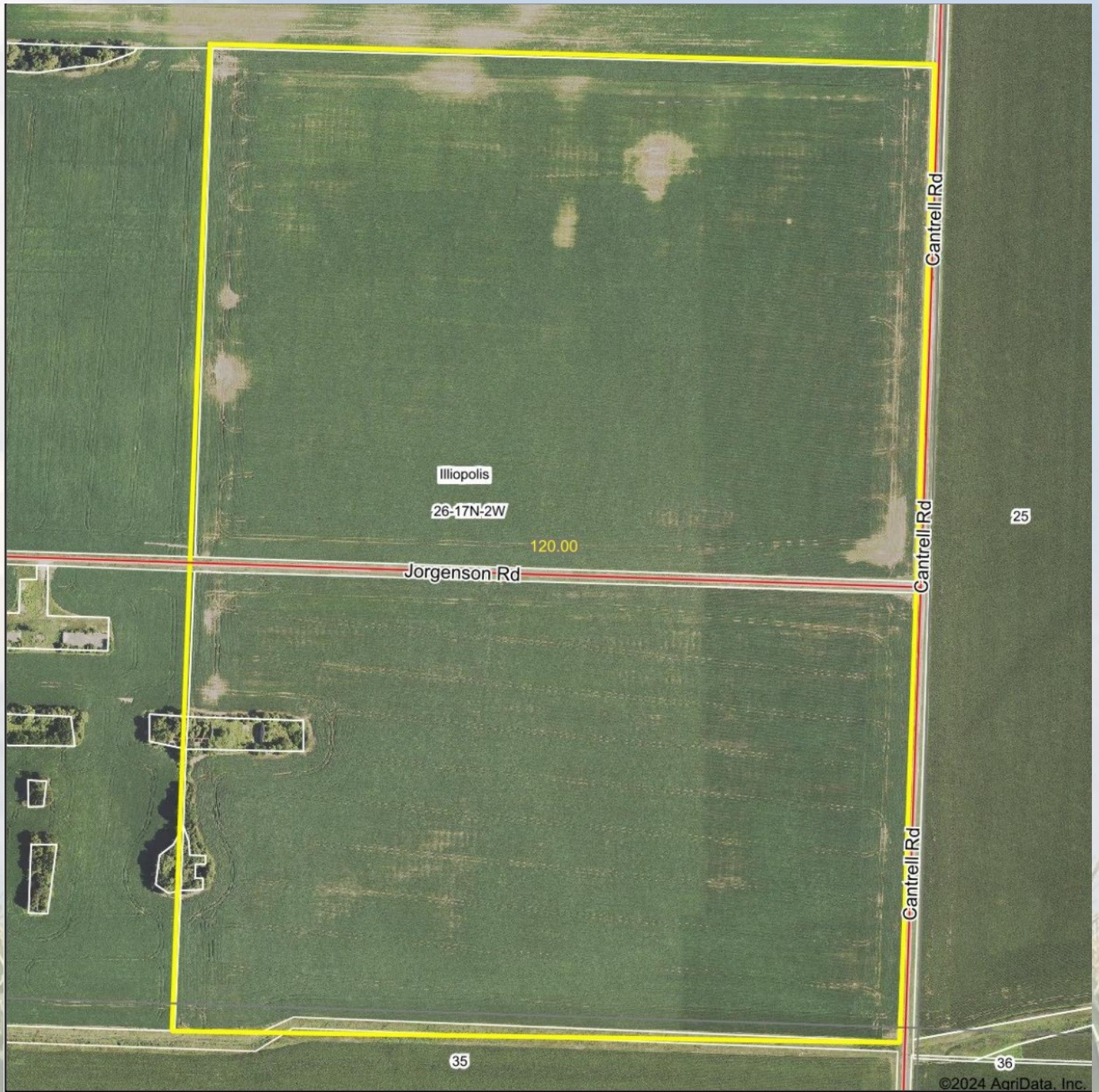
## Property Tax Information

County	Parcel No.	Acres	2023 Taxes	Tax/A
Sangamon	09-26.0-400-002 09-26.0-400-003	120.00	\$ 6,268.64	\$ 52.24

Green Trust Farm - Sangamon Co., IL



# Aerial Map



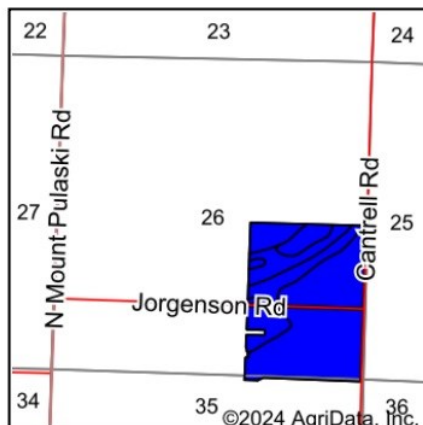
Green Trust Farm - Sangamon Co., IL



# Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Sangamon**  
 Location: **26-17N-2W**  
 Township: **Illiopolis**  
 Acres: **115.48**  
 Date: **5/31/2024**



Area Symbol: IL167, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management
**68A	Sable silty clay loam, 0 to 2 percent slopes	78.44	68.0%		**192	**63	**74	**143
43A	Ipava silt loam, 0 to 2 percent slopes	26.36	22.8%		191	62	77	142
705A	Buckhart silt loam, 0 to 2 percent slopes	10.68	9.2%		190	61	74	142
Weighted Average					191.6	62.6	74.7	142.7

**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, 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: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\* The flood/pond factor has been removed for B811 indexes and yields.

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, and surface texture according to the Il. Soils EFOTG

Green Trust Farm - Sangamon Co., IL

# Terms and Conditions

## Asking Price

The sale property is offered at \$18,000 per tax acres for 120.00 tax acres. The total asking price is \$2,160,000.

## Procedure

This property is being offered in two distinct tracts.

## Down Payment

Upon acceptance, buyer shall be required to enter into a written purchase agreement and submit earnest money by personal check, cashier's check or bank wire.

## Closing

Closing will be scheduled thirty (30) days after the signing of the sales contract.

## Real Estate Taxes

Buyer will receive a credit at closing for the 2024 real estate taxes payable in 2025. The buyer shall then be responsible for payment of said taxes.

## Possession

Possession will be granted at closing subject to the rights of the current tenant. The tillable farmland is leased for the 2024 crop year under a cash rent lease. Call Tom Courson at (217) 855-3026 for more details.

## Minerals

The owner's interest, if any, of any mineral rights will be included with the sale of the property.

## Disclaimer

The information in this brochure is considered to be accurate, however, the information is subject to verification. No liability for errors or omissions is assumed. The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or Field Level Agriculture, Inc. The information contained in the supporting literature is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Field Level Agriculture, Inc. Each potential buyer is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own risk. Neither the Seller nor Field Level Agriculture, Inc. are warranting and specific zoning classification, location of utilities, nor warranting or representing as to fitness for a particular use access, or physical or environmental condition. Diagrams and dimensions in the marketing literature are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract.

## Agency

Field Level Agriculture, Inc., its broker's and representatives, are the agent of the seller only.



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**120.00 Acres**  
**Sangamon Co.**

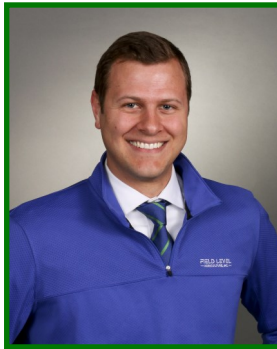
## *Farmland for Sale - Logan & Sangamon Co., IL*



**Seth Baker**  
Mt. Zion  
(217) 329-4048



**Tom Courson**  
Mt. Zion  
(217) 855-3026



**Josh Peak**  
Jacksonville  
(217) 473-1399



**Nick Suess**  
Greenville  
(618) 267-1236



**Logan Frye**  
Springfield  
(217) 498-9660



**Chris Dorsey**  
Jacksonville  
(217) 370-7622



**Ryan Reifschneider**  
Belleville  
(618) 539-8613



**Debra Reifschneider**  
Belleville  
(618) 539-8613



**Alex Head**  
Mt. Zion  
(217) 519-4299



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