

# Land For Sale

**ACREAGE:**

**635.79 Acres, m/l**

**LOCATION:**

**Logan County, IL**



## Property *Key Features*

- **Highly Productive Central Illinois Farmland**
- **Large Acreage with Contiguous Parcels**
- **Investment-Quality Land**

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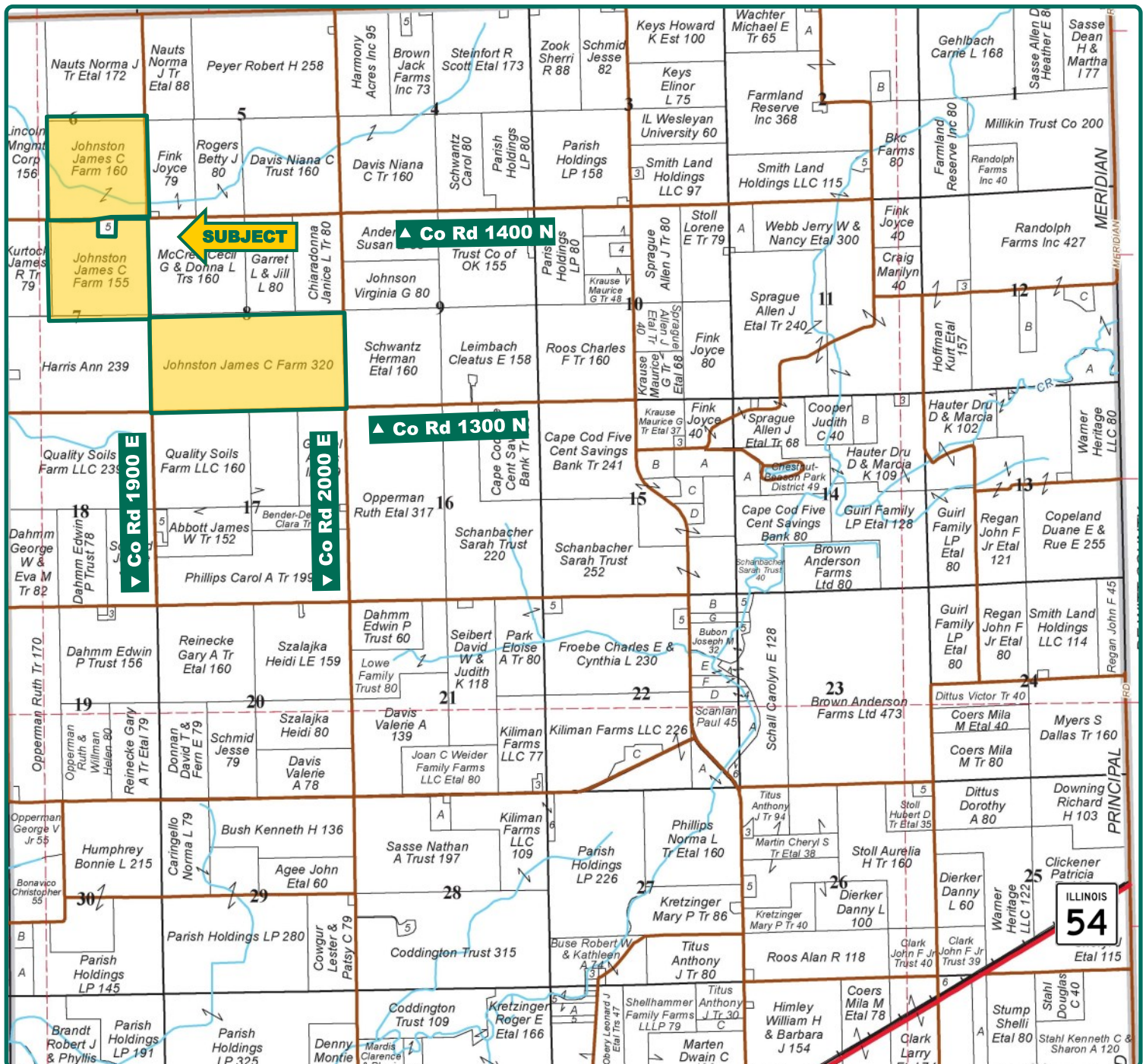
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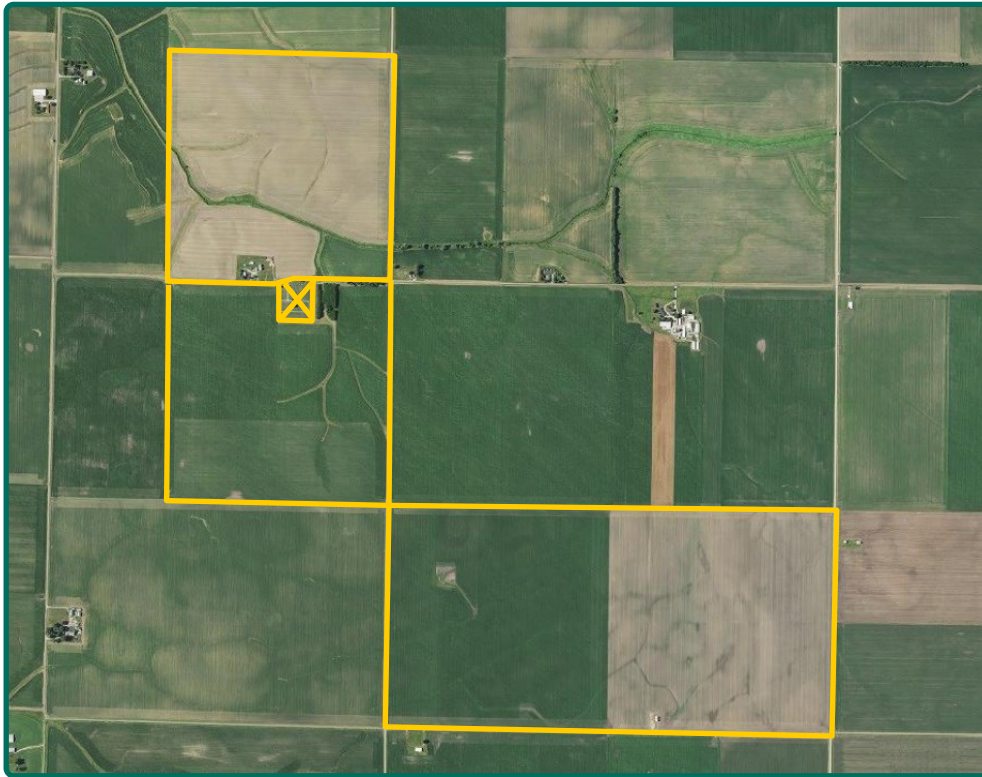
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**FSA/Eff. Crop Acres:** 604.14  
**Corn Base Acres:** 300.70  
**Bean Base Acres:** 300.70  
**Soil Productivity:** 139.5 P.I.

## Property Information

### 635.79 Acres, m/l

#### Location

6 miles Southeast of Lincoln, IL.  
 16 miles West of Clinton, IL.

#### Legal Description

The Southeast ¼ of Section 6, T19N, R1W and the Northeast ¼, of Section 7, T19N, R1W, excluding the cemetery, and the South ½ of Section 8, T19N, R1W, all located in Aetna Township, Logan County, Illinois.

#### Price & Terms

- \$6,961,900
- \$10,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Granted at closing subject to the current operator's rights.

#### Lease Status

Farm is leased for the 2019 crop year. The lease will be open for the 2020 crop year.

#### Real Estate Tax

2018 Taxes Payable in 2019: \$27,811.54  
 Taxable Acres: 635.18  
 Tax per Taxable Acre: \$43.79

#### FSA Data

Farm Number 2080, Tract 1178  
 FSA/Eff. Crop Acres: 604.14  
 Corn Base Acres: 300.70  
 Corn PLC Yield: 157 Bu.  
 Bean Acres: 300.70  
 Bean PLC Yield: 54 Bu.  
 Tract does not contain a wetland.  
 Currently enrolled in ARC County.

#### Mineral Rights

All mineral rights, if any, will be transferred to the Buyer at closing.

#### Building/Improvements

Farmstead has been surveyed.

##### Section 6

**Two-Story Dwelling:** 1,472 finished square feet; partial basement, 3BR, 1BA

**2-Car Attached Garage:** 16' x 20'

**Machine Shed:** 19' x 48'; metal siding, pole type

**Workshop:** 16' x 20'

**Barn:** 38' x 50'; wood frame

**Grain Bin:** 13,000 Bu. w/dryer & stirator

**Grain Bin:** 10,000 Bu.

**Three Phase Electricity**

##### Section 8

**Grain Bins:** Two 10,000 Bu. each

#### Drainage

Limited drainage information available upon request.

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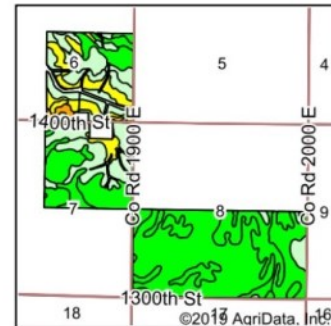
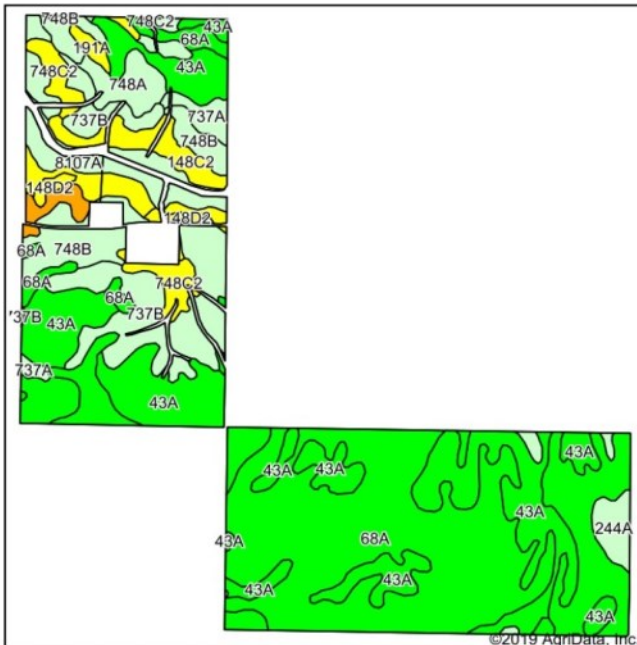
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State: **Illinois**  
County: **Logan**  
Location: **8-19N-1W**  
Township: **Aetna**  
Acres: **604.14**  
Date: **8/7/2019**



Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL 107, Soil Area Version: 14							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
68A	Sable silty clay loam, 0 to 2 percent slopes	237.23	39.3%		192	63	143
43A	Ipava silt loam, 0 to 2 percent slopes	162.36	26.9%		191	62	142
**737B	Tama silt loam, very deep to sand, 2 to 5 percent slopes	65.53	10.8%		**186	**59	**138
**748B	Plano silt loam, sandy substratum, 2 to 5 percent slopes	30.00	5.0%		**184	**56	**134
**748C2	Plano silt loam, sandy substratum, 5 to 10 percent slopes, eroded	27.46	4.5%		**173	**53	**126
8107A	Sawmill silty clay loam, 0 to 2 percent slopes, occasionally flooded	18.99	3.1%		189	60	139
**148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	14.60	2.4%		**172	**54	**126
737A	Tama silt loam, very deep to sand, 0 to 2 percent slopes	13.26	2.2%		188	60	139
748A	Plano silt loam, sandy substratum, 0 to 2 percent slopes	12.14	2.0%		186	57	135
244A	Hartsburg silty clay loam, 0 to 2 percent slopes	8.51	1.4%		182	59	134
**159C2	Pilot silt loam, 5 to 10 percent slopes, eroded	5.96	1.0%		**151	**49	**112
**148D2	Proctor silt loam, 10 to 18 percent slopes, eroded	4.19	0.7%		**165	**52	**120
191A	Knight silt loam, 0 to 2 percent slopes	2.87	0.5%		162	54	121
705A	Buckhart silt loam, 0 to 2 percent slopes	1.04	0.2%		190	61	142
Weighted Average					188.2	60.7	139.5

## Fertility Data

Available upon request.

## Comments

There is a black walnut grove located east of the cemetery in Section 7.

## Yield History

Available upon request.

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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**Section 6 - Southeast corner**



**Section 6 - Building site**



**Section 6 - Building site**



**Section 6 - East side**



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**Section 7 - Northeast corner**



**Section 7 - Southwest corner**



**Section 8 - East side**



**Section 8 - Grain bins**



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