

Farmland For Sale

120 Acres (m/l) Located in
Prairie Township
Edgar County, Illinois

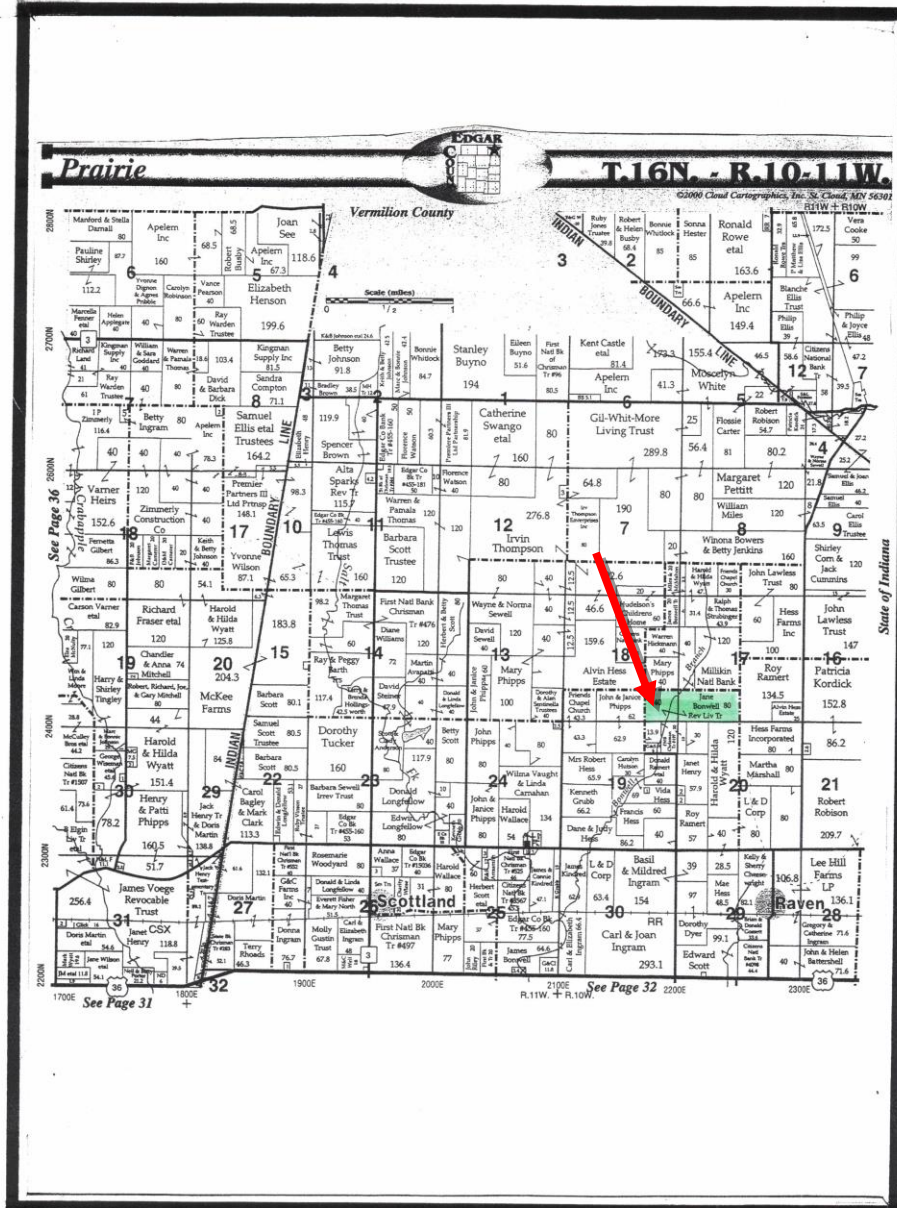


Martin Real Estate & Appraisals
Chris Martin, Broker (217) 251-8561 or 465-6434

General Information:

The subject property is unimproved; it has a nearly level to gently rolling topography, with an open ditch in the center.

Plat Map:



Real Estate Tax Information:

Parcel No.	Acres	2024 Assessment	2023 Taxes (Payable 24)	Tax Per Acre
10-05-18-400-005	40.00	\$24,860	\$1,547.68	\$38.69
10-05-17-300-003	<u>80.00</u>	<u>\$59,800</u>	<u>\$3,882.90</u>	<u>\$48.54</u>
Total	120.00	\$84,660	\$5,430.58	\$45.25

Note: The courthouse records show a total of 120 acres, with 110.97 tillable. The appraiser used the courthouse total and estimated the tillable.

Acreage Recap: (ESTIMATED)

Class I Tillable	77.50 Acres
Class II Tillable	37.50 Acres
Non-Tillable	<u>5.00</u> Acres
Total Acreage	120.00 Acres

Soils Summary Table – based on Surety Map

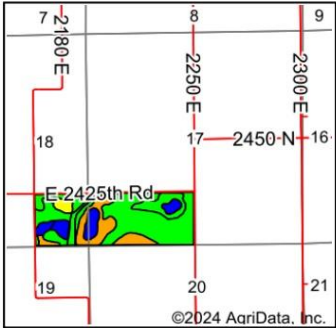
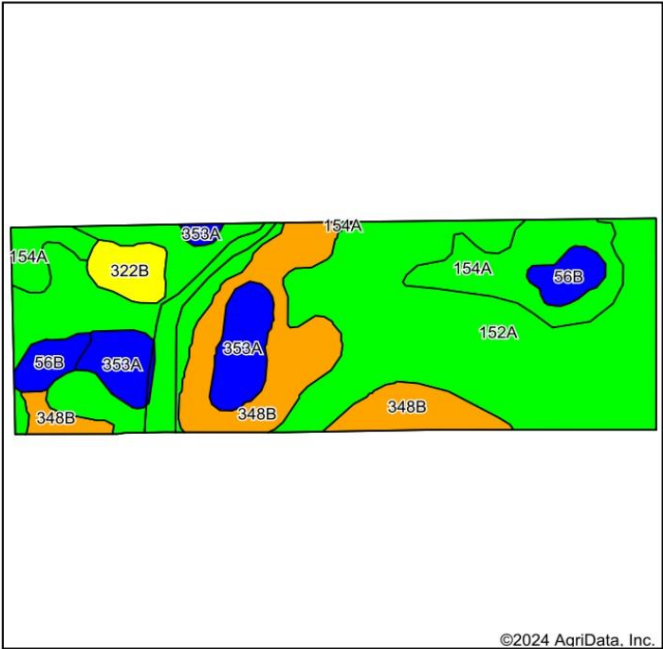
Soil Type	Productivity Index(Old/new)	Percentage of Soil Type on Farm
152 Drummer Silty Clay Loam	150/144	56.5%
154 Flanagan Silt Loam	160/144	10.9%
348b Wingate Silt Loam	125/119*	17.3%
353 Toronto Silt Loam	135/128	8.0%
56b Dana Silt Loam	134/130*	4.3%
322b Russell Silt Loam	120/115*	8.0%

Productivity Index Rating 143.9
New System 136.9

*adjusted for slope.

Soil Survey Map:

Soils Map



State: **Illinois**
County: **Edgar**
Location: **17-16N-10W**
Township: **Prairie**
Acres: **119.72**
Date: **12/11/2024**

Maps Provided By:  **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL045, 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	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**152A	Drummer silty clay loam, 0 to 2 percent slopes	67.70	56.6%		FAV	**195	**63	**73	**100	0	**5.60	**144	74
**348B	Wingate silt loam, 2 to 5 percent slopes	20.72	17.3%		FAV	**162	**51	**67	**90	0	**5.30	**119	75
154A	Flanagan silt loam, 0 to 2 percent slopes	13.06	10.9%		FAV	194	63	77	102	0	5.90	144	76
353A	Toronto silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	9.61	8.0%		FAV	174	56	69	93	0	5.30	128	76
**56B	Dana silt loam, 2 to 5 percent slopes	5.10	4.3%		FAV	**178	**55	**68	**98	0	**6.20	**130	79
**322B	Russell silt loam, Bloomington Ridged Plain, 2 to 5 percent slopes	3.53	2.9%		FAV	**158	**50	**62	**81	0	**4.50	**115	68

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

Aerial Photo:

Aerial Map



Sale Terms:

List Price: \$2,010,000 or \$16,750 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 2025 Real Estate Taxes, payable in 2026, with a credit at closing, based on the 2024 taxes. All subsequent Real Estate Taxes to be paid by the buyer.

Possession: At close; 2026 Lease rights to be opened at close.

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.





