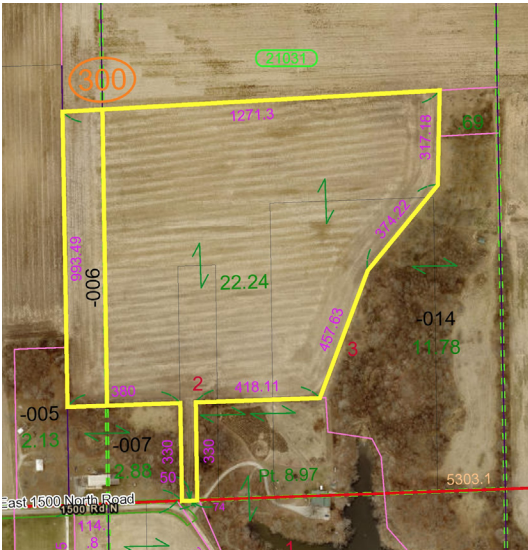


LAND FOR SALE

MR. LANDMAN

VERDERBER FARMS



VERDERBER FARMS

25.24 +/- ACRES
OAKWOOD TOWNSHIP
VERMILION COUNTY, IL
24.91 Tillable acres

REAL ESTATE AND TAX INFORMATION

| Parcel ID # | Acres | 2022 Assessed Value | 2023 Taxes Payable |
|---------------|-------|---------------------|--------------------|
| 21-23-300-011 | 22.24 | \$9,880 | \$789.02 |
| 21-23-300-003 | 3.00 | \$1,842 | \$147.10 |

LOCATION

The Verderber Farm is located southwest of Oakwood, IL, on County Road 1500 North, approximately 1/3 of a mile east of County Road 700 East. The parcel is situated on the north side of the road, with access just before County Road 1500 North curves back to the south.

ABBREVIATED LEGAL DESCRIPTION

PART OF THE SW 1/4 SW 1/4; PART OF THE SE 1/4 SW 1/4 OF SECTION 23. TOWNSHIP 19 NORTH, 13 WEST, VERMILION COUNTY, ILLINOIS

LISTING PRICE

25.24 acres x \$14,000/acre = \$353,360

LEASE/POSSESSION

2025 Farming Rights Available

YIELD HISTORY

| | CORN | SOYBEANS |
|------|------|----------|
| 2023 | * | * |
| 2022 | * | * |
| 2021 | * | * |
| 2020 | * | * |
| 2019 | * | * |

CONTACTS

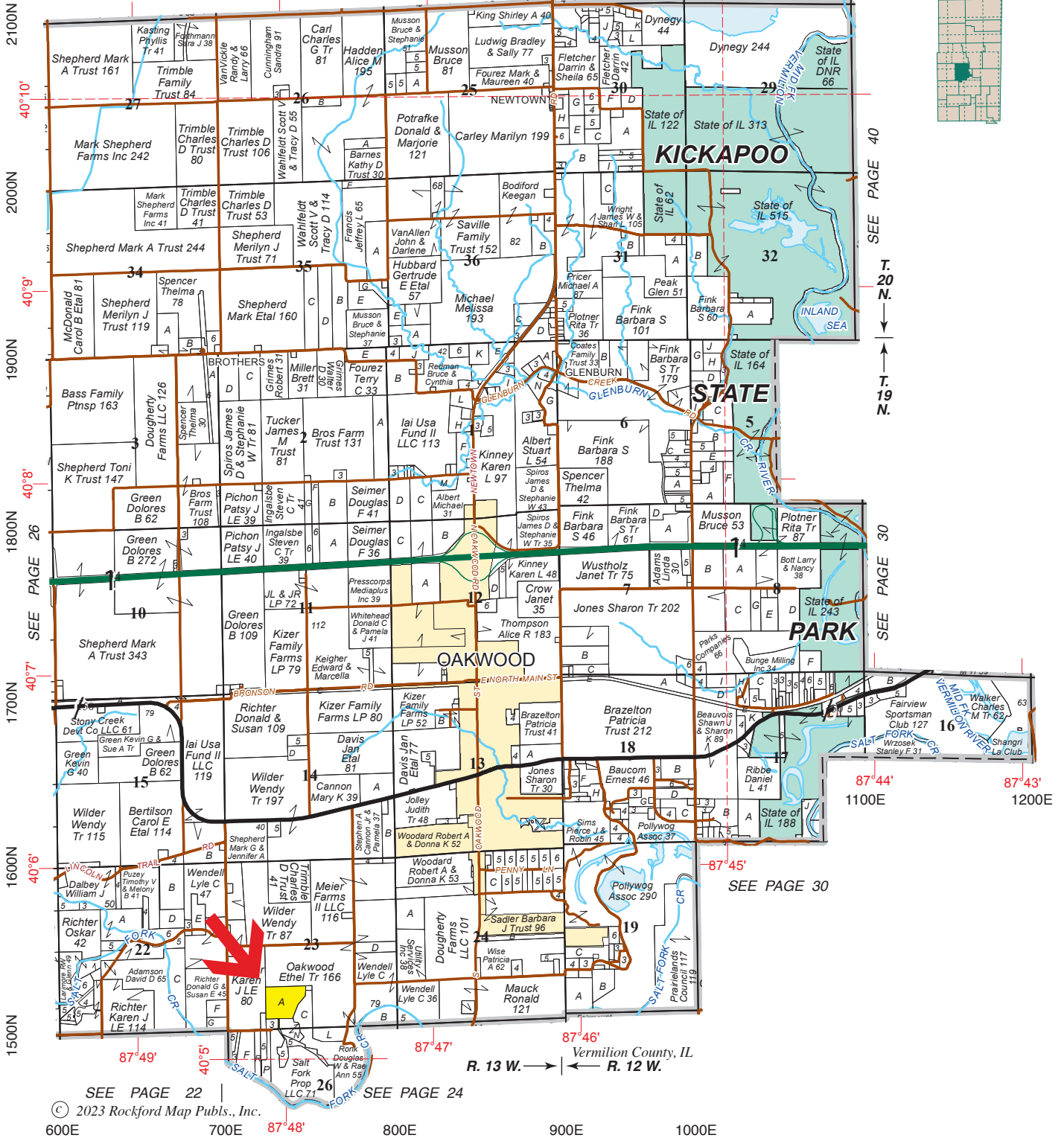
Jon Fisher "Mr. Landman"
Designated Managing Broker
Phone: 217-202-0924
Email: jonfisher1991@gmail.com
www.mrlandman.com



EAST PART OAKWOOD

T.19-20N.-R.13-12W.

SEE PAGE 36



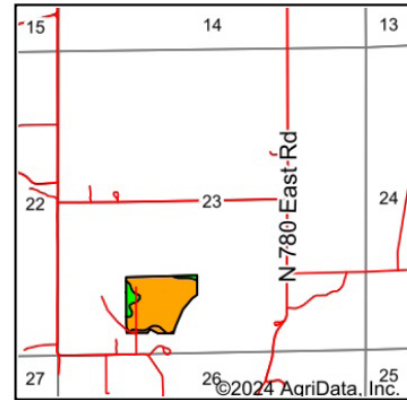
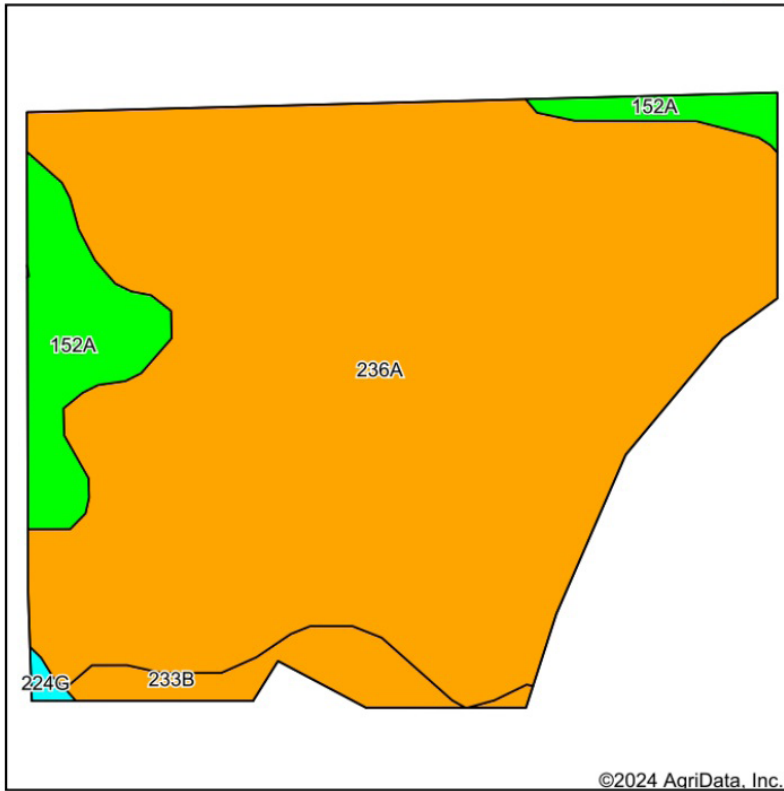
SEE PAGE 22

SEE PAGE 24

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600E 700E 800E 900E 1000E

Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **23-19N-13W**
 Township: **Oakwood**
 Acres: **24.25**
 Date: **9/23/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | *Subsoil rooting a | *Corn Bu/A | *Soybeans Bu/A | *Wheat Bu/A | *Crop productivity index for optimum management | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|-------------------------------------|--------------------|--------------|----------------|-------------|---|------------------|----------------|-----------------------|-------------------|
| 236A | Sabina silt loam, 0 to 2 percent slopes | 21.07 | 86.8% | | FAV | 168 | 52 | 65 | 122 | 84 | 84 | 70 | 68 |
| **152A | Drummer silty clay loam, 0 to 2 percent slopes | 2.10 | 8.7% | | FAV | **195 | **63 | **73 | **144 | 82 | 81 | 68 | 74 |
| **233B | Birkbeck silt loam, 2 to 5 percent slopes | 1.01 | 4.2% | | FAV | **165 | **51 | **65 | **121 | 84 | 84 | 70 | 67 |
| **224G | Strawn silt loam, 35 to 75 percent slopes | 0.07 | 0.3% | | FAV | **66 | **22 | **26 | **49 | 15 | 15 | 14 | 8 |
| Weighted Average | | | | | | 169.9 | 52.8 | 65.6 | 123.7 | *n 83.6 | *n 83.5 | *n 69.7 | *n 68.3 |

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, 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>

* The flood/pond factor has been removed for B811 indexes and yields.

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

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

4 Year Crop History



Owner/Operator:

Date:

Address:

Farm Name:

Address:

Field ID:

Phone:

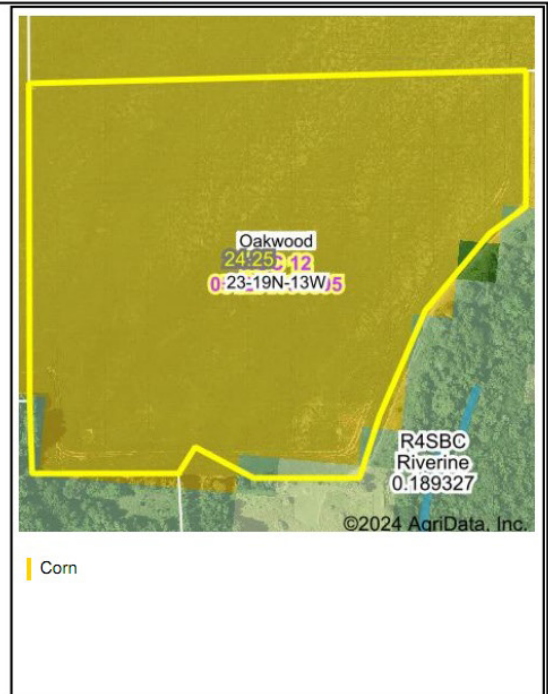
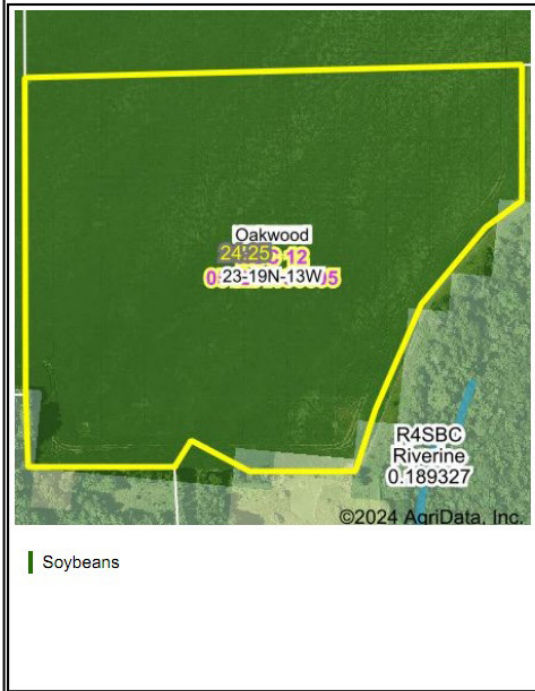
Acct. #:

Crop Year:

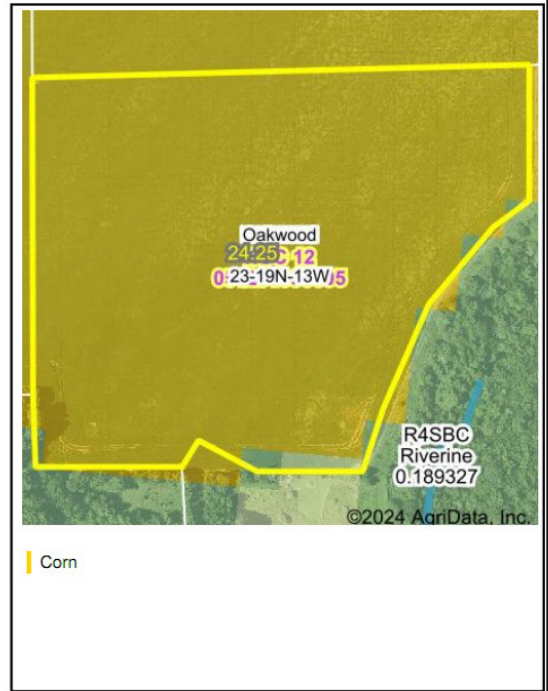
Crop Year:



Crop Year:



Crop Year:



Boundary Center: 40° 5' 18, -87° 48' 0.1

State: IL

County: Vermilion

Legal: 23-19N-13W

Twnshp: Oakwood

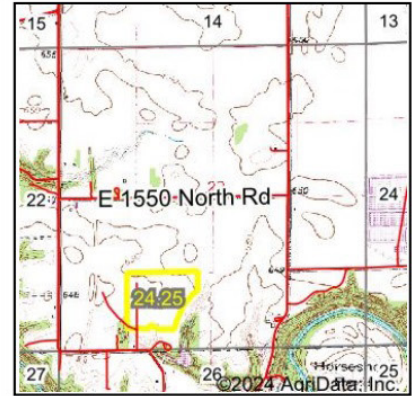
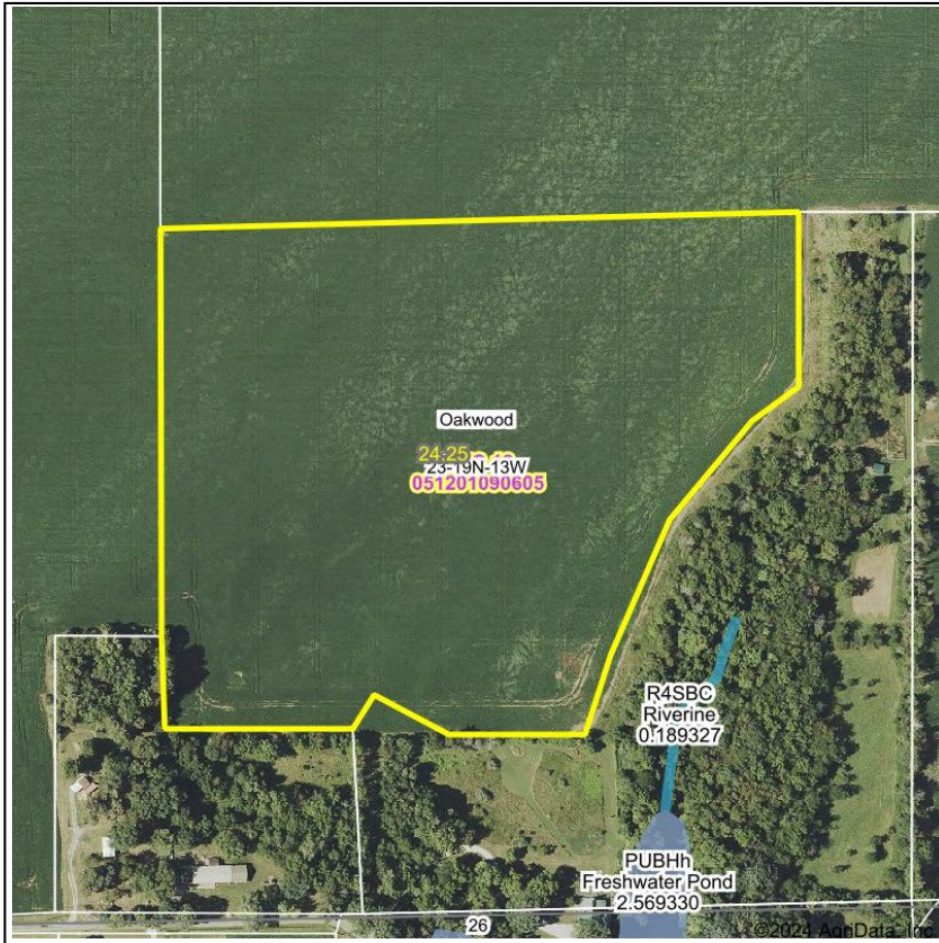


Maps Provided By:



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Wetlands Map



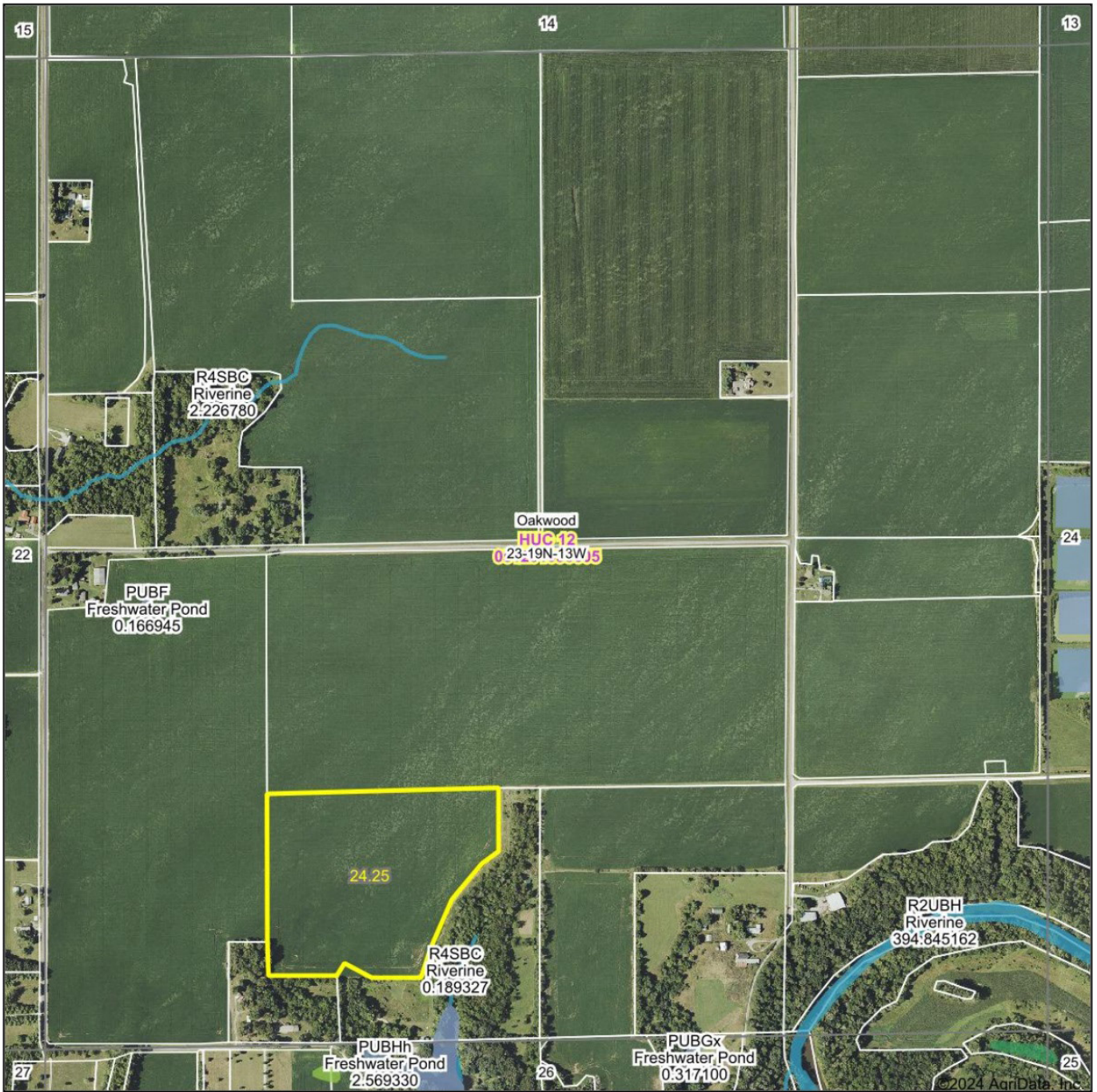
State: **Illinois**
 Location: **23-19N-13W**
 County: **Vermilion**
 Township: **Oakwood**
 Date: **9/23/2024**



| Classification Code | Type | Acres |
|---------------------|------|------------------|
| | | Total Acres 0.00 |

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Aerial Map



Boundary Center: 40° 5' 18, -87° 48' 0.1

0ft 834ft 1667ft



Maps Provided By:



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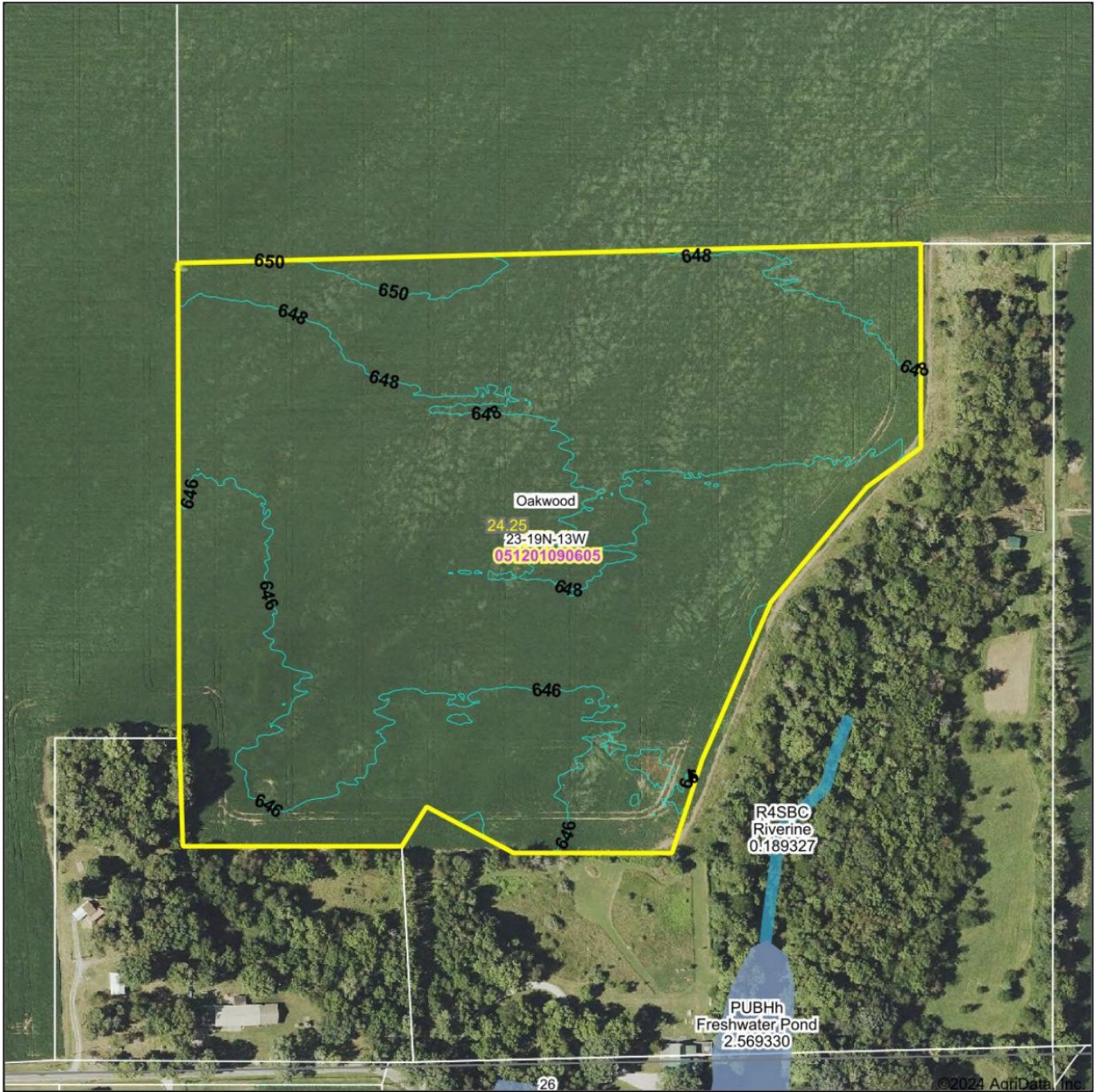
23-19N-13W
Vermilion County
Illinois



9/23/2024

Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA

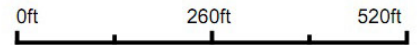
Topography Contours



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Source: USGS 1 meter dem
 Interval(ft): 2.0
 Min: 643.5
 Max: 650.9
 Range: 7.4
 Average: 647.2
 Standard Deviation: 1.25 ft



9/23/2024

23-19N-13W
Vermilion County
Illinois

Boundary Center: 40° 5' 18", -87° 48' 0.1

Field borders provided by Farm Service Agency as of 5/21/2008. Watershed Boundary Dataset provided by USDA-NRCS, USGS and EPA