

# Land For Sale

**ACREAGE:**

**81.75 Acres, m/l**

**LOCATION:**

**Vermilion County, IL**



## Property *Key Features*

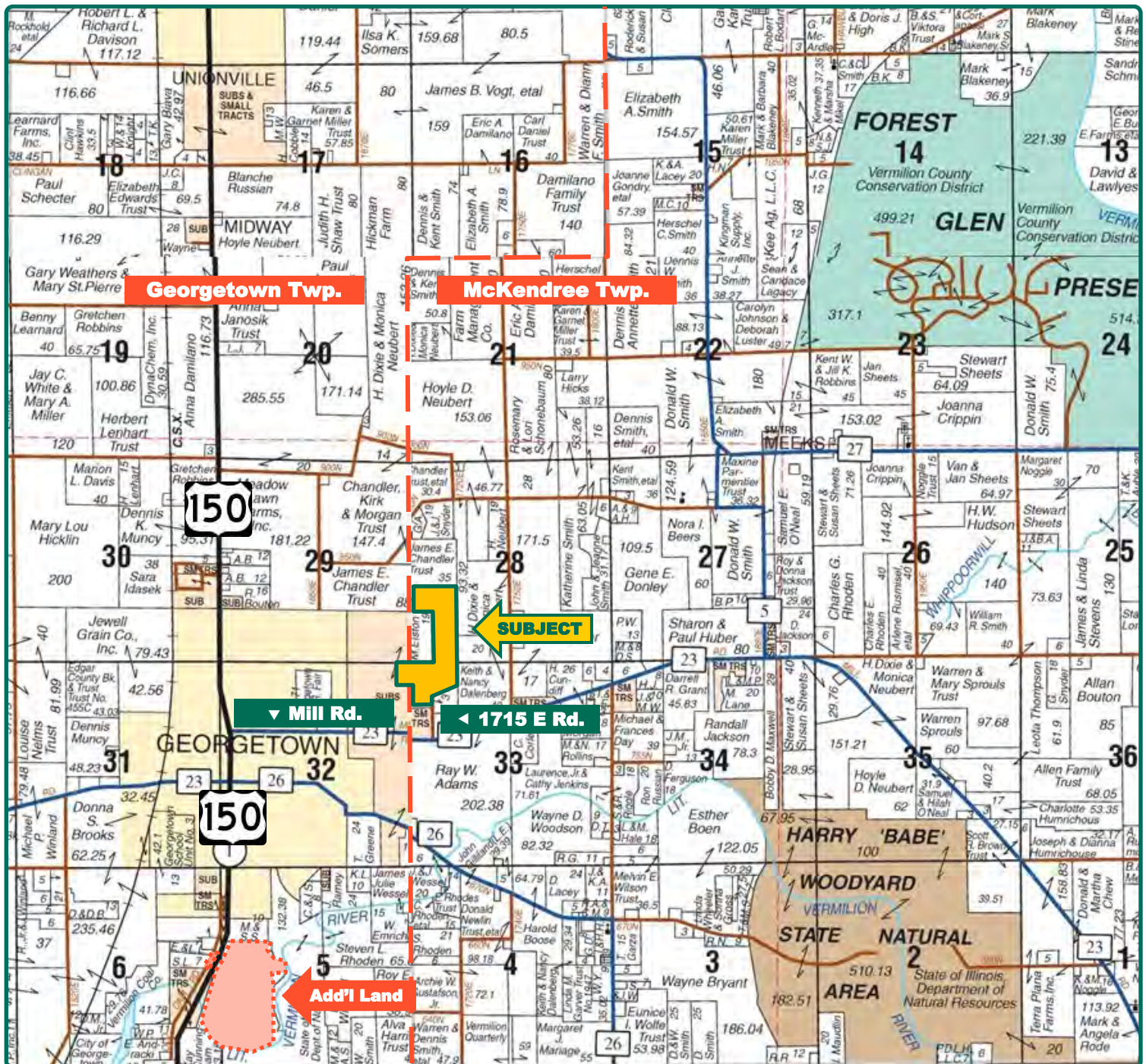
- Nice Mixed-Use Property
- Close Proximity to Georgetown, Illinois
- Seller Has Additional Land for Sale South of Georgetown

**Brent Bidner, AFM**  
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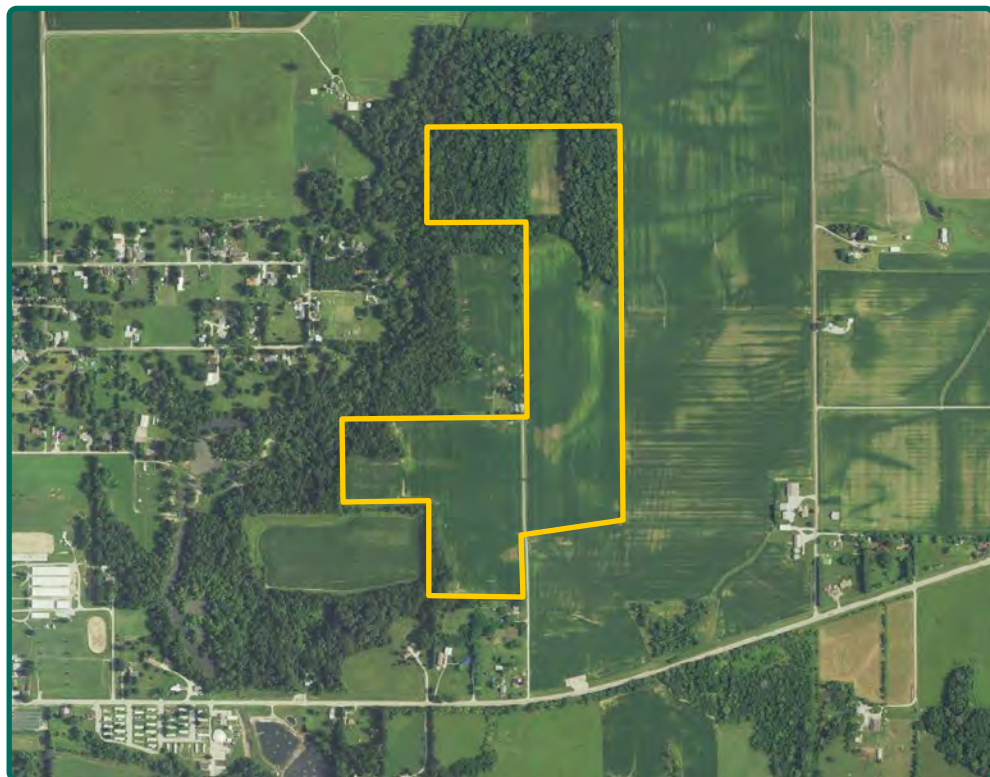
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<b>FSA/Eff. Crop Acres:</b>	<b>60.93</b>
<b>Corn Base Acres:</b>	<b>37.10</b>
<b>Bean Base Acres:</b>	<b>21.80</b>
<b>Soil Productivity:</b>	<b>121.50 P.I.</b>

## Property Information

**81.75 Acres, m/l**

### Location

From Georgetown on US Hwy 150: go east on Mill Rd. for 1½ miles, then north on 1715 E Rd. for ¼ mile. The property is on the west side of the road.

### Legal Description

S½ NW¼ SW¼, E½ SW¼ SW¼, Section 28 AND NW¼ NW¼, NE¼ NE¼ NE¼, Section 33, all in Township 18 North, Range 11 West of the 2nd P.M., Vermilion Co., IL.

### Price & Terms

- \$609,037.50
- \$7,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

2020 Taxes Payable 2021: \$1,686.16  
Taxable Acres: 81.75  
Tax per Taxable Acre: \$20.63  
Tax Parcel ID #s: 28-28-300-009, 28-33-100-018, 28-32-202-001

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 3631, Tract 3798  
FSA/Eff. Crop Acres: 60.93  
Corn Base Acres: 37.10  
Corn PLC Yield: 128 Bu.  
Bean Base Acres: 21.80  
Bean PLC Yield: 40 Bu.

### Soil Types/Productivity

Main soil types are Sabina and Xenia. Productivity Index (PI) on the FSA/Eff. Crop acres is 121.50. 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

Mostly level to moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

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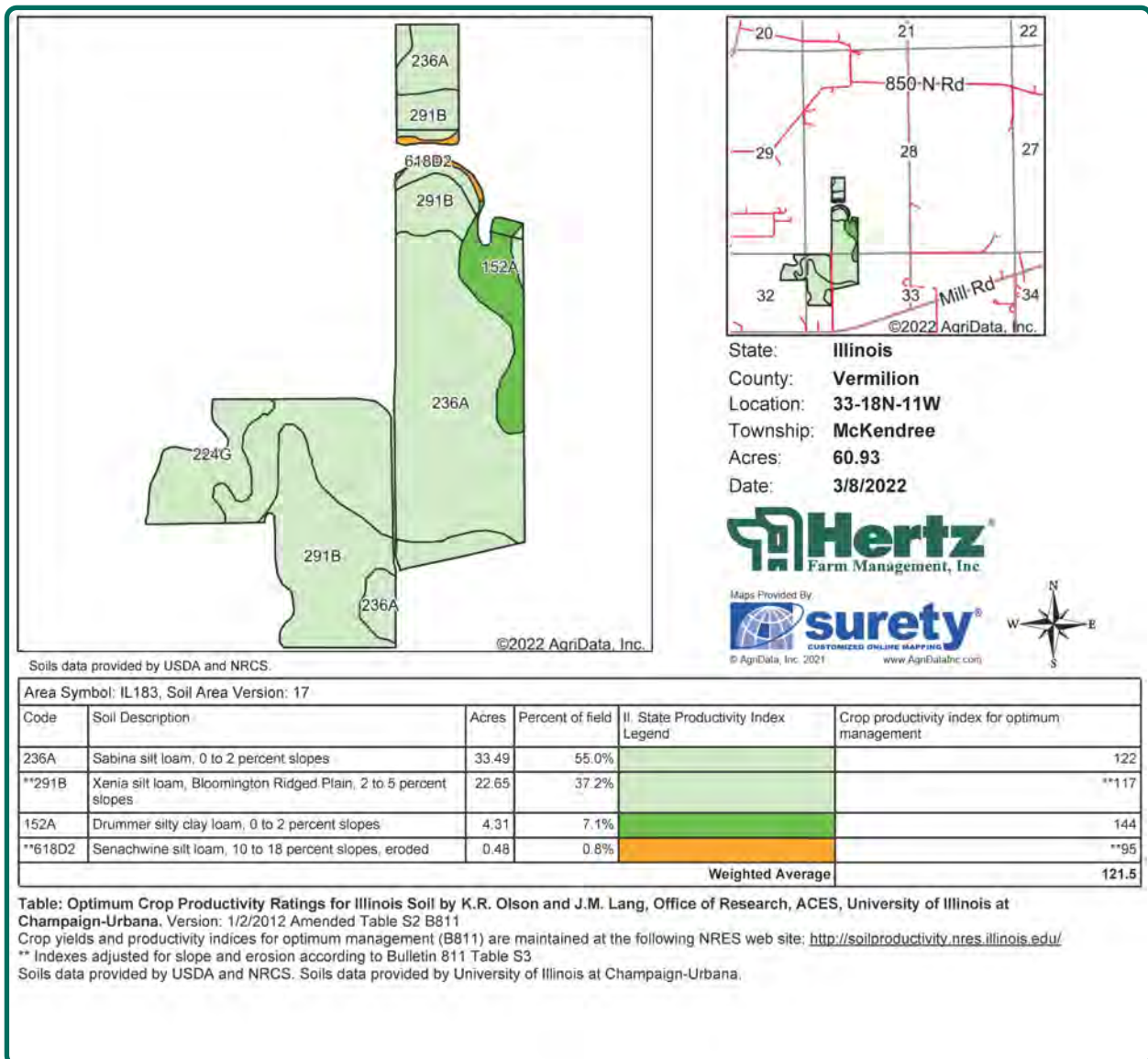
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## Fall Tillage Reimbursement

Tillage work was completed in the Fall of 2021. Buyer will reimburse the current operator for tillage work if this operator does not operate the farm in 2022. Contact agent for details.

## Additional Land for Sale

Seller has an additional 103.74 acres of land for sale located 2½ miles southwest of this property. See Additional Land Aerial Photo.

*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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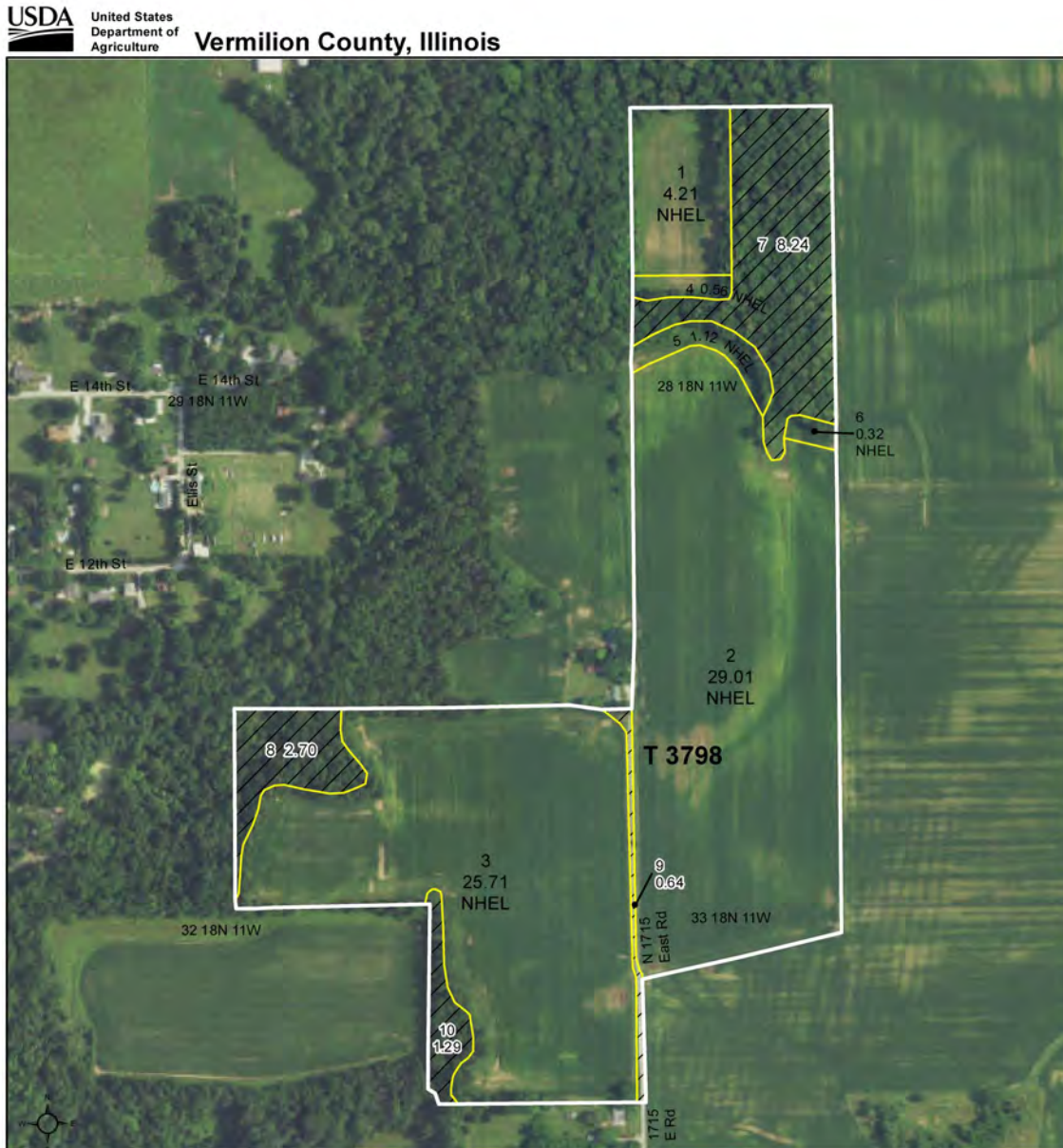
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Tract Cropland Total: 60.93 acres

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North Looking South



East Looking West



South Looking North



Southeast Looking Northwest



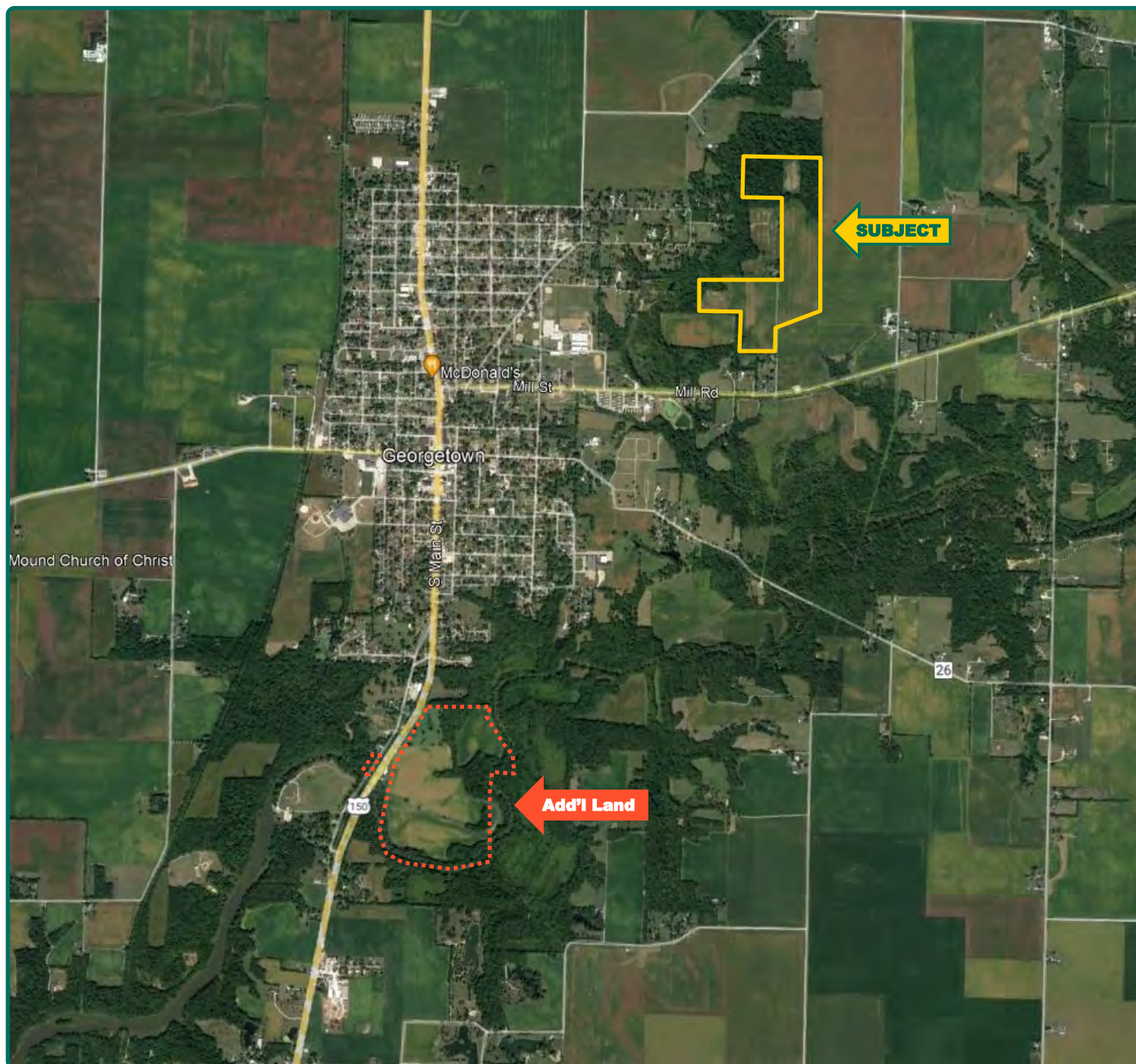
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# Additional Land Aerial Photo



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