

Farmland For Sale

Christian County, Illinois

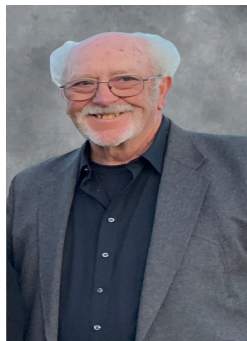
2 Tracts located 3 Miles NorthWest of Assumption, Illinois

Tract 1: 40.72 Tax Acres / Tract 2: 80.00 Tax Acres



Brandon Peterocelli
REALTOR® &
Auctioneer

217-706-1440



Haldon Burgener
Designated Managing Broker &
Auctioneer

217-855-9497



Haldon Burgener
Auction & Realty
123 N Main St Moweaqua, Illinois 62550
Office Phone: 217-768-4999

General Terms

Asking Price:

Tract 1: 40.72+/- Acres offered at \$16,500 per acre for a total of \$671,880

Tract 2: 80.00+/- Acres offered at \$16,500 per acre for a total of \$1,320,000

Whole Tract: 120.72+/- Acres offered at \$16,500 per acre for a total of \$1,991,880

Procedure of Sale:

This property is being offered in two tracts. Consisting of a 40.72+/- acre tract & 80.00+/- tract. Illustrations of tract one & two will be shown below.

Offers:

Contact Brandon Peterocelli 217-706-1440 or Haldon Burgener 217-855-9497 to make a formal offer on this property.

Down Payment:

Upon seller's written acceptance of offer buyer shall be required to submit \$10,000 earnest money by personal check, cashiers check, or wire transfer. Earnest money to be held by Spurling Title. Your offer is not subject to financing. Please secure all financing arrangements prior to entering into a written contract to purchase.

Closing:

The closing will be held within 45 days after the execution of the purchase agreement. Closing will be held at Spurling Title located at 118 W Market St, Taylorville, IL 62568.

Real Estate Taxes:

Buyer will receive a credit at closing for 2024 taxes payable in 2025. Buyer is responsible for all of 2025 taxes payable in 2026.

Possession:

Possession will be given at closing, subject to the rights of the tenant in possession. The property sells with **OPEN TENANCY FOR 2025 CROP YEAR.**

MINERALS:

The owner's interests in any mineral rights, if any, will be included with the sale of the property. Subject to oil and wind.

SURVEY:

Sellers are NOT offering any survey of subject property.

EASEMENTS:

This property sells subject to any and all easements of record and will be conveyed with the subject property.

Disclaimer:

Any and all information in this brochure is considered to be accurate, however, the information is subject to verification. The property is being sold "AS IS, WHERE IS, WITH ANY FAULTS, IF ANY". No warranty or representation, either expressed or implied, concerning the property is made by the seller or the agents of the seller Haldon Burgener Auction & Realty. All information is believed to be accurate but is subject to verification by any and all parties relying on this information. Sellers and agents of sellers Haldon Burgener Auction & Realty assume NO liability for information accuracy, errors, or emissions. Each potential buyer is responsible for conducting their own due diligence about property. Diagrams and dimensions in marketing are approximate. All information contained in any related materials are subject to the terms and conditions of sale outlined in the purchase contract. Announcements made on our website take precedence over printed materials.

Agency:

Haldon Burgener Auction & Realty are representatives of the seller.
Brandon Peterocelli 217-706-1440 / Haldon Burgener 217-855-9497

PROPERTY- GENERAL INFORMATION

Real Estate Tax Data

The Lambdin Trust Farm is being sold via tax acres. Below is the Christian County Treasurer's Office real estate tax information on subject properties.

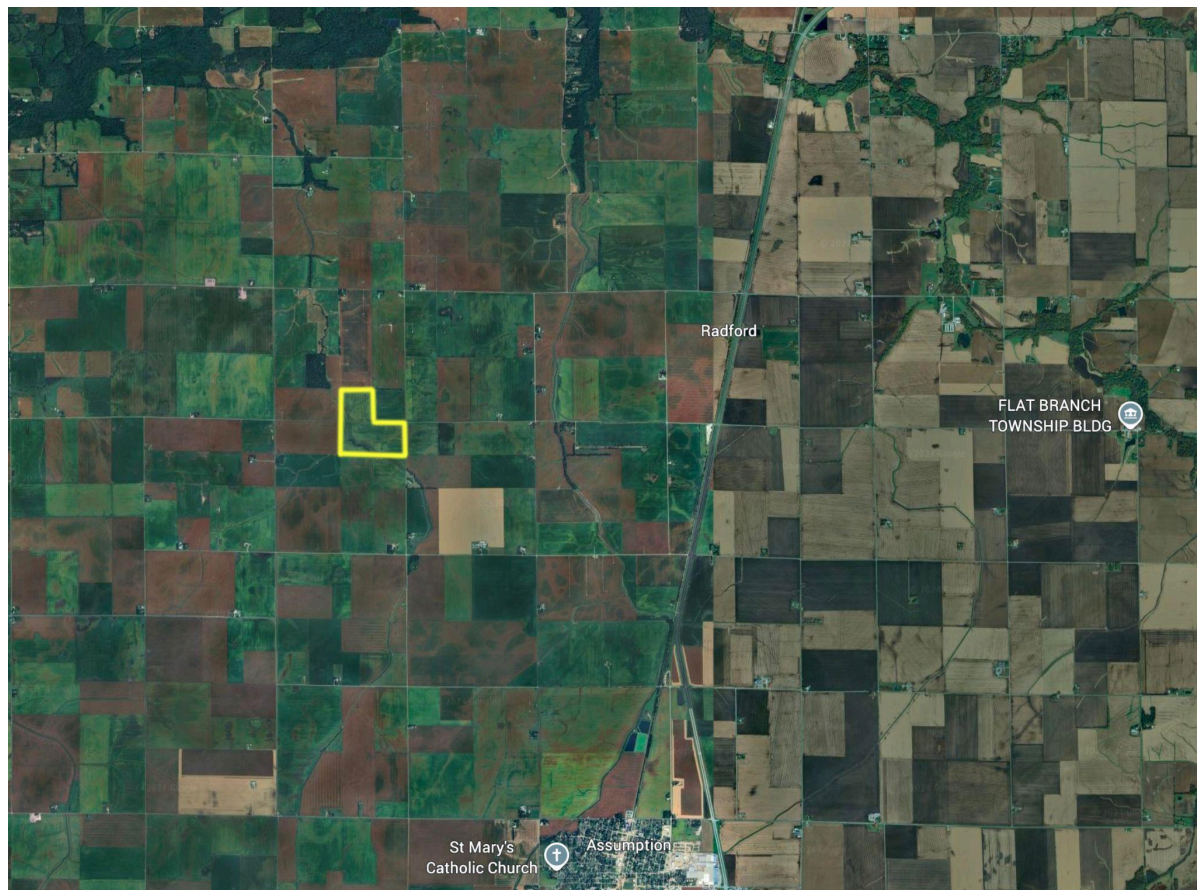
TRACT NO.	PIN NO.	ACRES	TAXES	TAXES PER ACRE
TRACT 1	12-15-16-400-003-00	40.72	\$1,779.56	\$43.70
TRACT 2	01-15-21-200-001-00	80.00	\$3,005.76	\$37.57
	TOTAL	120.72	\$4,185.32	\$34.66

Tract Information

Farm	Tax Acres	Tillable Acres	% Tillable	Soil PI Rating
Lambdin Trust	120.72	115.66	95.80%	129.2

Ariel of subject property

Prairie town Township & Assumption Township, Christian County, IL



Aerial Map



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 39° 34' 2.39, -89° 5' 9.02

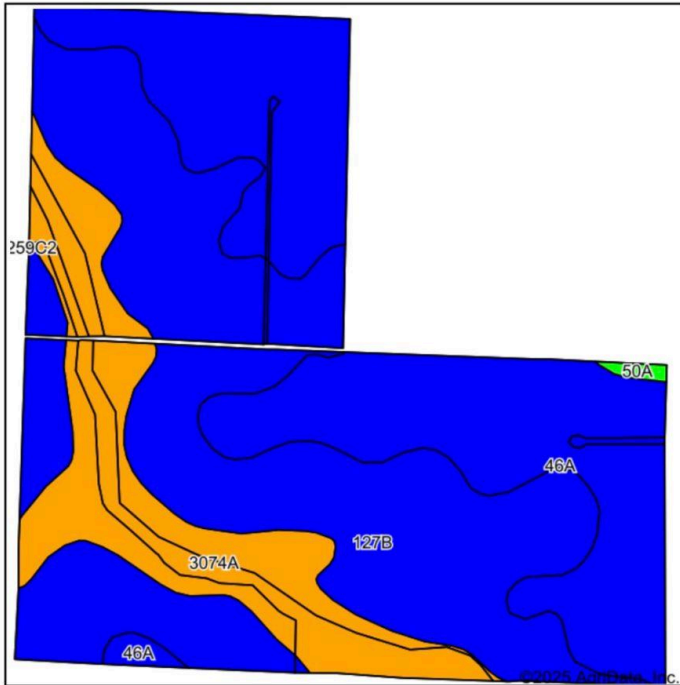
16-13N-1E
Christian County
Illinois

0ft 655ft 1310ft

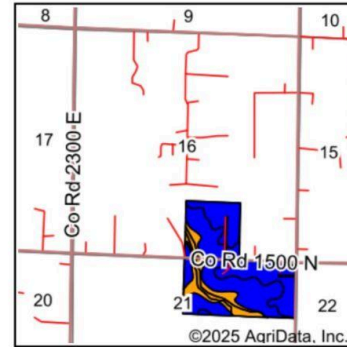


1/2/2025

Soil Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Christian**
 Location: **16-13N-1E**
 Township: **Prairieton**
 Acres: **119.64**
 Date: **1/2/2025**

HB
 HALDON
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 AUCTION & REALTY

Maps Provided By:
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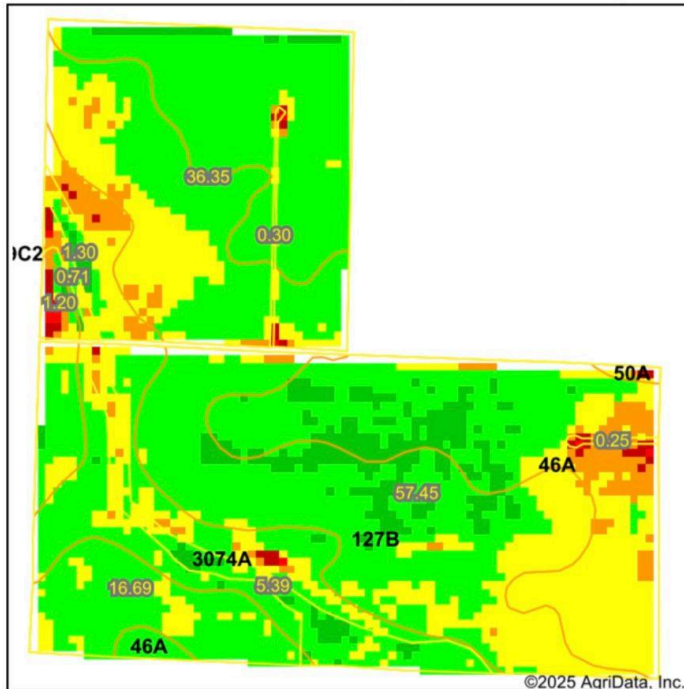
Area Symbol: IL021, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
**127B	Harrison silt loam, 2 to 5 percent slopes	55.85	46.7%		FAV	**177	**54	**69	**92	0	**5.70	**129	83	83	71
46A	Herrick silt loam, 0 to 2 percent slopes	42.39	35.4%		FAV	181	58	73	94	0	5.50	133	85	85	74
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	21.05	17.6%		FAV	**167	**52	**66	**89	0	**5.00	**122	71	71	55
**50A	Virden silty clay loam, 0 to 2 percent slopes	0.35	0.3%		FAV	**186	**60	**75	**94	0	**5.40	**138	82	82	65
Weighted Average						176.7	55.1	69.9	92.2	*-	5.5	129.2	*n 81.6	*n 81.6	*n 69.2

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

Crop Growth

Crop Growth - NDVI(2024) with Soils



Low RELATIVE BIOMASS High	Value
86 - 99	
81 - 85	
76 - 80	
71 - 75	
66 - 70	
61 - 65	
51 - 60	
41 - 50	
21 - 40	
1 - 20	
0 - 0	

State: **Illinois**
 County: **Christian**
 Location: **16-13N-1E**
 Township: **Prairieton**
 Acres: **119.64**
 Date: **1/2/2025**

Crop:



Soils data provided by USDA and NRCS.

Area Symbol: IL021, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Soil Drainage	Crop productivity index for optimum management	NDVI 2024	*n NCCPI Overall
**127B	Harrison silt loam, 2 to 5 percent slopes	55.85	46.7%	Moderately well drained	**129	76.6	83
46A	Herrick silt loam, 0 to 2 percent slopes	42.39	35.4%	Somewhat poorly drained	133	77	85
**3074A	Radford silt loam, 0 to 2 percent slopes, frequently flooded	21.05	17.6%	Somewhat poorly drained	**122	75.7	71
**50A	Virden silty clay loam, 0 to 2 percent slopes	0.35	0.3%	Poorly drained	**138	70.8	82
Weighted Average					129.2		*n 81.6

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

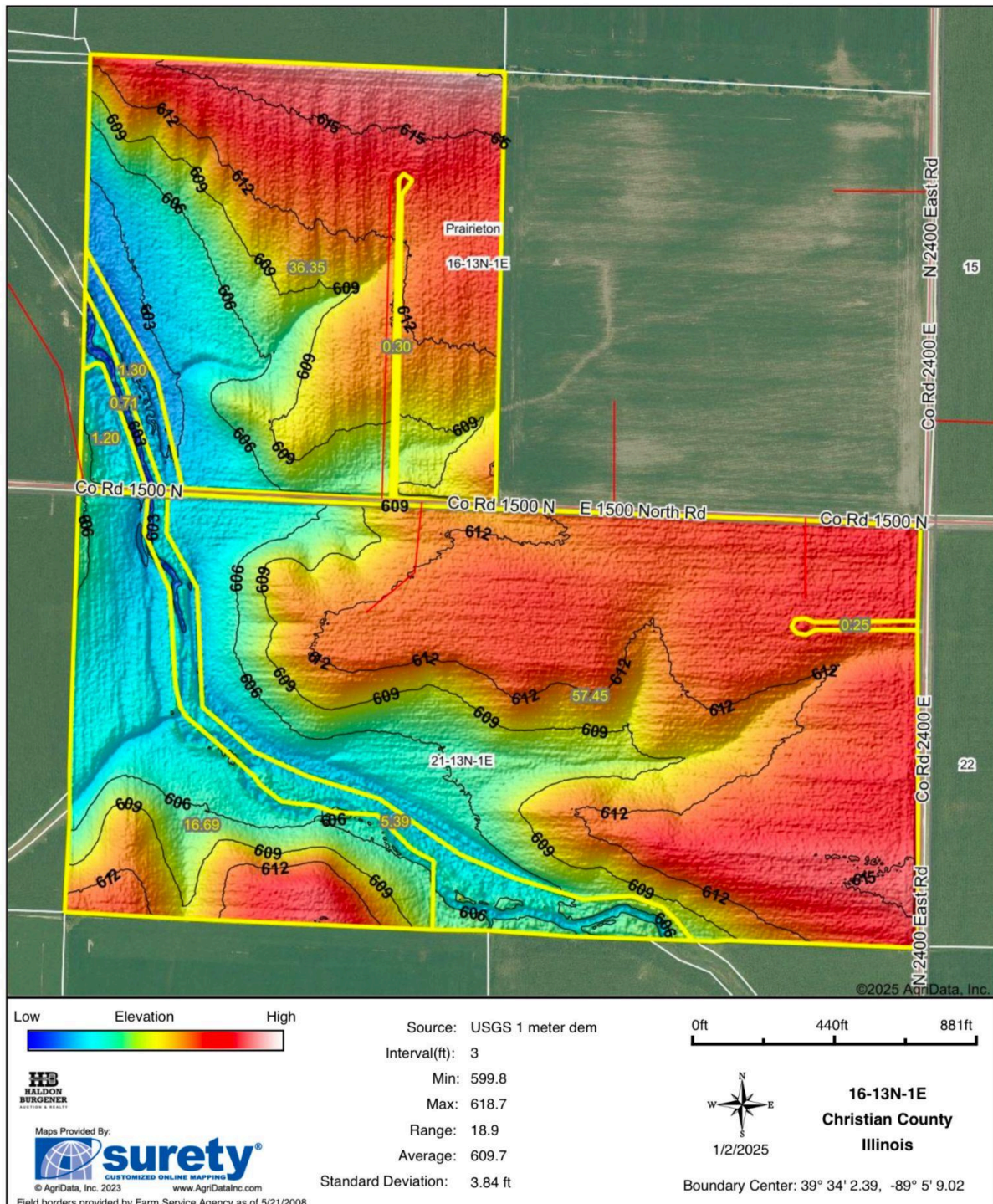
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

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

Topography Map

Topography Hillshade



FSA Information / Aerial Photos

FSA Tract No.	Cropland	Corn Base / Yield	Soy Base/ Yield	CRP
1143	115.66	56.30/178	52.50/50	6.84



Farmland For Sale

Lambdin Trust Farm - Christian County Illinois farmland for sale 120.72 Tax Acres - Offered in two tracts

Asking Price:

Tract 1: 40.72+/- Acres offered at \$16,500 per acre for a total of \$671,880

Tract 2: 80.00+/- Acres offered at \$16,500 per acre for a total of \$1,320,000

Whole Tract: 120.72+/- Acres offered at \$16,500 per acre for a total of \$1,991,880

Farm offered with open Tenancy for 2025 crop year

Sellers: *Lambdin Trust*

Agents of seller: *Haldon Burgener Auction & Realty*

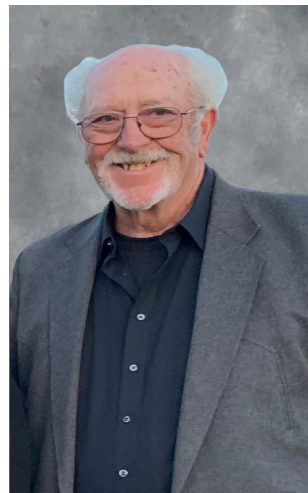
Attorney of sellers: *Rocci Romano - Meyer Austin Romano*

210 S Washington St, Taylorville, IL 62568 / 217-824-4931

Licensed Agents - Haldon Burgener Auction & Realty



Brandon Peterocelli
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Auctioneer
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Managing Broker/
Auctioneer
217-855-9497

123 N Main St Moweaqua, IL 62550

120.72 Tax Acres Offered in two Tracts

