

Land For Sale

ACREAGE:

76.26 Acres, m/l

Vermilion County, IL

LOCATION:



Property Key Features

- High-Quality Soils with a 143.8 PI
- Great Yield History
- Good Soil Fertility

Brian Massey, AFM Licensed Broker in IL & IN BrianM@Hertz.ag **217-762-9881** 700 W. Bridge Street, PO Box 467 Monticello, IL 61856 **www.Hertz.ag** Brent Bidner, AFM Licensed Managing Broker in IL BrentB@Hertz.ag

REID: 030-0408-1



Plat Map

Vance Township, Vermilion County, IL

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Aerial Photo

76.26 Acres, m/l



FSA/Eff. Crop Acres:75.76Corn Base Acres:37.65*Bean Base Acres:37.65*Soil Productivity:143.8 P.I.*Crop Base Acres are estimated.

Property Information 76.26 Acres, m/I

Location

0.5 miles East of Fairmount, IL.13.9 miles Southwest of Danville, IL.25.9 miles Southeast of Champaign, IL.

Legal Description

All that part of the West ½ of the Southeast ¼ of Section 3, lying south of the Wabash Railroad Company right-ofway, in T18N, R13W of the 2nd P.M., situated in Vermilion County, Illinois.

Price & Terms

- \$762,600
- \$10,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession will be given at closing subject to the current operator's rights.

Lease Status

Farm is operated by the owners for 2019. Lease will be open for 2020.

Real Estate Tax

2018 Taxes Payable 2019: \$4,108.4* Taxable Acres: 76.26 Tax per Taxable Acre: \$53.87 PIN: 26-03-400-002 **Includes \$190.56 Union Drainage District tax.*

Mineral Rights

Any mineral rights owned will be transferred to buyer.

FSA Data

Farm Number 3298, Part of Tract 3208 FSA/Eff. Crop Acres: 75.76 Corn Base Acres: 37.65* Corn PLC Yield: 159 Bu. Bean Base Acres: 37.65* Bean PLC Yield: 53 Bu. *This is part of a larger tract and base acres are estimated pending reconstitution of farm by the governing FSA office.

Soil Types/Productivity

Main soil types are Drummer silty clay loam and Flanagan silt loam. Productivity Index of 143.8 based on the FSA/Eff. Crop Acres. See soil map for details.

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75.76 FSA/Crop Eff. Acres, m/l



Fertility Data

Soil tests were taken in October 2016 by United Prairie. Average test levels: pH: 6.2 P1: 79 K: 303

Yield History (Bu./Ac.)

Year	Corn	Beans					
2018	220	n/a					
2017	n/a	70					
2016	240	n/a					
2015	n/a	65					
2014	227	n/a					
Yield information is reported by crop							
insurance.							

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.

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