



80.0 Acres, m/l, Edgar County, IL

Property Information

Seller

Elsie C. Allen

Location

The intersection of 2700N and 1400E.
Approximately 5 miles northwest of
Chrisman, Illinois.

Legal Description

The E 1/2 of the SE 1/4 of Section 4,
Township 16 North, Range 12 West, of
the 2nd P.M., Edgar County, Illinois.

Price & Terms

- \$576,000
- \$7,200/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

As agreed, subject to the existing lease.

Real Estate Tax

Tax parcel #11-03-04-400-002
Taxes Paid in 2017: \$ 1,418.26
Taxable Acres: 80.0
Tax per Taxable Acre: \$ 17.73

FSA Data

Part of Farm #8761
Crop Acres:* 64.75
Corn Base:* 30.52
Corn PLC Yield: 156 Bu.
Bean Base:* 30.48
Bean PLC Yield: 47 Bu.
Farm Program Election: ARC-CO
** Acres and Bases are estimated pending
parcel split. The local FSA office will
determine final Acres and Bases. Crop
acres include 0.5 acres currently enrolled
in CRP.*

Lease Status

The farm is leased for 2017. The farm is
open for lease in 2018.

Buildings/Improvements

None.

CRP Contracts

CRP Contract #1611, includes 0.5 acres
with annual payment of \$124. Contract
expires 9/30/2021.

Soil Types/Productivity

Main soil types are Dana and Raub.
Productivity Index (PI) is 127. See soil
map for details.

Mineral Rights

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

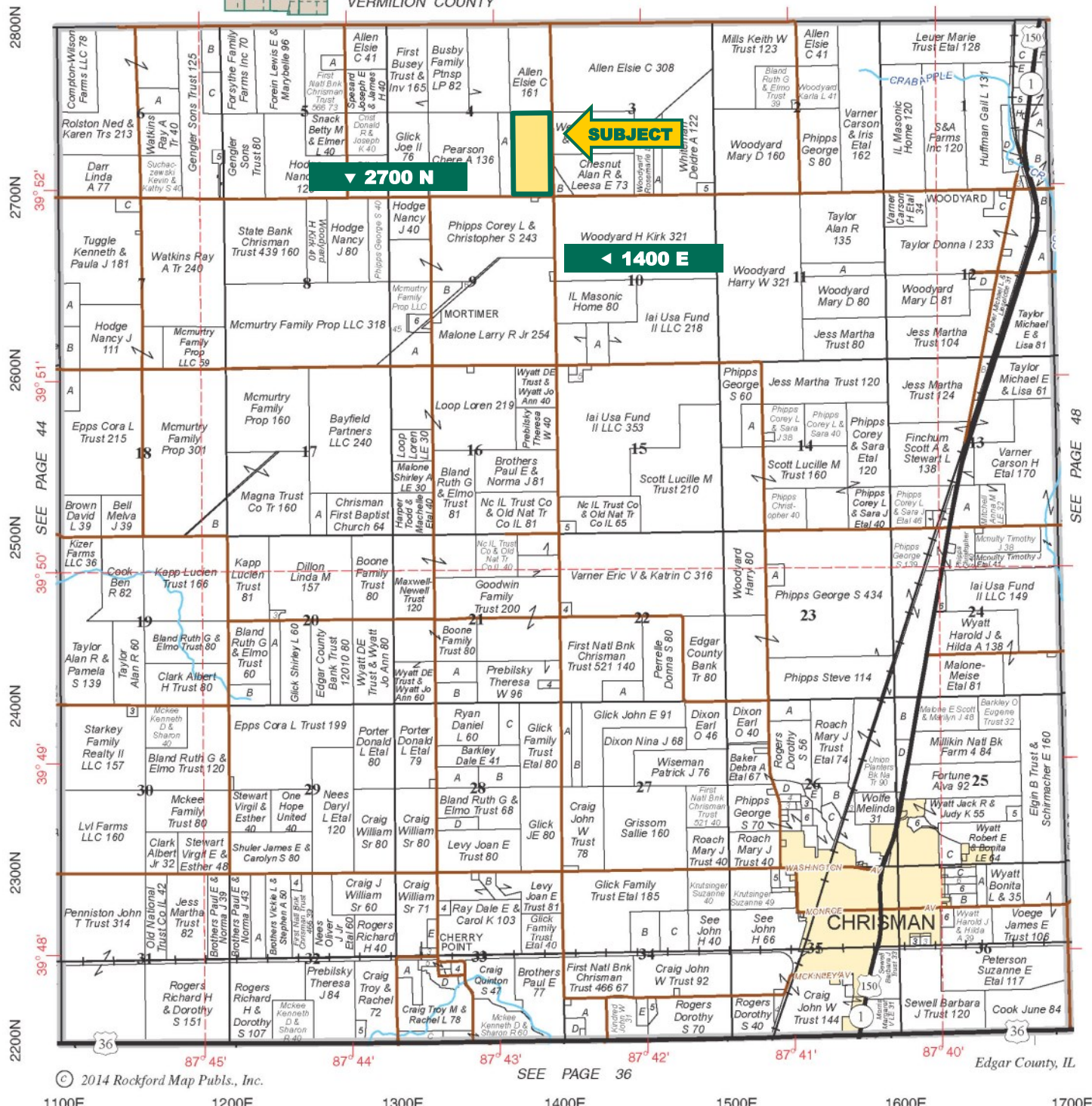
Plat Map

ROSS

Refer to page 65 for keyed parcels

T.16N.-R.12W.

VERMILION COUNTY

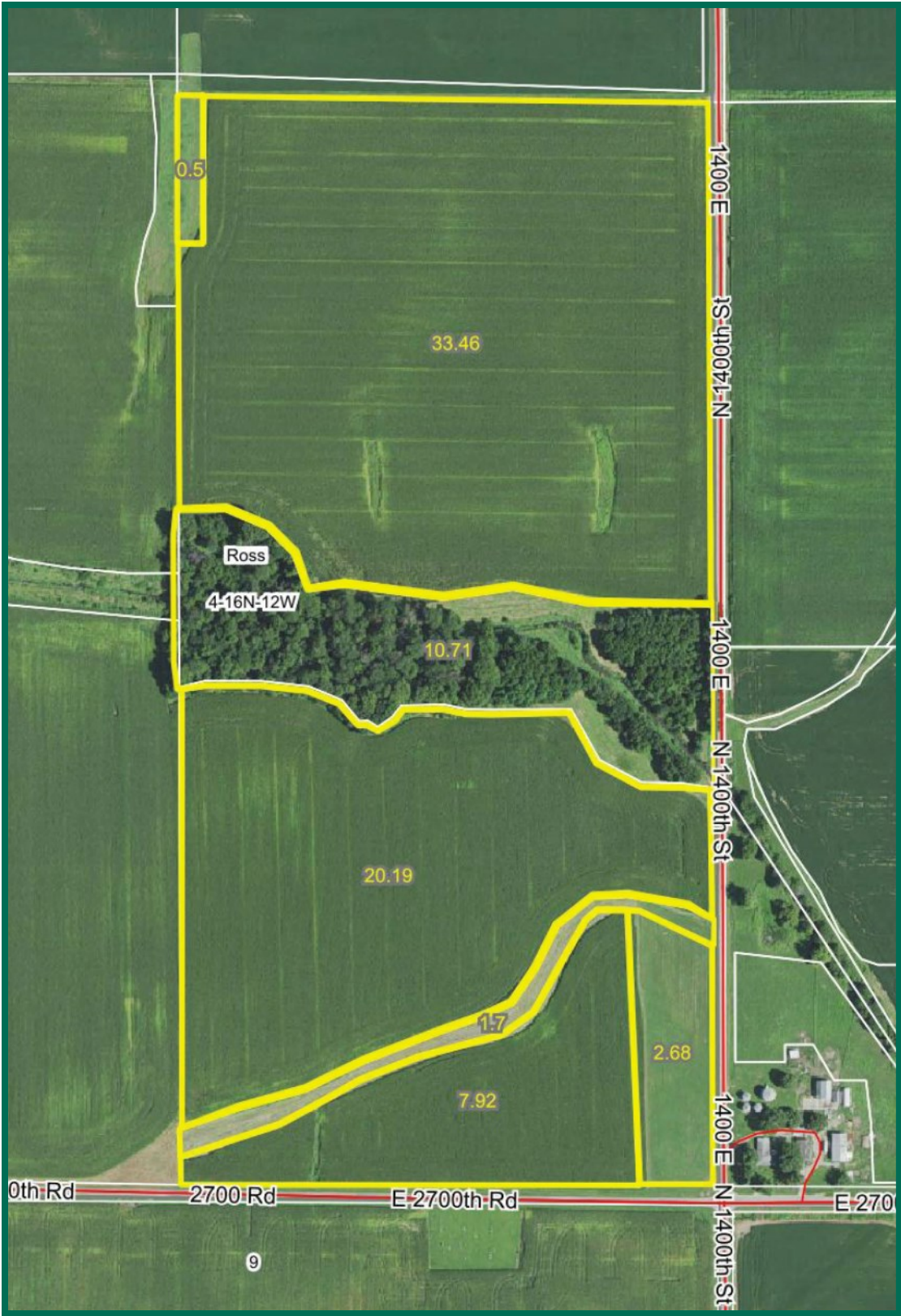


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Chad A. Kies
Licensed Real Estate Broker in Illinois
ChadK@Hertz.ag

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

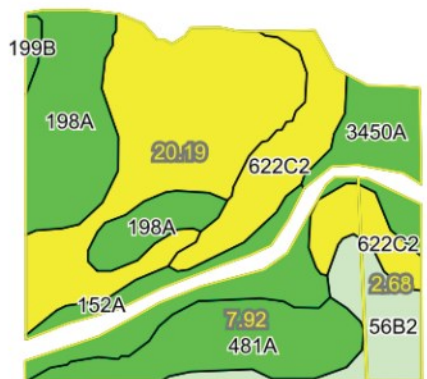
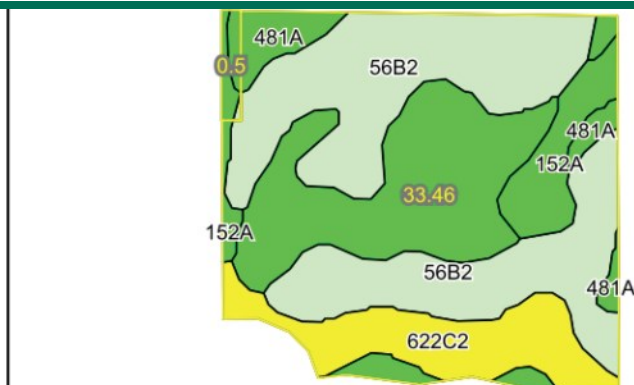
Aerial Photo



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ChadK@Hertz.ag

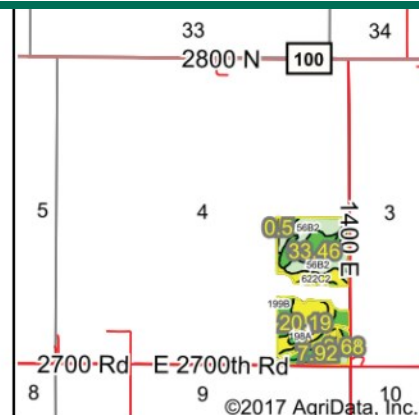
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Soil Map



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Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Edgar**
 Location: **4-16N-12W**
 Township: **Ross**
 Acres: **64.75**
 Date: **8/30/2017**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL045, Soil Area Version: 11

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	17.93	27.7%		**171	**53	**124
481A	Raub silt loam, non-densic substratum, 0 to 2 percent slopes	14.55	22.5%		183	58	134
**622C2	Wyanet silt loam, 5 to 10 percent slopes, eroded	9.06	14.0%		**150	**49	**112
**622B2	Wyanet silt loam, 2 to 5 percent slopes, eroded	8.84	13.7%		**153	**50	**114
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.79	8.9%		195	63	144
198A	Elburn silt loam, 0 to 2 percent slopes	5.44	8.4%		197	61	143
3450A	Brouillett silt loam, 0 to 2 percent slopes, frequently flooded	2.94	4.5%		180	58	133
**199B	Plano silt loam, 2 to 5 percent slopes	0.20	0.3%		**192	**59	**141
Weighted Average					173.1	55	127

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

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.

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