



LAND FOR SALE

Farmland Investment Opportunity with Wind Turbine Income



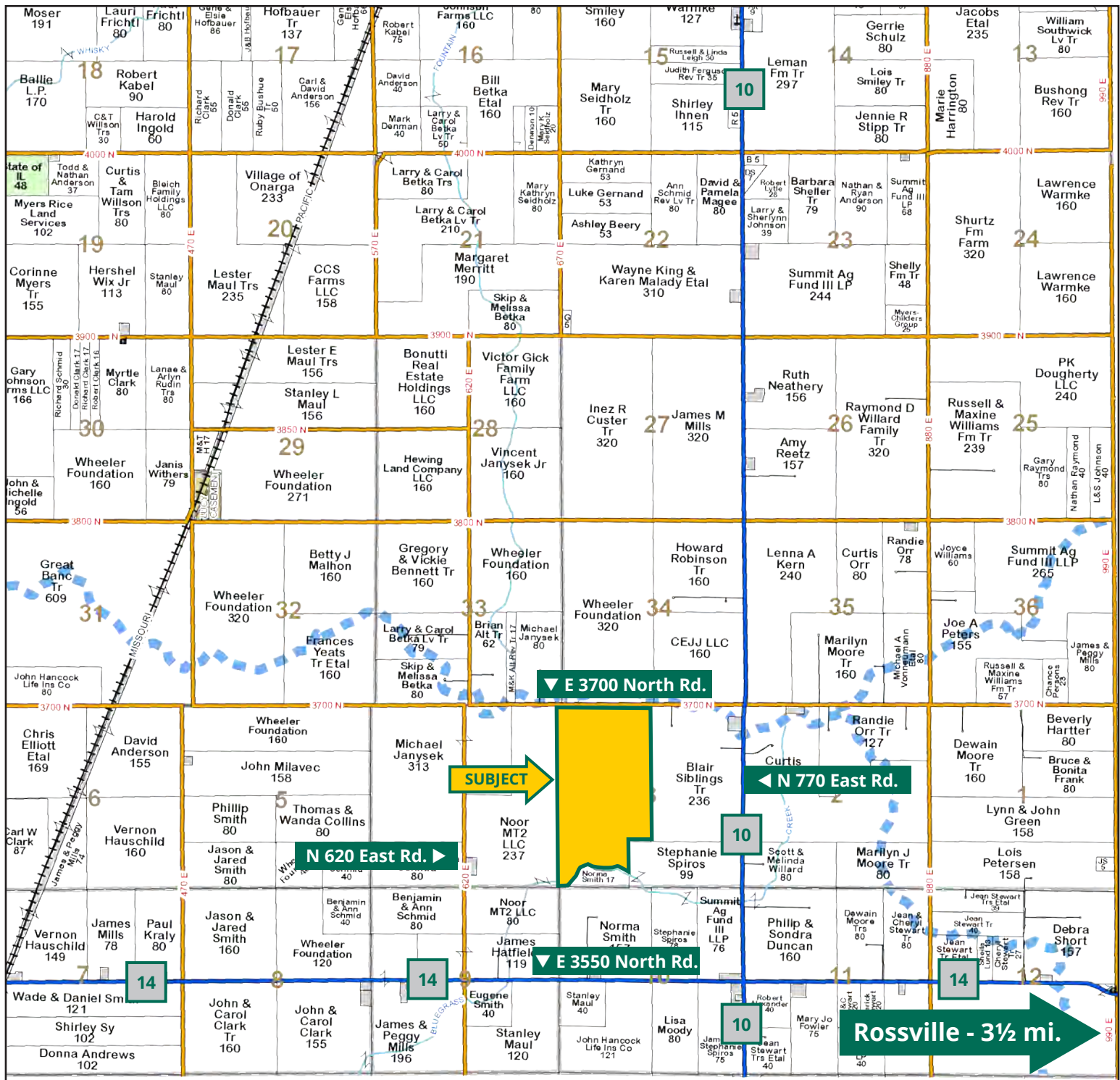
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283.51 Acres, m/I
Vermilion County, IL



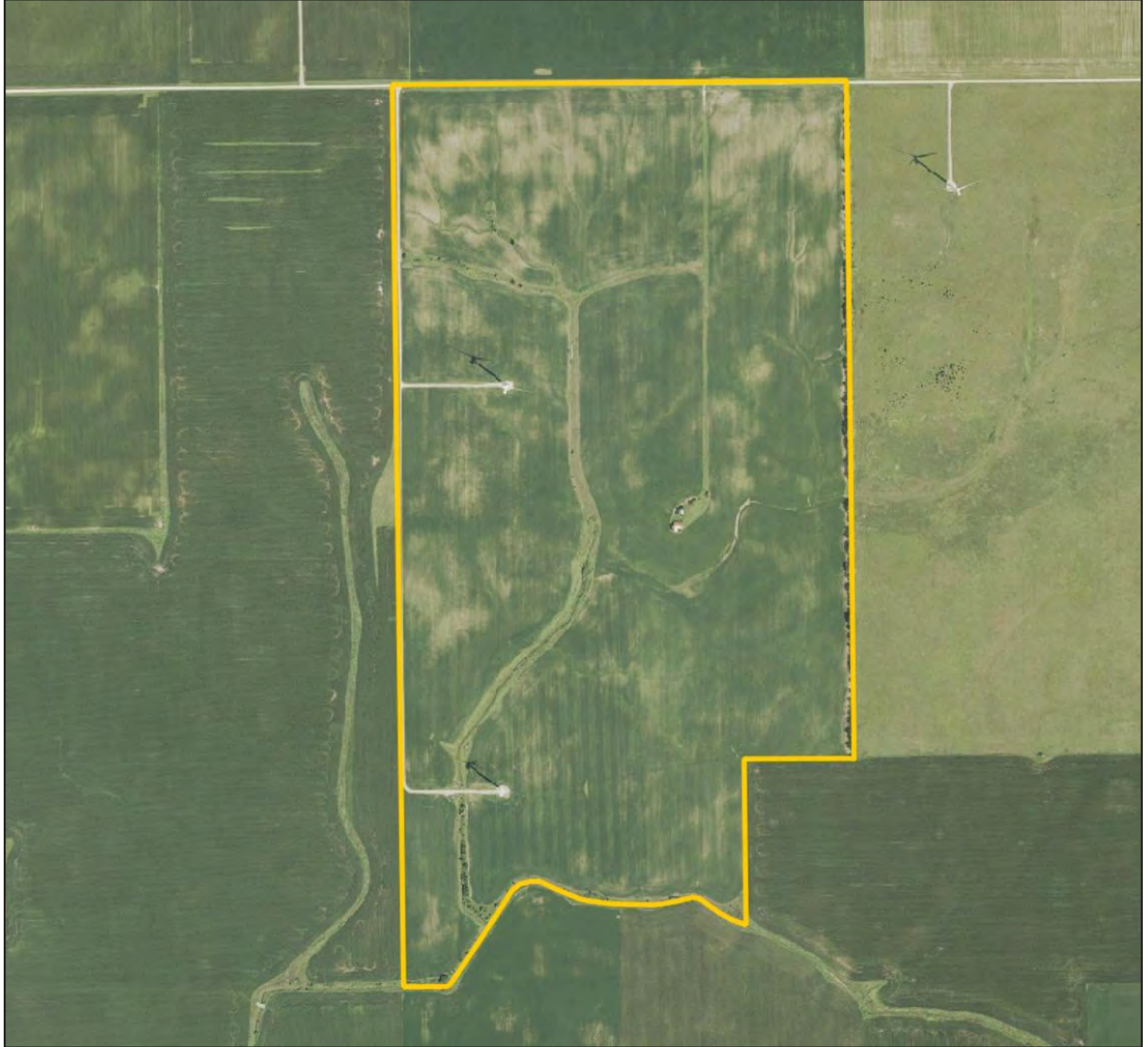
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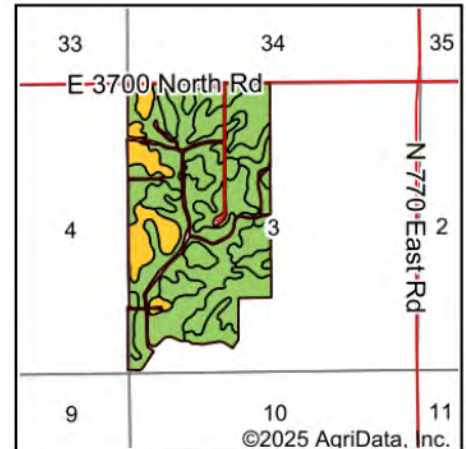
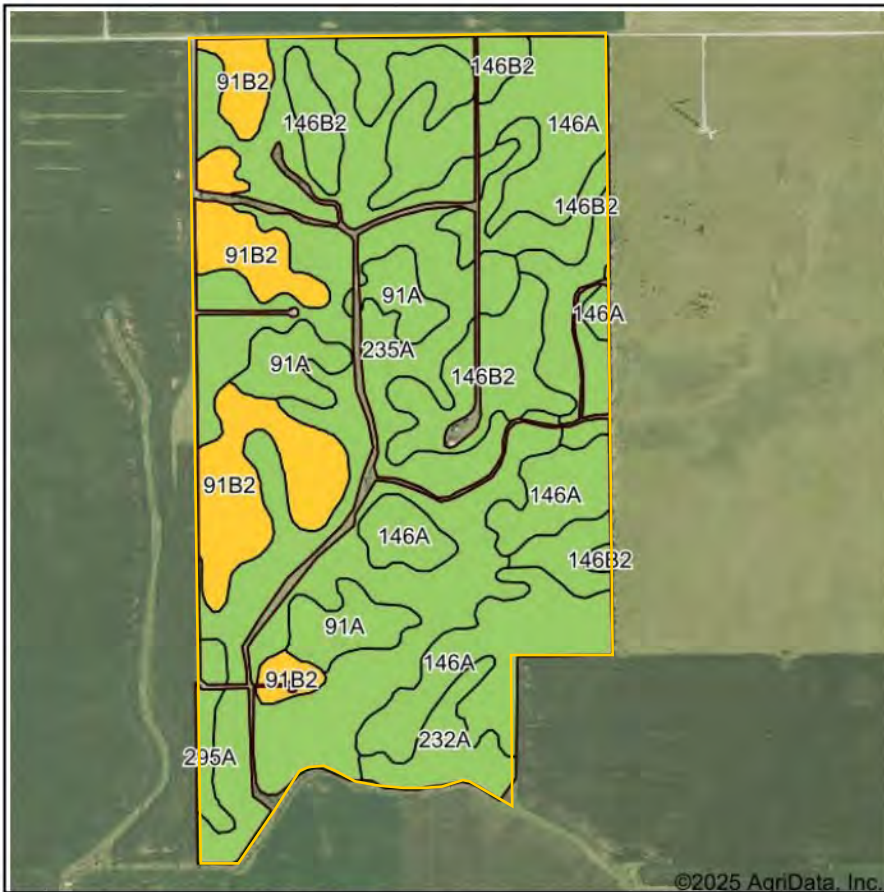
FSA/Eff. Crop Acres: 259.72 | Soil Productivity: 120.10 PI



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State: **Illinois**
 County: **Vermilion**
 Location: **3-22N-13W**
 Township: **Butler**
 Acres: **259.72**
 Date: **11/11/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Crop productivity index for optimum management
**235A	Bryce silty clay, 0 to 2 percent slopes	104.82	40.4%		**120
146A	Elliott silt loam, 0 to 2 percent slopes	51.72	19.9%		125
**146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	31.66	12.2%		**118
**91B2	Swygert silty clay loam, 2 to 4 percent slopes, eroded	30.42	11.7%		**110
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	21.63	8.3%		**127
**91A	Swygert silty clay loam, 0 to 2 percent slopes	15.87	6.1%		**118
295A	Mokena silt loam, 0 to 2 percent slopes	3.60	1.4%		126
Weighted Average					120.1

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

Location

From Rossville: Go west on E 3550 North Rd. / Co. Rd. 14 for 6.4 miles, then north on N 770 East Rd. / Co. Rd. 10 for 1½ miles, and then west on E 3700 North Rd. for ½ mile. Property is located on the south side of the road.

Simple Legal

Part of the W½ of Section 3, Township 22 North, Range 13 West of the 2nd P.M., Vermilion Co., IL. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$3,543,875
- \$12,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2024 Taxes Payable 2025: \$10,798.02
Gross Acres: 283.51
Taxable Acres: 281.47

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 10398, Tract 10804
FSA/Eff. Crop Acres: 259.72
Corn Base Acres: 131.00
Corn PLC Yield: 120 Bu.
Bean Base Acres: 137.30
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Main soil types are Bryce, Elliott, Swygert, and Ashkum. Productivity Index (PI) on the FSA/Eff. crop acres is 120.10. 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

Gently sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

There is a 50' x 38' shed and a 27' grain bin on the property.

Wind Turbines

There are two, 2MW wind turbines on the property, constructed and placed online in 2015. The turbines are subject to a 30-year lease with a 15-year extension option and include access easements. Contact agent for lease payment details.

Water & Well Information

None.



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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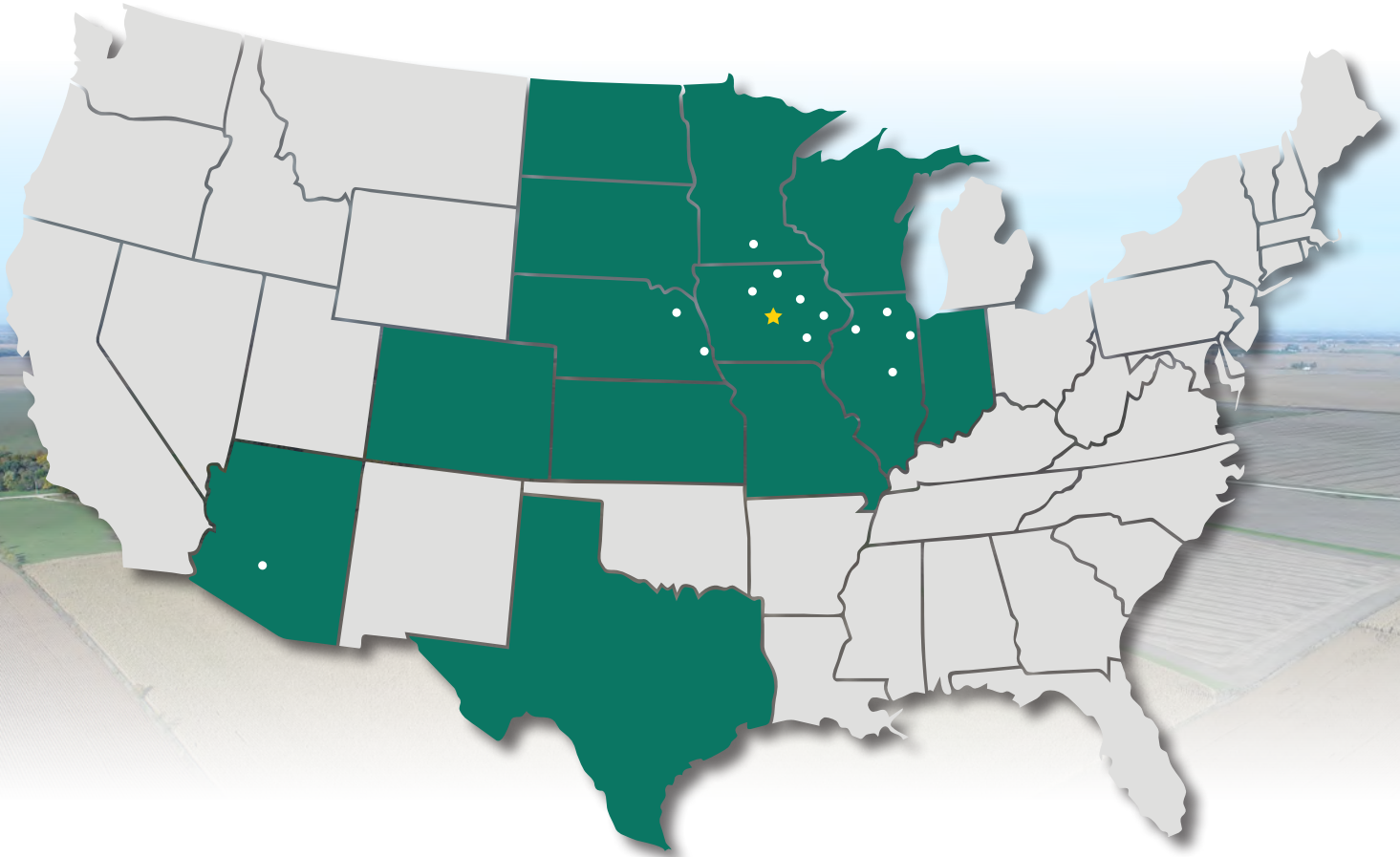
Southeast Corner looking Northwest



Northeast Corner looking Southwest



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