

A wide-angle photograph of a large, flat, brown field, possibly a farm or agricultural land, under a cloudy sky. The field is covered in dry, brown vegetation or soil. In the distance, there are some trees and a few small buildings.

50.163 Acres, m/l, Edgar County, IL

Property Information

Seller

Elsie C. Allen

Location

1/2 mile west of the intersection of 2800N and 1550E. Approximately 5 miles north of Chrisman, Illinois.

Legal Description

Part of the E 1/2 of the NE 1/4 of Section 3, Township 16 North, Range 12 West, of the 2nd P.M., Edgar County, IL. The exact legal description will be determined by a survey.

Price & Terms

- \$446,450
- \$8,900 / acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to the existing lease.

Real Estate Tax

Part of tax parcel #11-03-03-200-001

Taxes Paid in 2015*: \$ 1,390.02

Taxable Acres*: 50.163

Tax per Taxable Acre*: \$ 27.71

**Taxes and acres are estimated. A survey will be completed. Local Assessor's office will determine final acres and taxes.*

FSA Data

Farm #8550

Crop Acres: 48.29

Corn Base: 22.90 Ac.

Corn PLC Yield: 156 Bu.

Bean Base: 22.86 Ac.

Bean PLC Yield: 47 Bu.

Farm Program Election: ARC-CO

Lease Status

The farm is leased for 2016.

CRP Contracts

None.

Buildings / Improvements

None.

Soil Types/Productivity

Main soil types are Dana and Drummer. Productivity Index (PI) is 131.1. See soil map for details.

Mineral Rights

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Fertility Data

Soil tested fall of 2012.

pH: 6.8

Phosphorous: 46

Potassium: 290

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.

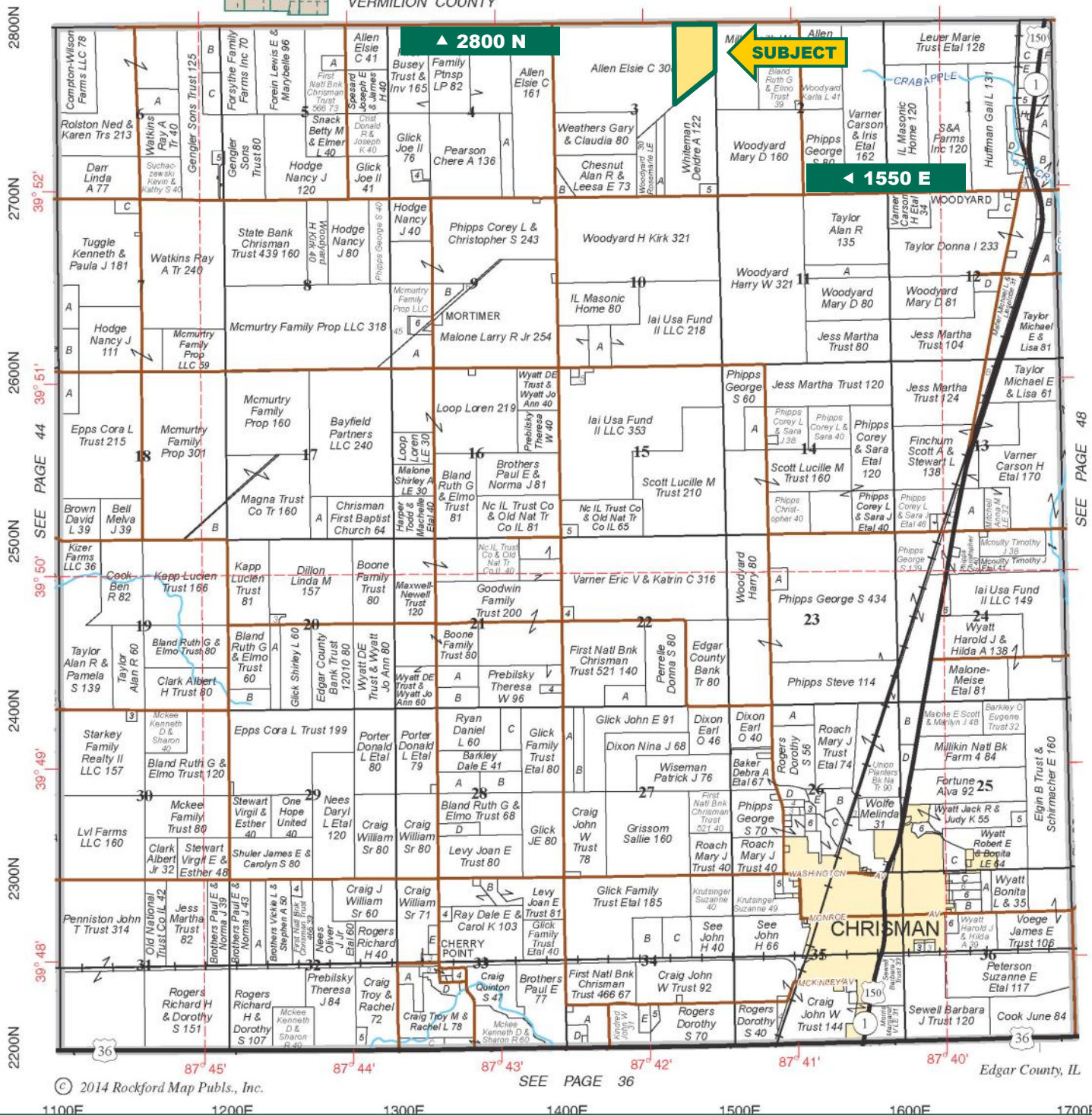
Plat Map

ROSS

Refer to page 65 for keyed parcels

T.16N.-R.12W.

VERMILION COUNTY

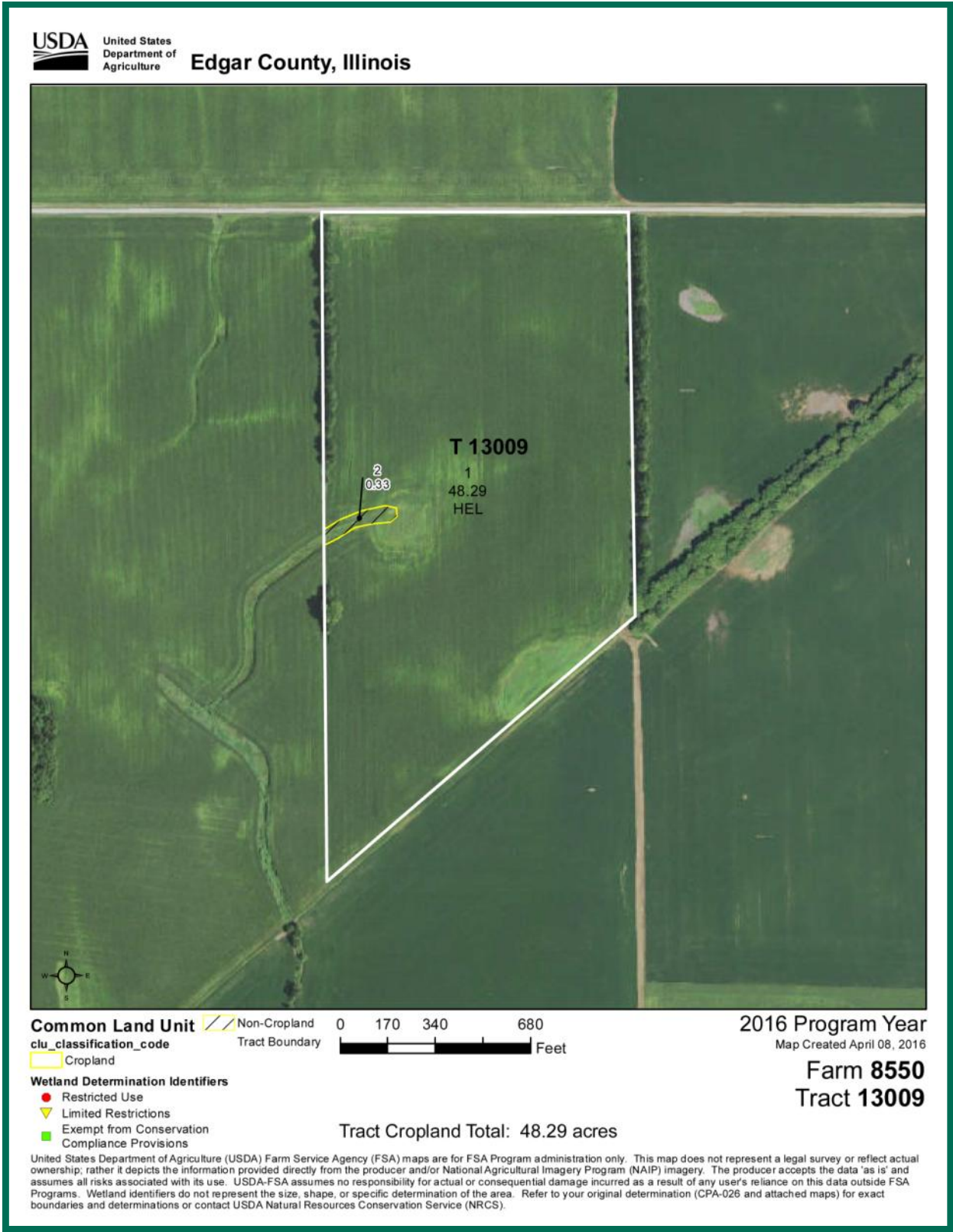


Map reproduced with permission of Rockford Map Publishers

Chad A. Kies
Licensed Real Estate Broker in Illinois
ChadK@Hertz.ag

(309) 944-2184
720 E. Culver Court, PO Box 9
Geneseo, IL 61254
www.Hertz.ag

Aerial Photo



Chad A. Kies

Licensed Real Estate Broker in Illinois

ChadK@Hertz.ag

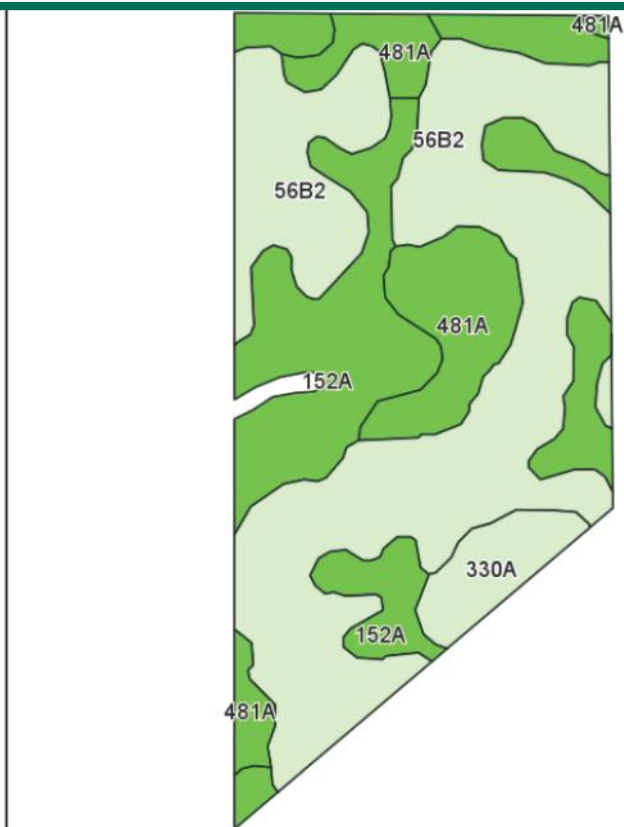
(309) 944-2184

720 E. Culver Court, PO Box 9

Geneseo, IL 61254

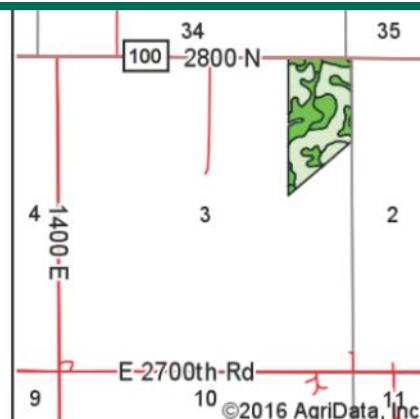
www.Hertz.ag

Soil Map



©2016 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Edgar**
 Location: **3-16N-12W**
 Township: **Ross**
 Acres: **48.29**
 Date: **3/30/2016**



Area Symbol: IL045, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**56B2	Dana silt loam, 2 to 5 percent slopes, eroded	25.72	53.3%		**171	**53	**124
152A	Drummer silty clay loam, 0 to 2 percent slopes	14.08	29.2%		195	63	144
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	6.21	12.9%		183	58	134
330A	Peotone silty clay loam, 0 to 2 percent slopes	2.28	4.7%		164	55	123
Weighted Average					179.2	56.7	131.1

Area Symbol: IL045, Soil Area Version: 10

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Chad A. Kies
 Licensed Real Estate Broker in Illinois
ChadK@Hertz.ag

(309) 944-2184
 720 E. Culver Court, PO Box 9
 Geneseo, IL 61254
www.Hertz.ag