

335.64 Acres, 6 tracts
Newell Twp. Vermilion County, IL
Part of sections 25, 26, 27, 34, and 35.

Tract 1: +/- 28.81 acres in total, +/- 27.4 FSA tillable acres, 121.1 PI.
Part of section 27, T20N – R11W Newell Twp. Vermilion County, IL.
GIS PIN #'s: 18-27-100-007 (3.40 Acres); 18-27-100-006 (25.41 Acres).
\$899.26 real estate tax = \$31.21 per acre tax.

List Price \$7,200 per acre = \$207,432.00

Tract 2: +/- 129.5 acres in total, FSA 116.46 tillable acres, 122.7 PI.
Part of section 26, T20N – R11W Newell Twp. Vermilion County, IL.
Part of GIS PIN: 18-26-100-004, land north of the RR track.
\$4,221.27 real estate tax = \$32.56 per acre tax.

List Price \$9,200 per acre = \$1,191,400.00

Tract 3: +/- 38 acres in total, +/- 35.2 FSA tillable acres, 123.8 PI
Part of section 26, T20N – R11W Newell Twp. Vermilion County, IL.
GIS PIN #'s: 18-26-300-005 (15.00 Acres) and 18-26-400-003 (12.50 Acres),
and +/- 5.5 acres of GIS PIN: 18-26-100-004 located south of the RR track.
\$1,168.60 real estate tax = \$30.75 per acre.

List Price \$9,500 per acre = \$361,000.00

Tract 4: +/- 47 acres in total, +/- 47.83 FSA tillable acres, 132.9 PI.
Part of section 25, T20N – R11W Newell Twp. Vermilion County, IL.
GIS PIN #'s: 18-25-300-001, (9.00 Acres), and GIS PIN: 18-25-300-004 (38.00 Acres).
\$2,380.38 real estate tax.

List Price \$11,200 per acre = \$526,400.00

Tract 5: +/- 22.33 acres in total, +/- 15.43 FSA tillable acres in production,
113.41 PI. +/- 3.26 acres CRP, paying \$912 per yr = \$279.46 per acre, expiring
the fall of 2031.

Part of section 34, T20N – R11W Newell Twp. Vermilion County, IL.
GIS PIN: 18-34-276-003 (22.33 Acres).

\$471.94 real estate tax = 21.13 per acre tax.

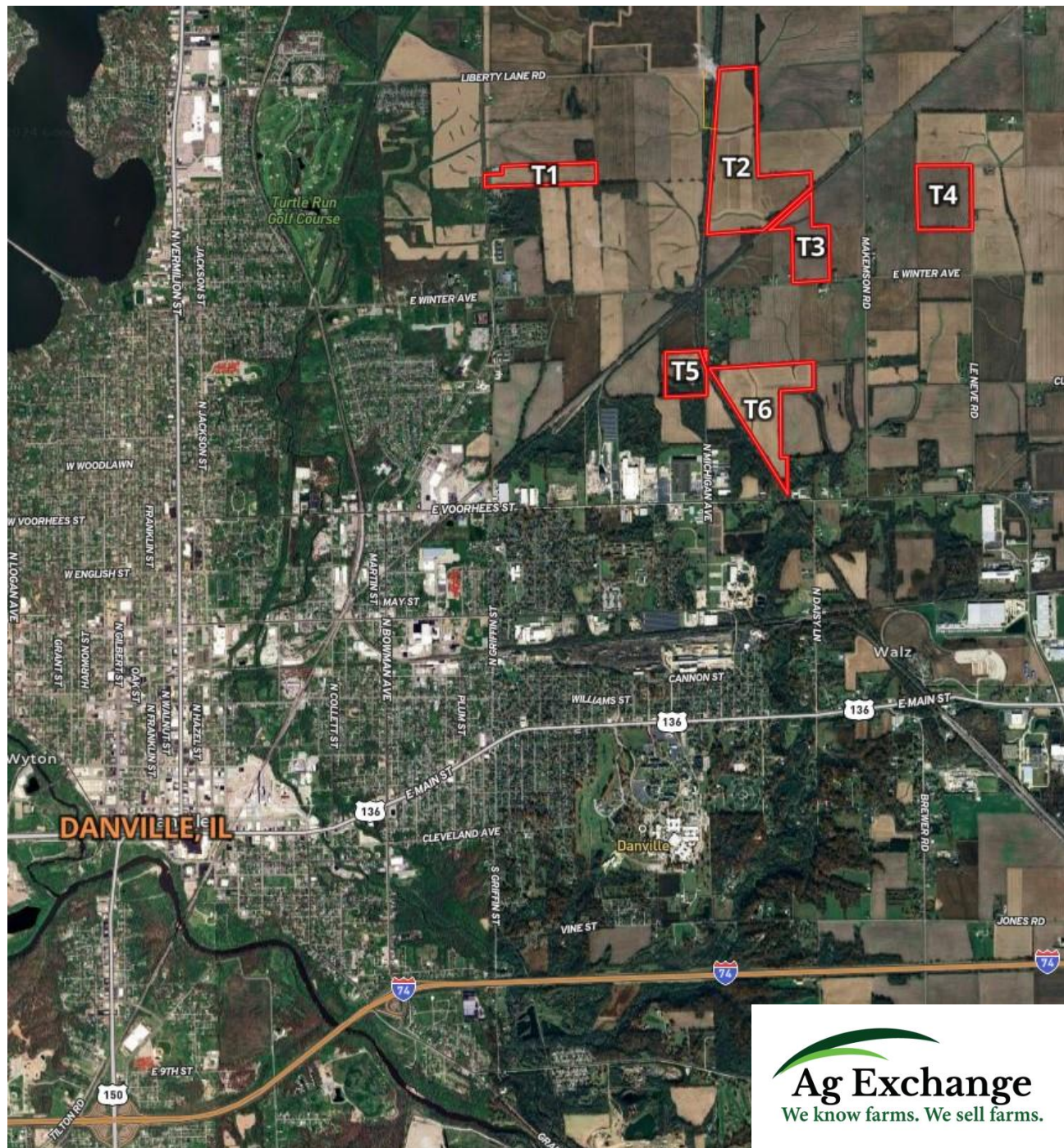
List Price \$5,239.58 per acre = \$117,000.00

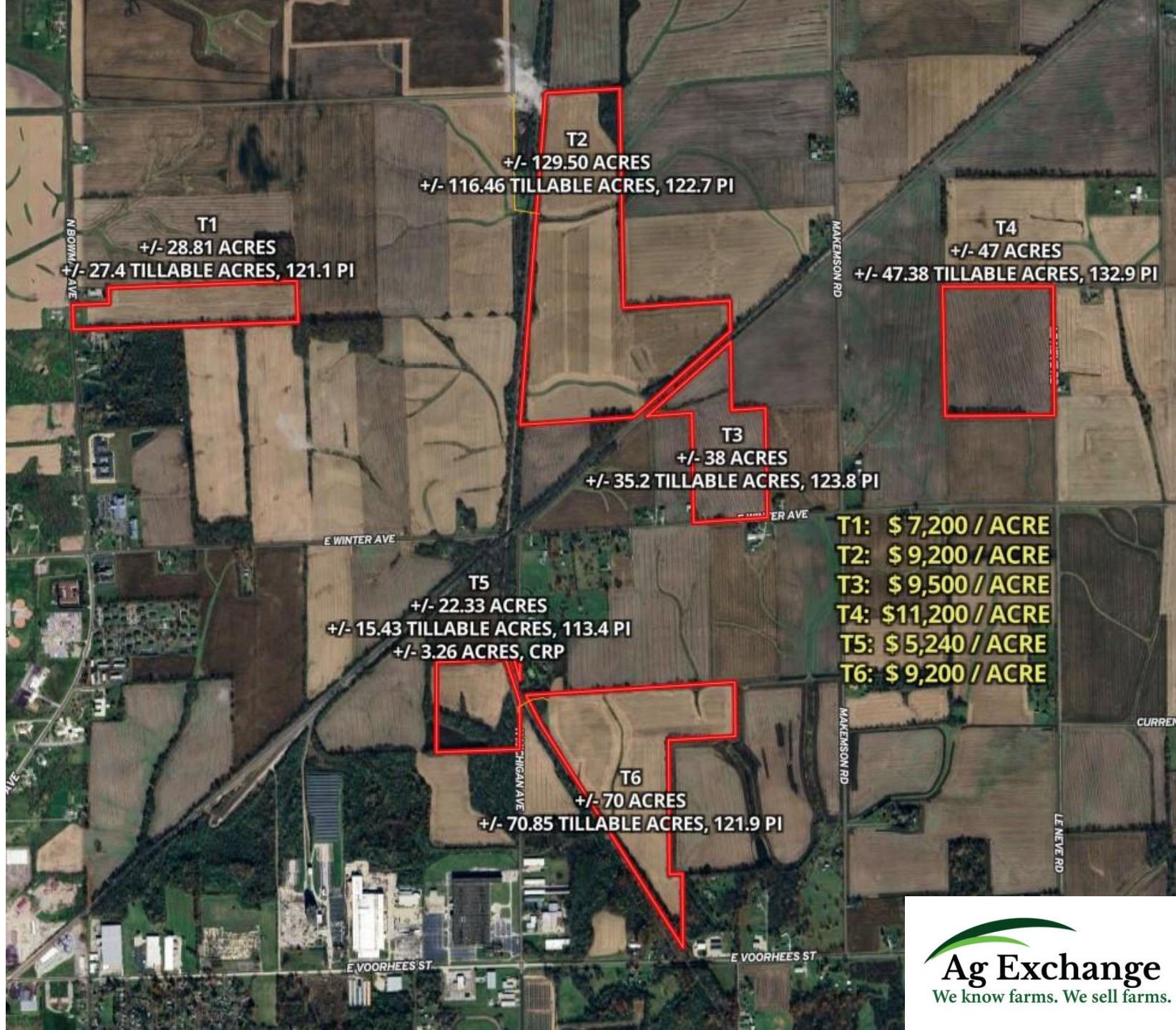
Tract 6: +/- 70 acres in total, +/- 70.85 FSA tillable acres, 121.9 PI.
Part of section 35, T20N – R11W Newell Twp. Vermilion County, IL.
GIS PIN: 18-35-100-009 (70.00 Acres).

\$2,340.88 real estate tax = \$33.44 per acre tax.

List Price \$9,200 per acre = \$644,000.00

Land Broker Travis Selby 217.304.1686 / travis@agexchange.com
WWW.AGEXCHANGE.COM

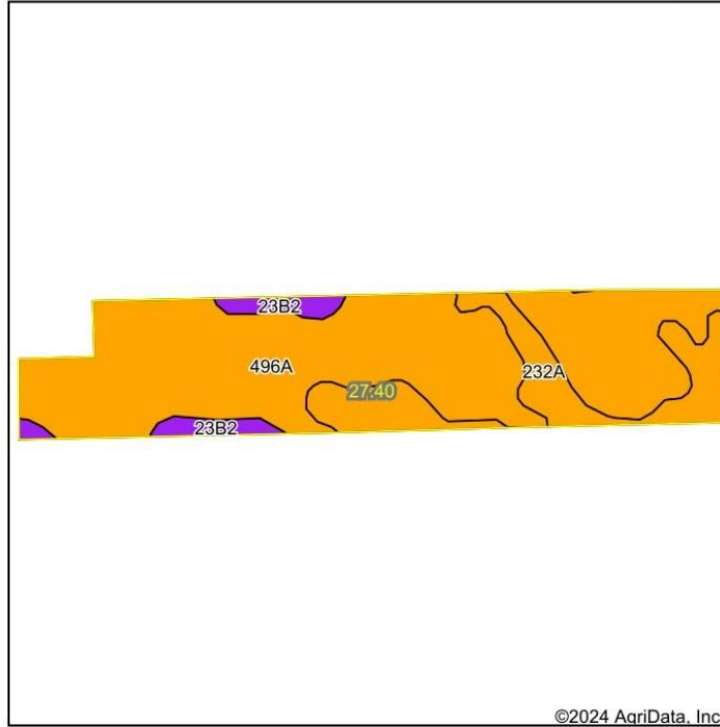






T1
+/- 28.81 ACRES
+/- 27.4 TILLABLE ACRES, 121.1 PI

T1 Soils Map



State: Illinois
 County: Vermilion
 Location: 27-20N-11W
 Township: Newell
 Acres: 27.4
 Date: 10/24/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 19

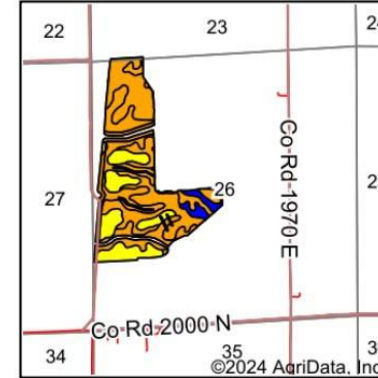
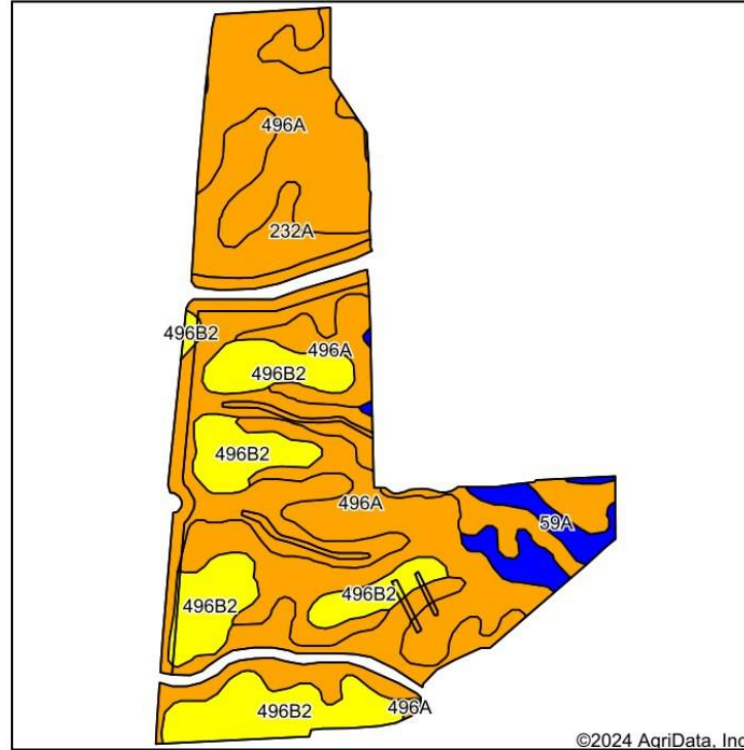
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	20.84	76.1%		FAV	166	52	65	85	0	5.00	121	82	82	72
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	5.18	18.9%		FAV	**170	**56	**65	**85	0	**5.10	**127	65	65	61
**23B2	Blount silt loam, Lake Michigan Lobe, 2 to 4 percent slopes, eroded	1.38	5.0%		FAV	**132	**45	**55	**62	0	**4.20	**100	58	58	52
Weighted Average						165	52.4	64.5	83.8	*-	5	121.1	*n 77.6	*n 77.6	*n 68.9



LIBERTY LANE RD

T2
+/- 129.50 ACRES
+/- 116.46 TILLABLE ACRES, 122.7 PI

T2 Soils Map



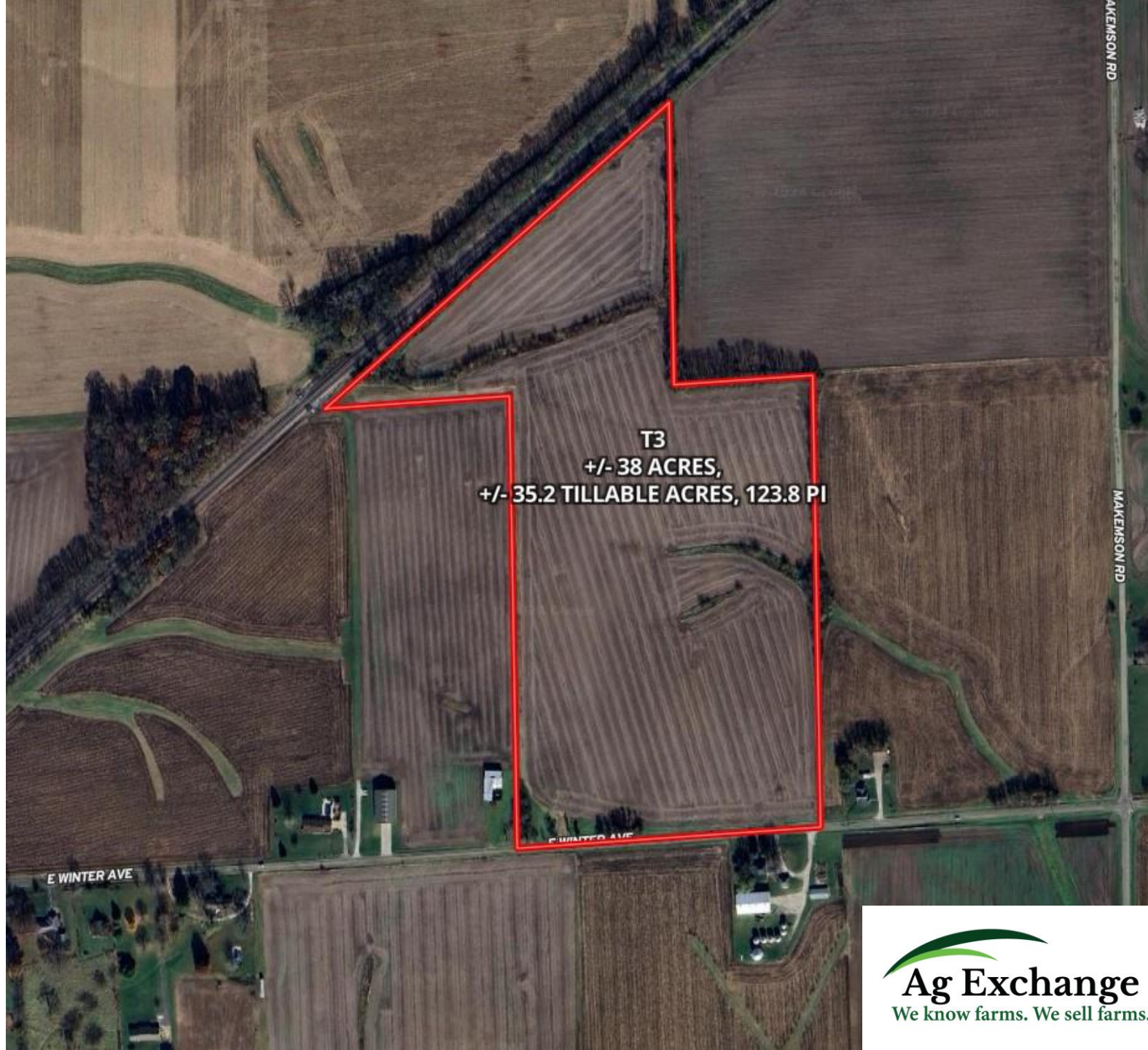
State: **Illinois**
 County: **Vermilion**
 Location: **26-20N-11W**
 Township: **Newell**
 Acres: **116.46**
 Date: **10/24/2024**



Soils data provided by USDA and NRCS.

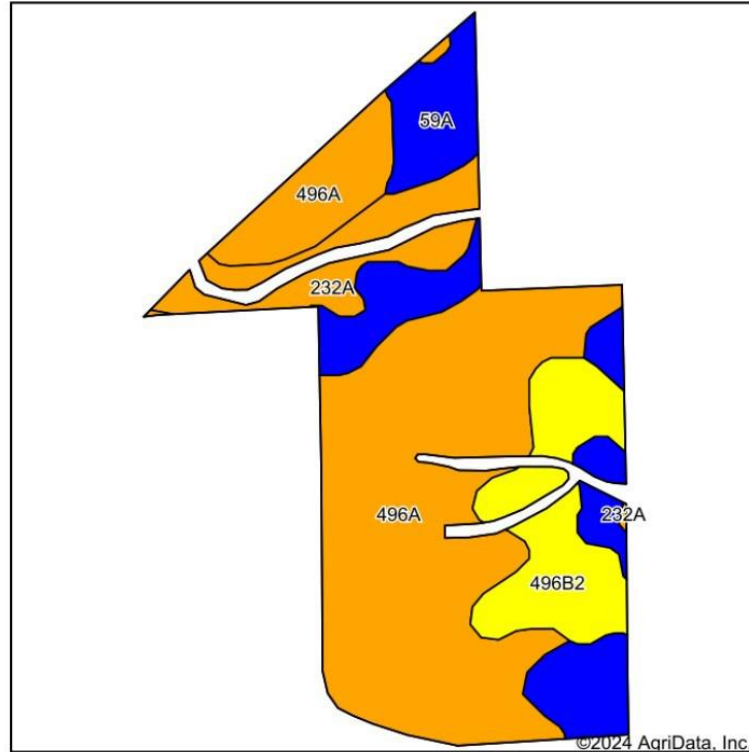
Area Symbol: IL183, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	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
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	44.28	38.0%		**170	**56	**65	**127	65	65	61	60
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	42.93	36.9%		166	52	65	121	82	82	72	71
**496B2	Fincastle silt loam, 2 to 5 percent slopes, eroded	24.20	20.8%		**158	**49	**62	**115	81	81	65	59
59A	Lisbon silt loam, 0 to 2 percent slopes	5.05	4.3%		188	59	74	136	78	77	73	77
Weighted Average					166.8	53.2	64.8	122.7	*n 75.2	*n 75.1	*n 66.4	*n 64.6



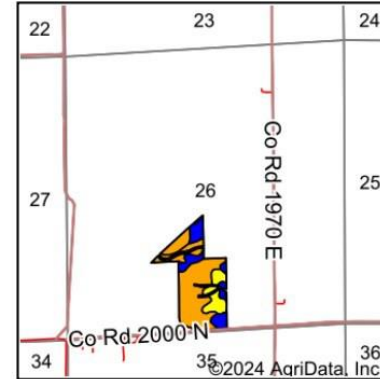
T3
+/- 38 ACRES,
+/- 35.2 TILLABLE ACRES, 123.8 PI

T3 Soils Map



Soils data provided by USDA and NRCS.

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State: **Illinois**
 County: **Vermilion**
 Location: **26-20N-11W**
 Township: **Newell**
 Acres: **35.2**
 Date: **10/24/2024**

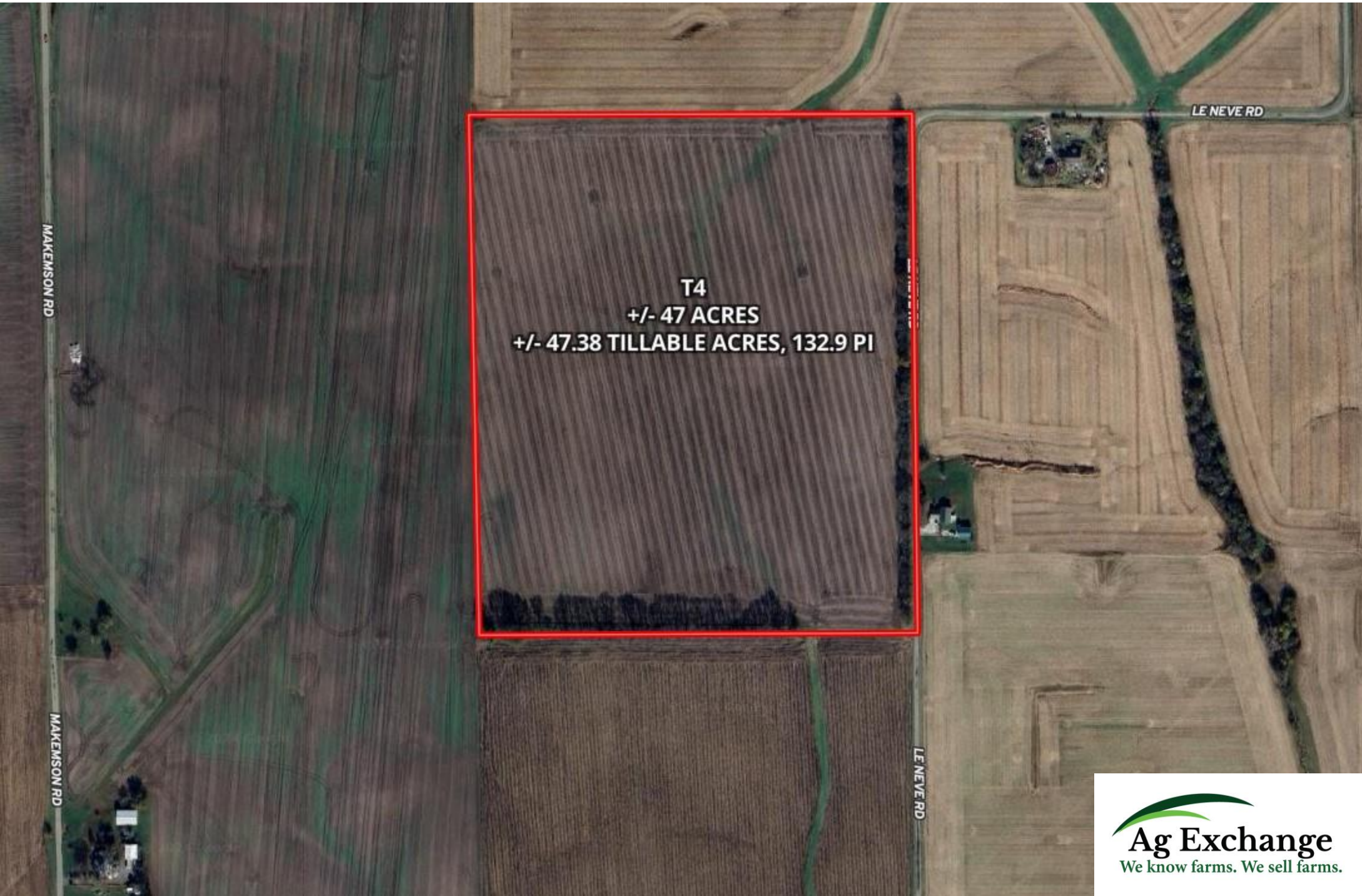
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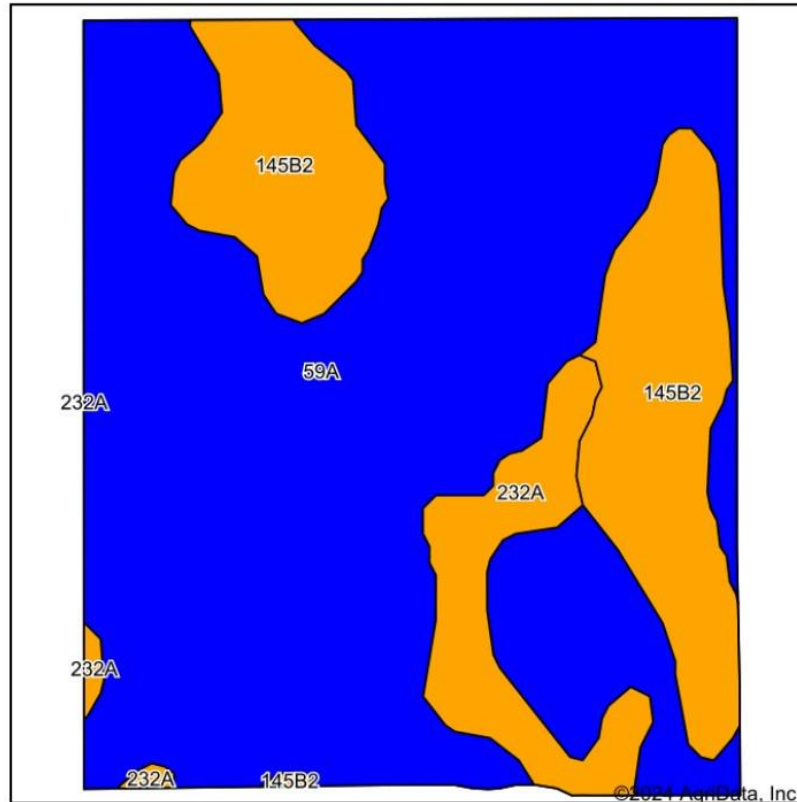


Area Symbol: IL183, Soil Area Version: 19													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	19.66	55.9%		166	52	65	121	82	82	72	71	
59A	Lisbon silt loam, 0 to 2 percent slopes	7.16	20.3%		188	59	74	136	78	77	73	77	
**496B2	Fincastle silt loam, 2 to 5 percent slopes, eroded	5.05	14.3%		**158	**49	**62	**115	81	81	65	59	
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.33	9.5%		**170	**56	**65	**127	65	65	61	60	
Weighted Average					169.7	53.4	66.4	123.8	*n 79.4	*n 79.2	*n 70.2	*n 69.5	

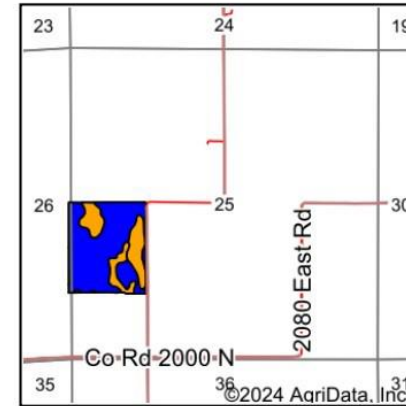


T4
+/- 47 ACRES
+/- 47.38 TILLABLE ACRES, 132.9 PI

T4 Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Vermilion**
 Location: **25-20N-11W**
 Township: **Newell**
 Acres: **47.38**
 Date: **10/24/2024**

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Area Symbol: IL183, Soil Area Version: 19

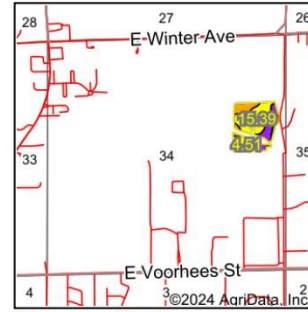
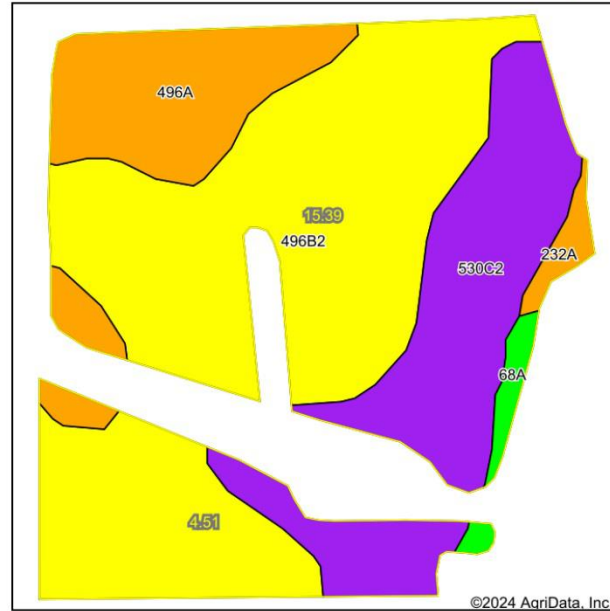
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
59A	Lisbon silt loam, 0 to 2 percent slopes	34.08	71.9%		188	59	74	136	78	77	73	77
**145B2	Saybrook silt loam, 2 to 5 percent slopes, eroded	9.72	20.5%		**168	**54	**65	**124	68	68	65	66
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	3.58	7.6%		**170	**56	**65	**127	65	65	61	60
Weighted Average					182.5	57.7	71.5	132.9	*n 75	*n 74.2	*n 70.5	*n 73.5

T5
+/- 22.33 ACRES
+/- 15.43 TILLABLE ACRES, 113.4 PI
+/- 3.26 ACRES, CRP

N MICHIGAN AVE



T5 Soils Map



State: **Illinois**
 County: **Vermilion**
 Location: **34-20N-11W**
 Township: **Newell**
 Acres: **19.9**
 Date: **10/24/2024**

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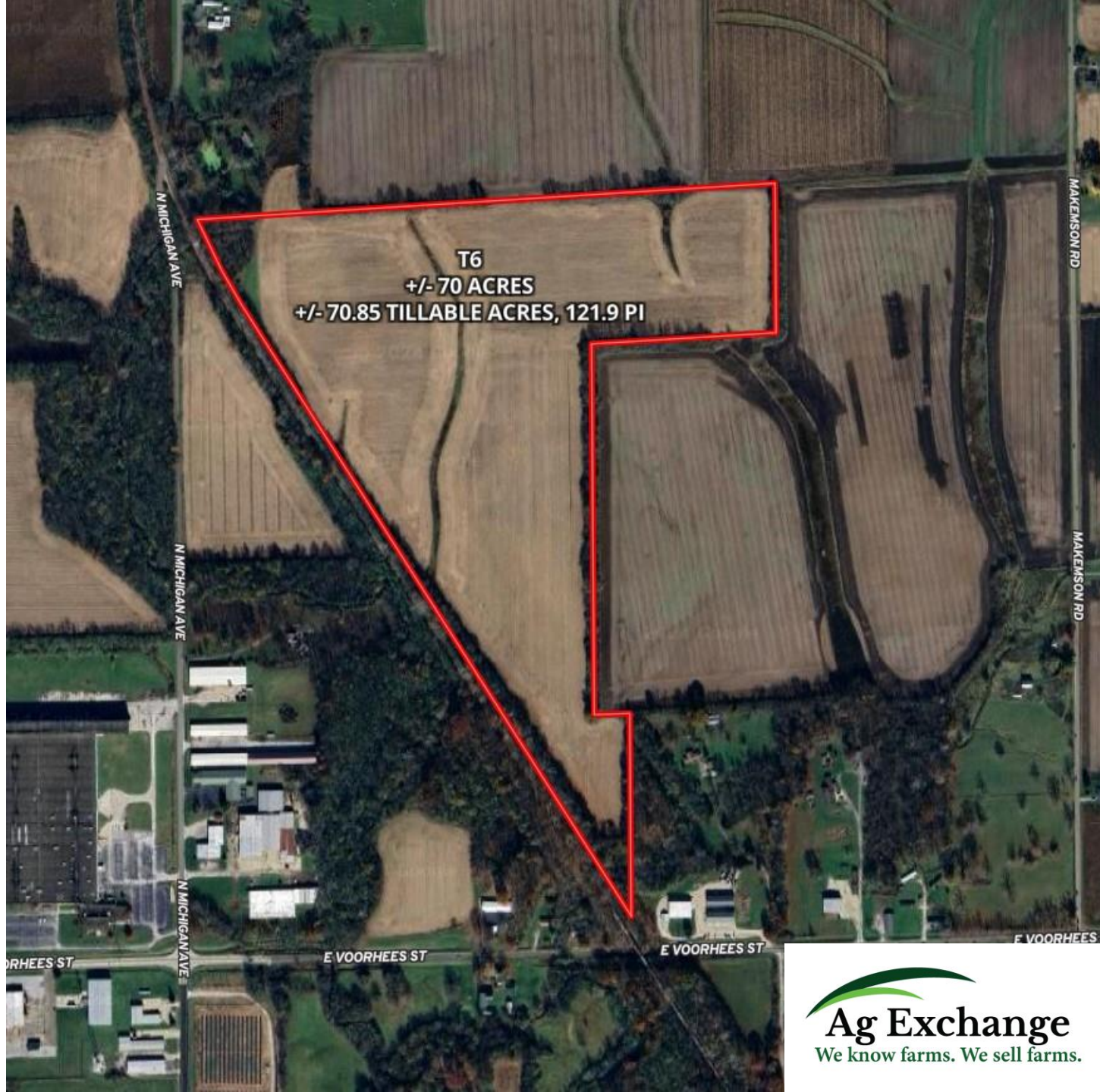
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Soils data provided by USDA and NRCS.

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	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
**496B2	Fincastle silt loam, 2 to 5 percent slopes, eroded	11.35	57.0%		FAV	**158	**49	**62	**81	0	**4.60	**115	81	81	61
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	4.85	24.4%		FAV	**141	**44	**56	**75	0	**3.60	**102	57	56	5
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	3.07	15.4%		FAV	166	52	65	85	0	5.00	121	82	82	71
**68A	Sable silty clay loam, 0 to 2 percent slopes	0.34	1.7%		FAV	**192	**63	**74	**99	0	**5.80	**143	92	92	8
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.29	1.5%		FAV	**170	**56	**65	**85	0	**5.10	**127	65	65	6
Weighted Average						155.8	48.6	61.2	80.5	^.	4.6	113.4	*n 75.3	*n 75	*n 64.1

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



T6
+/- 70 ACRES
+/- 70.85 TILLABLE ACRES, 121.9 PI

N MICHIGAN AVE

MAKEYSON RD

N MICHIGAN AVE

MAKEYSON RD

ORHEES ST

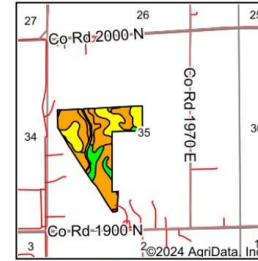
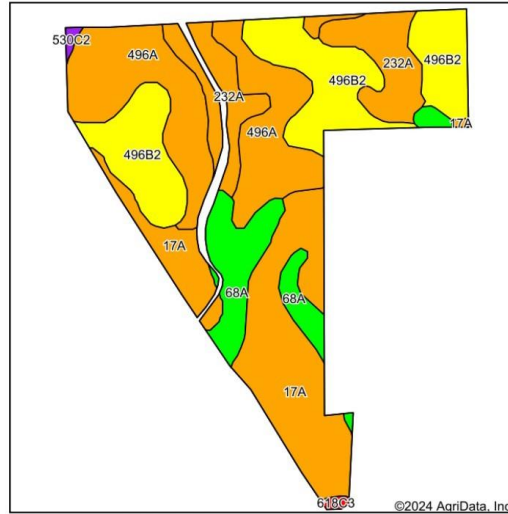
E VOORHEES ST

E VOORHEES ST

F VOORHEES S



T6 Soils Map



State: Illinois
 County: Vermillion
 Location: 35-20N-11W
 Township: Newell
 Acres: 70.85
 Date: 12/10/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL183, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	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	*n NCCPI Cotton
496A	Fincastle silt loam, Bloomington Ridged Plain, 0 to 2 percent slopes	18.23	25.8%		166	52	65	121	82	82	72	71	
**496B2	Fincastle silt loam, 2 to 5 percent slopes, eroded	17.78	25.1%		**158	**49	**62	**115	81	81	65	60	
17A	Keomah silt loam, 0 to 2 percent slopes	17.64	24.9%		161	51	65	119	89	89	71	74	1
**232A	Ashkum silty clay loam, 0 to 2 percent slopes	9.48	13.4%		**170	**56	**65	**127	65	65	61	60	
**68A	Sable silty clay loam, 0 to 2 percent slopes	7.26	10.2%		**192	**63	**74	**143	92	92	81	82	

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	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	*n NCCPI Cotton
**530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	0.23	0.3%		**141	**44	**56	**102	57	56	57	48	
**618C3	Senachwine clay loam, 5 to 10 percent slopes, severely eroded	0.23	0.3%		**120	**39	**48	**89	59	59	52	47	
Weighted Average					165.7	52.6	65.1	121.9	*n 82.1	*n 82.1	*n 69.3	*n 68.5	*n 0.2