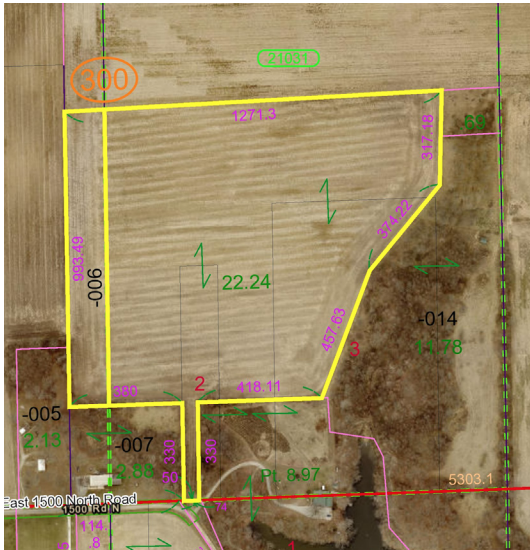


LAND FOR SALE

MR. LANDMAN

VERDERBER FARMS



VERDERBER FARMS

25.24 +/- ACRES

OAKWOOD TOWNSHIP

VERMILION COUNTY, IL

24.91 Tillable acres

REAL ESTATE AND TAX INFORMATION

Parcel ID #	Acres	2022 Assessed Value	2023 Taxes Payable
21-23-300-011	22.24	\$9,880	\$789.02
21-23-300-003	3.00	\$1,842	\$147.10

LOCATION

The Verderber Farm is located southwest of Oakwood, IL, on County Road 1500 North, approximately 1/3 of a mile east of County Road 700 East. The parcel is situated on the north side of the road, with access just before County Road 1500 North curves back to the south.

ABBREVIATED LEGAL DESCRIPTION

PART OF THE SW 1/4 SW 1/4; PART OF THE SE 1/4 SW 1/4 OF SECTION 23. TOWNSHIP 19 NORTH, 13 WEST, VERMILION COUNTY, ILLINOIS

LISTING PRICE

25.24 acres x \$12,500/acre = \$315,500

LEASE/POSSESSION

2026 Farming Rights Available

YIELD HISTORY

	CORN	SOYBEANS
2023	*	*
2022	*	*
2021	*	*
2020	*	*
2019	*	*

CONTACTS

Jon Fisher "Mr. Landman"
Designated Managing Broker
Phone: 217-202-0924
Email: jonfisher1991@gmail.com
www.mrlandman.com

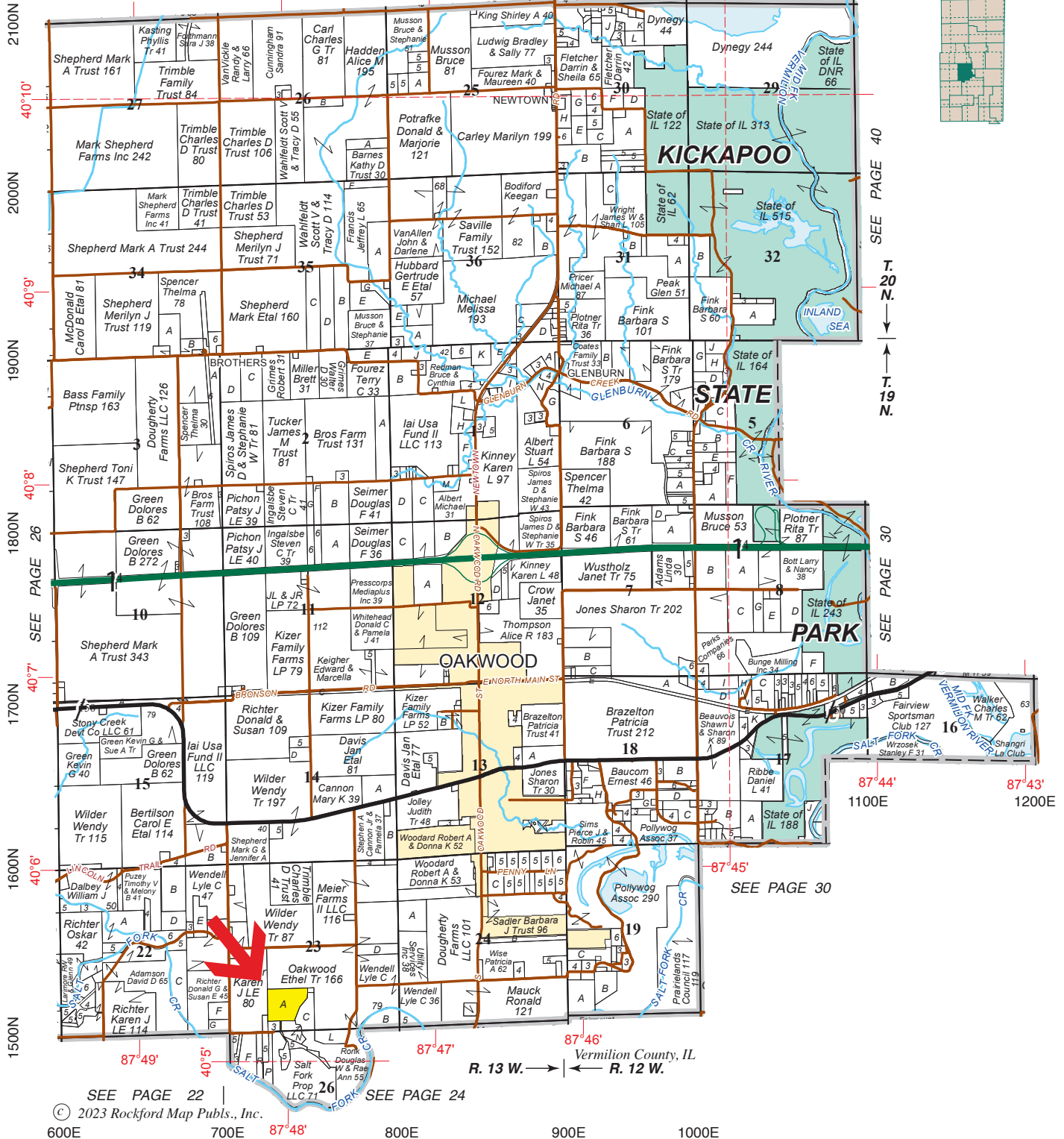


EAST
PART

OAKWOOD

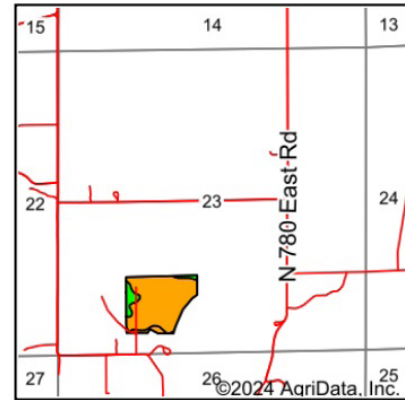
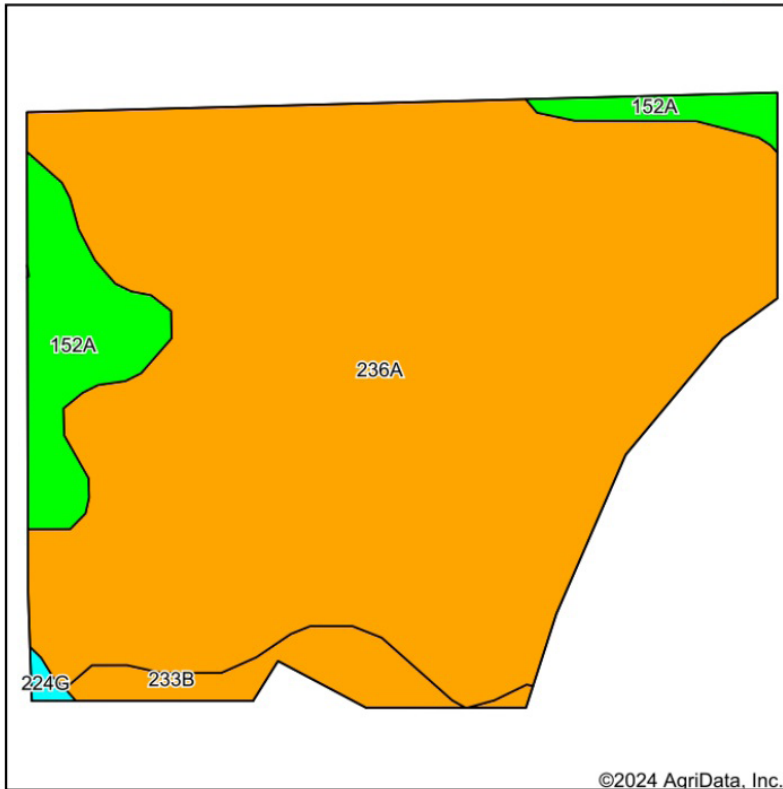
T.19-20N.-R.13-12W.

SEE PAGE 40



**Reproduced with permission of Rockford Map Publishers*

Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **23-19N-13W**
 Township: **Oakwood**
 Acres: **24.25**
 Date: **9/23/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	*Subsoil rooting a	*Corn Bu/A	*Soybeans Bu/A	*Wheat Bu/A	*Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
236A	Sabina silt loam, 0 to 2 percent slopes	21.07	86.8%		FAV	168	52	65	122	84	84	70	68
**152A	Drummer silty clay loam, 0 to 2 percent slopes	2.10	8.7%		FAV	**195	**63	**73	**144	82	81	68	74
**233B	Birkbeck silt loam, 2 to 5 percent slopes	1.01	4.2%		FAV	**165	**51	**65	**121	84	84	70	67
**224G	Strawn silt loam, 35 to 75 percent slopes	0.07	0.3%		FAV	**66	**22	**26	**49	15	15	14	8
Weighted Average						169.9	52.8	65.6	123.7	*n 83.6	*n 83.5	*n 69.7	*n 68.3

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

*n: The aggregation method is "Weighted Average using all components"

4 Year Crop History

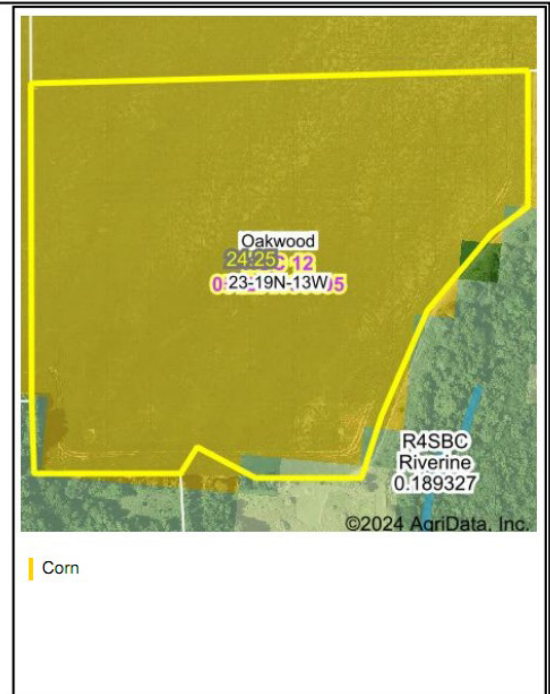
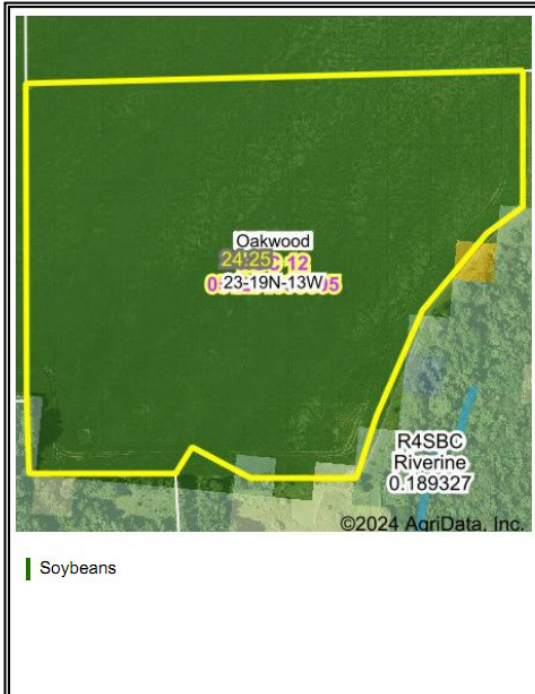


Owner/Operator:
 Address:
 Address:
 Phone:

Date: 9/23/2024
 Farm Name:
 Field ID:
 Acct. #:

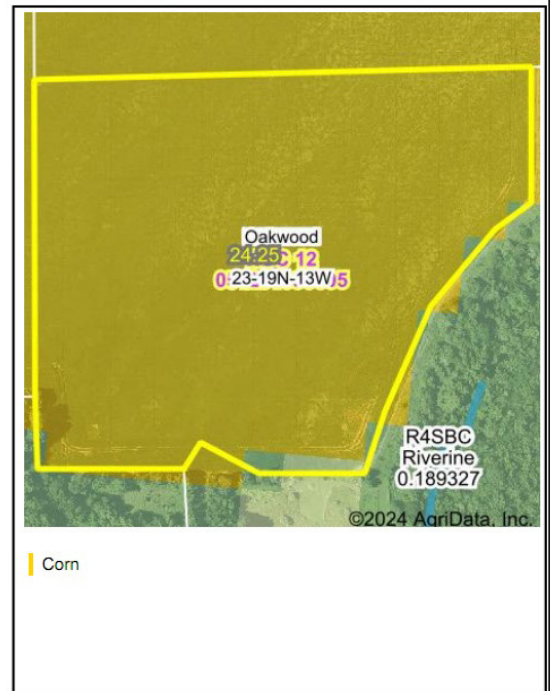
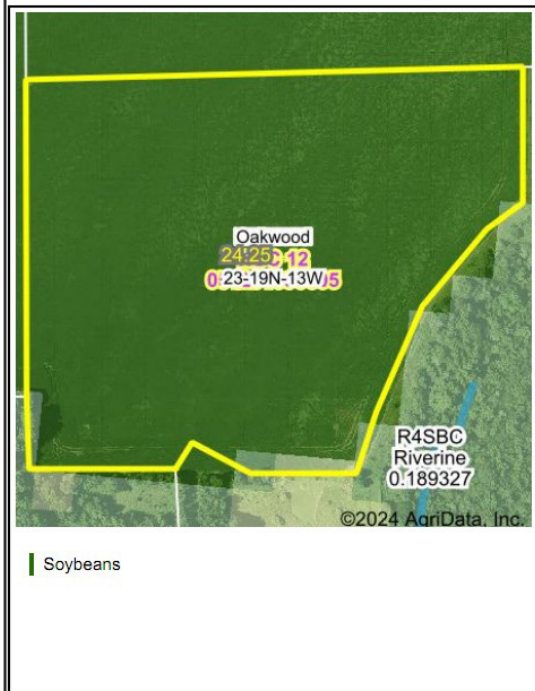
Crop Year: 2023

Crop Year: 2022



Crop Year: 2021

Crop Year: 2020



Boundary Center: 40° 5' 18, -87° 48' 0.1

State: IL County: Vermilion

Legal: 23-19N-13W Twnshp: Oakwood

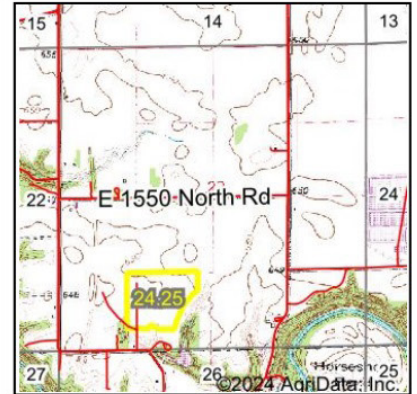
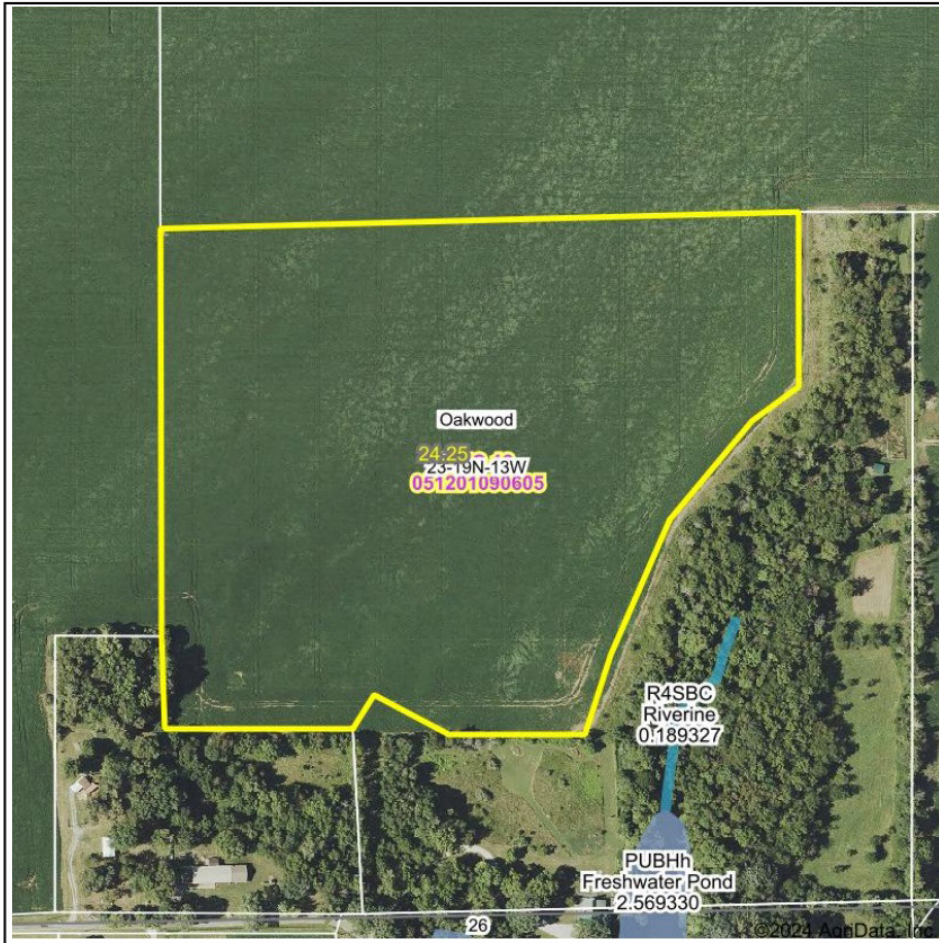


Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer. Watershed Boundary Dataset provided by USDA-NRCS

Wetlands Map



State: **Illinois**
 Location: **23-19N-13W**
 County: **Vermilion**
 Township: **Oakwood**
 Date: **9/23/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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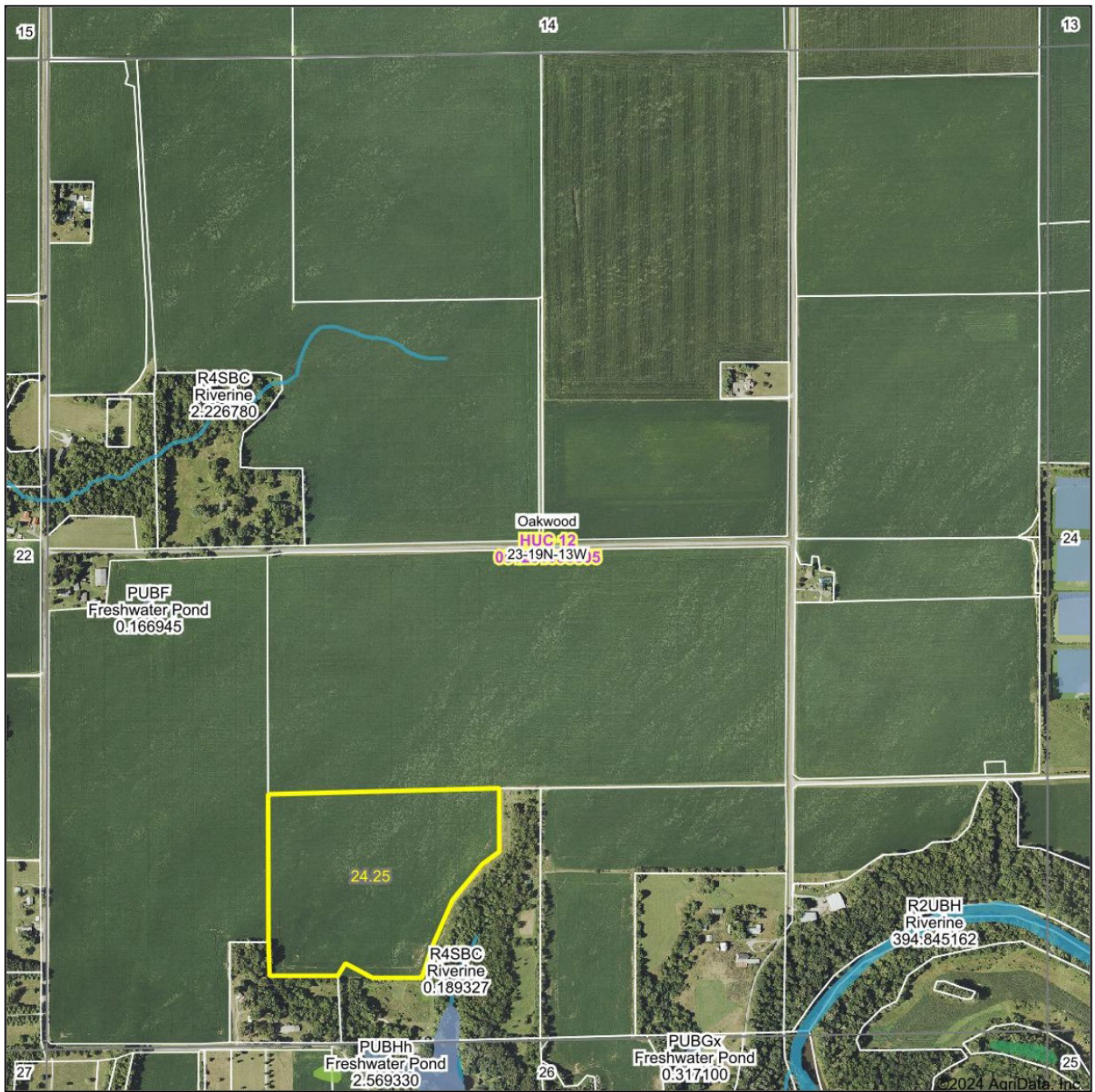


0ft 378ft 757ft

Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Aerial Map



Boundary Center: 40° 5' 18, -87° 48' 0.1

0ft 834ft 1667ft



Maps Provided By:



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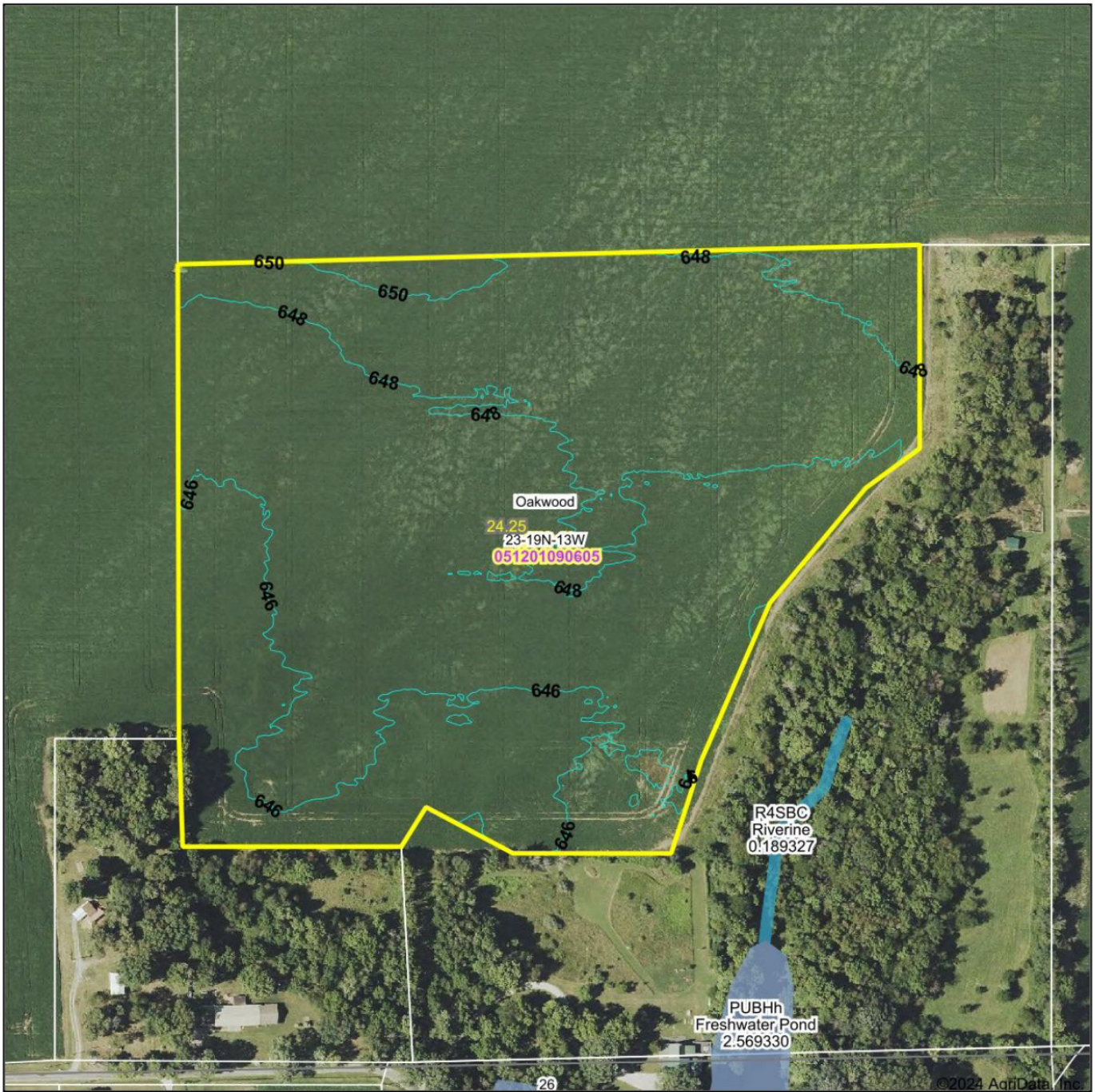
23-19N-13W
Vermilion County
Illinois



9/23/2024

Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA

Topography Contours



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA

Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 643.5
Max: 650.9
Range: 7.4
Average: 647.2
Standard Deviation: 1.25 ft

0ft 260ft 520ft



9/23/2024

23-19N-13W
Vermilion County
Illinois

Boundary Center: 40° 5' 18", -87° 48' 0.1